

5 Tables of assessment

5.5.12 Township zone

5.5.12.1 Township centre precinct

The following table identifies the categories of development and the categories of assessment for making a material change of use of land according to its zone. 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 5.5.12.1.1 Township zone – Centre precinct

Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
Agricultural supplies store ⁽²⁾	Accepted development subject to requirements	
	If: i. using an existing building; and ii. increasing the GFA by no more than 80m ² .	6.2.12 'Township zone code' (requirements for accepted development only - Part A)
	Assessable development - Code assessment	
	If not otherwise specified.	6.2.12 'Township zone code' (relevant precinct only)
Animal husbandry ⁽⁴⁾	Accepted development	
	If complying with the circumstances for accepted development in Table 1.7.7.1 'Accepted development'. Editor's note - Development approval is not required	
Animal keeping ⁽⁵⁾	Accepted development	
	If complying with the circumstances for accepted development in Table 1.7.7.1 'Accepted development'. Editor's note - Development approval is not required	
Bar ⁽⁷⁾	Assessable development - Code assessment	
	In all instances.	6.2.12 'Township zone code' (relevant precinct only)
Caretaker's accommodation ⁽¹⁰⁾	Accepted development subject to requirements	
	If using an existing building.	6.2.12 'Township zone code' (requirements for accepted development only - Part A)
	Assessable development - Code assessment	

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Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
	If not otherwise specified.	6.2.12 'Township zone code' (relevant precinct only)
Car wash ⁽¹¹⁾	Assessable development - Code assessment	
	In all instances.	6.2.12 'Township zone code' (relevant precinct only)
Cemetery ⁽¹²⁾	Accepted development	
	<p>If complying with the circumstances for accepted development in Table 1.7.7.1 'Accepted development'.</p> <p>Editor's note - Development approval is not required</p>	
Child care centre ⁽¹³⁾	Accepted development subject to requirements	
	<p>If:</p> <ul style="list-style-type: none"> i. using an existing building; and ii. increasing the GFA by no more than 80m². 	6.2.12 'Township zone code' (requirements for accepted development only - Part A)
	Assessable development - Code assessment	
	If not otherwise specified.	6.2.12 'Township zone code' (relevant precinct only)
Club ⁽¹⁴⁾	Accepted development subject to requirements	
	<p>If:</p> <ul style="list-style-type: none"> i. using an existing building; ii. increasing the GFA by no more than 80m²; and iii. not adjoining a sensitive land use. 	6.2.12 'Township zone code' (requirements for accepted development only - Part A)
	Assessable development - Code assessment	
	If not otherwise specified.	6.2.12 'Township zone code' (relevant precinct only)
Community care centre ⁽¹⁵⁾	Accepted development subject to requirements	
	<p>If:</p> <ul style="list-style-type: none"> i. using an existing building; and ii. increasing the GFA by no more than 80m². 	6.2.12 'Township zone code' (requirements for accepted development only - Part A)
	Assessable development - Code assessment	

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Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
	If not otherwise specified.	6.2.12 'Township zone code' (relevant precinct only)
Community use ⁽¹⁷⁾	Accepted development subject to requirements	
	If: i. using an existing building; and ii. increasing the GFA by no more than 80m ² .	6.2.12 'Township zone code' (requirements for accepted development only - Part A)
	Assessable development - Code assessment	
	If not otherwise specified.	6.2.12 'Township zone code' (relevant precinct only)
Dual occupancy ⁽²¹⁾	Assessable development - Code assessment	
	If on a lot with a non-residential use.	6.2.12 'Township zone code' (relevant precinct only) 9.3.2 'Residential uses code'
Dwelling unit ⁽²³⁾	Accepted development subject to requirements	
	If: i. using an existing building; and ii. increasing the GFA by no more than 80m ² .	6.2.12 'Township zone code' (requirements for accepted development only - Part A)
	Assessable development - Code assessment	
	If not otherwise specified.	6.2.12 'Township zone code' (relevant precinct only)
Educational establishment ⁽²⁴⁾	Accepted development subject to requirements	
	If: i. using an existing building; and ii. increasing the GFA by no more than 80m ² .	6.2.12 'Township zone code' (requirements for accepted development only - Part A)
	Assessable development - Code assessment	
	If not otherwise specified.	6.2.12 'Township zone code' (relevant precinct only)
Emergency services ⁽²⁵⁾	Accepted development subject to requirements	
If:	6.2.12 'Township zone code' (requirements for accepted development only - Part A)	

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Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
	<ul style="list-style-type: none"> i. using an existing building; and ii. increasing the GFA by no more than 80m². 	
	Assessable development - Code assessment	
	If not otherwise specified.	6.2.12 'Township zone code' (relevant precinct only)
Food and drink outlet (28)	Accepted development	
	<p>If for a temporary use and complying with the circumstances for accepted development in Table 1.7.7.1 'Accepted development'.</p> <p>Editor's note - Development approval is not required</p>	
	Accepted development subject to requirements	
	<p>If:</p> <ul style="list-style-type: none"> i. using an existing building; ii. increasing the GFA by no more than 80m²; iii. not involving a drive-through facility; and iv. not complying with the circumstances for accepted development. 	6.2.12 'Township zone code' (requirements for accepted development only - Part A)
	Assessable development - Code assessment	
	If not otherwise specified.	6.2.12 'Township zone code' (relevant precinct only)
Function facility (29)	Accepted development	
	<p>If for a temporary use and complying with the circumstances for accepted development in Table 1.7.7.1 'Accepted development'.</p> <p>Editor's note - Development approval is not required</p>	
	Accepted development subject to requirements	
	<p>If:</p> <ul style="list-style-type: none"> i. using an existing building; 	6.2.12 'Township zone code' (requirements for accepted development only - Part A)

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Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
	<ul style="list-style-type: none"> ii. increasing the GFA by no more than 80m²; iii. not complying with the circumstances for accepted development. 	
	Assessable development - Code assessment	
	If not otherwise specified.	6.2.12 'Township zone code' (relevant precinct only)
Funeral parlour ⁽³⁰⁾	Assessable development - Code assessment	
	In all instances.	6.2.12 'Township zone code' (relevant precinct only)
Garden centre ⁽³¹⁾	Accepted development subject to requirements	
	If: <ul style="list-style-type: none"> i. using an existing building; and ii. increasing the GFA by no more than 80m². 	6.2.12 'Township zone code' (requirements for accepted development only - Part A)
	Assessable development - Code assessment	
	If not otherwise specified.	6.2.12 'Township zone code' (relevant precinct only)
Hardware and trade supplies ⁽³²⁾	Accepted development subject to requirements	
	If: <ul style="list-style-type: none"> i. using an existing building; and ii. increasing the GFA by no more than 80m². 	6.2.12 'Township zone code' (requirements for accepted development only - Part A)
	Assessable development - Code assessment	
	If not otherwise specified.	6.2.12 'Township zone code' (relevant precinct only)
Health care services ⁽³³⁾	Accepted development subject to requirements	
	If: <ul style="list-style-type: none"> i. using an existing building; and ii. increasing the GFA by no more than 80m². 	6.2.12 'Township zone code' (requirements for accepted development only - Part A)
	Assessable development - Code assessment	
	If not otherwise specified.	6.2.12 'Township zone code' (relevant precinct only)

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Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
Home based business ⁽³⁵⁾	Accepted development	
	If complying with the circumstances for accepted development in Table 1.7.7.1 'Accepted development'. Editor's note - Development approval is not required	
Hospital ⁽³⁶⁾	Assessable development - Code assessment	
	In all instances.	6.2.12 'Township zone code' (relevant precinct only)
Hotel ⁽³⁷⁾	Assessable development - Code assessment	
	In all instances.	6.2.12 'Township zone code' (relevant precinct only)
Indoor sport and recreation ⁽³⁸⁾	Accepted development	
	If for a temporary use and complying with the circumstances for accepted development in Table 1.7.7.1 'Accepted development' Editor's note - Development approval is not required	
	Accepted development subject to requirements	
	If: i. using an existing building; ii. increasing the GFA by no more than 80m ² ; iii. not complying with the circumstances for accepted development.	6.2.12 'Township zone code' (requirements for accepted development only - Part A)
	Assessable development - Code assessment	
If not otherwise specified.	6.2.12 'Township zone code' (relevant precinct only)	
Low impact industry ⁽⁴²⁾	Accepted development subject to requirements	
	If: i. not adjoining an arterial, sub-arterial, district collector or local collector; Note - Refer to Overlay map - Road hierarchy. ii. using an existing building; and iii. increasing the GFA by no more than 80m ² .	6.2.12 'Township zone code' (requirements for accepted development only - Part A)

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Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
	Assessable development - Code assessment	
	If: i. not adjoining an arterial, sub-arterial, district collector or local collector; and ii. not otherwise specified.	6.2.12 'Township zone code' (relevant precinct)
Major electricity infrastructure ⁽⁴³⁾	Accepted development	
	If complying with the circumstances for accepted development in Table 1.7.7.1 'Accepted development'. Editor's note - Development approval is not required	
Market ⁽⁴⁶⁾	Accepted development	
	If for a temporary use and complying with the circumstances for accepted development in Table 1.7.7.1 'Accepted development'. Editor's note - Development approval is not required	
	Accepted development subject to requirements	
	If: i. using an existing premises; and ii. not complying with the circumstances for accepted development.	6.2.12 'Township zone code' (requirements for accepted development only - Part A)
	Assessable development - Code assessment	
	If not otherwise specified.	6.2.12 'Township zone code' (relevant precinct only)
Motor sport facility ⁽⁴⁸⁾	Accepted development	
	If for a temporary use and complying with the circumstances for accepted development in Table 1.7.7.1 'Accepted development'. Editor's note - Development approval is not required	
Nightclub entertainment facility ⁽⁵¹⁾	Accepted development	
	If for a temporary use and complying with the circumstances for accepted development in Table 1.7.7.1 'Accepted development'. Editor's note - Development approval is not required	

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Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
Office ⁽⁵³⁾	Accepted development subject to requirements	
	If: i. using an existing building; and ii. increasing the GFA by no more than 80m ² .	6.2.12 'Township zone code' (requirements for accepted development only - Part A)
	Assessable development - Code assessment	
	If not otherwise specified.	6.2.12 'Township zone code' (relevant precinct only)
Outdoor sport and recreation ⁽⁵⁵⁾	Accepted development	
	If for a temporary use and complying with the circumstances for accepted development in Table 1.7.7.1 'Accepted development' Editor's note - Development approval is not required	
	Assessable development - Code assessment	
	If not otherwise specified.	6.2.12 'Township zone code' (relevant precinct only)
Park ⁽⁵⁷⁾	Accepted development	
	If complying with the circumstances for accepted development in Table 1.7.7.1 'Accepted development'. Editor's note - Development approval is not required	
Place of worship ⁽⁶⁰⁾	Accepted development subject to requirements	
	If: i. using an existing building; and ii. increasing the GFA by no more than 80m ² .	6.2.12 'Township zone code' (requirements for accepted development only - Part A)
	Assessable development - Code assessment	
	If not otherwise specified.	6.2.12 'Township zone code' (relevant precinct only)
Research and technology industry ⁽⁶⁴⁾	Assessable development - Code assessment	
	In all instances.	6.2.12 'Township zone code' (relevant precinct only)

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Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
Residential care facility ⁽⁶⁵⁾	Assessable development - Code assessment	
	In all instances.	6.2.12 'Township zone code' (relevant precinct only) 9.3.2 'Residential uses code'
Retirement facility ⁽⁶⁷⁾	Assessable development - Code assessment	
	In all instances.	6.2.12 'Township zone code' (relevant precinct only) 9.3.2 'Residential uses code'
Rooming accommodation ⁽⁶⁹⁾	Assessable development - Code assessment	
	In all instances.	6.2.12 'Township zone code' (relevant precinct only) 9.3.2 'Residential uses code'
Sales office ⁽⁷²⁾	Accepted development subject to requirements	
	If located on the same premises, or adjacent to land or buildings, being displayed or sold.	6.2.12 'Township zone code' (requirements for accepted development only - Part A)
	Assessable development - Code assessment	
	If not otherwise specified.	6.2.12 'Township zone code' (relevant precinct only)
Service industry ⁽⁷³⁾	Accepted development subject to requirements	
	If: i. using an existing building; and ii. increasing the GFA by no more than 80m ² .	6.2.12 'Township zone code' (requirements for accepted development only - Part A)
	Assessable development - Code assessment	
	If not otherwise specified.	6.2.12 'Township zone code' (relevant precinct only)
Shop ⁽⁷⁵⁾	Accepted development	
	If for a temporary use and complying with the circumstances for accepted development in Table 1.7.7.1 'Accepted development' Editor's note - Development approval is not required	

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Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
	Accepted development subject to requirements	
	If: i. using an existing building; ii. increasing the GFA by no more than 80m ² ; iii. not complying with the circumstances for accepted development.	6.2.12 'Township zone code' (requirements for accepted development only - Part A)
	Assessable development - Code assessment	
	If not otherwise specified.	6.2.12 'Township zone code' (relevant precinct only)
Short-term accommodation ⁽⁷⁷⁾	Assessable development - Code assessment	
	In all instances.	6.2.12 'Township zone code' (relevant precinct only) 9.3.2 'Residential uses code'
Substation ⁽⁸⁰⁾	Accepted development	
	If complying with the circumstances for accepted development in Table 1.7.7.1 'Accepted development'. Editor's note - Development approval is not required	
	Assessable development - Code assessment	
	If not otherwise specified.	6.2.12 'Township zone code' (relevant precinct only)
Telecommunications facility ⁽⁸¹⁾	Accepted development	
	If complying with the circumstances for accepted development in Table 1.7.7.1 'Accepted development'. Editor's note - Development approval is not required	
	Accepted development subject to requirements	
	If: i. co-locating with an existing facility;	6.2.12 'Township zone code' (requirements for accepted development only - Part A)

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Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
	<ul style="list-style-type: none"> ii. not increasing the height of the facility by more than 5m; and iii. not complying with the circumstances for accepted development. 	
Theatre ⁽⁸²⁾	Accepted development	
	<p>If for a temporary use and complying with the circumstances for accepted development in Table 1.7.7.1 'Accepted development'</p> <p>Editor's note - Development approval is not required</p>	
	Accepted development subject to requirements	
	<p>If:</p> <ul style="list-style-type: none"> i. using an existing building; ii. increasing the GFA by no more than 80m²; and iii. not complying with the circumstances for accepted development. 	6.2.12 'Township zone code' (requirements for accepted development only - Part A)
	Assessable development - Code assessment	
If not otherwise specified.	6.2.12 'Township zone code' (relevant precinct only)	
Tourist attraction	Accepted development	
	<p>If for a temporary use and complying with the circumstances for accepted development in Table 1.7.7.1 'Accepted development'</p> <p>Editor's note - Development approval is not required</p>	
Utility installation ⁽⁸⁶⁾	Accepted development	
	<p>If complying with the circumstances for accepted development in Table 1.7.7.1 'Accepted development'.</p> <p>Editor's note - Development approval is not required</p>	
	Assessable development - Code assessment	
If not otherwise specified.	6.2.12 'Township zone code' (relevant precinct only)	

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Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
Veterinary services (87)	Accepted development subject to requirements	
	If: i. using an existing building; and ii. increasing the GFA by no more than 80m ² .	6.2.12 'Township zone code' (requirements for accepted development only - Part A)
	Assessable development - Code assessment	
	If not otherwise specified.	6.2.12 'Township zone code' (relevant precinct only)
Assessable development - Impact development		
Any other use not listed in this table. Any use listed in the table and not meeting the description listed in the categories of development and categories of assessment column. Any other undefined use.		The planning scheme

Editor's note - The above categories of development and categories of assessment apply unless otherwise prescribed in the Regulation.

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5.5.12.2 Township convenience precinct

The following table identifies the categories of development and the categories of assessment for making a material change of use of land according to its zone. 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 5.5.12.2.1 Township zone – Convenience precinct

Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
Agricultural supplies store ⁽²⁾	Accepted development subject to requirements	
	If: i. using an existing building; and ii. increasing the GFA by no more than 50m ² .	6.2.12 'Township zone code' (requirements for accepted development only - Part C)
	Assessable development - Code assessment	
	If not otherwise specified.	6.2.12 'Township zone code' (relevant precinct only)
Animal husbandry ⁽⁴⁾	Accepted development	
	If complying with the circumstances for accepted development in Table 1.7.7.1 'Accepted development'. Editor's note - Development approval is not required	
Animal keeping ⁽⁵⁾	Accepted development	
	If complying with the circumstances for accepted development in Table 1.7.7.1 'Accepted development'. Editor's note - Development approval is not required	
Bar ⁽⁷⁾	Assessable development - Code assessment	
	In all instances.	6.2.12 'Township zone code' (relevant precinct only)
Caretaker's accommodation ⁽¹⁰⁾	Accepted development subject to requirements	
	If using an existing building.	6.2.12 'Township zone code' (requirements for accepted development only - Part C)
	Assessable development - Code assessment	
	If not otherwise specified.	6.2.12 'Township zone code' (relevant precinct only)

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Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
Car wash ⁽¹¹⁾	Assessable development - Code assessment	
	In all instances.	6.2.12 'Township zone code' (relevant precinct only)
Cemetery ⁽¹²⁾	Accepted development	
	<p>If complying with the circumstances for accepted development in Table 1.7.7.1 'Accepted development'.</p> <p>Editor's note - Development approval is not required</p>	
Child care centre ⁽¹³⁾	Assessable development - Code assessment	
	In all instances.	6.2.12 'Township zone code' (relevant precinct only)
Club ⁽¹⁴⁾	Accepted development subject to requirements	
	<p>If:</p> <ul style="list-style-type: none"> i. using an existing building; ii. not adjoining a sensitive land use; and iii. increasing the GFA by no more than 50m². 	6.2.12 'Township zone code' (requirements for accepted development only - Part C)
	Assessable development - Code assessment	
	If not otherwise specified.	6.2.12 'Township zone code' (relevant precinct only)
Community care centre ⁽¹⁵⁾	Accepted development subject to requirements	
	<p>If:</p> <ul style="list-style-type: none"> i. using an existing building; and ii. increasing the GFA by no more than 50m². 	6.2.12 'Township zone code' (requirements for accepted development only - Part C)
	Assessable development - Code assessment	
	If not otherwise specified.	6.2.12 'Township zone code' (relevant precinct only)
Community use ⁽¹⁷⁾	Accepted development subject to requirements	
	<p>If:</p> <ul style="list-style-type: none"> i. using an existing building; and ii. increasing the GFA by no more than 50m². 	6.2.12 'Township zone code' (requirements for accepted development only - Part C)

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Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
	Assessable development - Code assessment	
	If not otherwise specified.	6.2.12 'Township zone code' (relevant precinct only)
Dwelling unit ⁽²³⁾	Accepted development subject to requirements	
	If using an existing building.	6.2.12 'Township zone code' (requirements for accepted development only - Part C)
	Assessable development - Code assessment	
	If not otherwise specified.	6.2.12 'Township zone code' (relevant precinct only)
Educational establishment ⁽²⁴⁾	Accepted development subject to requirements	
	If: i. using an existing building; and ii. increasing the GFA by no more than 50m ² .	6.2.12 'Township zone code' (requirements for accepted development only - Part C)
	Assessable development - Code assessment	
	If not otherwise specified.	6.2.12 'Township zone code' (relevant precinct only)
Emergency services ⁽²⁵⁾	Accepted development subject to requirements	
	If: i. using an existing building; and ii. increasing the GFA by no more than 50m ² .	6.2.12 'Township zone code' (requirements for accepted development only - Part C)
	Assessable development - Code assessment	
	If not otherwise specified.	6.2.12 'Township zone code' (relevant precinct only)
Food and drink outlet ⁽²⁸⁾	Accepted development	
	If for a temporary use and complying with the circumstances for accepted development in Table 1.7.7.1 'Accepted development' Editor's note - Development approval is not required	
	Accepted development subject to requirements	

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Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
	If: i. using an existing building; ii. not involving a drive-through facility; iii. increasing the GFA by no more than 50m ² ; iv. not complying with the circumstances for accepted development.	6.2.12 'Township zone code' (requirements for accepted development only - Part C)
	Assessable development - Code assessment	
	If not otherwise specified.	6.2.12 'Township zone code' (relevant precinct only)
Function facility ⁽²⁹⁾	Accepted development	
	If for a temporary use and complying with the circumstances for accepted development in Table 1.7.7.1 'Accepted development' Editor's note - Development approval is not required	
Garden centre ⁽³¹⁾	Accepted development subject to requirements	
	If: i. using an existing building; and ii. increasing the GFA by no more than 50m ² .	6.2.12 'Township zone code' (requirements for accepted development only - Part C)
	Assessable development - Code assessment	
	If not otherwise specified.	6.2.12 'Township zone code' (relevant precinct only)
Hardware and trade supplies ⁽³²⁾	Accepted development subject to requirements	
	If: i. using an existing building; and ii. increasing the GFA by no more than 50m ² .	6.2.12 'Township zone code' (requirements for accepted development only - Part C)
	Assessable development - Code assessment	
	If not otherwise specified.	6.2.12 'Township zone code' (relevant precinct only)
Health care services ⁽³³⁾	Assessable development - Code assessment	

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Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
	If not exceeding 300m ² GFA.	6.2.12 'Township zone code' (relevant precinct only)
Home based business ⁽³⁵⁾	Accepted development	
	If complying with the circumstances for accepted development in Table 1.7.7.1 'Accepted development'. Editor's note - Development approval is not required	
Hotel ⁽³⁷⁾	Assessable development - Code assessment	
	In all instances.	6.2.12 'Township zone code' (relevant precinct only)
Indoor sport and recreation ⁽³⁸⁾	Accepted development	
	If for a temporary use and complying with the circumstances for accepted development in Table 1.7.7.1 'Accepted development'. Editor's note - Development approval is not required	
Major electricity infrastructure ⁽⁴³⁾	Accepted development	
	If complying with the circumstances for accepted development in Table 1.7.7.1 'Accepted development'. Editor's note - Development approval is not required	
Market ⁽⁴⁶⁾	Accepted development	
	If for a temporary use and complying with the circumstances for accepted development in Table 1.7.7.1 'Accepted development'. Editor's note - Development approval is not required	
	Assessable development - Code assessment	
	If not otherwise specified.	6.2.12 'Township zone code' (relevant precinct only)
Motor sport facility ⁽⁴⁸⁾	Accepted development	
	If for a temporary use and complying with the circumstances for accepted development in Table 1.7.7.1 'Accepted development'	

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Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
	Editor's note - Development approval is not required	
Nightclub entertainment facility ⁽⁵¹⁾	Accepted development	
	<p>If for a temporary use and complying with the circumstances for accepted development in Table 1.7.7.1 'Accepted development'</p> <p>Editor's note - Development approval is not required</p>	
Office ⁽⁵³⁾	Accepted development subject to requirements	
	<p>If:</p> <ul style="list-style-type: none"> i. using an existing building; ii. increasing the GFA by no more than 50m²; and iii. not exceeding a total GFA of 100m². 	6.2.12 'Township zone code' (requirements for accepted development only - Part C)
	Assessable development - Code assessment	
	<p>If:</p> <ul style="list-style-type: none"> i. not exceeding 100m² GFA; and ii. not otherwise specified. 	6.2.12 'Township zone code' (relevant precinct only)
Outdoor sport and recreation ⁽⁵⁵⁾	Accepted development	
	<p>If for a temporary use and complying with the circumstances for accepted development in Table 1.7.7.1 'Accepted development'</p> <p>Editor's note - Development approval is not required</p>	
	Assessable development - Code assessment	
If not otherwise specified.	6.2.12 'Township zone code' (relevant precinct only)	
Park ⁽⁵⁷⁾	Accepted development	
	<p>If complying with the circumstances for accepted development in Table 1.7.7.1 'Accepted development'.</p> <p>Editor's note - Development approval is not required</p>	

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Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
Place of worship ⁽⁶⁰⁾	Accepted development subject to requirements	
	If: i. using an existing building; and ii. increasing the GFA by no more than 50m ² .	6.2.12 'Township zone code' (requirements for accepted development only - Part C)
	Assessable development - Code assessment	
	If not otherwise specified.	6.2.12 'Township zone code' (relevant precinct only)
Research and technology industry ⁽⁶⁴⁾	Assessable development - Code assessment	
	In all instances.	6.2.12 'Township zone code' (relevant precinct only)
Rooming accommodation ⁽⁶⁹⁾	Assessable development - Code assessment	
	In all instances.	6.2.12 'Township zone code' (relevant precinct only) 9.3.2 'Residential uses code'
Sales office ⁽⁷²⁾	Accepted development subject to requirements	
	If located on the same premises, or adjacent to land or buildings, being displayed or sold.	6.2.12 'Township zone code' (requirements for accepted development only - Part C)
	Assessable development - Code assessment	
	If not otherwise specified.	6.2.12 'Township zone code' (relevant precinct only)
Service industry ⁽⁷³⁾	Accepted development subject to requirements	
	If: i. using an existing building; and ii. increasing the GFA by no more than 50m ² .	6.2.12 'Township zone code' (requirements for accepted development only - Part C)
	Assessable development - Code assessment	
	If not otherwise specified.	6.2.12 'Township zone code' (relevant precinct only)
Shop ⁽⁷⁵⁾	Accepted development	
	If for a temporary use and complying with the circumstances for accepted development in Table 1.7.7.1 'Accepted development'	

5 Tables of assessment

Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
	Editor's note - Development approval is not required	
	Accepted development subject to requirements	
	If: i. using an existing building; ii. increasing the GFA by no more than 50m ² ; and iii. not complying with the circumstances for accepted development.	6.2.12 'Township zone code' (requirements for accepted development only - Part C)
	Assessable development - Code assessment	
Short-term accommodation ⁽⁷⁷⁾	Assessable development - Code assessment	
	In all instances.	6.2.12 'Township zone code' (relevant precinct only) 9.3.2 'Residential uses code'
Substation ⁽⁸⁰⁾	Accepted development	
	If complying with the circumstances for accepted development in Table 1.7.7.1 'Accepted development'. Editor's note - Development approval is not required	
	Assessable development - Code assessment	
Telecommunications facility ⁽⁸¹⁾	Accepted development	
	If complying with the circumstances for accepted development in Table 1.7.7.1 'Accepted development'. Editor's note - Development approval is not required	

5 Tables of assessment

Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
	<p>Accepted development subject to requirements</p> <p>If:</p> <ul style="list-style-type: none"> i. co-locating with an existing facility; ii. not increasing the height of the facility by more than 5m; and iii. not complying with the circumstances for accepted development. 	6.2.12 'Township zone code' (requirements for accepted development only - Part C)
Theatre ⁽⁸²⁾	<p>Accepted development</p> <p>If for a temporary use and complying with the circumstances for accepted development in Table 1.7.7.1 'Accepted development'</p> <p>Editor's note - Development approval is not required</p>	
Tourist attraction ⁽⁸³⁾	<p>Accepted development</p> <p>If for a temporary use and complying with the circumstances for accepted development in Table 1.7.7.1 'Accepted development'</p> <p>Editor's note - Development approval is not required</p>	
Utility installation ⁽⁸⁶⁾	<p>Accepted development</p> <p>If complying with the circumstances for accepted development in Table 1.7.7.1 'Accepted development'.</p> <p>Editor's note - Development approval is not required</p> <p>Assessable development - Code assessment</p> <p>If not otherwise specified.</p>	6.2.12 'Township zone code' (relevant precinct only)
Veterinary services ⁽⁸⁷⁾	<p>Accepted development subject to requirements</p> <p>If:</p> <ul style="list-style-type: none"> i. using an existing building; and ii. increasing the GFA by no more than 50m². <p>Assessable development - Code assessment</p>	6.2.12 'Township zone code' (requirements for accepted development only - Part C)

5 Tables of assessment

Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
	If not otherwise specified.	6.2.12 'Township zone code' (relevant precinct only)
Assessable development - Impact development		
<p>Any other use not listed in this table.</p> <p>Any use listed in the table and not meeting the description listed in the categories of development and categories of assessment column.</p> <p>Any other undefined use.</p>	The planning scheme	

Editor's note - The above categories of development and categories of assessment apply unless otherwise prescribed in the Regulation.

5 Tables of assessment

5.5.12.3 Township residential precinct

The following table identifies the categories of development and the categories of assessment for making a material change of use of land according to its zone. 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 5.5.12.3.1 Township zone – Residential precinct

Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
Animal husbandry ⁽⁴⁾	Accepted development	
	<p>If complying with the circumstances for accepted development in Table 1.7.7.1 'Accepted development'.</p> <p>Editor's note - Development approval is not required</p>	
Animal keeping ⁽⁵⁾	Accepted development	
	<p>If complying with the circumstances for accepted development in Table 1.7.7.1 'Accepted development'.</p> <p>Editor's note - Development approval is not required</p>	
Cemetery ⁽¹²⁾	Accepted development	
	<p>If complying with the circumstances for accepted development in Table 1.7.7.1 'Accepted development'.</p> <p>Editor's note - Development approval is not required</p>	
Child care centre ⁽¹³⁾	Assessable development - Code assessment	
	In all instances.	6.2.12 'Township zone code' (relevant precinct only)
Community care centre ⁽¹⁵⁾	Accepted development subject to requirements	
	<p>If:</p> <ul style="list-style-type: none"> i. using an existing building; and ii. increasing the GFA by no more than 50m². 	6.2.12 'Township zone code' (requirements for accepted development only - Part E)
	Assessable development - Code assessment	

5 Tables of assessment

Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
	If not otherwise specified.	6.2.12 'Township zone code' (relevant precinct only)
Community residence ⁽¹⁶⁾	Assessable development - Code assessment	
	Editor's note - See Table 5.4.1 Development under Schedule 6 the Regulation: Material change of use	Editor's note - See Table 5.4.1 Development under Schedule 6 the Regulation: Material change of use
Dual occupancy ⁽²¹⁾	Assessable development - Code assessment	
	If: i. on a lot with an area of 1000m ² or more and a primary frontage of 30m or more; ii. meets the example that achieves aspects of the performance outcome for building height; and iii. within 800m of the Township zone – Centre precinct.	6.2.12 'Township zone code' (relevant precinct only) 9.3.2 'Residential uses code'
Dwelling house ⁽²²⁾ Editor's note - A Dwelling house ⁽²²⁾ in the Township zone is not subject to the Dwelling house code.	Accepted development subject to requirements	
	In all instances.	6.2.12 'Township zone code' (requirements for accepted development only - Part E)
Educational establishment ⁽²⁴⁾	Assessable development - Code assessment	
	In all instances.	6.2.12 'Township zone code' (relevant precinct only)
Emergency services ⁽²⁵⁾	Assessable development - Code assessment	
	In all instances.	6.2.12 'Township zone code' (relevant precinct only)
Food and drink outlet ⁽²⁸⁾	Accepted development	
	If for a temporary use and complying with the circumstances for accepted development in Table 1.7.7.1 'Accepted development' Editor's note - Development approval is not required	
Function facility ⁽²⁹⁾	Accepted development	

5 Tables of assessment

Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
	<p>If for a temporary use and complying with the circumstances for accepted development in Table 1.7.7.1 'Accepted development'</p> <p>Editor's note - Development approval is not required</p>	
Home based business ⁽³⁵⁾	Accepted development	
	<p>If complying with the circumstances for accepted development in Table 1.7.7.1 'Accepted development'.</p> <p>Editor's note - Development approval is not required</p>	
	Accepted development subject to requirements	
	<p>If not otherwise specified.</p>	<p>6.2.12 'Township zone code' (requirements for accepted development only - Part E)</p>
Indoor sport and recreation ⁽³⁸⁾	Accepted development	
	<p>If for a temporary use and complying with the circumstances for accepted development in Table 1.7.7.1 'Accepted development'</p> <p>Editor's note - Development approval is not required</p>	
Major electricity infrastructure ⁽⁴³⁾	Accepted development	
	<p>If complying with the circumstances for accepted development in Table 1.7.7.1 'Accepted development'.</p> <p>Editor's note - Development approval is not required</p>	
Market ⁽⁴⁶⁾	Accepted development	
	<p>If for a temporary use and complying with the circumstances for accepted development in Table 1.7.7.1 'Accepted development'</p> <p>Editor's note - Development approval is not required</p>	

5 Tables of assessment

Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
Motor sport facility ⁽⁴⁸⁾	Accepted development	
	<p>If for a temporary use and complying with the circumstances for accepted development in Table 1.7.7.1 'Accepted development'</p> <p>Editor's note - Development approval is not required</p>	
Multiple dwelling ⁽⁴⁹⁾	Assessable development - Code assessment	
	<p>If:</p> <ul style="list-style-type: none"> i. having a site density of 45 dwellings per hectare or less; ii. on a lot with an area of 1000m² or more and a primary frontage of 30m or more; iii. meets the example that achieves aspects of the performance outcome for building height; and iv. within 800m of the Township zone – Centre precinct. 	<p>6.2.12 'Township zone code' (relevant precinct only)</p> <p>9.3.2 'Residential uses code'</p>
Nightclub entertainment facility ⁽⁵¹⁾	Accepted development	
	<p>If for a temporary use and complying with the circumstances for accepted development in Table 1.7.7.1 'Accepted development'</p> <p>Editor's note - Development approval is not required</p>	
Outdoor sport and recreation ⁽⁵⁵⁾	Accepted development	
	<p>If for a temporary use and complying with the circumstances for accepted development in Table 1.7.7.1 'Accepted development'</p> <p>Editor's note - Development approval is not required</p>	
	Assessable development - Code assessment	
If not otherwise specified.	6.2.12 'Township zone code'(relevant precinct only)	
Park ⁽⁵⁷⁾	Accepted development	

5 Tables of assessment

Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
	<p>If complying with the circumstances for accepted development in Table 1.7.7.1 'Accepted development'.</p> <p>Editor's note - Development approval is not required</p>	
Place of worship ⁽⁶⁰⁾	Assessable development - Code assessment	
	In all instances.	6.2.12 'Township zone code' (relevant precinct only)
Residential care facility ⁽⁶⁵⁾	Assessable development - Code assessment	
	If within 800m of the Township zone – Centre precinct	6.2.12 'Township zone code' (relevant precinct only) 9.3.2 'Residential uses code'
Retirement facility ⁽⁶⁷⁾	Assessable development - Code assessment	
	<p>If:</p> <ul style="list-style-type: none"> i. having a site density of 45 dwellings per hectare or less; ii. on a lot with an area of 1000m² or more and a primary frontage of 30m or more; iii. meets the example that achieves aspects of the performance outcome for building height; and iv. within 800m of the Township zone – Centre precinct. 	6.2.12 'Township zone code' (relevant precinct only) 9.3.2 'Residential uses code'
Rooming accommodation ⁽⁶⁹⁾	Assessable development - Code assessment	
	In all instances.	6.2.12 'Township zone code' (relevant precinct only) 9.3.2 'Residential uses code'
Sales office ⁽⁷²⁾	Accepted development subject to requirements	
	If located on the same premises, or adjacent to land or buildings, being displayed or sold.	6.2.12 'Township zone code' (requirements for accepted development only - Part E)
	Assessable development - Code assessment	
If not otherwise specified.	6.2.12 'Township zone code' (relevant precinct only)	

5 Tables of assessment

Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
Shop⁽⁷⁵⁾	Accepted development	
	<p>If for a temporary use and complying with the circumstances for accepted development in Table 1.7.7.1 'Accepted development'</p> <p>Editor's note - Development approval is not required</p>	
Short-term accommodation⁽⁷⁷⁾	Assessable development - Code assessment	
	<p>In all instances.</p>	<p>6.2.12 'Township zone code' (relevant precinct only)</p> <p>9.3.2 'Residential uses code'</p>
Substation⁽⁸⁰⁾	Accepted development	
	<p>If complying with the circumstances for accepted development in Table 1.7.7.1 'Accepted development'.</p> <p>Editor's note - Development approval is not required</p>	
	Assessable development - Code assessment	
	<p>If not otherwise specified.</p>	<p>6.2.12 'Township zone code' (relevant precinct only)</p>
Telecommunications facility⁽⁸¹⁾	Accepted development	
	<p>If complying with the circumstances for accepted development in Table 1.7.7.1 'Accepted development'.</p> <p>Editor's note - Development approval is not required</p>	
	Accepted development subject to requirements	
	<p>If:</p> <p>i. co-locating with an existing facility;</p>	<p>6.2.12 'Township zone code' (requirements for accepted development only - Part E)</p>

5 Tables of assessment

Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
	ii. not increasing the height of the facility by more than 5m; and iii. not complying with the circumstances for accepted development.	
Theatre ⁽⁸²⁾	Accepted development	
	If for a temporary use and complying with the circumstances for accepted development in Table 1.7.7.1 'Accepted development' Editor's note - Development approval is not required	
Tourist attraction ⁽⁸³⁾	Accepted development	
	If for a temporary use and complying with the circumstances for accepted development in Table 1.7.7.1 'Accepted development' Editor's note - Development approval is not required	
Utility installation ⁽⁸⁶⁾	Accepted development	
	If complying with the circumstances for accepted development in Table 1.7.7.1 'Accepted development'. Editor's note - Development approval is not required	
	Assessable development - Code assessment	
	If not otherwise specified.	6.2.12 'Township zone code' (relevant precinct only)
Assessable development - Impact development		
Any other use not listed in this table. Any use listed in the table and not meeting the description listed in the categories of development and categories of assessment column. Any other undefined use.	The planning scheme	

Editor's note - The above categories of development and categories of assessment apply unless otherwise prescribed in the Regulation.

5.5.12.4 Township industry precinct

The following table identifies the categories of development and the categories of assessment for making a material change of use of land according to its zone. 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 5.5.12.4.1 Township zone – Industry precinct

Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
Animal husbandry ⁽⁴⁾	Accepted development	
	If complying with the circumstances for accepted development in Table 1.7.7.1 'Accepted development'. Editor's note - Development approval is not required	
Animal keeping ⁽⁵⁾	Accepted development	
	If complying with the circumstances for accepted development in Table 1.7.7.1 'Accepted development'. Editor's note - Development approval is not required	
Bulk landscape supplies ⁽⁹⁾	Assessable development - Code assessment	
	In all instances.	6.2.12 'Township zone code' (relevant precinct only)
Caretaker's accommodation ⁽¹⁰⁾	Accepted development subject to requirements	
	If for a maximum of one (1) caretaker's accommodation ⁽¹⁰⁾ on the lot.	6.2.12 'Township zone code' (requirements for accepted development only - Part G)
	Assessable development - Code assessment	
	If not otherwise specified.	6.2.12 'Township zone code' (relevant precinct only)
Cemetery ⁽¹²⁾	Accepted development	
	If complying with the circumstances for accepted development in Table 1.7.7.1 'Accepted development'. Editor's note - Development approval is not required	
Emergency services ⁽²⁵⁾	Assessable development - Code assessment	
	In all instances.	6.2.12 'Township zone code' (relevant precinct only)

5 Tables of assessment

Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
Food and drink outlet (28)	Accepted development	
	If for a temporary use and complying with the circumstances for accepted development in Table 1.7.7.1 'Accepted development' Editor's note - Development approval is not required	
	Assessable development - Code assessment	
If: i. not involving a drive-through facility; and ii. not otherwise specified.	6.2.12 'Township zone code' (relevant precinct only)	
Function facility ⁽²⁹⁾	Accepted development	
	If for a temporary use and complying with the circumstances for accepted development in Table 1.7.7.1 'Accepted development' Editor's note - Development approval is not required	
Funeral parlour ⁽³⁰⁾	Accepted development subject to requirements	
	In all instances.	6.2.12 'Township zone code' (requirements for accepted development only - Part G)
Hardware and trade supplies ⁽³²⁾	Accepted development subject to requirements	
	If: i. using an existing building; and ii. on a lot fronting a sub-arterial or arterial road. Note - The road hierarchy is mapped on Overlay map - Road hierarchy.	6.2.12 'Township zone code' (requirements for accepted development only - Part G)
	Assessable development - Code assessment	
If not otherwise specified.	6.2.12 'Township zone code' (relevant precinct only)	
Indoor sport and recreation ⁽³⁸⁾	Accepted development	
	If for a temporary use and complying with the circumstances for accepted development in Table 1.7.7.1 'Accepted development'	

5 Tables of assessment

Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
	Editor's note - Development approval is not required	
Home based business ⁽³⁵⁾	Accepted development	
	<p>If complying with the circumstances for accepted development in Table 1.7.7.1 'Accepted development'.</p> <p>Editor's note - Development approval is not required</p>	
Low impact industry ⁽⁴²⁾	Accepted development subject to requirements	
	If using an existing building.	6.2.12 'Township zone code' (requirements for accepted development only - Part G)
	Assessable development - Code assessment	
	If not otherwise specified.	6.2.12 'Township zone code' (relevant precinct only)
Major electricity infrastructure ⁽⁴³⁾	Accepted development	
	<p>If complying with the circumstances for accepted development in Table 1.7.7.1 'Accepted development'.</p> <p>Editor's note - Development approval is not required</p>	
Market	Accepted development	
	<p>If for a temporary use and complying with the circumstances for accepted development in Table 1.7.7.1 'Accepted development'</p> <p>Editor's note - Development approval is not required</p>	
Medium impact industry ⁽⁴⁷⁾	Assessable development - Code assessment	
	<p>If:</p> <ul style="list-style-type: none"> i. using an existing building; and ii. on a lot at least 250m from a sensitive zone. 	6.2.12 'Township zone code' (relevant precinct only)
Motor sport facility ⁽⁴⁸⁾	Accepted development	
	If for a temporary use and complying with the circumstances for accepted development in Table 1.7.7.1 'Accepted development'	

5 Tables of assessment

Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
	Editor's note - Development approval is not required	
Nightclub entertainment facility ⁽⁵¹⁾	Accepted development	
	If for a temporary use and complying with the circumstances for accepted development in Table 1.7.7.1 'Accepted development' Editor's note - Development approval is not required	
Outdoor sales ⁽⁵⁴⁾	Assessable development - Code assessment	
	If for the sale of agricultural machinery only.	6.2.12 'Township zone code' (relevant precinct only)
Outdoor sport and recreation ⁽⁵⁵⁾	Accepted development	
	If for a temporary use and complying with the circumstances for accepted development in Table 1.7.7.1 'Accepted development' Editor's note - Development approval is not required	
Park ⁽⁵⁷⁾	Accepted development	
	If complying with the circumstances for accepted development in Table 1.7.7.1 'Accepted development'. Editor's note - Development approval is not required	
Research and technology industry ⁽⁶⁴⁾	Assessable development - Code assessment	
	In all instances.	6.2.12 'Township zone code' (relevant precinct only)
Rural industry ⁽⁷⁰⁾	Assessable development - Code assessment	
	In all instances.	6.2.12 'Township zone code' (relevant precinct only)
Sales office ⁽⁷²⁾	Accepted development subject to requirements	
	If located on the same premises, or adjacent to land or buildings, being displayed or sold.	6.2.12 'Township zone code' (requirements for accepted development only - Part G)
	Assessable development - Code assessment	
If not otherwise specified.	6.2.12 'Township zone code' (relevant precinct only)	

5 Tables of assessment

Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
Service industry ⁽⁷³⁾	Accepted development subject to requirements	
	If using an existing building.	6.2.12 'Township zone code' (requirements for accepted development only - Part G)
	Assessable development - Code assessment	
	If not otherwise specified.	6.2.12 'Township zone code' (relevant precinct only)
Shop ⁽⁷⁵⁾	Accepted development	
	<p>If for a temporary use and complying with the circumstances for accepted development in Table 1.7.7.1 'Accepted development'</p> <p>Editor's note - Development approval is not required</p>	
Substation ⁽⁸⁰⁾	Accepted development	
	<p>If complying with the circumstances for accepted development in Table 1.7.7.1 'Accepted development'.</p> <p>Editor's note - Development approval is not required</p>	
	Assessable development - Code assessment	
	If not otherwise specified.	6.2.12 'Township zone code' (relevant precinct only)
Telecommunications facility ⁽⁸¹⁾	Accepted development	
	<p>If complying with the circumstances for accepted development in Table 1.7.7.1 'Accepted development'.</p> <p>Editor's note - Development approval is not required</p>	
	Accepted development subject to requirements	
	<p>If:</p> <ul style="list-style-type: none"> i. co-locating with an existing facility; ii. not increasing the height of the facility by more than 5m; and iii. not complying with the circumstances for accepted development. 	6.2.12 'Township zone code' (requirements for accepted development only - Part G)

5 Tables of assessment

Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
	Assessable development - Code assessment	
	If not otherwise specified.	6.2.12 'Township zone code' (relevant precinct only)
Theatre⁽⁸²⁾	Accepted development	
	If for a temporary use and complying with the circumstances for accepted development in Table 1.7.7.1 'Accepted development' Editor's note - Development approval is not required	
Tourist attraction⁽⁸³⁾	Accepted development	
	If for a temporary use and complying with the circumstances for accepted development in Table 1.7.7.1 'Accepted development' Editor's note - Development approval is not required	
Utility installation⁽⁸⁶⁾	Accepted development	
	If complying with the circumstances for accepted development in Table 1.7.7.1 'Accepted development'. Editor's note - Development approval is not required	
	Assessable development - Code assessment	
	If not otherwise specified.	6.2.12 'Township zone code' (relevant precinct only)
Veterinary services⁽⁸⁷⁾	Assessable development - Code assessment	
	In all instances.	6.2.12 'Township zone code' (relevant precinct only)
Warehouse⁽⁸⁸⁾	Accepted development subject to requirements	
	If using an existing building.	6.2.12 'Township zone code' (requirements for accepted development only - Part G)
	Assessable development - Code assessment	
	If not otherwise specified.	6.2.12 'Township zone code' (relevant precinct only)
Assessable development - Impact development		
	Any other use not listed in this table.	The planning scheme.

5 Tables of assessment

Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
Any use listed in the table and not meeting the description listed in the categories of development and categories of assessment column. Any other undefined use.		

Editor's note - The above categories of development and categories of assessment apply unless otherwise prescribed in the Regulation.