

## 5 Tables of assessment

### 5.9.2 Woodfordia local plan

The following table identifies the levels of assessment for making a material change of use. The table should be read in conjunction with section 5.3 to determine when the assessment levels in this table may be varied by other provisions of this planning scheme.

**Table 5.9.2.1 Woodfordia local plan: material change of use**

Use	Level of assessment	Assessment criteria
Animal husbandry <sup>(4)</sup>	<b>Exempt</b>	
	If complying with the circumstances for exempt development in Table 1.7.7.1 'Exempt development'.	
	<b>Self-assessment</b>	
	If not otherwise specified.	7.2.2 'Woodfordia local plan code'
Animal keeping <sup>(5)</sup>	<b>Exempt</b>	
	If complying with the circumstances for exempt development in Table 1.7.7.1 'Exempt development'.	
	<b>Self-assessment</b>	
	If not a cattery or kennel.	7.2.2 'Woodfordia local plan code'
	<b>Code assessment</b>	
	If not otherwise specified.	7.2.2 'Woodfordia local plan code'
Caretaker's accommodation <sup>(10)</sup>	<b>Self-assessment</b>	
	In all instances.	7.2.2 'Woodfordia local plan code': a. access and parking; b. all development requirements; c. short-term accommodation <sup>(77)</sup> and caretaker's accommodation <sup>(10)</sup> ; d. development in the Eastern precinct (where relevant).
Cemetery <sup>(12)</sup>	<b>Exempt</b>	
	If complying with the circumstances for exempt development in Table 1.7.7.1 'Exempt development'.	
Cropping <sup>(19)</sup> , where not forestry for wood production	<b>Self-assessment</b>	
	In all instances.	7.2.2 'Woodfordia local plan code'
Cropping <sup>(19)</sup> , where forestry for wood production	<b>Code assessment</b>	
	In all instances.	7.2.2 'Woodfordia local plan code'

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Use	Level of assessment	Assessment criteria
		9.2.3 'Forestry for wood production code'
<b>Educational establishment</b> <sup>(24)</sup>	<b>Self-assessment</b>	
	If located in the Festival valley precinct or Event support precinct.	7.2.2 'Woodfordia local plan code': a. access and parking; b. all development requirements; c. educational establishment <sup>(24)</sup> .
	<b>Code assessment</b>	
	If not otherwise specified.	7.2.2 'Woodfordia local plan code'
<b>Food and drink outlet</b> <sup>(28)</sup>	<b>Self-assessment</b>	
	If located in the Eastern precinct.	7.2.2 'Woodfordia local plan code': a. access and parking; b. all development requirements; c. development in the Eastern precinct.
	<b>Code assessment</b>	
	If not otherwise specified.	7.2.2 'Woodfordia local plan code'
<b>Home based business</b> <sup>(35)</sup>	<b>Exempt</b>	
	If complying with the circumstances for exempt development in Table 1.7.7.1 'Exempt development'.	
<b>Major electricity infrastructure</b> <sup>(43)</sup>	<b>Exempt</b>	
	If complying with the circumstances for exempt development in Table 1.7.7.1 'Exempt development'.	
<b>Office</b> <sup>(53)</sup>	<b>Self-assessment</b>	
	If located in the Festival valley precinct, Event support precinct or Eastern precinct.	7.2.2 'Woodfordia local plan code': a. access and parking; b. all development requirements; c. office; d. development in the Eastern precinct (where relevant).
	<b>Code assessment</b>	

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Use	Level of assessment	Assessment criteria
	If not otherwise specified.	7.2.2 'Woodfordia local plan code'
<b>Outdoor sport and recreation</b> <sup>(55)</sup>	<b>Self-assessment</b>	
	If:	7.2.2 'Woodfordia local plan code':
	i. for a grand event <sup>(96)</sup> and not exceeding 14 event days <sup>(92)</sup> for a grand event <sup>(96)</sup> in a single calendar year; or	a. events;
	ii. for a major event <sup>(97)</sup> and not exceeding 18 event days <sup>(92)</sup> for a major event <sup>(97)</sup> in a single calendar year; or	b. access and parking;
iii. for a moderate event <sup>(99)</sup> and not exceeding 24 event days <sup>(92)</sup> for a moderate event <sup>(99)</sup> in a single calendar year; or	c. all development requirements;	
iv. for a minor event <sup>(98)</sup> ; or	d. development in the Eastern precinct (where relevant).	
v. for a Woodfordia event <sup>(102)</sup> with less than 350 people in attendance at one time.		
<b>Code assessment</b>		
	If not otherwise specified.	7.2.2 'Woodfordia local plan code'
<b>Park</b> <sup>(57)</sup>	<b>Exempt</b>	
	If complying with the circumstances for exempt development in Table 1.7.7.1 'Exempt development'.	
<b>Permanent plantation</b> <sup>(59)</sup>	<b>Self-assessment</b>	
	In all instances.	7.2.2 'Woodfordia local plan code'
<b>Shop</b> <sup>(75)</sup>	<b>Self-assessment</b>	
	If located in the Eastern precinct.	7.2.2 'Woodfordia local plan code':
		a. access and parking;
		b. all development requirements;
		c. development in the Eastern precinct.
<b>Code assessment</b>		
	If not otherwise specified.	7.2.2 'Woodfordia local plan code'
<b>Short-term accommodation</b> <sup>(77)</sup>	<b>Self-assessment</b>	
	If located in the Festival valley precinct or Event support precinct.	9.3.2 'Residential uses code' 7.2.2 'Woodfordia local plan code':

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Use	Level of assessment	Assessment criteria
		a. access and parking; b. all development requirements; c. short term accommodation <sup>(77)</sup> and caretaker's accommodation <sup>(10)</sup> .
	<b>Code assessment</b>	
	If not otherwise specified.	7.2.2 'Woodfordia local plan code'
<b>Telecommunications facility</b> <sup>(81)</sup>	<b>Exempt</b>	
	If complying with the circumstances for exempt development in Table 1.7.7.1 'Exempt development'.	
<b>Tourist park</b> <sup>(84)</sup>	<b>Self-assessment</b>	
	If located in the Festival valley precinct or Event support precinct.	9.3.2 'Residential uses code' 7.2.2 'Woodfordia local plan code': a. access and parking; b. all development requirements.
	<b>Code assessment</b>	
	If not otherwise specified.	7.2.2 'Woodfordia local plan code'
<b>Utility installation</b> <sup>(86)</sup>	<b>Exempt</b>	
	If complying with the circumstances for exempt development in Table 1.7.7.1 'Exempt development'.	
	<b>Code assessment</b>	
	If not otherwise specified.	7.2.2 'Woodfordia local plan code'
<b>Wholesale nursery</b>	<b>Self-assessment</b>	
	In all instances.	7.2.2 'Woodfordia local plan code'
<b>Impact assessment</b>		
Any other use not listed in this table.  Any use listed in the table and not meeting the description listed in the level of assessment column.  Any other undefined use.		The planning scheme

Editor's note - The above levels of assessment apply unless otherwise prescribed in the Act or the Regulation.

The following table identifies the levels of assessment for reconfiguring a lot.

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**Table 5.9.2.2 Woodfordia local plan: Reconfiguring a lot**

Zone	Level of assessment	Assessment criteria
Community facilities zone	<b>Self assessment</b>	
	If for a boundary realignment.	7.2.2.1 'Reconfiguring a lot code' (Woodfordia Local Plan)
	<b>Code assessment</b>	
	If not otherwise specified.	7.2.2.1 'Reconfiguring a lot code' (Woodfordia Local Plan)

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The following table identifies the levels of assessment for building work regulated under the planning scheme.

**Table 5.9.2.3 Woodfordia local plan: Building work**

Development	Level of assessment	Assessment criteria
Building work, not associated with a material change of use, in the Community facilities zone	<b>Exempt</b>	
	If complying with the circumstances for exempt development in Table 1.7.7.1 'Exempt development'.	
	<b>Self assessment</b>	
	If not otherwise specified.	7.2.2 'Woodfordia local plan code'
Building work associated with a material change of use	<b>No change</b>	
	The same level of assessment as that applying to the material change of use.	The same assessment criteria as that applying to the associated material change if use.
<b>Exempt development</b>		
Any other building work not listed in this table.		
Any building work listed in the table and not complying with the description listed in the level of assessment column.		

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The following table identifies the levels of assessment for operational work regulated under the planning scheme.

**Table 5.9.2.4 Woodfordia local plan: Operational work**

Development	Level of assessment	Assessment criteria
Works, associated with Reconfiguring a lot	<b>Code assessment</b>	
	In all instances.	9.4.2 'Works code'

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Development	Level of assessment	Assessment criteria
Works, for access and parking, not associated with a material change of use	<b>Code assessment</b>	
	If not in the Limited development zone.	7.2.2 'Woodfordia local plan code' - (works criteria and value and constraint criteria only)
Works, associated with a material change of use, involving public infrastructure	<b>Code assessment</b>	
	In all instances.	9.4.2 'Works code'
Works, associated with a material change of use, involving private infrastructure	<b>Self-assessment</b>	
	If not in the Limited development zone.	7.2.2 'Woodfordia local plan code'
	<b>Code assessment</b>	
	If in the Limited development zone.	9.4.2 'Works code'
Filling or excavation (other than the placement of top soil), not associated with a material change of use or reconfiguring a lot	<b>Exempt</b>	
	If complying with the circumstances for exempt development in Table 1.7.7.1 'Exempt development'.	
	<b>Self-assessment</b>	
	If:	9.4.3 'Site earthworks code'
	i. not in the Limited development zone;	
	ii. on a lot having an area of 3,000m <sup>2</sup> or more;	
iii. cumulatively involving 500m <sup>3</sup> or less of compacted material; and		
iv. not complying with the circumstances for exempt development.		
<b>Code assessment</b>		
If:	9.4.3 'Site earthworks code'	
i. not in the Limited development zone; and		
ii. not otherwise specified.		
Works, taking or interfering with water (dams)	<b>Self-assessment</b>	
	If not in the Limited development zone and:	9.4.3 'Site earthworks code'
i. on a lot having an area of 10,000m <sup>2</sup> or more;		
OR		
i. taking overland flow water for stock or domestic purposes; and		

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Development	Level of assessment	Assessment criteria
	<ul style="list-style-type: none"> <li>ii. taking overland flow water for limited capacity works where the capacity of the dam is less than or equal to 5 megalitres; or</li> <li>iii. taking overland flow water and carrying out an environmentally relevant activity in accordance with an environmental authority or development permit for carrying out an environmentally relevant activity.</li> </ul>	
	<b>Code assessment</b>	
	If: <ul style="list-style-type: none"> <li>i. not in the Limited development zone; and</li> <li>ii. taking or interfering with water in a watercourse, lake or spring for stock or domestic purposes; or</li> <li>iii. not otherwise specified.</li> </ul>	9.4.3 'Site earthworks code'
Extracting gravel, rock, sand or soil from a place where it naturally occurs	<b>Code assessment</b>	
	If not in the Limited development zone.	9.4.2 'Works code'
Placing an advertising device on land	<b>Exempt</b>	
	If complying with the circumstances for exempt development in Table 1.7.7.1 'Exempt development'.	
	<b>Self-assessment</b>	
	If: <ul style="list-style-type: none"> <li>i. not complying with the circumstances for exempt development; and</li> <li>ii. not otherwise specified</li> </ul>	9.4.4 'Advertising devices code'
Clearing vegetation, not associated with a material change of use or reconfiguring a lot	<b>Exempt</b>	
	If complying with the circumstances for exempt development in Table 1.7.7.1 'Exempt development'.	
	<b>Self-assessment</b>	
	If: <ul style="list-style-type: none"> <li>i. not in the Limited development zone;</li> <li>ii. not complying with the circumstances for exempt development.</li> </ul>	7.2.2 'Woodfordia local plan code'
<b>Impact assessment</b>		
	All Operational work in the Limited development zone if not otherwise specified .	The planning scheme
<b>Exempt</b>		
All other development		

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