

5.7 Categories of development and assessment - Building work

The following table identifies the categories of development and the categories of assessment for building work regulated under the planning scheme. The table should be read in conjunction with section 5.3 to determine when the categories of development and the categories of assessment in this table may be varied by other provisions of this planning scheme.

Table 5.7.1 Building work

Development	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
Building work on or above a non-tidal artificial waterway.	Accepted development subject to requirements	
	In all instances.	9.4.2 'Works code'
Building work, not associated with a material change of use, for a Dwelling house ⁽²²⁾ , in the General residential zone or the Emerging community zone, Transition precinct on a developed lot	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. complying with the relevant requirements for accepted development; and ii. not complying with the circumstances for accepted development. Note - If it does not meet criteria that are alternative provisions to the QDC or matters that relate to amenity and aesthetics as stated in the requirements for accepted development contained in table 9.3.1.2. A concurrence agency response is required from Council.	9.3.1 'Dwelling house code'
	Assessable development - Code assessment	
If: i. not complying with the relevant value and constraint requirements for accepted development; and ii. not complying with the circumstances for accepted development. Note - For the purposes of Schedule 6, Part 2, Item 2 of the Regulation the relevant value and constraint criteria contained in table 9.3.1.2 are the same as an applicable Overlay.	9.3.1 'Dwelling house code'	
Building work, not associated with a material change of use, for other than a Dwelling	Accepted development	
	If complying with the circumstances for accepted development in Table 1.7.7.1 'Accepted development'.	

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Development	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
house ⁽²²⁾ , in the General residential zone or the Emerging community zone, Transition precinct on a developed lot	Editor's note - Development approval is not required	
	Accepted development subject to requirements	
	If not otherwise specified.	6.2.6 'General residential zone code' (relevant precinct only)
Building work, not associated with a material change of use, in the Environmental management and conservation zone	Accepted development	
	<p>If:</p> <ul style="list-style-type: none"> i. located on Council owned land and is in accordance with a Council Master Plan approved under Council policy; <p>OR</p> <ul style="list-style-type: none"> ii. located on State owned land and is in accordance with the relevant controlling Act (for example, but not limited, to Forestry Act, Nature Conservation Act) under which the land is administered. <p>OR</p> <ul style="list-style-type: none"> iii. complying with the circumstances for accepted development in Table 1.7.7.1 'Accepted development'. <p>Editor's note - Development approval is not required</p>	
	Assessable development - Impact development	
	If not otherwise specified.	The planning scheme
Building work, not associated with a material change of use, in the Limited development zone	Assessable development - Impact development	
	In all instances.	The planning scheme
Building work, not associated with a material change of use, in the Township zone - Township centre precinct and Township convenience precinct	Accepted development subject to requirements	
	In all instances.	6.2.12 'Township zone code' (relevant precinct only)

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Development	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
Building work, not associated with a material change of use, in the following zones: <ul style="list-style-type: none"> • Centre zone • Community facilities zone • Emerging community zone, Interim precinct or Transition precinct on a developable lot • Extractive industry zone • Industry zone • Recreation and open space zone • Rural residential zone • Rural zone • Township zone (other than Township centre precinct and Township convenience precinct) 	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 not otherwise specified.	Relevant zone code (relevant precinct only)
Building work associated with a material change of use	No change	
	The same category of development and the category of assessment as that applying to the associated material change of use.	The same assessment benchmarks for assessable development and requirements for accepted development as that applying to the associated material change of use.
Accepted development		
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 categories of development and categories of assessment column.		

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