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Part 5 Tables of assessment

5.1 Preliminary

The tables in this part identify the category of development, and the category of assessment and assessment benchmarks for assessable development in the Planning Scheme area.

5.2 Reading the tables

The tables identify the following:

- (1) the category of development:
 - (a) prohibited;
 - (b) accepted, including accepted with requirements; and
 - (c) assessable development, that requires either code or impact assessment;
- (2) the category of assessment - code or impact - for assessable development in:
 - (a) a zone and, where used, a precinct of a zone;
 - (b) a local plan and, where used, a precinct of a local plan; and
 - (c) an overlay where used;
- (3) the assessment benchmarks for assessable development, including:
 - (a) whether a zone code or specific provisions in the zone code apply (shown in the 'assessment benchmarks' column);
 - (b) if there is a local plan, whether a local plan code or specific provisions in the local plan code apply (shown in the 'assessment benchmarks' column);
 - (c) if there is an overlay;
 - (i) whether an overlay code applies (shown in the tables in Section 5.10); or
 - (ii) whether the assessment benchmarks as shown on the overlay map (noted in the 'assessment benchmarks' column) applies;
 - (d) any other applicable code(s) (shown in the 'assessment benchmarks' column);
- (4) any variation to the category of assessment (shown as an 'if' in the 'category of assessment' column) that applies to the development.

Note—Development will only be taken to be prohibited development under the Planning Scheme if it is identified as prohibited development in Schedule 10 of the Regulation.

Editors note—Examples of matters that can vary the category of assessment are gross floor area, height, numbers of people or precinct provisions.

5.3 Categories of development and assessment

5.3.1 Process for determining the category of development and the category of assessment for assessable development

The process for determining a category of development and category of assessment is:

- (1) for a material change of use, establish the use by reference to the use definitions in Schedule 1;
- (2) for all development, identify the following:
 - (a) the zone or zone precinct that applies to the premises, by reference to the zone map in Schedule 2;
 - (b) if a local plan or local plan precinct applies to the premises, by reference to the local plan map in Schedule 2 (Mapping); and
 - (c) if an overlay applies to the premises, by reference to the overlay map in Schedule 2 (Mapping);
- (3) determine if the development is accepted development under Schedule 6 of the Regulation;

Editors note—Schedule 6 of the Regulation prescribes development that a Planning Scheme can not state is assessable development where the matters identified in the schedule are met.

- (4) determine if the development is assessable development under Schedule 10 of the Regulation by reference to section 5.7 Regulated categories of development and assessment—building work and categories of assessment prescribed by the Regulation.
- (5) if the development is not listed in the tables in section 5.4 Regulated categories of development and categories of assessment prescribed under Schedule 6 of the Regulation, determine the initial category of assessment by reference to the tables in:
 - section 5.5 Categories of development and assessment—Material change of use
 - section 5.6 Categories of development and assessment—Reconfiguring a lot
 - section 5.7 Categories of development and assessment—Building work
 - section 5.8 Categories of development and assessment—Operational work
- (6) a precinct of a zone may change the categories of development or assessment and this will be shown in the 'category of assessment' column of the tables in sections 5.5, 5.6, 5.7 and 5.8;
- (7) if a local plan applies refer to the table(s) in section 5.9 Categories of development and assessment—Local plans, to determine if the local plan changes the category of development or assessment for the zone;
- (8) if a precinct of a local plan changes the category of development or assessment this is to be shown in the 'category of development and assessment' column of the table(s) in section 5.9;
- (9) if an overlay applies, refer to section 5.10 Category of development and assessment—Overlays, to determine if the overlay further changes the category of development or assessment.

5.3.2 Determining the category of development and categories of assessment

- (1) A material change of use is assessable development requiring impact assessment:
 - (a) unless the Tables of assessment state otherwise;

- (b) if a use is not listed or defined; and
 - (c) unless otherwise prescribed in the Act or the Regulation.
- (2) Reconfiguring a lot is assessable development requiring code assessment unless the Tables of assessment state otherwise or unless otherwise prescribed in the Act or the Regulation.
 - (3) Building work and operational work are accepted development, unless the Tables of assessment state otherwise or unless otherwise prescribed in the Act or the Regulation.
 - (4) Where an aspect of development is proposed on a premises included in more than one zone, local plan or overlay, the category of development or assessment for that aspect is the highest category under each of the applicable zones, local plans or overlays.
 - (5) Where development is proposed on a premises partly affected by an overlay, the category of development or assessment for the overlay only relates to the part of the premises affected by the overlay.
 - (6) For the purposes of Schedule 6, Part 2 Material change of use section (2)(2)(d)(i) or (ii) of the Regulation, an overlay does not apply to the premises if the development meets the acceptable outcomes that form the requirements for accepted development in the relevant overlay code.
 - (7) If development is identified as having a different category of development or assessment under a zone than under a local plan or an overlay, the highest category of development or assessment applies as follows:
 - (a) accepted development subject to requirements prevails over accepted development;
 - (b) code assessment prevails over accepted development where subject to requirements and accepted development; and
 - (c) impact assessment prevails over code assessment, accepted development where subject to requirements and accepted development.
 - (8) Despite subsections 5.3.2(4) and (7) above, a category of assessment in a local plan overrides a category of assessment in a zone and a category of assessment in an overlay overrides a category of assessment in a zone or local plan.
 - (9) Provisions of Part 10 (Other plans) may override any of the above.
 - (10) The category of development prescribed under Schedule 6 of the Regulation overrides all other categories of development or assessment for that development under the Planning Scheme to the extent of any inconsistency.

Editor's note—Schedule 7 of the Regulation also identifies development that the State categorises as accepted development. Some development in the schedule may still be made assessable under the Planning Scheme.

- (11) Despite all of the above, if development is listed as prohibited development under Schedule 10 of the Regulation, a development application cannot be made.

Note—Development is to be taken to be prohibited development under the Planning Scheme only if it is identified in Schedule 10 of the Regulation.

5.3.3 Determining the requirements for accepted development and assessment benchmarks and other matters for assessable development

- (1) Accepted development does not require a development approval and is not subject to assessment benchmarks. However, certain requirements may apply to some types of development for it to be accepted development. Where nominated in the Tables of assessment, accepted development must comply with the requirements identified as acceptable outcomes in the relevant parts of the applicable code(s) as identified in the relevant column.
- (2) Accepted development that does not comply with one or more of the nominated acceptable outcomes in the relevant parts of the applicable code(s) becomes code assessable development, unless otherwise specified.
- (3) The following rules apply in determining assessment benchmarks for each category of development and assessment.
- (4) Code assessable development:
 - (a) is to be assessed against all the assessment benchmarks identified in the assessment benchmarks column;
 - (b) that occurs as a result of development becoming code assessable pursuant to subsection 5.3.3(2), must:
 - (i) be assessed against the assessment benchmarks for the development application, limited to the subject matter of the required acceptable outcomes that were not complied with or were not capable of being complied with under subsection 5.3.3(2); and
 - (ii) comply with all required acceptable outcomes identified in subsection 5.3.3(1), other than those mentioned in subsection 5.3.3(2);
 - (c) that complies with:
 - (i) the purpose and overall outcomes of the code complies with the code; and
 - (ii) the performance or acceptable outcomes complies with the purpose and overall outcomes of the code;
 - (d) is to be assessed against any assessment benchmarks for the development identified in section 26 of the Regulation.

Editors Note—Section 27 of the Regulation identifies the matters code assessment must have regard to.

- (5) Impact assessable development:
 - (a) is to be assessed against all identified assessment benchmarks in the assessment benchmarks column (where relevant);
 - (b) assessment is to have regard to the whole of the Planning Scheme, to the extent relevant; and
 - (c) is to be assessed against any assessment benchmarks for the development identified in section 30 of the Regulation.

Note—The first row of each table of assessment is to be checked to confirm if there are assessment benchmarks that commonly apply to general scenarios in the zone, local plan or overlay.

Editor's note—Section 31 of the Regulation identifies the matters that impact assessment must have regard to.

5.4 Regulated categories of development and categories of assessment prescribed by the Regulation

For the development specified in the 'use', 'zone' or 'development' columns, the categories of development and assessment are prescribed.

Table 5.4.1 Development under Schedules 6 of the Regulation: Material change of use

Material change of use		
Use	Categories of assessment	Assessment benchmarks
Community residence	Accepted subject to requirements Editors note—Refer to the material change of use tables for category of assessment for community residence that do not comply with the requirements for accepted development.	Editors note—requirements for community residence development that may not be made assessable under a Planning Scheme are set out in Schedule 6, Part 2 section 6 of the Regulation.

Table 5.4.2 Regulated categories of development and categories of assessment: Reconfiguring a lot

Reconfiguring a lot		
Zone	Category of assessment	Assessment benchmarks
Residential zone category or Industry zone category (other than a Rural residential zone)	Code assessment for subdivision of one lot into two lots (and associated operational work) if code assessment is required under Schedule 10, Part 12 of the Regulation	Reconfiguring a lot (subdividing one lot into two lots) and associated operational work code Editors note—Assessment benchmarks for reconfiguring a lot are set out in Schedule 12 of the Regulation.

Table 5.4.3 Regulated categories of development and categories of assessment: Building work

Table not used.

Table 5.4.4 Regulated categories of development and categories of assessment: Operational work

Operational work		
Zone	Category of assessment	Assessment benchmarks
Residential zone category or Industry zone category	Code assessment for operational work associated with reconfiguring a lot requiring code assessment under Schedule 10, Part 12 Division 2 of the Regulation	Editors note—Assessment benchmarks for reconfiguring a lot and associated operational works are set out in Schedule 12 of the Regulation.

Table 5.4.5 Regulated development: Overlays

Table not used.

5.5 Categories of development and assessment – Material change of use

The following tables identify the categories of development and assessment for development in a zone for making a material change of use.

Table 5.5.1 Community facilities zone

Community facilities		
Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
Accommodation activities		
Caretaker's accommodation	Accepted development if complying with the acceptable outcomes of the applicable code(s)	Caretaker's accommodation code
	Otherwise code assessment	Caretaker's accommodation code Community facilities zone code Infrastructure code
Community residence	Code assessment if complying with the acceptable outcomes of the applicable code(s)	Dwelling house code Community facilities zone code Infrastructure code Landscaping code Transport and parking code
	Otherwise impact assessment	The Planning Scheme
Residential care facility	Code assessment	Residential care facility and retirement facility code Community facilities zone code Infrastructure code Landscaping code Transport and parking code
Retirement facility	Code assessment	Residential care facility and retirement facility code Community facilities zone code Infrastructure code Landscaping code Transport and parking code
All other Accommodation activities	Impact assessment	The Planning Scheme
Business activities		
Market	Accepted development if complying with the acceptable outcomes of the applicable code(s)	Market code Transport and parking code
	Otherwise code assessment	Market code Community facilities zone code Transport and parking code
All other Business activities	Impact assessment	The Planning Scheme
Entertainment activities		
Club	Code assessment	Business activities code Community facilities zone code Infrastructure code Landscaping code Transport and parking code
All other	Impact assessment	The Planning Scheme

Community facilities		
Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
Entertainment activities		
Industry activities		
All Industry activities	Impact assessment	The Planning Scheme
Community activities		
Cemetery	Accepted development if undertaken by or on behalf of Council	Community facilities zone code Transport and parking code
	Otherwise code assessment	Community facilities zone code Infrastructure code Landscaping code Transport and parking code
Child care centre	Code assessment	Child care centre zone Community facilities zone code Infrastructure code Landscaping code Transport and parking code
Community care centre	Code assessment	Community facilities zone code Infrastructure code Landscaping code Transport and parking code
Community use	Accepted development if undertaken by or on behalf of the Council	
	Otherwise impact assessment	The Planning Scheme
Crematorium	Code assessment	Community facilities zone code Infrastructure code Landscaping code Transport and parking code
Educational establishment	Code assessment	Community facilities zone code Infrastructure code Landscaping code Transport and parking code
Emergency services	Accepted development if undertaken by or on behalf of the: (a) Council; or (b) State government.	
	Otherwise impact assessment	The Planning Scheme
Funeral parlour	Code assessment	Community facilities zone code Infrastructure code Landscaping code Transport and parking code
Health care services	Code assessment	Business activities code Community facilities zone code Infrastructure code Landscaping code Transport and parking code
Hospital	Code assessment	Community facilities zone code Infrastructure code Landscaping code Transport and parking code
Place of worship	Code assessment	Community facilities zone code Infrastructure code Landscaping code Transport and parking code

Community facilities		
Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
All other Community activities	Impact assessment	The Planning Scheme
Recreation activities		
Indoor sport and recreation	Code assessment	Business activities code Community facilities zone code Landscaping code Transport and parking code
Outdoor sport and recreation	Code assessment	Community facilities zone code Infrastructure code Transport and parking code
Park	Accepted development	
All other Recreation activities	Impact assessment	The Planning Scheme
Rural activities		
All Rural activities	Impact assessment	The Planning Scheme
Other activities		
Air services	Accepted development if undertaken by or on behalf of the Council	
	Otherwise impact assessment	The Planning Scheme
Detention facility	Code assessment	Community facilities zone code Infrastructure code Landscaping code Transport and parking code
Parking station	Code assessment	Community facilities zone code Infrastructure code Landscaping code Transport and parking code
Substation	Code assessment	Community facilities zone code Landscaping code Transport and parking code
Telecommunications facility	Accepted development if complying with the acceptable outcomes of the applicable code(s)	Telecommunications facility code
	Otherwise code assessment	Telecommunications facility code Community facilities zone code Infrastructure code
Utility installation	Accepted development if undertaken by or on behalf of the Council	
	Otherwise impact assessment	The Planning Scheme
All other activities	Impact assessment	The Planning Scheme
Undefined uses		
Any use not defined in Schedule 1(Definitions)	Impact assessment	The Planning Scheme

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

Table 5.5.2 District centre zone

District centre		
Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
Accommodation activities		
Caretaker's accommodation	Accepted development if complying with the acceptable outcomes of the applicable code(s)	Caretaker's accommodation code
	Otherwise code assessment	Caretaker's accommodation code District centre zone code Infrastructure code
Dual occupancy	Code assessment	Dual occupancy code District centre zone code Infrastructure code Landscaping code Transport and parking code
Dwelling house	Accepted development if complying with the acceptable outcomes of the applicable code(s)	Dwelling house code
	Otherwise code assessment	Dwelling house code District centre zone code
Home based business	Accepted development if complying with the acceptable outcomes of the applicable code(s)	Home based business code
	Otherwise code assessment	Home based business code District centre zone code Infrastructure code
Multiple dwelling	Code assessment	Multi-unit uses code District centre zone code Infrastructure code Landscaping code Transport and parking code
Residential care facility	Code assessment	Residential care facility and retirement facility code District centre zone code Infrastructure code Landscaping code Transport and parking code
Rooming accommodation	Code assessment	Multi-unit uses code District centre zone code Infrastructure code Landscaping code Transport and parking code
Short-term accommodation	Code assessment	Multi-unit uses code District centre zone code Transport and parking code Landscaping code Infrastructure code
All other Accommodation activities	Impact assessment	The Planning Scheme
Business activities		

District centre		
Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
Agricultural supplies store	Code assessment if: (a) not exceeding a maximum building height of 12m above ground level; and (b) complying with the acceptable outcomes of the applicable code(s).	Business activities code District centre zone code Infrastructure code Landscaping code Transport and parking code
	Otherwise impact assessment	The Planning Scheme
Food and drink outlet	Accepted development if: (a) complying with the acceptable outcomes of the applicable code(s); and (b) involving no building work; or (c) only minor building work.	Business activities code Transport and parking code
	Otherwise code assessment	Business activities code District centre zone code Infrastructure code Landscaping code Transport and parking code
Garden centre	Code assessment	Business activities code District centre zone code Infrastructure code Landscaping code Transport and parking code
Hardware and trade supplies	Code assessment	Business activities code District centre zone code Infrastructure code Landscaping code Transport and parking code
Market	Accepted development if complying with the acceptable outcomes of the applicable code(s)	Market code Transport and parking code
	Otherwise code assessment	Market code District centre code Transport and parking code
Office	Accepted development if: (a) complying with the acceptable outcomes of the applicable code(s); and (b) involving no building work; or (c) only minor building work.	Business activities code Transport and parking code
	Otherwise code assessment	Business activities code District centre zone code Infrastructure code Landscaping code Transport and parking code
Sales office	Accepted development if complying with the acceptable outcomes of the applicable code(s)	Sales office code
	Otherwise code assessment	Sales office code District centre zone code Infrastructure code

District centre		
Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
Service station	Code assessment	Service station code District centre code Infrastructure code Landscaping code Transport and parking code
Shop	Accepted development if: (a) complying with the acceptable outcomes of the applicable code(s); and (b) involving no building work; or (c) only minor building work.	Business activities code Transport and parking code
	Otherwise code assessment	Business activities code District centre zone code Infrastructure code Landscaping code Transport and parking code
Shopping centre	Code assessment if: (a) having a maximum GLFA of 5,000m ² ; and (b) not exceeding a maximum building height of 12m above ground level.	Business activities code District centre zone code Infrastructure code Landscaping code Transport and parking code
	Otherwise impact assessment	The Planning Scheme
Veterinary services	Accepted development if: (a) complying with the acceptable outcomes of the applicable code(s); and (b) involving no building work; or (c) only minor building work.	Business activities code Transport and parking code
	Otherwise code assessment	Business activities code District centre zone code Infrastructure code Landscaping code Transport and parking code
All other Business activities	Impact assessment	The Planning Scheme
Entertainment activities		
Bar	Code assessment	Business activities code District centre zone code Infrastructure code Landscaping code Transport and parking code
Club	Code assessment	Business activities code District centre zone code Infrastructure code Landscaping code Transport and parking code
Function facility	Code assessment	Business activities code District centre zone code Infrastructure code Landscaping code Transport and parking code
Hotel	Code assessment	Business activities code District centre zone code Infrastructure code Landscaping code Transport and parking code

District centre		
Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
Theatre	Code assessment	Business activities code District centre zone code Infrastructure code Landscaping code Transport and parking code
All other Entertainment activities	Impact assessment	The Planning Scheme
Industry activities		
Service industry	Accepted development if: (a) complying with the acceptable outcomes of the applicable code(s); and (b) involving no building work; or (c) only minor building work.	Industry activities code Transport and parking code
	Otherwise code assessment	Industry activities code District centre zone code Infrastructure code Landscaping code Transport and parking code
All other Industry activities	Impact assessment	The Planning Scheme
Community activities		
Child care centre	Code assessment	Child care centre zone District centre zone code Infrastructure code Landscaping code Transport and parking code
Community care centre	Code assessment	District centre zone code Infrastructure code Landscaping code Transport and parking code
Community use	Accepted development if undertaken by or on behalf of the Council	
	Otherwise impact assessment	The Planning Scheme
Emergency services	Accepted development if undertaken by or on behalf of the Council	
	Otherwise impact assessment	The Planning Scheme
Health care services	Accepted development if: (a) complying with the acceptable outcomes of the applicable code(s); and (b) involving no building work; or (c) only minor building work.	Business activities code Transport and parking code
	Otherwise code assessment	Business activities code District centre zone code Infrastructure code Landscaping code Transport and parking code
All other Community activities	Impact assessment	The Planning Scheme
Recreation activities		

District centre		
Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
Indoor sport and recreation	Code assessment	Business activities code District centre zone code Infrastructure code Landscaping code Transport and parking code
Park	Accepted development	
All other Recreation activities	Impact assessment	The Planning Scheme
<i>Rural activities</i>		
All Rural activities	Impact assessment	The Planning Scheme
<i>Other activities</i>		
Utility installation	Accepted development if undertaken by or on behalf of the Council	
	Otherwise impact assessment	The Planning Scheme
All other activities	Impact assessment	The Planning Scheme
<i>Undefined uses</i>		
Any use not defined in Schedule 1 (Definitions)	Impact assessment	The Planning Scheme

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

Table 5.5.3 Emerging community zone

Emerging community		
Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
Accommodation activities		
Dwelling house	Accepted development if complying with the acceptable outcomes of the applicable code(s)	Dwelling house code
	Otherwise code assessment	Dwelling house code Emerging community zone code
Home based business	Accepted development if complying with the acceptable outcomes of the applicable code(s)	Home based business code
	Otherwise code assessment	Home based business code Emerging community zone code Infrastructure code
All other Accommodation activities	Impact assessment	The Planning Scheme
Business activities		
Sales office	Accepted development if complying with the acceptable outcomes of the applicable code(s)	Sales office code
	Otherwise code assessment	Sales office code Emerging community zone code Infrastructure code
All other Business activities	Impact assessment	The Planning Scheme
Entertainment activities		
All Entertainment activities	Impact assessment	The Planning Scheme
Industry activities		
All Industry activities	Impact assessment	The Planning Scheme
Community activities		
Community use	Accepted development if undertaken by or on behalf of the Council	
	Otherwise impact assessment	The Planning Scheme
Emergency services	Accepted development if undertaken by or on behalf of the Council	
	Otherwise impact assessment	The Planning Scheme
All other Community activities	Impact assessment	The Planning Scheme
Recreation activities		
Park	Accepted development	
All other Recreation activities	Impact assessment	The Planning Scheme
Rural activities		
All Rural activities	Impact assessment	The Planning Scheme
Other activities		
Utility installation	Accepted development if undertaken by or on behalf of the Council	

Emerging community		
Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
	Otherwise impact assessment	The Planning Scheme
All other activities	Impact assessment	The Planning Scheme
<i>Undefined uses</i>		
Any use not defined in Schedule 1 (Definitions)	Impact assessment	The Planning Scheme

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

Table 5.5.4 Environmental management and conservation zone

Environmental management and conservation		
Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
<i>Accommodation activities</i>		
All Accommodation activities	Impact assessment	The Planning Scheme
<i>Business activities</i>		
All Business activities	Impact assessment	The Planning Scheme
<i>Entertainment activities</i>		
All Entertainment activities	Impact assessment	The Planning Scheme
<i>Industry activities</i>		
All Industry activities	Impact assessment	The Planning Scheme
<i>Community activities</i>		
All Community activities	Impact assessment	The Planning Scheme
<i>Recreation activities</i>		
Park	Accepted development	
All other Recreation activities	Impact assessment	The Planning Scheme
<i>Rural activities</i>		
All Rural activities	Impact assessment	The Planning Scheme
<i>Other activities</i>		
Utility installation	Accepted development If: (a) located on Council owned or controlled land; and (b) undertaken by or on behalf of the Council.	
	Otherwise impact assessment	The Planning Scheme
All other activities	Impact assessment	The Planning Scheme
<i>Undefined uses</i>		
Any use not defined in Schedule 1 (Definitions)	Impact assessment	The Planning Scheme

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

Table 5.5.5 High impact industry zone

High impact industry		
Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
Accommodation activities		
Caretaker's accommodation	Accepted development if complying with the acceptable outcomes of the applicable code(s)	Caretaker's accommodation code
	Otherwise code assessment	Caretaker's accommodation code High impact industry zone code Infrastructure code
All other Accommodation activities	Impact assessment	The Planning Scheme
Business activities		
Food and drink outlet	Code assessment if: (a) having a gross floor area not exceeding 150m ² ; and (b) not involving a drive-through facility.	Business activities code High impact industry zone code Infrastructure code Landscaping code Transport and parking code
	Otherwise impact assessment	The Planning Scheme
Office	Code assessment if complying with the acceptable outcomes of the applicable code(s)	Business activities code High impact industry zone code Infrastructure code Landscaping code Transport and parking code
	Otherwise impact assessment	The Planning Scheme
Service station	Code assessment	Service station code High impact industry zone code Infrastructure code Landscaping code Transport and parking code
All other Business activities	Impact assessment	The Planning Scheme
Entertainment activities		
All Entertainment activities	Impact assessment	The Planning Scheme
Industry activities		
High impact industry	Code assessment	Industry activities code High impact industry zone code Infrastructure code Landscaping code Transport and parking code
Medium impact industry	Accepted development if complying with the acceptable outcomes of the applicable code(s)	Industry activities code Transport and parking code
	Otherwise code assessment	Industry activities code High impact industry zone code Infrastructure code Landscaping code Transport and parking code
All other Industry activities	Impact assessment	The Planning Scheme
Community activities		

High impact industry		
Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
Crematorium	Code assessment	High impact industry zone code Infrastructure code Landscaping code Transport and parking code
Emergency services	Accepted development if undertaken by or on behalf of the Council	
	Otherwise impact assessment	The Planning Scheme
All other Community activities	Impact assessment	The Planning Scheme
Recreation activities		
Park	Accepted development	
All other Recreation activities	Impact assessment	The Planning Scheme
Rural activities		
All Rural activities	Impact assessment	The Planning Scheme
Other activities		
Air services	Code assessment if: (a) the premises is used for the housing, serving, refuelling, maintenance and repair of aircraft; or (b) associated training and education facilities; or (c) aviation facilities.	High impact industry zone code Infrastructure code Landscaping code Transport and parking code
	Otherwise impact assessment	The Planning Scheme
Major electricity infrastructure	Code assessment	High impact industry zone code Infrastructure code Landscaping code Transport and parking code
Substation	Code assessment	High impact industry zone code Landscaping code Transport and parking code
Telecommunications facility	Accepted development if complying with the acceptable outcomes of the applicable code(s)	Telecommunications facility code
	Otherwise code assessment	Telecommunications facility code High impact industry zone code Infrastructure code
Utility installation	Accepted development if undertaken by or on behalf of the Council	
	Otherwise impact assessment	The Planning Scheme
All other activities	Impact assessment	The Planning Scheme
Undefined uses		
Any use not defined in Schedule 1 (Definitions)	Impact assessment	The Planning Scheme

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

Table 5.5.6 Industry investigation zone

Industry investigation		
Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
Accommodation activities		
All Accommodation activities	Impact assessment	The Planning Scheme
Business activities		
Sales office	Accepted development if complying with the acceptable outcomes of the applicable code(s)	Sales office code
	Otherwise code assessment	Sales office code Industry investigation zone code Infrastructure code
All other Business activities	Impact assessment	The Planning Scheme
Entertainment activities		
All Entertainment activities	Impact assessment	The Planning Scheme
Industry activities		
All Industry activities	Impact assessment	The Planning Scheme
Community activities		
Emergency services	Accepted development if undertaken by or on behalf of the Council	
	Otherwise impact assessment	The Planning Scheme
All other Community activities	Impact assessment	The Planning Scheme
Recreation activities		
Park	Accepted development	
All other Recreation activities	Impact assessment	The Planning Scheme
Rural activities		
All Rural activities	Impact assessment	The Planning Scheme
Other activities		
Utility installation	Accepted development if undertaken by or on behalf of the Council	
	Otherwise impact assessment	The Planning Scheme
All other activities	Impact assessment	The Planning Scheme
Undefined uses		
Any use not defined in Schedule 1 (Definitions)	Impact assessment	The Planning Scheme

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

Table 5.5.7 Local centre zone

Local centre		
Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
Accommodation activities		
Caretaker's accommodation	Accepted development if complying with the acceptable outcomes of the applicable code(s)	Caretaker's accommodation code
	Otherwise code assessment	Caretaker's accommodation code Local centre zone code Infrastructure code
Dual occupancy	Code assessment	Dual occupancy code Local centre zone code Infrastructure code Landscaping code Transport and parking code
Dwelling house	Accepted development if complying with the acceptable outcomes of the applicable code(s)	Dwelling house code
	Otherwise code assessment	Dwelling house code Local centre zone code
Home based business	Accepted development if complying with the acceptable outcomes of the applicable code(s)	Home based business code
	Otherwise code assessment	Home based business code Local centre zone code Infrastructure code
Multiple dwelling	Code assessment	Multi-unit uses code Local centre zone code Infrastructure code Landscaping code Transport and parking code
Residential care facility	Code assessment	Residential care facility and retirement facility code Local centre zone code Infrastructure code Landscaping code Transport and parking code
Rooming accommodation	Code assessment	Multi-unit uses code Local centre zone code Infrastructure code Landscaping code Transport and parking code
Short-term accommodation	Code assessment	Multi-unit uses code Local centre zone code Infrastructure code Landscaping code Transport and parking code
All other Accommodation activities	Impact assessment	The Planning Scheme
Business activities		
Agricultural supplies store	Code assessment	Business activities code Local centre zone code Infrastructure code

Local centre		
Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
		Landscaping code Transport and parking code
Food and drink outlet	Accepted development if: (a) complying with the acceptable outcomes of the applicable code(s); and (b) involving no building work; or (c) only minor building work.	Business activities code Transport and parking code
	Otherwise code assessment	Business activities code Local centre zone code Infrastructure code Landscaping code Transport and parking code
Garden centre	Code assessment	Business activities code Local centre zone code Infrastructure code Landscaping code Transport and parking code
Hardware and trade supplies	Code assessment	Business activities code Local centre zone code Infrastructure code Landscaping code Transport and parking code
Market	Accepted development if complying with the acceptable outcomes of the applicable code(s)	Market code Transport and parking code
	Otherwise code assessment	Market code Local centre zone code Transport and parking code
Office	Accepted development if: (a) complying with the acceptable outcomes of the applicable code(s); and (b) involving no building work; or (c) only minor building work.	Business activities code Transport and parking code
	Otherwise code assessment	Business activities code Local centre zone code Infrastructure code Landscaping code Transport and parking code
Sales office	Accepted development if complying with the acceptable outcomes of the applicable code(s)	Sales office code
	Otherwise code assessment	Sales office code Local centre zone code Infrastructure code
Service station	Code assessment	Service station code Local centre zone code Infrastructure code Landscaping code Transport and parking code
Shop	Accepted development if: (a) complying with the acceptable outcomes of the applicable code(s); and	Business activities code Transport and parking code

Local centre		
Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
	(b) involving no building work; or (c) only minor building work.	
	Otherwise code assessment	Business activities code Local centre zone code Infrastructure code Landscaping code Transport and parking code
Shopping centre	Code assessment if having a maximum GLFA of 1,500m ²	Business activities code Local centre zone code Infrastructure code Landscaping code Transport and parking code
	Otherwise impact assessment	The Planning Scheme
Veterinary services	Accepted development if: (a) complying with the acceptable outcomes of the applicable code(s); and (b) involving no building work; or (c) only minor building work.	Business activities code Transport and parking code
	Otherwise code assessment	Business activities code Local centre zone code Infrastructure code Landscaping code Transport and parking code
All other Business activities	Impact assessment	The Planning Scheme
Entertainment activities		
All Entertainment activities	Impact assessment	The Planning Scheme
Industry activities		
Service industry	Accepted development if: (a) complying with the acceptable outcomes of the applicable code(s); and (b) involving no building work; or (c) only minor building work.	Industry activities code Transport and parking code
	Otherwise code assessment	Industry activities code Local centre zone code Infrastructure code Landscaping code Transport and parking code
All other Industry activities	Impact assessment	The Planning Scheme
Community activities		
Child care centre	Code assessment	Child care centre zone Local centre zone code Infrastructure code Landscaping code Transport and parking code
Community care centre	Code assessment	Local centre zone code Infrastructure code Landscaping code Transport and parking code
Community use	Accepted development if undertaken by or on behalf of	

Local centre		
Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
	the Council	
	Otherwise impact assessment	The Planning Scheme
Emergency services	Accepted development if undertaken by or on behalf of the Council	
	Otherwise impact assessment	The Planning Scheme
Health care services	Accepted development if involving no building work or only minor building work	Business activities code Transport and parking code
	Otherwise code assessment	Business activities code Local centre zone code Infrastructure code Landscaping code Transport and parking code
All other Community activities	Impact assessment	The Planning Scheme
Recreation activities		
Indoor sport and recreation	Code assessment	Business activities code Local centre zone code Infrastructure code Landscaping code Transport and parking code
Park	Accepted development	
All other Recreation activities	Impact assessment	The Planning Scheme
Rural activities		
All Rural activities	Impact assessment	The Planning Scheme
Other activities		
Utility installation	Accepted development if undertaken by or on behalf of the Council	
	Otherwise impact assessment	The Planning Scheme
All other activities	Impact assessment	The Planning Scheme
Undefined uses		
Any use not defined in Schedule 1 (Definitions)	Impact assessment	The Planning Scheme

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

Table 5.5.8 Low density residential zone

Low density residential		
Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
Accommodation activities		
Dwelling house	Accepted development if complying with the acceptable outcomes of the applicable code(s)	Dwelling house code
	Otherwise code assessment	Dwelling house code Low density residential zone code
Home based business	Accepted development if complying with the acceptable outcomes of the applicable code(s)	Home based business code
	Otherwise code assessment	Home based business code Low density residential zone code Infrastructure code
Residential care facility	Code assessment	Residential care facility and retirement facility code Low density residential zone code Infrastructure code Landscaping code Transport and parking code
Retirement facility	Code assessment	Residential care facility and retirement facility code Low density residential zone code Infrastructure code Landscaping code Transport and parking code
All other Accommodation activities	Impact assessment	The Planning Scheme
Business activities		
Sales office	Accepted development if complying with the acceptable outcomes of the applicable code(s)	Sales office code
	Otherwise code assessment	Sales office code Low density residential zone code Infrastructure code
Shop	Code assessment if: (a) a corner store; and (b) complying with the acceptable outcomes of the applicable codes(s).	Business activities code Low density residential zone code Infrastructure code Landscaping code Transport and parking code
	Otherwise impact assessment	The Planning Scheme
All other Business activities	Impact assessment	The Planning Scheme
Entertainment activities		
All Entertainment activities	Impact assessment	The Planning Scheme
Industry activities		

Low density residential		
Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
All Industry activities	Impact assessment	The Planning Scheme
Community activities		
Child care centre	Code assessment	Child care centre code Low density residential zone code Infrastructure code Landscaping code Transport and parking code
Community care centre	Code assessment	Low density residential zone code Infrastructure code Landscaping code Transport and parking code
Community use	Accepted development if undertaken by or on behalf of the Council	
	Otherwise impact assessment	The Planning Scheme
Emergency services	Accepted development if undertaken by or on behalf of the Council	
	Otherwise impact assessment	The Planning Scheme
All other Community activities	Impact assessment	The Planning Scheme
Recreation activities		
Park	Accepted development	
All other Recreation activities	Impact assessment	The Planning Scheme
Rural activities		
All Rural activities	Impact assessment	The Planning Scheme
Other activities		
Utility installation	Accepted development if undertaken by or on behalf of the Council	
	Otherwise impact assessment	The Planning Scheme
All other activities	Impact assessment	The Planning Scheme
Undefined uses		
Any use not defined in Schedule 1 (Definitions)	Impact assessment	The Planning Scheme

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

Table 5.5.9 Low impact industry zone

Low impact industry		
Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
Accommodation activities		
Caretaker's accommodation	Accepted development if complying with the acceptable outcomes of the applicable code(s)	Caretaker's accommodation code
	Otherwise code assessment	Caretaker's accommodation code Low impact industry zone code Infrastructure code
All other Accommodation activities	Impact assessment	The Planning Scheme
Business activities		
Agricultural supply store	Accepted development if complying with the acceptable outcomes of the applicable code(s)	Business activities code Transport and parking code
	Otherwise code assessment	Business activities code Low impact industry zone code Infrastructure code Landscaping code Transport and parking code
Car wash	Accepted development if complying with the acceptable outcomes of the applicable code(s)	Business activities code Transport and parking code
	Otherwise code assessment	Business activities code Low impact industry zone code Infrastructure code Landscaping code Transport and parking code
Food and drink outlet	Code assessment if: (a) having a GFA not exceeding 150m ² ; and (b) not involving a drive-through facility.	Business activities code Low impact industry zone code Infrastructure code Landscaping code Transport and parking code
	Otherwise impact assessment	The Planning Scheme
Garden centre	Accepted development if complying with the acceptable outcomes of the applicable code(s)	Business activities code Transport and parking code
	Otherwise code assessment	Business activities code Low impact industry zone code Infrastructure code Landscaping code Transport and parking code
Hardware and trade supplies	Accepted development if complying with the acceptable	Business activities code Transport and parking code

Low impact industry		
Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
	outcomes of the applicable code(s)	
	Otherwise code assessment	Business activities code Low impact industry zone code Infrastructure code Landscaping code Transport and parking code
Office	Code assessment if complying with the acceptable outcomes of the applicable code(s)	Business activities code Low impact industry zone code Infrastructure code Landscaping code Transport and parking code
	Otherwise impact assessment	The Planning Scheme
Outdoor sales	Accepted development if complying with the acceptable outcomes of the applicable code(s)	Business activities code Low impact industry zone code Transport and parking code
	Otherwise code assessment	Business activities code Low impact industry zone code Infrastructure code Landscaping code Transport and parking code
Service station	Code assessment	Service station code Low impact industry zone code Infrastructure code Landscaping code Transport and parking code
Showroom	Code assessment	Business activities code Low impact industry zone code Infrastructure code Landscaping code Transport and parking code
Veterinary services	Accepted development if complying with the acceptable outcomes of the applicable code(s)	Business activities code Transport and parking code
	Code assessment	Business activities code Low impact industry zone code Infrastructure code Landscaping code Transport and parking code
All other Business activities	Impact assessment	The Planning Scheme
Entertainment activities		
All Entertainment activities	Impact assessment	The Planning Scheme
Industry activities		

Low impact industry		
Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
Bulk landscape supplies	Accepted development if complying with the acceptable outcomes of the applicable code(s)	Industry activities code Transport and parking code
	Otherwise code assessment	Industry activities code Low impact industry zone code Infrastructure code Landscaping code Transport and parking code
Low impact industry	Accepted development if complying with the acceptable outcomes of the applicable code(s)	Industry activities code Transport and parking code
	Otherwise code assessment	Industry activities code Low impact industry zone code Infrastructure code Landscaping code Transport and parking code
Medium impact industry	Code assessment	Industry activities code Low impact industry zone code Infrastructure code Landscaping code Transport and parking code
Research and technology	Accepted development if complying with the acceptable outcomes of the applicable code(s)	Industry activities code Transport and parking code
	Otherwise code assessment	Industry activities code Low impact industry zone code Infrastructure code Landscaping code Transport and parking code
Service industry	Accepted development if complying with the acceptable outcomes of the applicable code(s)	Industry activities code Transport and parking code
	Otherwise code assessment	Industry activities code Low impact industry zone code Infrastructure code Landscaping code Transport and parking code

Low impact industry		
Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
Warehouse	Accepted development if complying with the acceptable outcomes of the applicable code(s)	Industry activities code Transport and parking code
	Otherwise code assessment	Industry activities code Low impact industry zone code Infrastructure code Landscaping code Transport and parking code
All other Industry activities	Impact assessment	The Planning Scheme
Community activities		
Community use	Accepted development if undertaken by or on behalf of the Council	
	Otherwise impact assessment	The Planning Scheme
Emergency services	Accepted development if undertaken by or on behalf of the Council	
	Otherwise impact assessment	The Planning Scheme
Funeral Parlour	Code assessment	Low impact industry zone code Infrastructure code Landscaping code Transport and parking code
All other Community activities	Impact assessment	The Planning Scheme
Recreation activities		
Indoor sport and recreation	Code assessment	Business activities code Low impact industry zone code Infrastructure code Landscaping code Transport and parking code
Park	Accepted development	
All other Recreation activities	Impact assessment	The Planning Scheme
Rural activities		
Rural industry	Accepted development if complying with the acceptable outcomes of the applicable code(s)	Rural activities code Transport and parking code
	Otherwise code assessment	Rural activities code Low impact industry zone code Infrastructure code Landscaping code Transport and parking code
Aquaculture	Code assessment	Rural activities code Low impact industry zone code Infrastructure code Landscaping code Transport and parking code

Low impact industry		
Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
All other Rural activities	Impact assessment	The Planning Scheme
Other activities		
Substation	Code assessment	Low impact industry zone code Infrastructure code Landscaping code Transport and parking code
Telecommunications facility	Code assessment if complying with the acceptable outcomes of the applicable code(s)	Telecommunications facility code Low impact industry zone code Infrastructure code
	Otherwise impact assessment	The Planning Scheme
Transport depot	Code assessment	Industry activities code Low impact industry zone code Infrastructure code Landscaping code Transport and parking code
Utility installation	Accepted development if undertaken by or on behalf of the Council	
	Otherwise impact assessment	The Planning Scheme
All other activities	Impact assessment	The Planning Scheme
Undefined uses		
Any use not defined in Schedule 1 (Definitions)	Impact assessment	The Planning Scheme

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

Table 5.5.10 Low-medium density residential zone

Low-medium density residential		
Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
Accommodation activities		
Dual occupancy	Accepted development if complying with the acceptable outcomes of the applicable code(s)	Dual occupancy code
	Otherwise code assessment	Dual occupancy code Low-medium density residential zone code Infrastructure code Landscaping code Transport and parking code
Dwelling house	Accepted development if complying with the acceptable outcomes of the applicable code(s)	Dwelling house code
	Otherwise code assessment	Dwelling house code Low-medium density residential zone code
Home based business	Accepted development if complying with the acceptable outcomes of the applicable code(s)	Home based business code
	Otherwise code assessment	Home based business code Low-medium density residential zone code Infrastructure code
Multiple dwelling	Code assessment	Multi-unit uses code Low-medium density residential zone code Infrastructure code Landscaping code Transport and parking code
Relocatable home park	Code assessment	Relocatable home park and tourist park code Low-medium density residential zone code Infrastructure code Landscaping code Transport and parking code
Residential care facility	Code assessment	Residential care facility and retirement facility code Low-medium density residential zone code Infrastructure code Landscaping code Transport and parking code
Retirement facility	Code assessment	Residential care facility and retirement facility code Low-medium density residential zone code Infrastructure code Landscaping code Transport and parking code

Low-medium density residential		
Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
Rooming accommodation	Code assessment	Multi-unit uses code Low-medium density residential zone code Infrastructure code Landscaping code Transport and parking code
Short-term accommodation	Code assessment	Multi-unit uses code Low-medium density residential zone code Infrastructure code Landscaping code Transport and parking code
Tourist park	Code assessment	Relocatable home park and tourist park code Low-medium density residential zone code Infrastructure code Landscaping code Transport and parking code
All other Accommodation activities	Impact assessment	The Planning Scheme
Business activities		
Sales office	Accepted development if complying with the acceptable outcomes of the applicable code(s)	Sales office code
	Otherwise code assessment	Sales office code Low-medium density residential zone code Infrastructure code
Shop	Code assessment if: (a) a corner store; and (b) complying with the acceptable outcomes of the applicable codes(s).	Business activities code Low-medium density residential zone code Infrastructure code Landscaping code Transport and parking code
	Otherwise impact assessment	The Planning Scheme
All other Business activities	Impact assessment	The Planning Scheme
Entertainment activities		
All Entertainment activities	Impact assessment	The Planning Scheme
Industry activities		
All Industry activities	Impact assessment	The Planning Scheme
Community activities		
Child care centre	Code assessment	Child care centre zone Low-medium density residential zone code Infrastructure code Landscaping code Transport and parking code
Community care centre	Code assessment	Low-medium density residential zone code Infrastructure code Landscaping code

Low-medium density residential		
Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
		Transport and parking code
Community use	Accepted development if undertaken by or on behalf of the Council	
	Otherwise impact assessment	The Planning Scheme
Emergency services	Accepted development if undertaken by or on behalf of the Council	
	Otherwise impact assessment	The Planning Scheme
All other Community activities	Impact assessment	The Planning Scheme
Recreation activities		
Park	Accepted development	
All other Recreation activities	Impact assessment	The Planning Scheme
Rural activities		
All Rural activities	Impact assessment	The Planning Scheme
Other activities		
Utility installation	Accepted development if undertaken by or on behalf of the Council	
	Otherwise impact assessment	The Planning Scheme
All other activities	Impact assessment	The Planning Scheme
Undefined uses		
Any use not defined in Schedule 1 (Definitions)	Impact assessment	The Planning Scheme

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

Table 5.5.11 Major centre zone


Major centre		
Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
Accommodation activities		
Caretaker's accommodation	Accepted development if complying with the acceptable outcomes of the applicable code(s)	Caretaker's accommodation code
	Otherwise code assessment	Caretaker's accommodation code Major centre zone code Infrastructure code
Dual occupancy	Code assessment	Dual occupancy code Major centre zone code Infrastructure code Landscaping code Transport and parking code
Dwelling house	Accepted development if complying with the acceptable outcomes of the applicable code(s)	Dwelling house code
	Otherwise code assessment	Dwelling house code Major centre zone code
Home based business	Accepted development if complying with the acceptable outcomes of the applicable code(s)	Home based business code
	Otherwise code assessment	Home based business code Major centre zone code Infrastructure code
Multiple dwelling	Code assessment	Multi-unit uses code Major centre zone code Infrastructure code Landscaping code Transport and parking code
Residential care facility	Code assessment	Residential care facility and retirement facility code Major centre zone code Infrastructure code Landscaping code Transport and parking code
Rooming accommodation	Code assessment	Multi-unit uses code Major centre zone code Infrastructure code Landscaping code Transport and parking code
Short-term accommodation	Code assessment	Multi-unit uses code Major centre zone code Infrastructure code Landscaping code Transport and parking code
All other Accommodation activities	Impact assessment	The Planning Scheme
Business activities		

Major centre		
Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
Agricultural supplies store	Code assessment	Business activities code Major centre zone code Infrastructure code Landscaping code Transport and parking code
Food and drink outlet	Accepted development if: (a) complying with the acceptable outcomes of the applicable code(s); and (b) involving no building work; or (c) only minor building work.	Business activities code Transport and parking code
	Otherwise code assessment	Business activities code Major centre zone code Infrastructure code Landscaping code Transport and parking code
Garden centre	Accepted development if: (a) complying with the acceptable outcomes of the applicable code(s); and (b) involving no building work; or (c) only minor building work.	Business activities code Transport and parking code
	Otherwise code assessment	Business activities code Major centre zone code Infrastructure code Landscaping code Transport and parking code
Hardware and trade supplies	Accepted development if: (a) complying with the acceptable outcomes of the applicable code(s); and (b) involving no building work; or (c) only minor building work.	Business activities code Transport and parking code
	Otherwise code assessment	Business activities code Major centre zone code Infrastructure code Landscaping code Transport and parking code
Market	Accepted development if complying with the acceptable outcomes of the applicable code(s)	Market code
	Otherwise impact assessable	The Planning Scheme
Office	Accepted development if: (a) complying with the acceptable outcomes of the applicable code(s); and (b) involving no building work; or (c) only minor building work.	Business activities code Transport and parking code
	Otherwise code assessment	Business activities code Major centre zone code Infrastructure code Landscaping code Transport and parking code

Major centre		
Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
Sales office	Accepted development if complying with the acceptable outcomes of the applicable code(s)	Sales office code
	Otherwise code assessment	Sales office code Major centre zone code Infrastructure code
Service station	Code assessment	Service station code Major centre code Infrastructure code Landscaping code Transport and parking code
Shop	Accepted development if: (a) complying with the acceptable outcomes of the applicable code(s); and (b) involving no building work; or (c) only minor building work.	Business activities code Transport and parking code
	Otherwise code assessment	Business activities code Major centre zone code Infrastructure code Landscaping code Transport and parking code
Shopping centre	(a) Code assessment if complying with the acceptable outcomes of the applicable code(s)	Business activities code Major centre zone code Infrastructure code Landscaping code Transport and parking code
	Otherwise impact assessment	The Planning Scheme
Veterinary services	Accepted development if: (a) complying with the acceptable outcomes of the applicable code(s); and (b) involving no building work; or (c) only minor building work.	Business activities code Transport and parking code
	Otherwise code assessment	Business activities code Major centre zone code Infrastructure code Landscaping code Transport and parking code
All other Business activities	Impact assessment	The Planning Scheme
Entertainment activities		
Bar	Code assessment if complying with the acceptable outcomes of the applicable code(s)	Business activities code Major centre zone code Infrastructure code Landscaping code Transport and parking code
	Otherwise impact assessment	The Planning Scheme
Club	Code assessment if complying with the acceptable outcomes of the applicable code(s)	Business activities code Major centre zone code Infrastructure code Landscaping code Transport and parking code

Major centre		
Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
	Otherwise impact assessment	The Planning Scheme
Function facility	Code assessment if complying with the acceptable outcomes of the applicable code(s)	Business activities code Major centre zone code Infrastructure code Landscaping code Transport and parking code
	Otherwise impact assessment	The Planning Scheme
Hotel	Code assessment if complying with the acceptable outcomes of the applicable code(s)	Business activities code Major centre zone code Infrastructure code Landscaping code Transport and parking code
	Otherwise impact assessment	The Planning Scheme
Nightclub entertainment facility	Code assessment	Business activities code Major centre zone code Infrastructure code Landscaping code Transport and parking code
Theatre	Code assessment if complying with the acceptable outcomes of the applicable code(s)	Business activities code Major centre zone code Infrastructure code Landscaping code Transport and parking code
	Otherwise impact assessment	The Planning Scheme
Tourist attraction	Impact assessment	The Planning Scheme
All other Entertainment activities	Impact assessment	The Planning Scheme
Industry activities		
Service industry	Accepted development if: (a) complying with the acceptable outcomes of the applicable code(s); and (b) involving no building work; or (c) only minor building work.	Industry activities code Transport and parking code
	Otherwise code assessment	Industry activities code Major centre zone code Infrastructure code Landscaping code Transport and parking code
All other Industry activities	Impact assessment	The Planning Scheme
Community activities		
Child care centre	Code assessment	Child care centre zone Major centre zone code Infrastructure code Landscaping code Transport and parking code
Community care centre	Code assessment	Major centre zone code Infrastructure code Landscaping code Transport and parking code
Community use	Accepted development if undertaken by or on behalf of the Council	
	Otherwise impact assessment	The Planning Scheme

Major centre		
Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
Educational establishment	Code assessment	Business activities code Major centre zone code Infrastructure code Landscaping code Transport and parking code
Emergency services	Accepted development if undertaken by or on behalf of the Council	
	Otherwise impact assessment	The Planning Scheme
Health care services	Accepted development if: (a) complying with the acceptable outcomes of the applicable code(s); and (b) involving no building work; or (c) only minor building work.	Business activities code Transport and parking code
	Otherwise code assessment	Business activities code Major centre zone code Infrastructure code Landscaping code Transport and parking code
Hospital	Code assessment	Business activities code Major centre zone code Infrastructure code Landscaping code Transport and parking code
All other Community activities	Impact assessment	The Planning Scheme
Recreation activities		
Indoor sport and recreation	Code assessment	Business activities code Major centre zone code Infrastructure code Landscaping code Transport and parking code
Park	Accepted development	
All other Recreation activities	Impact assessment	The Planning Scheme
Rural activities		
All Rural activities	Impact assessment	The Planning Scheme
Other activities		
Parking station	Accepted development if undertaken by or on behalf of the Council	
	Otherwise code assessment	Major centre zone code Infrastructure code Landscaping code Transport and parking code
Utility installation	Accepted development if undertaken by or on behalf of the Council	
	Otherwise impact assessment	The Planning Scheme
All other activities	Impact assessment	The Planning Scheme
Undefined uses		
Any use not defined in Schedule 1 (Definitions)	Impact assessment	The Planning Scheme



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

Table 5.5.12 Medium impact industry zone

Medium impact industry		
Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
Accommodation activities		
Caretaker's accommodation	Accepted development if complying with the acceptable outcomes of the applicable code(s)	Caretaker's accommodation code
	Otherwise code assessment	Caretaker's accommodation code Medium impact industry zone code Infrastructure code
All other Accommodation activities	Impact assessment	The Planning Scheme
Business activities		
Agricultural supply store	Accepted development if: (a) if involving no building work or only minor building work; and (b) complying with the acceptable outcomes of the applicable code(s).	Business activities code Transport and parking code
	Otherwise code assessment	Business activities code Medium impact industry zone code Infrastructure code Landscaping code Transport and parking code
Car wash	Code assessment	Business activities code Medium impact industry zone code Infrastructure code Landscaping code Transport and parking code
Food and drink outlet	Code assessment if: (a) having a gross floor area not exceeding 150m ² ; and (b) not involving a drive-through facility.	Business activities code Medium impact industry zone code Infrastructure code Landscaping code Transport and parking code
	Otherwise impact assessment	The Planning Scheme
Garden centre	Accepted development if: (a) complying with the acceptable outcomes of the applicable code(s); and (b) involving no building work; or (c) only minor building work.	Business activities code Transport and parking code
	Otherwise code assessment	Business activities code Medium impact industry zone code Infrastructure code Landscaping code Transport and parking code
Hardware and trade supplies	Accepted development if: (a) complying with the acceptable outcomes of the	Business activities code Transport and parking code

Medium impact industry		
Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
	applicable code(s); and (b) involving no building work; or (c) only minor building work.	
	Otherwise code assessment.	Business activities code Medium impact industry zone code Infrastructure code Landscaping code Transport and parking code
Office	Code assessment if complying with the acceptable outcomes of the applicable code(s)	Business activities code Medium impact industry zone code Infrastructure code Landscaping code Transport and parking code
	Otherwise impact assessment	The Planning Scheme
Outdoor sales	Accepted development if complying with the acceptable outcomes of the applicable code(s)	Business use code Transport and parking code
	Otherwise code assessment	Business use code Medium impact industry zone code Infrastructure code Landscaping code Transport and parking code
Service station	Code assessment	Service station code Medium impact industry zone code Infrastructure code Landscaping code Transport and parking code
Showroom	Code assessment	Business activities code Medium impact industry zone code Infrastructure code Landscaping code Transport and parking code
Veterinary services	Code assessment	Business activities code Medium impact industry zone code Infrastructure code Landscaping code Transport and parking code
All other Business activities	Impact assessment	The Planning Scheme
Entertainment activities		
All Entertainment activities	Impact assessment	The Planning Scheme
Industry activities		
Bulk landscape supplies	Code assessment	Industry activities code Medium impact industry zone code Infrastructure code Landscaping code Transport and parking code

Medium impact industry		
Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
Low impact industry	Accepted development if complying with the acceptable outcomes of the applicable code(s)	Industry activities code Transport and parking code
	Otherwise code assessment	Industry activities code Medium impact industry zone code Infrastructure code Landscaping code Transport and parking code
Medium impact industry	Accepted development if complying with the acceptable outcomes of the applicable code(s)	Industry activities code Transport and parking code
	Otherwise code assessment	Industry activities code Medium impact industry zone code Infrastructure code Landscaping code Transport and parking code
Research and technology	Accepted development if complying with the acceptable outcomes of the applicable code(s)	Industry activities code Transport and parking code
	Otherwise code assessment	Industry activities code Medium impact industry zone code Infrastructure code Landscaping code Transport and parking code
Service industry	Accepted development if complying with the acceptable outcomes of the applicable code(s)	Industry activities code Transport and parking code
	Otherwise code assessment	Industry activities code Medium impact industry zone code Infrastructure code Landscaping code Transport and parking code
Warehouse	Accepted development if complying with the acceptable outcomes of the applicable code(s)	Industry activities code Transport and parking code
	Otherwise code assessment	Industry activities code Medium impact industry zone code Infrastructure code Landscaping code Transport and parking code
All other Industry	Impact assessment	The Planning Scheme

Medium impact industry		
Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
activities		
Community activities		
Crematorium	Code assessment	Medium impact industry zone code Infrastructure code Landscaping code Transport and parking code
Emergency services	Accepted development if undertaken by or on behalf of the Council	
	Otherwise impact assessment	The Planning Scheme
Funeral Parlour	Code assessment if complying with the acceptable outcomes of the applicable code(s)	Medium impact industry zone code Infrastructure code Landscaping code Transport and parking code
	Otherwise impact assessment	The Planning Scheme
All other Community activities	Impact assessment	The Planning Scheme
Recreation activities		
Park	Accepted development	
All other Recreation activities	Impact assessment	The Planning Scheme
Rural activities		
Rural industry	Accepted development if complying with the acceptable outcomes of the applicable code(s)	Rural activities code Transport and parking code
	Otherwise code assessment	Rural activities code Medium impact industry zone code Infrastructure code Landscaping code Transport and parking code
All other Rural activities	Impact assessment	The Planning Scheme
Other activities		
Air services	Code assessable if the premises is used for: (a) the housing, serving, refuelling, maintenance and repair of aircraft; or (b) associated training and education facilities; or (c) aviation facilities.	Medium impact industry zone code Infrastructure code Landscaping code Transport and parking code
	Otherwise impact assessment	The Planning Scheme
Major electricity infrastructure	Code assessment	Medium impact industry zone code Infrastructure code Landscaping code Transport and parking code

Medium impact industry		
Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
Substation	Accepted development if complying with the acceptable outcomes of the applicable code(s)	Medium impact industry zone code Transport and parking code
	Otherwise code assessment	Medium impact industry zone code Infrastructure code Landscaping code Transport and parking code
Telecommunications facility	Code assessment if complying with the acceptable outcomes of the applicable code(s)	Telecommunications facility code Medium impact industry zone code Infrastructure code
	Otherwise impact assessment	The Planning Scheme
Transport depot	Code assessment	Industry activities code Medium impact industry zone code Infrastructure code Landscaping code Transport and parking code
Utility installation	Accepted development if complying with the acceptable outcomes of the applicable code(s)	Medium impact industry zone code Transport and parking code
	Otherwise code assessment	Medium impact industry zone code Infrastructure code Landscaping code Transport and parking code
All other activities	Impact assessment	The Planning Scheme
Undefined uses		
Any use not defined in Schedule 1 (Definitions)	Impact assessment	The Planning Scheme

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

Table 5.5.13 Mixed use zone

Mixed use zone		
Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
Accommodation activities		
Caretaker's accommodation	Accepted development if complying with the acceptable outcomes of the applicable code(s)	Caretaker's accommodation code
	Otherwise code assessment	Caretaker's accommodation code Mixed use zone code Infrastructure code
Dual occupancy	Code assessment	Dual occupancy code Mixed use zone code Infrastructure code Landscaping code Transport and parking code
Dwelling house	Accepted development if complying with the acceptable outcomes of the applicable code(s)	Dwelling house code
	Otherwise code assessment	Dwelling house code Mixed use zone code
Home based business	Accepted development if complying with the acceptable outcomes of the applicable code(s)	Home based business code
	Otherwise code assessment	Home based business code Mixed use zone Infrastructure code
Multiple dwelling	Code assessment	Multi-unit uses code Mixed use zone code Infrastructure code Landscaping code Transport and parking code
Residential care facility	Code assessment	Multi-unit uses code Mixed use zone code Infrastructure code Landscaping code Transport and parking code
Rooming accommodation	Code assessment	Multi-unit uses code Mixed use zone code Infrastructure code Landscaping code Transport and parking code
Short-term accommodation	Code assessment	Multi-unit uses code Mixed use zone code Infrastructure code Landscaping code Transport and parking code
All other Accommodation activities	Impact assessment	The Planning Scheme
Business activities		
Food and drink outlet	Accepted development if: (a) complying with the acceptable outcomes of the	Business activities code Transport and parking code

Mixed use zone		
Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
	applicable code(s); and (b) involving no building work; or (c) only minor building work.	
	Otherwise code assessment	Business activities code Mixed use zone code Infrastructure code Landscaping code Transport and parking code
Market	Accepted development if complying with the acceptable outcomes of the applicable code(s)	Market code Transport and parking code
	Otherwise code assessment	Market code Mixed use zone code Transport and parking code
Office	Accepted development if: (a) complying with the acceptable outcomes of the applicable code(s); and (b) involving no building work; or (c) only minor building work.	Business activities code Transport and parking code
	Otherwise code assessment	Business activities code Mixed use zone code Infrastructure code Landscaping code Transport and parking code
Sales office	Accepted development if complying with the acceptable outcomes of the applicable code(s)	Sales office code
	Otherwise code assessment	Sales office code Mixed use zone code Infrastructure code
Shop	Accepted development if: (a) complying with the acceptable outcomes of the applicable code(s); and (b) involving no building work; or (c) only minor building work.	Business activities code Transport and parking code
	Otherwise code assessment	Business activities code Mixed use zone code Infrastructure code Landscaping code Transport and parking code
All other Business activities	Impact assessment	The Planning Scheme
Entertainment activities		
Bar	Accepted development if: (a) complying with the acceptable outcomes of the applicable code(s); and (b) involving no building work; or (c) only minor building work.	Business activities code Transport and parking code
	Otherwise code assessment	Business activities code Mixed use zone code Infrastructure code

Mixed use zone		
Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
		Landscaping code Transport and parking code
Club	Accepted development if: (a) complying with the acceptable outcomes of the applicable code(s); and (b) involving no building work; or (c) only minor building work.	Business activities code Transport and parking code
	Otherwise code assessment	Business activities code Mixed use zone code Infrastructure code Landscaping code Transport and parking code
Function facility	Accepted development if: (a) complying with the acceptable outcomes of the applicable code(s); and (b) involving no building work; or (c) only minor building work.	Business activities code Transport and parking code
	Otherwise code assessment	Business activities code Mixed use zone code Infrastructure code Landscaping code Transport and parking code
Hotel	Accepted development if: (a) complying with the acceptable outcomes of the applicable code(s); and (b) involving no building work; or (c) only minor building work.	Business activities code Transport and parking code
	Otherwise code assessment	Business activities code Mixed use zone code Infrastructure code Landscaping code Transport and parking code
Nightclub entertainment facility	Accepted development if: (a) complying with the acceptable outcomes of the applicable code(s); and (b) involving no building work; or (c) only minor building work.	Business activities code Transport and parking code
	Otherwise code assessment	Business activities code Mixed use zone code Infrastructure code Landscaping code Transport and parking code
Theatre	Accepted development if: (a) complying with the acceptable outcomes of the applicable code(s); and (b) involving no building work; or (c) only minor building work.	Business activities code Transport and parking code
	Otherwise code assessment	Business activities code Mixed use zone code Infrastructure code Landscaping code Transport and parking code

Mixed use zone		
Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
Tourist attraction	Impact assessment	The Planning Scheme
All other Entertainment activities	Impact assessment	The Planning Scheme
Industry activities		
All Industry activities	Impact assessment	The Planning Scheme
Community activities		
Community use	Accepted development if undertaken by or on behalf of the Council	
	Otherwise impact assessment	The Planning Scheme
Emergency services	Accepted development if undertaken by or on behalf of the Council	
	Otherwise impact assessment	The Planning Scheme
Health care services	Accepted development if: (a) complying with the acceptable outcomes of the applicable code(s); and (b) involving no building work; or (c) only minor building work.	Business activities code Transport and parking code
	Otherwise code assessment	Business activities code Mixed use zone code Infrastructure code Landscaping code Transport and parking code
All other Community activities	Impact assessment	The Planning Scheme
Recreation activities		
Indoor sport and recreation	Code assessment	Business activities code Mixed use zone code Infrastructure code Landscaping code Transport and parking code
Park	Accepted development	
All other Recreation activities	Impact assessment	The Planning Scheme
Rural activities		
All Rural activities	Impact assessment	The Planning Scheme
Other activities		
Parking station	Code assessment	Mixed use zone code Infrastructure code Landscaping code Transport and parking code
Utility installation	Accepted development if undertaken by or on behalf of the Council	
	Otherwise impact assessment	The Planning Scheme
All other activities	Impact assessment	The Planning Scheme
Undefined uses		
Any use not defined in Schedule 1 (Definitions)	Impact assessment	The Planning Scheme

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

Table 5.5.14 Neighbourhood centre zone

Neighbourhood centre		
Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
Accommodation activities		
Caretaker's accommodation	Accepted development if complying with the acceptable outcomes of the applicable code(s)	Caretaker's accommodation code
	Otherwise code assessment	Caretaker's accommodation code Neighbourhood centre zone code Infrastructure code
Dual occupancy	Code assessment	Dual occupancy code Neighbourhood centre zone code Infrastructure code Landscaping code Transport and parking code
Dwelling house	Accepted development if complying with the acceptable outcomes of the applicable code(s)	Dwelling house code
	Otherwise code assessment	Dwelling house code Neighbourhood centre zone code
Home based business	Accepted development if complying with the acceptable outcomes of the applicable code(s)	Home based business code
	Otherwise code assessment	Home based business code Neighbourhood centre zone code Infrastructure code
Multiple dwelling	Code assessment	Multi-unit uses code Neighbourhood centre zone code Infrastructure code Landscaping code Transport and parking code
All other Accommodation activities	Impact assessment	The Planning Scheme
Business activities		
Food and drink outlet	Accepted development if: (a) complying with the acceptable outcomes of the applicable code(s); and (b) involving no building work; or (c) only minor building work.	Business activities code Transport and parking code
	Otherwise code assessment	Business activities code Neighbourhood centre zone code Infrastructure code Landscaping code Transport and parking code

Neighbourhood centre		
Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
Office	Accepted development if: (a) complying with the acceptable outcomes of the applicable code(s); and (b) involving no building work; or (c) only minor building work.	Business activities code Transport and parking code
	Otherwise code assessment	Business activities code Neighbourhood centre zone code Infrastructure code Landscaping code Transport and parking code
Shop	Accepted development if: (a) complying with the acceptable outcomes of the applicable code(s); and (b) involving no building work; or (c) only minor building work.	Business activities code Transport and parking code
	Otherwise code assessment	Business activities code Neighbourhood centre zone code Infrastructure code Landscaping code Transport and parking code
All other Business activities	Impact assessment	The Planning Scheme
Entertainment activities		
All Entertainment activities	Impact assessment	The Planning Scheme
Industry activities		
Service industry	Accepted development if: (a) complying with the acceptable outcomes of the applicable code(s); and (b) involving no building work; or (c) only minor building work.	Industry activities code Transport and parking code
	Otherwise code assessment	Industry activities code Neighbourhood centre zone code Infrastructure code Landscaping code Transport and parking code
All Industry activities	Impact assessment	The Planning Scheme
Community activities		
Child care centre	Code assessment	Child care centre zone Neighbourhood centre zone code Infrastructure code Landscaping code Transport and parking code
Community care centre	Code assessment	Neighbourhood centre zone code Infrastructure code Landscaping code Transport and parking code

Neighbourhood centre		
Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
Community use	Accepted development if undertaken by or on behalf of the Council	
	Otherwise impact assessment	The Planning Scheme
Emergency services	Accepted development if undertaken by or on behalf of the Council	
	Otherwise impact assessment	The Planning Scheme
All other Community activities	Impact assessment	The Planning Scheme
Recreation activities		
Park	Accepted development	
All other Recreation activities	Impact assessment	The Planning Scheme
Rural activities		
All Rural activities	Impact assessment	The Planning Scheme
Other activities		
Utility installation	Accepted development if undertaken by or on behalf of the Council	
	Otherwise impact assessment	The Planning Scheme
All other activities	Impact assessment	The Planning Scheme
Undefined uses		
Any use not defined in Schedule 1 (Definitions)	Impact assessment	The Planning Scheme

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

Table 5.5.15 Recreation and open space zone

Recreation and open space		
Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
Accommodation activities		
Caretaker's accommodation	Accepted development if complying with the acceptable outcomes of the applicable code(s)	Caretaker's accommodation code
	Otherwise code assessment	Caretaker's accommodation code Recreation and open space zone code Infrastructure code
All other Accommodation activities	Impact assessment	The Planning Scheme
Business activities		
Market	Accepted development if complying with the acceptable outcomes of the applicable code(s)	Market code Transport and parking code
	Otherwise code assessment	Market code Recreation and open space zone code Transport and parking code
All other Business activities	Impact assessment	The Planning Scheme
Entertainment activities		
Club	Code assessment if associated with a Recreation activity conducted on the same site	Business activities code Recreation and open space zone code Infrastructure code Landscaping code Transport and parking code
	Otherwise impact assessment	The Planning Scheme
Function facility	Code assessment if associated with a club conducted on the same site	Business activities code Recreation and open space zone code Infrastructure code Landscaping code Transport and parking code
	Otherwise impact assessment	The Planning Scheme
All other Entertainment activities	Impact assessment	The Planning Scheme
Industry activities		
All Industry activities	Impact assessment	The Planning Scheme
Community activities		
Community use	Accepted development if undertaken by or on behalf of the Council	
	Otherwise impact assessment	The Planning Scheme
Emergency services	Accepted development if undertaken by or on behalf of the Council	

Recreation and open space		
Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
	Otherwise impact assessment	The Planning Scheme
All other Community activities	Impact assessment	The Planning Scheme
Recreation activities		
Indoor sport and recreation	Accepted development if: (a) conducted by or on behalf of the council and does not include licensed premises; or (b) involving no building work; or (c) only minor building work.	
	Otherwise code assessment.	Business activities code Recreation and open space zone code Infrastructure code Landscaping code Transport and parking code
Outdoor sport and recreation	Accepted development if: (a) conducted by or on behalf of the council and does not include licensed premises; or (b) involving no building work; or (c) only minor building work.	
	Otherwise code assessment	Recreation and open space zone code Infrastructure code Transport and parking code
Park	Accepted development	
All other Recreation activities	Impact assessment	The Planning Scheme
Rural activities		
All Rural activities	Impact assessment	The Planning Scheme
Other activities		
Utility installation	Accepted development if undertaken by or on behalf of the Council	
	Otherwise impact assessment	The Planning Scheme
All other activities	Impact assessment	The Planning Scheme
Undefined uses		
Any use not defined in Schedule 1 (Definitions)	Impact assessment	The Planning Scheme

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

Table 5.5.16 Rural zone

Rural		
Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
Accommodation activities		
Caretaker's Accommodation	Accepted development if complying with the acceptable outcomes of the applicable code(s)	Caretaker's accommodation code
	Otherwise code assessment	Caretaker's accommodation code Rural zone code Infrastructure code
Dwelling house	Accepted development if complying with the acceptable outcomes of the applicable code(s)	Dwelling house code
	Otherwise code assessment	Dwelling house code Rural zone code
Home based business	Accepted development if complying with the acceptable outcomes of the applicable code(s)	Home based business code
	Otherwise code assessment	Home based business code Rural zone code Infrastructure code
Rural workers accommodation	Code assessment	Multi-unit uses code Rural zone code Infrastructure code Landscaping code Transport and parking code
All other Accommodation activities	Impact assessment	The Planning Scheme
Business activities		
Veterinary services	Code assessment	Business activities code Rural zone code Infrastructure code Landscaping code Transport and parking code
All other Business activities	Impact assessment	The Planning Scheme
Entertainment activities		
All Entertainment activities	Impact assessment	The Planning Scheme
Industry activities		
Bulk landscape supplies	Code assessment	Industry activities code Rural zone code Infrastructure code Landscaping code Transport and parking code
All other Industry activities	Impact assessment	The Planning Scheme
Community activities		
Community use	Accepted development if undertaken by or on behalf of the Council	
	Otherwise impact assessment	The Planning Scheme

Rural		
Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
Emergency services	Accepted development if undertaken by or on behalf of the Council	
	Otherwise impact assessment	The Planning Scheme
All other Community activities	Impact assessment	The Planning Scheme
Recreation activities		
Park	Accepted development	
All other Recreation activities	Impact assessment	The Planning Scheme
Rural activities		
Animal husbandry	Accepted development if complying with the acceptable outcomes of the applicable code(s)	Rural activities code
	Otherwise code assessment	Rural activities code Rural zone code
Animal keeping	Accepted development if complying with the acceptable outcomes of the applicable code(s)	Rural uses code
	Otherwise code assessment	Rural activities code Rural zone code
Aquaculture	Code assessment	Rural activities code Rural zone code
Cropping	Accepted development if complying with the acceptable outcomes of the applicable code(s)	Rural activities code Forestry for wood production code (where applicable)
	Otherwise code assessment	Rural activities code Forestry for wood production code (where applicable) Rural zone code
Intensive animal industry	Code assessment if involving: (a) 1,000 or less birds of poultry; or (b) 400 or less standard pig units; or (c) 150 or less standard cattle units; or (d) 1,000 or less standard sheep units.	Rural activities code Rural zone code
	Otherwise impact assessment	The Planning Scheme
Intensive horticulture	Code assessment	Rural activities code Rural zone code
Roadside stall	Accepted development if complying with the acceptable outcomes of the applicable code(s)	Rural uses code
	Otherwise code assessment	Rural activities code Rural zone code

Rural		
Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
Rural industry	Code assessment if no part of the use area is within: (a) 250m of premises in the Rural residential zone; or (b) 500m of premises in a residential zone.	Rural activities code Rural zone code Transport and parking code
	Otherwise impact assessment	The Planning Scheme
Wholesale nursery	Accepted development if complying with the acceptable outcomes of the applicable code(s)	Rural activities code Transport and parking code
	Otherwise code assessment	Rural activities code Rural zone code Transport and parking code
All other Rural activities	Impact assessment	The Planning Scheme
<i>Other activities</i>		
Landing	Accepted development if undertaken by or on behalf of the Council	
	Otherwise impact assessment	The Planning Scheme
Utility installation	Accepted development if undertaken by or on behalf of the Council	
	Otherwise impact assessment	The Planning Scheme
All other activities	Impact assessment	The Planning Scheme
<i>Undefined uses</i>		
Any use not defined in Schedule 1 (Definitions)	Impact assessment	The Planning Scheme

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

Table 5.5.17 Rural residential zone

Rural residential		
Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
Accommodation activities		
Dwelling house	Self assessment if complying with the acceptable outcomes of the applicable code(s)	Dwelling house code
	Otherwise code assessment	Dwelling house code Rural residential zone code
Home based business	Self assessment if complying with the acceptable outcomes of the applicable code(s)	Home based business code
	Otherwise code assessment	Home based business code Rural residential zone code Infrastructure code
All other Accommodation activities	Impact assessment	The Planning Scheme
Business activities		
Sales office	Self assessment if complying with the acceptable outcomes of the applicable code(s)	Sales office code
	Otherwise code assessment	Sales office code Rural residential zone code Infrastructure code
All other Business activities	Impact assessment	The Planning Scheme
Entertainment activities		
All Entertainment activities	Impact assessment	The Planning Scheme
Industry activities		
All Industry activities	Impact assessment	The Planning Scheme
Community activities		
Community use	Exempt if undertaken by or on behalf of the Council	
	Otherwise impact assessment	The Planning Scheme
Emergency services	Exempt if undertaken by or on behalf of the Council	
	Otherwise impact assessment	The Planning Scheme
All other Community activities	Impact assessment	The Planning Scheme
Recreation activities		
Park	Exempt	
All other Recreation activities	Impact assessment	The Planning Scheme
Rural activities		
Animal husbandry	Self assessment if complying with the acceptable outcomes of the applicable code(s)	Rural activities code
	Otherwise code assessment	Rural activities code Rural residential zone code
Cropping	Self assessment if complying with the acceptable outcomes of the applicable code(s)	Rural activities code
	Otherwise code assessment	Rural activities code Rural residential zone code

Rural residential		
Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
Roadside stall	Self assessment if complying with the acceptable outcomes of the applicable code(s)	Rural activities code
	Otherwise code assessment	Rural activities code Rural residential zone code
All other Rural activities	Impact assessment	The Planning Scheme
<i>Other activities</i>		
Utility installation	Exempt if undertaken by or on behalf of the Council	
	Otherwise impact assessment	The Planning Scheme
All other activities	Impact assessment	The Planning Scheme
<i>Undefined uses</i>		
Any use not defined in Schedule 1 (Definitions)	Impact assessment	The Planning Scheme

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

Table 5.5.18 Special industry zone

Special industry		
Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
Accommodation activities		
Caretaker's accommodation	Accepted development if complying with the acceptable outcomes of the applicable code(s)	Caretaker's accommodation code
	Otherwise code assessment	Caretaker's accommodation code Special industry zone code Infrastructure code
All other Accommodation activities	Impact assessment	The Planning Scheme
Business activities		
All Business activities	Impact assessment	The Planning Scheme
Entertainment activities		
All Entertainment activities	Impact assessment	The Planning Scheme
Industry activities		
High impact industry	Code assessment	Industry activities code Special industry zone code Infrastructure code Landscaping code Transport and parking code
Special industry	Code assessment	Industry activities code Special industry zone code Infrastructure code Landscaping code Transport and parking code
All other Industry activities	Impact assessment	The Planning Scheme
Community activities		
Emergency services	Accepted development if undertaken by or on behalf of the Council	
	Otherwise impact assessment	The Planning Scheme
All other Community activities	Impact assessment	The Planning Scheme
Recreation activities		
Park	Accepted development	
All other Recreation activities	Impact assessment	The Planning Scheme
Rural activities		
All Rural activities	Impact assessment	The Planning Scheme
Other activities		
Major electricity infrastructure	Code assessment	Special industry zone code Infrastructure code Landscaping code Transport and parking code
Substation	Code assessment	Special industry zone code Infrastructure code Landscaping code Transport and parking code

Special industry		
Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
Telecommunications facility	Accepted development if complying with the acceptable outcomes of the applicable code(s)	Telecommunications facility code
	Otherwise code assessment	Telecommunications facility code Special industry zone code Infrastructure code
Utility installation	Accepted development if undertaken by or on behalf of the Council	
	Otherwise impact assessment	The Planning Scheme
All other activities	Impact assessment	The Planning Scheme
Undefined uses		
Any use not defined in Schedule 1 (Definitions)	Impact assessment	The Planning Scheme

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

Table 5.5.19 Tourist Accommodation zone

Tourist accommodation		
Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
Accommodation activities		
Dwelling house	Accepted development if complying with the acceptable outcomes of the applicable code(s)	Dwelling house code
	Otherwise code assessment	Dwelling house code Tourist accommodation zone code
Relocatable home park	Code assessment	Relocatable home park and tourist park code Tourist accommodation zone code Infrastructure code Landscaping code Transport and parking code
Resort complex	Code assessment	Tourist accommodation zone code Infrastructure code Landscaping code Transport and parking code
Rooming accommodation	Code assessment	Multi-unit uses code Tourist accommodation zone code Infrastructure code Landscaping code Transport and parking code
Short-term accommodation	Code assessment	Multi-unit uses code Tourist accommodation zone code Infrastructure code Landscaping code Transport and parking code
Tourist Park	Code assessment	Relocatable home park and tourist park code Tourist accommodation zone code Infrastructure code Landscaping code Transport and parking code
All other Accommodation activities	Impact assessment	The Planning Scheme
Business activities		
Food and drink outlet	Code assessment if complying with the acceptable outcomes of the applicable code(s)	Business activities code Tourist accommodation zone code Infrastructure code Landscaping code Transport and parking code
	Otherwise impact assessment	The Planning Scheme
Office	Code assessable if in a building consisting of both Accommodation and Business activities	Business activities code Tourist accommodation zone code Infrastructure code Landscaping code

Tourist accommodation		
Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
		Transport and parking code
	Otherwise impact assessment	The Planning Scheme
Shop	Code assessment if complying with the acceptable outcomes of the applicable code(s)	Business activities code Tourist accommodation zone code Infrastructure code Landscaping code Transport and parking code
	Otherwise impact assessment	The Planning Scheme
All other Business activities	Impact assessment	The Planning Scheme
Entertainment activities		
All Entertainment activities	Impact assessment	The Planning Scheme
Industry activities		
All Industry activities	Impact assessment	The Planning Scheme
Community activities		
Community use	Accepted development if undertaken by or on behalf of the Council	
	Otherwise impact assessment	The Planning Scheme
Emergency services	Accepted development if undertaken by or on behalf of the Council	
	Otherwise impact assessment	The Planning Scheme
All other Community activities	Impact assessment	The Planning Scheme
Recreation activities		
Park	Accepted development	
All other Recreation activities	Impact assessment	The Planning Scheme
Rural activities		
All Rural activities	Impact assessment	The Planning Scheme
Other activities		
Utility installation	Accepted development if undertaken by or on behalf of the Council	
	Otherwise impact assessment	The Planning Scheme
All other activities	Impact assessment	The Planning Scheme
Undefined uses		
Any use not defined in Schedule 1 (Definitions)	Impact assessment	The Planning Scheme

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

Table 5.5.20 Waterfront and marine industry zone

Waterfront and marine industry		
Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
Accommodation activities		
Caretaker's accommodation	Accepted development if complying with the acceptable outcomes of the applicable code(s)	Caretaker's accommodation code
	Otherwise code assessment	Caretaker's accommodation code Waterfront and marine industry zone code Infrastructure code
All other Accommodation activities	Impact assessment	The Planning Scheme
Business activities		
Food and drink outlet	Code assessment if: (a) having a gross floor area not exceeding 150m ² ; and (b) not involving a drive-through facility.	Business activities code Waterfront and marine industry zone code Infrastructure code Landscaping code Transport and parking code
	Otherwise impact assessment	The Planning Scheme
Outdoor sales	Code assessment if for the sale of marine vehicles and equipment	Business activities code Waterfront and marine industry zone code Infrastructure code Landscaping code Transport and parking code
Service station	Code assessment if primarily servicing marine industry and ancillary uses within the zone	Service station code Waterfront and marine industry zone code Infrastructure code Landscaping code Transport and parking code
	Otherwise impact assessment	The Planning Scheme
All other Business activities	Impact assessment	The Planning Scheme
Entertainment activities		
All Entertainment activities	Impact assessment	The Planning Scheme
Industry activities		
Marine industry	Code assessment	Industry activities code Waterfront and marine industry zone code Infrastructure code Landscaping code Transport and parking code
Warehouse	Code assessment	Industry activities code Waterfront and marine industry zone code Infrastructure code Landscaping code Transport and parking code
All other Industry activities	Impact assessment	The Planning Scheme
Community activities		

Waterfront and marine industry		
Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
Emergency services	Accepted development if undertaken by or on behalf of the Council	
	Otherwise impact assessment	The Planning Scheme
All other Community activities	Impact assessment	The Planning Scheme
Recreation activities		
Park	Accepted development	
All other Recreation activities	Impact assessment	The Planning Scheme
Rural activities		
Aquaculture	Code assessment	Rural activities code Waterfront and marine industry zone code Infrastructure code Landscaping code Transport and parking code
Rural industry	Code assessment if for the distribution and wholesale of seafood products	Rural activities code Waterfront and marine industry zone code Infrastructure code Landscaping code Transport and parking code
All other Rural activities	Impact assessment	The Planning Scheme
Other activities		
Landing	Code assessment	Waterfront and marine industry zone code Infrastructure code Landscaping code Transport and parking code
Major electricity infrastructure	Code assessment	Waterfront and marine industry zone code Infrastructure code Landscaping code Transport and parking code
Parking station	Code assessment	Waterfront and marine industry zone code Infrastructure code Landscaping code Transport and parking code
Port services	Code assessment	Waterfront and marine industry zone code Infrastructure code Landscaping code Transport and parking code
Substation	Code assessment	Waterfront and marine industry zone code Infrastructure code Landscaping code Transport and parking code
Telecommunications facility	Code assessment if complying with the acceptable outcomes of the applicable code(s)	Telecommunications facility code Waterfront and marine industry zone code Infrastructure code

Waterfront and marine industry		
Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
	Otherwise impact assessment	The Planning Scheme
Utility installation	Accepted development if undertaken by or on behalf of the Council	
	Otherwise impact assessment	The Planning Scheme
All other activities	Impact assessment	The Planning Scheme
Undefined uses		
Any use not defined in Schedule 1 (Definitions)	Impact assessment	The Planning Scheme

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

5.6 Categories of development and assessment – Reconfiguration of a lot

The following table identifies the categories of development and assessment for reconfiguring a lot.

Table 5.6.1 Reconfiguring a lot

Reconfiguration of a lot		
Zone	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
Community facilities, or Environmental management and conservation, or Recreation and open space	Impact assessment	The Planning Scheme
All other zones	Code assessment (where for an access easement) if compliant with the acceptable outcomes of the Reconfiguring a lot code, including the minimum lot size set out in Table 9.4.6.3.2 (Minimum lot sizes and dimensions)	Relevant zone code Reconfiguring a lot code Excavation and filling code Infrastructure code Landscaping code Transport and parking code
	Otherwise impact assessment	The Planning Scheme
All other zones	Code assessment (where not for an access easement) if compliant with the minimum lot size set out in Table 9.4.6.3.2 (Minimum lot sizes and dimensions) of the Reconfiguring a lot code	Relevant zone code Reconfiguring a lot code Excavation and filling code Infrastructure code Landscaping code Transport and parking code
	Otherwise impact assessment	The Planning Scheme

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

5.7 Categories of development and assessment – Building work

The following table identifies the categories of development and assessment for building work.

Table 5.7.1 Building work

Carrying out building work		
Precinct or Zone	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
Airlie Beach Precinct A	Impact assessment if exceeding a maximum building height of 14m above ground level	The Planning Scheme
Airlie Beach Precinct B	Impact assessment if exceeding a maximum building height of 14m above ground level	The Planning Scheme
Airlie Beach Precinct C	Impact assessment if exceeding a maximum building height of 21m above ground level	The Planning Scheme
Airlie Beach Precinct D	Impact assessment if exceeding a maximum building height of 18m above ground level	The Planning Scheme
Airlie Beach Precinct E	Impact assessment if exceeding a maximum building height of 14m above ground level	The Planning Scheme
Airlie Beach Precinct F	Impact assessment if exceeding a maximum building height of 18m above ground level	The Planning Scheme
Airlie Beach Precinct G	Impact assessment if exceeding a maximum building height of 14m above ground level	The Planning Scheme
Residential zones category		
Low density residential zone	Impact assessment if exceeding a maximum building height of: (a) 8.5m above ground level; or (b) 10m above ground level where located on slopes exceeding 15%.	The Planning Scheme
Low-medium residential density zone, if not within an Airlie Beach Precinct	Impact assessment if exceeding a maximum building height of 12m above ground level	The Planning Scheme
Tourist accommodation zone	Impact assessment if exceeding a maximum building height of: (a) 8.5m above ground level; or (b) 10m above ground level where located on slopes exceeding 15%.	The Planning Scheme
Centre zones category		
Major centre zone	Impact assessment if exceeding a maximum building height of 12m above ground level	The Planning Scheme
District centre zone, if not within an Airlie Beach Precinct	Impact assessment if exceeding a maximum building height of 12m above ground level	The Planning Scheme
Local centre zone	Impact assessment if exceeding a maximum building height of: (a) 8.5m above ground level; or (b) 10m above ground level	The Planning Scheme

Carrying out building work		
Precinct or Zone	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
	where located on slopes exceeding 15%.	
Neighbourhood centre zone	Impact assessment if exceeding a maximum building height of: (a) 8.5m above ground level; or (b) 10m above ground level where located on slopes exceeding 15%.	The Planning Scheme
Industry zones category		
Low impact industry zone	Impact assessment if exceeding a maximum building height of 10m above ground level	The Planning Scheme
Medium impact industry zone	Impact assessment if exceeding a maximum building height of 15m above ground level	The Planning Scheme
High impact industry zone	Impact assessment if exceeding a maximum building height of 20m above ground level	The Planning Scheme
Special industry zone	Impact assessment if exceeding a maximum building height of 20m above ground level	The Planning Scheme
Waterfront industry zone	Impact assessment if exceeding a maximum building height of: (a) 20m above ground level for buildings and structures used for the manufacturing, servicing or repair of vessels; or (b) 12.5m above ground level for all other buildings and structures.	The Planning Scheme
Industry investigation zone	Impact assessment if exceeding a maximum building height of: (a) 8.5m above ground level; or (b) 10m above ground level where located on slopes exceeding 15%.	The Planning Scheme
Recreation zones category		
Recreation and open space zone	Impact assessment if exceeding a maximum building height of: (a) 8.5m above ground level; or (b) 10m above ground level where located on slopes exceeding 15%.	The Planning Scheme
Environmental zones category		
Environmental management and conservation zone	Impact assessment if exceeding a maximum building height of: (a) 8.5m above ground level; or (b) 10m above ground level where located on slopes exceeding 15%.	The Planning Scheme
Other zones category		
Community facilities zone, if not within an Airlie Beach Precinct	Impact assessment if exceeding a maximum building height of: (a) 8.5m above ground level; or (b) 10m above ground level where located on slopes	The Planning Scheme

Carrying out building work		
Precinct or Zone	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
	exceeding 15%.	
Emerging community zone	Impact assessment if exceeding a maximum building height of: (a) 8.5m above ground level; or (b) 10m above ground level where located on slopes exceeding 15%.	The Planning Scheme
Mixed use zone, if not within an Airlie Beach Precinct	Impact assessment if exceeding a maximum building height of 12m above ground level	The Planning Scheme
Rural residential zone	Impact assessment if exceeding a maximum building height of: (a) 8.5m above ground level; or (b) 10m above ground level where located on slopes exceeding 15%.	The Planning Scheme

5.8 Categories of development and assessment – Operational work

The following table identifies the categories of development and assessment for operational work.

Table 5.8.1 Operational work

Operational work		
Development	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
Extracting gravel, rock, sand or soil from the place where it occurs naturally	Accepted development if undertaken by or on behalf of the Council	
Conducting a forest practice	Accepted development	
Excavating or filling that materially affects premises or their use	Accepted development if: (a) there would be a change of no greater than 1m in the level of any part of the site; and (b) less than 100m ³ of material is imported to or removed from the site.	Excavation and filling code
	Otherwise code assessment	Construction management code Excavation and filling code
All operational works involving landscaping work where associated with the Reconfiguring of a lot or Material change of use	Accepted development if complying with the acceptable outcomes of the applicable code(s)	Construction management code Landscaping code
All operational works involving landscaping work where not associated with the Reconfiguring of a lot or Material change of use	Code assessment	Construction management code Landscaping code
Operation works involving engineering work	Code assessment	Construction management code Excavation and filling code Infrastructure code
Placing an advertising device on a premise	Accepted development if complying with the acceptable outcomes of the applicable code(s)	Advertising devices code
	Otherwise code assessment	Advertising devices code Construction management code
Prescribed tidal works	Code assessment	Construction management code Excavation and filling code
Undertaking roadworks on a local government road	Accepted development if undertaken by or on behalf of the Council	
	Otherwise code assessment	Construction management code Excavation and filling code

Operational work		
Development	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
		Transport and parking code
Undertaking roadwork's on a local government road for a driveway	Accepted development if complying with the acceptable outcomes of the applicable code(s)	Excavation and filling code Transport and parking code
	Otherwise code assessment	Construction management code Excavation and filling code Transport and parking code

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


5.9 Categories of development and assessment – Local plans

5.9.1 Hamilton Island local plan categories of development and assessment

The following tables identifies the categories of development and assessment for development in the local plan.

Table 5.9.1.1 Hamilton Island local plan - Community facilities zone

Hamilton Island local plan - Community facilities		
Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
Accommodation activities		
Caretaker's accommodation	No change	Hamilton Island local plan (where code assessment)
All other Accommodation activities	Impact assessment	The Planning Scheme
Business activities		
All other Business activities	Impact assessment	The Planning Scheme
Entertainment activities		
Club	No change	Hamilton Island local plan code
All other Entertainment activities	Impact assessment	The Planning Scheme
Industry activities		
All Industry activities	Impact assessment	The Planning Scheme
Community activities		
Community use	No change	
Educational establishment	No change	Hamilton Island local plan code
Emergency services	No change	
All other Community activities	Impact assessment	The Planning Scheme
Recreation activities		
Indoor sport and recreation	No change	Hamilton Island local plan code
Outdoor sport and recreation	No change	Hamilton Island local plan code
Park	No change	
All other Recreation activities	Impact assessment	The Planning Scheme
Rural activities		
All Rural activities	Impact assessment	The Planning Scheme
Other activities		
Air services	No change	
Telecommunications facility	No change	Hamilton Island local plan code (where code assessable)
Utility installation	No change	
All other activities	Impact assessment	The Planning Scheme
Undefined uses		
Any use not defined in Schedule 1 (Definitions)	Impact assessment	The Planning Scheme



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

Table 5.9.1.2 Hamilton Island local plan - Recreation and open space zone

Hamilton Island local plan - Recreation and open space		
Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
Accommodation activities		
Caretaker's accommodation	No change	Hamilton Island local plan code (where code assessment)
All other Accommodation activities	Impact assessment	The Planning Scheme
Business activities		
All other Business activities	Impact assessment	The Planning Scheme
Entertainment activities		
Club	No change	Hamilton Island local plan code
Function facility	No change	Hamilton Island local plan code
All other Entertainment activities	Impact assessment	The Planning Scheme
Industry activities		
All Industry activities	Impact assessment	The Planning Scheme
Community activities		
Community use	No change	
Emergency services	No change	
All other Community activities	Impact assessment	The Planning Scheme
Recreation activities		
Indoor sport and recreation	No change	Hamilton Island local plan code (where code assessment)
Outdoor sport and recreation	No change	Hamilton Island local plan code (where code assessment)
Park	No change	
All other Recreation activities	Impact assessment	The Planning Scheme
Rural activities		
All Rural activities	Impact assessment	The Planning Scheme
Other activities		
Utility installation	No change	
All other activities	Impact assessment	The Planning Scheme
Undefined uses		
Any use not defined in Schedule 1 (Definitions)	Impact assessment	The Planning Scheme

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

Table 5.9.1.3 Hamilton Island local plan – Tourist accommodation

Hamilton Island local plan – Tourist accommodation		
Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
Accommodation activities		
Caretaker's accommodation	Code assessment	Caretaker's accommodation code Hamilton Island local plan code Tourist accommodation zone code Landscaping Code Transport and parking code
Dual occupancy	Code assessment	Dual occupancy code Hamilton Island local plan code Tourist accommodation zone code Infrastructure code Landscaping code Transport and parking code
Dwelling house	Code assessment	Dwelling House Code Hamilton Island local plan code Tourist accommodation zone code Infrastructure code Landscaping code Transport and parking code
Home based business	Code assessment	Home based business code Tourist accommodation zone code Hamilton Island local plan code
Resort complex	No change	Hamilton Island local plan code Tourist accommodation zone code Infrastructure code Landscaping code Transport and parking code
All other Accommodation activities	Impact assessment	The Planning Scheme
Business activities		
All other Business activities	Code assessment if associated with a Resort complex and complying with the acceptable outcomes of the applicable codes	Business activities code Tourist accommodation zone code Hamilton Island local plan code Infrastructure code Landscaping code Transport and parking code
	Impact assessment	The Planning Scheme
Entertainment activities		
All Entertainment activities	Code assessment if associated with a Resort complex and complying with the acceptable outcomes of the applicable codes	Tourist accommodation zone code Hamilton Island local plan code Infrastructure code Landscaping code Transport and parking code
	Impact assessment	The Planning Scheme
Industry activities		
All Industry activities	Code assessment if associated with a Resort complex and	Industry activities code Tourist accommodation zone

Hamilton Island local plan – Tourist accommodation		
Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
	complying with the acceptable outcomes of the applicable codes	code Hamilton Island local plan code Infrastructure code Landscaping code Transport and parking code
	Impact assessment	The Planning Scheme
Community activities		
Community use	Code assessment if associated with a Resort complex and complying with the acceptable outcomes of the applicable codes	Tourist accommodation zone code Hamilton Island local plan code Infrastructure code Landscaping code Transport and parking code
	Impact assessment	The Planning Scheme
Emergency services	No change	
All other Community activities	Impact assessment	The Planning Scheme
Recreation activities		
Park	No change	
All other Recreation activities	Impact assessment	The Planning Scheme
Rural activities		
All Rural activities	No change	
Other activities		
Utility installation	No change	
All other activities	Code assessment if associated with a Resort complex and complying with the acceptable outcomes of the applicable codes	Tourist accommodation zone code Hamilton Island local plan code Infrastructure code Landscaping code Transport and parking code
Undefined uses		
Any use not defined in Schedule 1 (Definitions)	Impact assessment	The Planning Scheme

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

5.10 Categories of development and assessment – Overlays

The following tables identify where an overlay changes the category of assessment from that stated in a zone or local plan and the relevant assessment benchmarks.

Note—Some overlays may only be included for information purposes. This should not change the category of assessment or assessment benchmarks in the Planning Scheme.

Table 5.10.1 Acid sulfate soils overlay

Acid sulphate soils overlay		
Development	Categories of assessment	Assessment benchmarks for assessable development and requirements for accepted development
Any development if on land: (a) subject to the Acid sulfate soils overlay as identified in the Acid sulfate soils map; and (b) there would be a change in level of greater than 1m of any part of the site; or (c) greater than 100m ³ of material is imported to or removed from the site.	No change	Acid sulfate soils overlay code

Note – where development is not identified in the 'Development' column of the table as being subject to a particular overlay, that overlay is not applicable to the development.

Table 5.10.2 Agricultural land overlay

Agricultural land overlay		
Development	Category of assessment	Assessment benchmarks for assessable development and requirements for accepted development
Material change of use if on land subject to the Agricultural land overlay as identified in the Agricultural land overlay map	No change	Agricultural land overlay code
Reconfiguring a lot if on land subject to the Agricultural land overlay as identified in the Agricultural land overlay map	No change	Agricultural land overlay code
Operational work if on land: (a) subject to the Agricultural overlay as identified in the Agricultural land overlay map; and (b) involving excavation or filling that materially affects premises or their use; or (c) involving engineering work; or (d) prescribed tidal works; or (e) undertaking roadwork's on a local government road.	No change	Agricultural land overlay code

Note – where development is not identified in the 'Development' column of the table as being subject to a particular overlay, that overlay is not applicable to the development.

Table 5.10.3 Airport environs overlay

Airport environs overlay		
Development	Categories of assessment	Assessment benchmarks for assessable development and requirements for accepted development
<p>Material change of use if on land:</p> <ul style="list-style-type: none"> (a) subject to the Airport environs overlay; and (b) resulting in work encroaching into the operational airspace and is at least 12m high; or (c) within a public safety area; or (d) within the existing lighting area buffer zone; or (e) within the wildlife hazard buffer zone; or (f) resulting in work encroaching into the building restricted area. 	No change	Airport environs overlay code
<p>Reconfiguring of a lot if on land:</p> <ul style="list-style-type: none"> (a) subject to the Airport environs overlay; and (b) within the 20 ANEF contour for an airport; or (c) within a public safety area of an airports identified on the Airport environs overlay map. 	No change	Airport environs overlay code
<p>Operational works only where not associated with a Material change of use or a Reconfiguration of a lot.</p>	No change	Airport environs overlay code

Note – where development is not identified in the 'Development' column of the table as being subject to a particular overlay, that overlay is not applicable to the development.

Table 5.10.4 Bushfire hazard overlay

Bushfire hazard overlay		
Development	Categories of assessment	Assessment benchmarks for assessable development and requirements for accepted development
Material change of use if on land: (a) subject to the Bushfire hazard overlay as identified in the Bushfire hazard overlay map; and (b) where not wholly contained within an existing building; or (c) involving building work of greater than 50m ² ; or (d) there would be a change in level of greater than 0.5m of any part of the site; or (e) greater than 50m ³ of material is imported to or removed from the site.	No change if complying with acceptable outcomes of Table 8.2.4.3.1 (Criteria for accepted development and assessable development) of the Bushfire hazard overlay code	Bushfire hazard overlay code
	Otherwise code assessment	Bushfire hazard overlay code
Reconfiguring a lot if on land subject to the Bushfire hazard overlay as identified in the Bushfire hazard overlay map	No change	Bushfire hazard overlay code
Operational works if on land (a) subject to the Bushfire hazard overlay as identified in the Bushfire hazard overlay map; and (b) involving excavation or filling that materially affects premises or their use; or (c) involving landscaping work where associated with the Reconfiguration of a lot or Material change of use; or (d) involving engineering work; or (e)	No change	Bushfire hazard overlay code

Note – where development is not identified in the 'Development' column of the table as being subject to a particular overlay, that overlay is not applicable to the development.

Table 5.10.5 Coastal environment overlay

Coastal environment overlay		
Development	Categories of assessment	Assessment benchmarks for assessable development and requirements for accepted development
Material change of use if on land: (a) subject to the Coastal environment overlay as identified in the Coastal environment overlay map; and (b) where not wholly contained within an existing building; or (c) involving building work of greater than 50m ² ; or (d) there would be a change in level of greater than 0.5m of any part of the site; or (e) greater than 50m ³ of material is imported to or removed from the site.	No change if complying with acceptable outcomes of Table 8.2.5.3.1 (Criteria for accepted development and assessable development) of the Coastal environment overlay code	Coastal environment overlay code
	Otherwise code assessment	Coastal environment overlay code
Reconfiguring a lot if on land subject to the Coastal environment overlay as identified in the Coastal environment overlay map	No change	Coastal environment overlay code
Operational works if on land: (a) subject to the Coastal environment overlay as identified in the Coastal environment overlay map; and (b) involving excavation or filling that materially affects premises or their use; or (c) involving engineering work; or (d) prescribed tidal works; or (e) undertaking roadwork's on a local government road.	No change	Coastal environment overlay code

Note – where development is not identified in the 'Development' column of the table as being subject to a particular overlay, that overlay is not applicable to the development.

Table 5.10.6 Environmental significance overlay

Environmental significance overlay		
Development	Categories of assessment	Assessment benchmarks for assessable development and requirements for accepted development
Material change of use if on land subject to the Environmental significance overlay as identified in the Environmental significance overlay map	No change	Environmental significance overlay code
Reconfiguring a lot if on land subject to the Environmental significance overlay as identified in the Environmental significance overlay map	No change	Environmental significance overlay code
Operational work if on land: (a) subject to the Environmental significance overlay as identified in the Environmental significance overlay map; and (b) involving excavation or filling that materially affects premises or their use; or (c) involving landscaping work where associated with the Reconfiguration of a lot or Material change of use; or (d) involving engineering work; or (e) prescribed tidal works; or (f) undertaking roadwork's on a local government road.	No change	Environmental significance overlay code

Note – where development is not identified in the 'Development' column of the table as being subject to a particular overlay, that overlay is not applicable to the development.

Table 5.10.7 Extractive resources overlay

Extractive resources overlay		
Development	Categories of assessment	Assessment benchmarks for assessable development and requirements for accepted development
Material change of use if on land subject to the Extractive resources overlay as identified in the Extractive resources overlay map	No change	Extractive resources overlay code
Reconfiguring a lot , if on land subject to the Extractive resources overlay as identified in the Extractive resources overlay map	No change	Extractive resources overlay code
Operational works , if on land: (a) subject to the Extractive resources overlay as identified in the Extractive resources overlay map; and (b) involving excavation or filling that materially affects premises or their use; or (c) involving engineering work; or (d) prescribed tidal works; or (e) undertaking roadwork's on a local government road.	No change	Extractive resources overlay code

Note – where development is not identified in the 'Development' column of the table as being subject to a particular overlay, that overlay is not applicable to the development.

Table 5.10.8 Flood hazard overlay

Flood hazard overlay		
Development	Categories of assessment	Assessment benchmarks for assessable development and requirements for accepted development
Material change of use if on land: (a) subject to the Flood hazard overlay as identified in the Flood hazard overlay map; and (b) where not wholly contained within an existing building; or (c) involving building work of greater than 50m ² ; or (d) there would be a change in level of greater than 0.5m of any part of the site; or (e) greater than 50m ³ of material is imported to or removed from the site.	No change if complying with acceptable outcomes of Table 8.2.8.3.1 (Criteria for accepted development and assessable development) of the Flood hazard overlay code	Flood hazard overlay code
	Otherwise code assessment	Flood hazard overlay code
Reconfiguring a lot if on land subject to the Flood hazard overlay as identified in the Flood hazard overlay map	No change	Flood hazard overlay code
Operational works if on land: (a) subject to the Flood hazard overlay as identified in the Flood hazard overlay map; and (b) involving excavation or filling that materially affects premises or their use; or (c) involving engineering work; or (d) prescribed tidal works; or (e) undertaking roadwork's on a local government road.	No change	Flood hazard overlay code

Note – where development is not identified in the 'Development' column of the table as being subject to a particular overlay, that overlay is not applicable to the development.

Table 5.10.9 Heritage overlay

Heritage overlay		
Development	Categories of assessment	Assessment benchmarks for assessable development and requirements for accepted development
Material change of use if on land subject to the Heritage overlay as identified in the Heritage overlay map	Code assessment if development will not result in building work involving demolition, relocation or removal of a heritage place	Heritage overlay code
	Otherwise impact assessment	The Planning Scheme
Reconfiguration of a lot if on land subject to the Heritage overlay as identified in the Heritage overlay map.	No change	Heritage overlay code
Operational works if on land: (a) subject to the Heritage overlay as identified in the Heritage overlay map; and (b) involving excavation or filling that materially affects premises or their use; or (c) involving landscaping work where associated with the Reconfiguration of a lot or Material change of use; or (d) involving engineering work; or (e) placing an advertising device on a premise; or (f) prescribed tidal works; or (g) undertaking roadwork's on a local government road.	No change if development will not result in building work involving demolition, relocation or removal of a heritage place	Heritage overlay code
	Otherwise code assessment	Heritage overlay code

Note – where development is not identified in the 'Development' column of the table as being subject to a particular overlay, that overlay is not applicable to the development.

Table 5.10.10 Infrastructure overlay

Infrastructure overlay		
Development	Categories of assessment	Assessment benchmarks for assessable development and requirements for accepted development
Material change of use if on land subject to the Infrastructure overlay as identified in the Infrastructure overlay map	No change	Infrastructure overlay code
Reconfiguration of a lot , if on land subject to the Infrastructure overlay as identified in the Infrastructure overlay map	No change	Infrastructure overlay code
Operational works if on land: (a) subject to the Infrastructure overlay as identified in the Infrastructure overlay map; and (b) involving excavation or filling that materially affects premises or their use; or (c) involving landscaping work where associated with the Reconfiguration of a lot or Material change of use; or (d) involving engineering work; or (e) placing an advertising device on a premise; or (f) prescribed tidal works; or (g) undertaking roadwork's on a local government road.	No change	Infrastructure overlay code

Note – where development is not identified in the 'Development' column of the table as being subject to a particular overlay, that overlay is not applicable to the development.

Table 5.10.11 Landslide hazard overlay

Landslide hazard overlay		
Development	Categories of assessment	Assessment benchmarks for assessable development and requirements for accepted development
Material change of use if on land: (a) subject to the Landslide hazard overlay as identified in the Landslide hazard overlay map; and (b) where not wholly contained within an existing building; or (c) involving building work of greater than 50m ² ; or (d) there would be a change in level of greater than 0.5m of any part of the site; or (e) greater than 50m ³ of material is imported to or removed from the site.	No change if complying with acceptable outcomes of Table 8.2.11.3.1 (Criteria for accepted and assessable development) of the Landslide hazard overlay code	Landslide hazard overlay code
	Otherwise code assessment	Landslide hazard overlay code
Reconfiguring a lot if on land subject to the Landslide hazard overlay as identified in the Landslide hazard overlay map	No change	Landslide hazard overlay code
Operational works if on land: (a) subject to the Landslide hazard overlay as identified in the Landslide hazard overlay map; and (b) involving excavation or filling that materially affects premises or their use; or (c) involving landscaping work where associated with the Reconfiguration of a Lot or Material change of use; or (d) involving engineering work; or (e) prescribed tidal works; or (f) undertaking roadwork's on a local government road.	No change	Landslide hazard overlay code

Note – where development is not identified in the 'Development' column of the table as being subject to a particular overlay, that overlay is not applicable to the development.

Table 5.10.12 Wetlands and waterways overlay

Wetlands and waterways overlay		
Development	Categories of assessment	Assessment benchmarks for assessable development and requirements for accepted development
Material change of use if on land subject to the Wetlands and waterways overlay as identified in the Wetlands and waterways overlay map 1	No change	Wetlands and waterways overlay code
Reconfiguring a lot if on land subject to the Wetlands and waterways overlay as identified in the Wetlands and waterways overlay map 1	No change	Wetlands and waterways overlay code
Operational works if on land: (a) subject to the Wetlands and waterways overlay as identified in the Wetlands and waterways overlay map 1; and (b) involving excavation or filling that materially affects premises or their use; or (c) involving landscaping work where associated with the Reconfiguration of a lot or Material change of use; or (d) involving engineering work; or (e) prescribed tidal works; or (f) undertaking roadwork's on a local government road.	No change	Wetlands and waterways overlay code

Note – where development is not identified in the 'Development' column of the table as being subject to a particular overlay, that overlay is not applicable to the development.