

PART 4 — ASSESSMENT
CATEGORIES FOR
DEVELOPMENT

Division 1—Preliminary

4.1 Assessment of development

- (1) Part 4 contains assessment tables for each of the five zones in the planning scheme.
- (2) Assessment tables identify for development stated in Columns 1 and 2 of the tables—
 - (a) the applicable assessment category⁶ in Column 3;
 - (b) if self-assessable or code assessable development—the relevant assessment criteria in Column 4; and,
 - (c) for assessment tables Table 4.1, Table 4.3, Table 4.5, Table 4.7 and Table 4.9—the relevant assessment criteria may be identified by the ✓ symbol in Column 4 underneath the titles of codes.
- (3) The assessment tables are as follows—
 - (a) for the Commercial Zone—
 - (i) Table 4.1—making a material change of use;
or

⁶ The Assessment tables are to be read in conjunction with Schedule 8 of the IPA and any regulation to it identifying the assessment status of particular aspects of development.

- (ii) Table 4.2—other than making a material change of use.
- (b) for the Community Purposes Zone—
 - (i) Table 4.3—making a material change of use; or
 - (ii) Table 4.4—other than making a material change of use;
- (c) for the Industrial Zone—
 - (i) Table 4.5—making a material change of use; or
 - (ii) Table 4.6—other than making a material change of use;
- (d) for the Residential Zone—
 - (i) Table 4.7—making a material change of use; or
 - (ii) Table 4.8—other than making a material change of use;
- (e) for the Rural Zone—
 - (i) Table 4.9—making a material change of use; or
 - (ii) Table 4.10—other than making a material change of use.
- (f) assessment of development in an area identified in the Natural Features or Resources Overlays Maps—
 - (i) Table 4.11—making a material change of use; or
 - (ii) Table 4.12—other than making a material change of use.
- (g) assessment of development in an area identified in the Cultural Heritage Features Overlays Maps—
 - (i) Table 4.13—making material change of use; or
 - (ii) Table 4.14—other than making a material change of use.
- (h) assessment of development in an area identified in the Infrastructure Areas and Items Overlays Maps—



- (i) Table 4.15—making material change of use; or
 - (ii) Table 4.16—other than making a material change of use.
- (4) For development identified in Column 4 of each assessment table as self-assessable or code assessable the relevant assessment criteria are applicable codes, comprising—
- (a) only the acceptable solutions if the development is self-assessable; or
 - (b) the whole of the applicable code if the development is code assessable.

4.2 Inconsistent uses

- (1) In accordance with the following sections identified for the respective zones, a defined use that is an inconsistent use in the relevant zone is noted in Column 1 of the assessment table for making a material change of use—
- (a) for the Commercial Zone—5.2.3;
 - (b) for the Community Purposes Zone—5.3.3;
 - (c) for the Industrial Zone—5.4.3;
 - (d) for the Residential Zone—5.5.3; and
 - (e) for the Rural Zone—5.6.3.

4.3 Use of land for road

- (1) Despite other provisions in Part 4, the following development for material change of use is declared to be exempt development under this planning scheme—
- (a) the use of land for road after that land has been dedicated to public use as a road; or
 - (b) utility installation on land that has been dedicated to public use as a road; or
 - (c) the incidental use of a footpath adjacent to land used for Commercial premises, Food or entertainment premises, or Shop, if that land is included in the Commercial Zone.

Division 2—Assessment categories

4.4 Assessment Categories—Commercial Zone

Table 4.1 Assessment table for making a material change of use—Commercial Zone

<i>Commercial Zone – material change of use</i>						
Column 1 Type of development	Column 2 Qualifications (if any)	Column 3 Assessment category ^o	Column 4: Relevant assessment criteria*			
			Commercial Zone Code	Infrastructure Works Code	Landscaping Code	Vehicle parking & access Code
Aquaculture [#]		Impact				
Cattery or kennel		Impact				
Commercial premises	If using an existing building and involving no building work other than <i>minor building work</i>	Exempt				
	if the criteria for being exempt do not apply	Code	✓	✓	✓	✓
			Advertising Devices Code			
Community services	If using an existing building and involving no building work other than <i>minor building work</i>	Exempt				
	if the criteria for being exempt do not apply	Code	✓	✓	✓	✓
Community space		Exempt				
Display yard		Impact				
Domestic Storage		Code	✓	✓	✓	✓
				Dwelling House and Domestic Storage Code		
Dwelling house [#]		Impact				
Education or health premises		Code	✓	✓	✓	✓
Extractive industry [#]		Impact				
Farm [#]		Impact				
Food or entertainment venue	If using an existing building and involving no building work other than <i>minor building work</i>	Exempt				
	if the criteria for being exempt do not apply	Code	✓	✓	✓	✓
General industry [#]		Impact				



<i>Commercial Zone – material change of use</i>						
Column 1 Type of development	Column 2 Qualifications (if any)	Column 3 Assessment category ^o	Column 4: Relevant assessment criteria [*]			
			Commercial Zone Code	Infrastructure Works Code	Landscaping Code	Vehicle parking & access Code
Home business	If using an existing building and involving no building work other than <i>minor building work</i>	Self	Home Business Code			
	if the criteria for being exempt do not apply	Code	✓	✓	✓	✓
			Home Business Code			
Intensive animal husbandry [#]		Impact				
Low-impact industry		Code	✓	✓	✓	✓
Multi-residential		Code	✓	✓	✓	✓
Public Utility		Code	✓	✓	✓	✓
Rural industry [#]		Impact				
Service Station		Impact				
Shop	If using an existing building and involving no building work other than <i>minor building work</i>	Exempt				
	if the criteria for being exempt do not apply	Code	✓	✓	✓	✓
Special industry [#]		Impact				
Tourist accommodation		Code	✓	✓	✓	✓
Uses identified in section 4.3		Exempt				
All other uses (excepting road)		Impact				

^o Assessment categories may be affected by overlays. See overlay maps to determine if the land is affected.

^{*} The ✓ symbol indicates that the code is an applicable code. See section 4.1(2)(c).

[#] The Commercial Zone Code identifies this use as an 'inconsistent use'. See section 5.2.3.

Table 4.2 Assessment table for development other than making a material change of use—Commercial Zone

<i>Commercial Zone – other than making a material change of use</i>			
Column 1 Type of development	Column 2 Qualifications (if any)	Column 3 Assessment category ^o	Column 4 Relevant assessment criteria
Building work not associated with a material change of use	If the work involves a dwelling house, shed on the same lot as a dwelling house or domestic storage	Self	Dwelling house and domestic storage code (acceptable solutions only)
	if the work involves a dwelling house, shed on the same lot as a dwelling house or domestic storage and if not complying with the applicable code for self-assessable development	Code	Dwelling house and domestic storage code
	work undertaken in or on an existing building that is minor building work other than a dwelling house, shed on the same lot as a dwelling house or domestic storage	Self	Planning Scheme Building Matters Code
	work undertaken in or on an existing building that is minor building work other than a dwelling house, shed on the same lot as a dwelling house or domestic storage and if not complying with the applicable code for self-assessable development; or the work is not minor building work	Code	Commercial Zone Code
Carrying out operational grid work for a gate or grid		Code	Gates and Grids Code
Carrying out operational work for reconfiguring a lot		Code	Infrastructure Works Code
Carrying out operational work involving filling or excavation not associated with reconfiguring a lot	If involving less than 50m ³ of material	Exempt	
	if involving 50 m ³ or more of material	Code	Filling and Excavation Code
Carrying out operational work involving the clearing of vegetation		Exempt	
Placing an advertising device on premises	if a blind sign, business plate, cabinet sign, flag sign, property name sign, or window sign	Exempt	



<i>Commercial Zone – other than making a material change of use</i>			
Column 1 Type of development	Column 2 Qualifications (if any)	Column 3 Assessment category ^o	Column 4 Relevant assessment criteria
	if an above awning sign, awning fascia sign, banner sign or bunting, below awning sign, building fascia sign, canopy sign, frontage sign, ground base sign, projecting wall sign, roof sign, wall sign	Self	Advertising Devices Code (compliance with 'Solutions for acceptable devices' for the applicable type of device only)
	if the qualifications for being exempt or self-assessable do not apply or if not complying with the applicable code for self-assessable development	Code	Advertising Devices Code
Reconfiguring a lot		Code	Reconfiguring a Lot Code and Infrastructure Works Code
Otherwise		Exempt	

^o Development may be subject to a changed assessment category and applicable codes via an overlay. See section 1.7 Planning scheme has overlay areas.

4.5 Assessment categories—Community Purposes Zone

Table 4.3 Assessment table for making a material change of use—Community Purposes Zone

<i>Community Purposes Zone – material change of use</i>						
Column 1 Type of development	Column 2 Qualifications (if any)	Column 3 Assessment category ^o	Column 4: Relevant assessment criteria [*]			
			Community Purposes Zone Code	Infrastructure Works Code	Landscaping Code	Vehicle parking & access Code
Aquaculture [#]		Impact				
Cattery or kennel [#]		Impact				
Commercial premises [#]		Impact				
Community services		Code	✓	✓	✓	✓
Community space		Exempt				
Display yard [#]		Impact				

<i>Community Purposes Zone – material change of use</i>						
Column 1 Type of development	Column 2 Qualifications (if any)	Column 3 Assessment category ^o	Column 4: Relevant assessment criteria*			
			Community Purposes Zone Code	Infrastructure Works Code	Landscaping Code	Vehicle parking & access Code
Domestic storage		Code	✓	✓	✓	✓
			Dwelling House and Domestic Storage Code			
Dwelling house		Code	✓	✓		
			Dwelling House and Domestic Storage Code			
Education or health premises		Impact				
Extractive industry [#]		Impact				
Farm		Code	✓		✓	✓
Food or entertainment venue		Impact				
General industry [#]		Impact				
Home business [#]		Impact				
Intensive animal husbandry [#]		Impact				
Low impact industry [#]		Impact				
Multi-residential [#]		Impact				
Public Utility		Code	✓	✓	✓	✓
Rural industry [#]		Impact				
Service station [#]		Impact				
Shop [#]		Impact				
Special industry [#]		Impact				
Tourist accommodation		Impact				
Uses identified in section 4.3		Exempt				
All other uses (excepting road)		Impact				

^o Assessment categories may be affected by overlays. See overlay maps to determine if the land is affected.

* The ✓ symbol indicates that the code is an applicable code. See section 4.1(2)(c).

The Community Purposes Zone Code identifies this use as an 'inconsistent use'. See section 5.3.3.



Table 4.4 Assessment table for development other than making a material change of use—Community Purposes Zone*

<i>Community Purposes Zone – other than making a material change of use</i>			
Column 1 Type of development	Column 2 Qualifications (if any)	Column 3 Assessment category	Column 4 Relevant assessment criteria
Building work not associated with a material change of use	If the work involves a dwelling house, shed on the same lot as a dwelling house or domestic storage	Self	Dwelling house and domestic storage code (acceptable solutions only)
	if the work involves a dwelling house, shed on the same lot as a dwelling house or domestic storage and if not complying with the applicable code for self-assessable development	Code	Dwelling house and domestic storage code
	work undertaken in or on an existing building that is minor building work other than a dwelling house, shed on the same lot as a dwelling house or domestic storage	Self	Planning Scheme Building Matters Code
	work undertaken in or on an existing building that is minor building work other than a dwelling house, shed on the same lot as a dwelling house or domestic storage and if not complying with the applicable code for self-assessable development; or the work is not minor building work.	Code	Community Purposes Zone Code
Building work not associated with a material change of use	work undertaken in or on an existing building	Self	Planning Scheme Building Matters Code
	if the criteria for being self-assessable do not apply or if not complying with the applicable code for self-assessable development	Code	Community Purposes Zone Code
Carrying out operational work for a gate or grid		Code	Gates and Grids Code
Carrying out operational work for reconfiguring a lot		Code	Infrastructure Works Code
Carrying out operational work involving filling or excavation not associated with reconfiguring a lot	if involving less than 50m ³ of material	Exempt	
	if involving 50 m ³ or more of material	Code	Filling and Excavation Code

<i>Community Purposes Zone – other than making a material change of use</i>			
Column 1 Type of development	Column 2 Qualifications (if any)	Column 3 Assessment category	Column 4 Relevant assessment criteria
Carrying out operational work involving the clearing of vegetation		Exempt	
Placing an advertising device on premises	if a blind sign, business plate, cabinet sign, flag sign, property name sign, or window sign	Exempt	
	if a building facia sign, frontage sign, ground base sign, projecting wall sign, roof sign, wall sign	Self	Advertising Devices Code (compliance with 'Solutions for acceptable devices' for the applicable type of device only)
	if the qualifications for being exempt or self-assessable do not apply or if not complying with the applicable code for self-assessable development	Code	Advertising Devices Code
Reconfiguring a lot		Code	Reconfiguring a Lot Code and Infrastructure Works Code
Otherwise		Exempt	

* Development may be subject to a changed assessment category and applicable codes via an overlay. See section 1.7 Planning scheme has overlay areas.

4.6 Assessment categories—Industrial Zone

Table 4.5 Assessment table for making a material change of use—Industrial Zone

<i>Industrial Zone – material change of use</i>						
Column 1 Type of development	Column 2 Qualifications (if any)	Column 3 Assessment category ^o	Column 4: Relevant assessment criteria ^a			
			Industrial Zone Code	Infrastructure Works Code	Landscaping Code	Vehicle parking & access Code
Aquaculture		Code	✓	✓	✓	✓
Cattery or kennel		Code	✓	✓	✓	✓
Commercial premises		Code	✓	✓	✓	✓
Community services		Code	✓	✓	✓	✓
Community space		Exempt				
Display yard		Code	✓	✓	✓	✓



<i>Industrial Zone – material change of use</i>						
Column 1 Type of development	Column 2 Qualifications (if any)	Column 3 Assessment category ^o	Column 4: Relevant assessment criteria [*]			
			Industrial Zone Code	Infrastructure Works Code	Landscaping Code	Vehicle parking & access Code
Domestic storage		Code	✓	✓	✓	✓
			Dwelling House and Domestic Storage Code			
Dwelling house [#]	if not a caretaker's residence	Impact				
Dwelling house	If a caretaker's residence	Code	✓	✓	✓	✓
Education or health premises		Code	✓	✓	✓	✓
Extractive industry [#]		Impact				
Farm		Code	✓	✓		
Food or entertainment venue		Code	✓	✓	✓	✓
General industry		Code	✓	✓	✓	✓
Home business		Code	✓	✓	✓	✓
			Home Business Code			
Intensive animal husbandry [#]		Impact				
Low-impact industry	If using an existing building and involving no building work other than <i>minor building work</i>	Exempt				
	if the criteria for being exempt do not apply	Code	✓	✓	✓	✓
Multi-residential [#]		Impact				
Public Utility		Code	✓	✓	✓	✓
Rural industry		Code	✓	✓	✓	✓
Service station		Code	✓	✓	✓	✓
Shop		Code	✓	✓	✓	✓
Special industry		Impact				
Tourist accommodation [#]		Impact				
Uses identified in section 4.3		Exempt				
All other uses (excepting road)		Impact				

^o Assessment categories may be affected by overlays. See overlay maps to determine if the land is affected.

^{*} The ✓ symbol indicates that the code is an applicable code. See section 4.1(2)(c).

[#] The Industrial Zone Code identifies this use as an 'inconsistent use'. See section (1)(c).

Table 4.6 Assessment table for development other than making a material change of use—Industrial Zone

<i>Industrial Zone – other than making a material change of use</i>			
Column 1 Type of development	Column 2 Qualifications (if any)	Column 3 Assessment category	Column 4 Relevant assessment criteria
Building work not associated with a material change of use	If the work involves a dwelling house, shed on the same lot as a dwelling house or domestic storage	Self	Dwelling house and domestic storage code (acceptable solutions only)
	if the work involves a dwelling house, shed on the same lot as a dwelling house or domestic storage and if not complying with the applicable code for self-assessable development	Code	Dwelling house and domestic storage code
	work undertaken in or on an existing building that is minor building work other than a dwelling house, shed on the same lot as a dwelling house or domestic storage	Self	Planning Scheme Building Matters Code
	work undertaken in or on an existing building that is minor building work other than a dwelling house, shed on the same lot as a dwelling house or domestic storage and if not complying with the applicable code for self-assessable development; or the work is not minor building work.	Code	Industrial Zone Code
Carrying out operational work for a gate or grid		Code	Gates and Grids Code
Carrying out operational work for reconfiguring a lot		Code	Infrastructure Works Code
Carrying out operational work involving filling or excavation not associated with reconfiguring a lot	If involving less than 50 m ³ of material	Exempt	
	if involving 50 m ³ or more of material	Code	Filling and Excavation Code
Carrying out operational work involving the clearing of vegetation		Exempt	
Placing an advertising device on premises	if a blind sign, business plate, cabinet sign, flag sign, property name sign, or window sign	Exempt	



<i>Industrial Zone – other than making a material change of use</i>			
Column 1 Type of development	Column 2 Qualifications (if any)	Column 3 Assessment category	Column 4 Relevant assessment criteria
Placing an advertising device on premises (cont)	if an above awning sign, awning fascia sign, banner sign or bunting, below awning sign, building fascia sign, canopy sign, frontage sign, ground base sign, projecting wall sign, roof sign, wall sign	Self	Advertising Devices Code (compliance with 'Solutions for acceptable devices' for the applicable type of device only)
	if the qualifications for being exempt or self-assessable do not apply or if not complying with the applicable code for self-assessable development	Code	Advertising Devices Code
Reconfiguring a lot		Code	Reconfiguring a Lot Code and Infrastructure Works Code
Otherwise		Exempt	

* Development may be subject to a changed assessment category and applicable codes via an overlay. See section 1.7 Planning scheme has overlay areas.

4.7 Assessment categories—Residential Zone

Table 4.7 Assessment table for making a material change of use—Residential Zone

<i>Residential Zone – material change of use</i>						
Column 1 Type of development	Column 2 Qualifications (if any)	Column 3 Assessment category ^o	Column 4: Relevant assessment criteria [*]			
			Residential Zone Code	Infrastructure Works Code	Landscaping Code	Vehicle parking & access Code
Aquaculture [#]		Impact				
Cattery or Kennel	If in the Village precinct	Impact				
Cattery or kennel [#]	if not in the Village precinct	Impact				
Commercial Premises	If in the Village Precinct or with a GFA of not more than 50 square metres in any other location	Impact				
Commercial premises [#]	if not in the Village Precinct and with a GFA of more than 50 square metres;	Impact				
Community services	If not involving external building work and the use is conducted within an existing building	Code	✓	✓	✓	✓

<i>Residential Zone – material change of use</i>						
Column 1 Type of development	Column 2 Qualifications (if any)	Column 3 Assessment category ^o	Column 4: Relevant assessment criteria ^a			
			Residential Zone Code	Infrastructure Works Code	Landscaping Code	Vehicle parking & access Code
Community Services	If involving external building work	Impact				
Community space		Exempt				
Display yard [#]		Impact				
Domestic storage		Self	Dwelling House and Domestic Storage Code (acceptable solutions only)			
	If the acceptable solutions of the dwelling house and domestic storage code, other than an SBR alternative provision, is not complied with	Code	Dwelling House and Domestic Storage Code			
Dwelling house		Self	Dwelling House and Domestic Storage Code (acceptable solutions only)			
	If the dwelling house and domestic storage code, other than an SBR alternative provision, is not complied with	Code	Dwelling House and Domestic Storage Code			
Education or health premises		Impact				
Extractive Industry [#]		Impact				
Farm		Code	✓	✓	✓	✓
Food or entertainment venue		Impact				
General industry [#]		Impact				
Home business		Self	Home Business Code (acceptable solutions only)			
	If the development does not comply with the applicable code for self-assessable development	Code	Home Business Code			
Intensive animal husbandry [#]		Impact				
Low impact industry	If in the Village Precinct	Impact				
Low impact industry [#]	if not in the Village Precinct	Impact				



<i>Residential Zone – material change of use</i>						
Column 1 Type of development	Column 2 Qualifications (if any)	Column 3 Assessment category ^o	Column 4: Relevant assessment criteria [*]			
			Residential Zone Code	Infrastructure Works Code	Landscaping Code	Vehicle parking & access Code
Multi-residential	If comprising only two dwelling units and if not in the Low Density Residential Precinct	Self	Multi-residential Code (acceptable solutions only)			
	if— comprising only two dwelling units; and, not in the Low Density Residential Precinct; and not complying with the Multi-residential Code (acceptable solutions only); or— if comprising more than two units located in the Multi-residential Precinct	Code		✓	✓	✓
Multi-residential [#]	if in the Low Density Residential Precinct	Impact				
Multi-residential	If not in the Low density Residential Precinct or the Multi-residential Precinct	Impact				
Public utility		Code	✓	✓	✓	✓
Rural industry [#]		Impact				
Service Station		Impact				
Shop		Impact				
Special industry [#]		Impact				
Tourist accommodation	If in the Village Precinct as shown on Map—Land Use Zoning Monduran	Code	✓	✓	✓	✓
Tourist accommodation	If not in the Village Precinct as shown on Map—Land Use Zoning Monduran	Impact				
Uses identified in section 4.3		Exempt				
All other uses (excepting road)		Impact				

^o Assessment categories may be affected by overlays. See overlay maps to determine if the land is affected.

^{*} The ✓ symbol indicates that the code is an applicable code. See section 4.1(2)(c).

[#] The Residential Zone Code identifies this use as an 'inconsistent use'. See section 5.5.3.

Table 4.8 Assessment table for development other than making a material change of use—Residential Zone*

<i>Residential Zone – other than making a material change of use</i>			
Column 1 Type of development	Column 2 Qualifications (if any)	Column 3 Assessment category	Column 4 Relevant assessment criteria
Building work not associated with a material change of use	If the work involves a dwelling house, shed on the same lot as a dwelling house or domestic storage	Self	Dwelling house and domestic storage code (acceptable solutions only)
	if the work involves a dwelling house, shed on the same lot as a dwelling house or domestic storage and if not complying with the applicable code for self-assessable development	Code	Dwelling house and domestic storage code
	work undertaken in or on an existing building that is minor building work other than a dwelling house, shed on the same lot as a dwelling house or domestic storage	Self	Planning Scheme Building Matters Code
	work undertaken in or on an existing building that is minor building work other than a dwelling house, shed on the same lot as a dwelling house or domestic storage and if not complying with the applicable code for self-assessable development; or the work is not minor building work.	Code	Residential Zone Code
Carrying out operational work for a gate or grid		Code	Gates and Grids Code
Carrying out operational work for reconfiguring a lot		Code	Infrastructure Works Code
Carrying out operational work involving filling or excavation not associated with reconfiguring a lot	If involving less than 50 m ³ of material	Exempt	
	if involving 50 m ³ or more of material	Code	Filling and Excavation Code
Carrying out operational work involving the clearing of vegetation		Exempt	



<i>Residential Zone – other than making a material change of use</i>			
Column 1 Type of development	Column 2 Qualifications (if any)	Column 3 Assessment category	Column 4 Relevant assessment criteria
Placing an advertising device on premises	if a business plate, property name sign, or window sign	Exempt	
	if an above awning sign, awning fascia sign, below awning sign, building fascia sign, canopy sign, projecting wall sign	Self	Advertising Devices Code (compliance with 'Solutions for acceptable devices' for the applicable type of device only)
	if the qualifications for being exempt or self-assessable do not apply or if not complying with the applicable code for self-assessable development	Code	Advertising Devices Code
Reconfiguring a lot		Code	Reconfiguring a Lot Code and Infrastructure Works Code
Otherwise		Exempt	

* Development may be subject to a changed assessment category and applicable codes via an overlay. See section 1.7 Planning scheme has overlay areas.

4.8 Assessment categories—Rural Zone

Table 4.9 Assessment table for making a material change of use—Rural Zone

<i>Rural Zone – making a material change of use</i>						
Column 1 Type of development	Column 2 Qualifications (if any)	Column 3 Assessment category ^o	Column 4: Relevant assessment criteria ⁷			
			Rural Zone Code	Infrastructure Works Code	Landscaping Code	Vehicle parking & access Code
Aquaculture		Code	✓	✓	✓	✓
Cattery or kennel		Code	✓	✓	✓	✓
Commercial premises		Impact				
Community services		Code	✓	✓	✓	✓
Community space		Exempt				
Display yard		Code	✓	✓	✓	✓

<i>Rural Zone – making a material change of use</i>						
Column 1 Type of development	Column 2 Qualifications (if any)	Column 3 Assessment category ^o	Column 4: Relevant assessment criteria ^a			
			Rural Zone Code	Infrastructure Works Code	Landscaping Code	Vehicle parking & access Code
Domestic storage		Self	Dwelling House and Domestic Storage Code (acceptable solutions only)			
	If the acceptable solutions of the dwelling house and domestic storage code, other than an SBR alternative provision, is not complied with	Code	Dwelling House and Domestic Storage Code			
Dwelling house		Self	Dwelling House and Domestic Storage Code (acceptable solutions only)			
	If the acceptable solutions of the dwelling house and domestic storage code, other than an SBR alternative provision, is not complied with	Code	Dwelling House and Domestic Storage Code			
Education or health premises		Impact				
Extractive industry		Code	✓	✓	✓	✓
Farm		Exempt				
Food or entertainment venue		Impact				
General industry		Impact				
Home business		Self	Home Business Code (acceptable solutions only)			
	If the development does not comply with the applicable code for self-assessable development	Code		✓		✓
Intensive animal husbandry		Code	✓	✓	✓	✓
			Intensive Animal Husbandry Code			
Low impact industry		Impact				
Multi-residential	If rural workers' accommodation or relatives' accommodation	Code	✓	✓	✓	✓
	if other than rural workers' accommodation or relatives' accommodation	Impact	Multi-residential Code			



<i>Rural Zone – making a material change of use</i>						
Column 1 Type of development	Column 2 Qualifications (if any)	Column 3 Assessment category ^o	Column 4: Relevant assessment criteria [*]			
			Rural Zone Code	Infrastructure Works Code	Landscaping Code	Vehicle parking & access Code
Public utility		Code	✓	✓	✓	✓
Rural industry		Code	✓	✓	✓	✓
Service station		Impact				
Shop		Impact				
Special industry		Impact				
Tourist accommodation		Code	✓	✓	✓	✓
Uses identified in section 4.3		Exempt				
All other uses (excepting road)		Impact				

^o Assessment categories may be affected by overlays. See overlay maps to determine if the land is affected.

^{*} The ✓ symbol indicates that the code is an applicable code. See section 4.1(2)(c).

Table 4.10 Assessment table for development other than making a material change of use—Rural Zone*

<i>Rural Zone – other than making a material change of use</i>			
Column 1 Type of development	Column 2 Qualifications (if any)	Column 3 Assessment category	Column 4 Relevant assessment criteria
Building work not associated with a material change of use	If the work involves a dwelling house, shed on the same lot as a dwelling house or domestic storage; or	Self	Dwelling house and domestic storage code (acceptable solutions only)
	if the work involves a dwelling house, shed on the same lot as a dwelling house or domestic storage and if not complying with the applicable code for self-assessable development; or	Code	Dwelling house and domestic storage code
	work undertaken in or on an existing building that is minor building work other than a dwelling house, shed on the same lot as a dwelling house or domestic storage; or	Self	Planning Scheme Building Matters Code

<i>Rural Zone – other than making a material change of use</i>			
Column 1 Type of development	Column 2 Qualifications (if any)	Column 3 Assessment category	Column 4 Relevant assessment criteria
Building work not associated with a material change of use (cont)	work undertaken in or on an existing building that is minor building work other than a dwelling house, shed on the same lot as a dwelling house or domestic storage and if not complying with the applicable code for self-assessable development; or the work is not minor building work.	Code	Rural Zone Code
Carrying out operational work for a gate or grid		Code	Gates and Grids Code
Carrying out operational work for reconfiguring a lot		Code	Infrastructure Works Code
Carrying out operational work involving filling or excavation not associated with reconfiguring a lot	If involving less than 50 m ³ of material	Exempt	
	if involving 50 m ³ or more of material	Code	Filling and Excavation Code
Carrying out operational work involving the clearing of vegetation		Exempt	
Placing an advertising device on premises	if a blind sign, business plate, cabinet sign, flag sign, property name sign, or window sign	Exempt	
	if an above awning sign, awning fascia sign, banner sign or bunting, below awning sign, building fascia sign, canopy sign, frontage sign, ground base sign, projecting wall sign, roof sign, wall sign	Self	Advertising Devices Code (compliance with 'Solutions for acceptable devices' for the applicable type of device only)
	if the qualifications for being exempt or self-assessable do not apply or if not complying with the applicable code for self-assessable development	Code	Advertising Devices Code
Reconfiguring a lot		Code	Reconfiguring a Lot Code Infrastructure Works Code
Otherwise		Exempt	

* Development may be subject to a changed assessment category and applicable codes via an overlay. See section 1.7 Planning scheme has overlay areas.



4.9 Assessment Categories—Natural Features or Resources Overlays

Table 4.11 Assessment table for making a material change of use—Natural Features or Resources Overlays

<i>Natural Features or Resources Overlays – material change of use</i>			
Column 1 Type of development	Column 2 Qualifications (if any)	Column 3 Assessment category	Column 4 Relevant assessment criteria
All except— <ul style="list-style-type: none"> ▪ domestic storage, ▪ dwelling house, ▪ Community space, ▪ Farm and ▪ home business ▪ uses identified in section 4.3 	If within 100 metres of a watercourse of interest identified on maps NFRO2.1 to NFRO2.5 and NFRO2 – Gin Gin <i>measured from the top of the bank</i>	Code	Natural Features or Resources Overlays Code
All except— <ul style="list-style-type: none"> ▪ Community space, ▪ Farm, and ▪ home business ▪ uses identified in section 4.3 	If within 500 metres of a gravel pit or sand pit or within 1000 metres of a mineral resource shown on Map NFRO2.1 to NFRO2.5 and NFRO2 – Gin Gin (measured from the external boundaries of the resources area)	Code	Natural Features or Resources Overlays Code
All except— <ul style="list-style-type: none"> ▪ domestic storage, ▪ dwelling house, ▪ Community space, ▪ farm and ▪ home business) ▪ uses identified in section 4.3 	If within 100 metres of a State Forest or a National Park or QPWS Estate shown on Map NFRO2.1 to NFRO2.5 and NFRO2 – Gin Gin or Maps NFRO1.1 to NFRO1.5 and NFRO1 – Gin Gin	Code	Natural Features or Resources Overlays Code
All except— <ul style="list-style-type: none"> ▪ Community space, ▪ Domestic Storage ▪ Dwelling house, ▪ Farm, ▪ Home business ▪ uses identified in section 4.3 	If in the Rural Zone AND on <i>Class A, B, or C land on shown Maps NFRO1.1 to NFRO1.5 and NFRO1 – Gin Gin</i>	Code	Natural Features or Resources Overlays Code
Farm if involving aquaculture	If in the Rural Zone AND on <i>Class A, B or C land on Maps NFRO1.1 to NFRO1.5 and NFRO1 – Gin Gin</i>	Code	Natural Features or Resources Overlays Code

<i>Natural Features or Resources Overlays – material change of use</i>			
Column 1 Type of development	Column 2 Qualifications (if any)	Column 3 Assessment category	Column 4 Relevant assessment criteria
All except— <ul style="list-style-type: none"> ▪ Community space, ▪ Domestic storage ▪ Dwelling house, ▪ Farm, ▪ Home business ▪ uses identified in section 4.3 	If on a lot with a frontage to a stock route shown on Map NFRO3.1 to NFRO3.5 and NFRO3 – Gin Gin	Code	Natural Features or Resources Overlays Code
All except— <ul style="list-style-type: none"> ▪ Domestic storage, ▪ Dwelling house ▪ Farm, and ▪ home business ▪ uses identified in section 4.3 	If in the High or moderate bushfire risk area shown on Maps BPA1.1 to BPA1.5 and BPA – Gin Gin	Code	Natural Features or Resources Overlays Code
Otherwise		Exempt	

**Table 4.12 Assessment table for other than making a material change of use—
Natural Features or Resources Overlays**

<i>Natural Features or Resources Overlays – other than making a material change of use</i>			
Column 1 Type of development	Column 2 Qualifications (if any)	Column 3 Assessment category	Column 4 Relevant assessment criteria
Carrying out operational work involving the clearing of vegetation	If within 100 metres of a watercourse of interest identified on maps NFRO2.1 to NFRO2.5 and NFRO2 – Gin Gin <i>measured from the top of the bank</i>	Code	Natural Features or Resources Overlays Code



<i>Natural Features or Resources Overlays – other than making a material change of use</i>			
Column 1 Type of development	Column 2 Qualifications (if any)	Column 3 Assessment category	Column 4 Relevant assessment criteria
Carrying out operational work involving filling or excavation	if more than 50 m ³ of material AND if within 100 metres of a <i>watercourse of interest</i> identified on maps NFRO2.1 to NFRO2.5 and NFRO2 – Gin Gin; (measured from the top of the bank)	Code	Natural Features or Resources Overlays Code
	if more than 50 m ³ of material and if within 100 metres of— (a) a State Forest or (b) National Park; or (c) QPWS Estate Shown on Map NFRO2.1 to NFRO2.5 and NFRO2 – Gin Gin or Maps NFRO1.1 to NFRO1.5 and NFRO1 – Gin Gin	Code	Natural Features or Resources Overlays Code
Reconfiguring a Lot	If in the High or moderate bushfire risk area shown on Maps BPA1.1 to BPA1.5 and BPA – Gin Gin	Code	Natural Features or Resources Overlays Code
Otherwise		Exempt	

4.10 Assessment Categories—Cultural heritage features overlay

Table 4.13 Assessment table for making a material change of use—Cultural heritage features overlay

<i>Cultural Heritage Features Overlay – material change of use</i>			
Column 1 Type of development	Column 2 Qualifications (if any)	Column 3 Assessment category	Column 4 Relevant assessment criteria
All types	if involving building work that changes the external appearance of any building within the Town Heritage and Character Area identified on maps CHFO1.1 to CHFO1.5 and Cultural Heritage – Gin Gin	Code	Cultural Heritage Features Overlay Code
	If on a Heritage or character site identified on maps CHFO1.1 to CHFO1.5 and Cultural Heritage – Gin Gin	Code	Cultural Heritage Features Overlay Code
All except— <ul style="list-style-type: none"> ▪ Community space, ▪ Domestic Storage, ▪ Dwelling house, ▪ Farm, ▪ Home business ▪ uses identified in section 4.3 	if on a lot with a road frontage to or otherwise abutting the Bicentennial National Trail identified on maps CHFO1.1 to CHFO1.5 and Cultural Heritage – Gin Gin	Code	Cultural Heritage Features Overlay Code
Otherwise		Exempt	

Table 4.14 Assessment table for other than making a material change of use—Cultural heritage features overlay

<i>Cultural Heritage Features Overlay – other than making a material change of use</i>			
Column 1 Type of development	Column 2 Qualifications (if any)	Column 3 Assessment category	Column 4 Relevant assessment criteria
Building work not associated with a material change of use	if involving building work that changes the external appearance of any building within the Town Heritage and Character Area identified on maps CHFO1.1 to CHFO1.5 and Cultural Heritage – Gin Gin	Code	Cultural Heritage Features Overlay Code



<i>Cultural Heritage Features Overlay – other than making a material change of use</i>			
Column 1 Type of development	Column 2 Qualifications (if any)	Column 3 Assessment category	Column 4 Relevant assessment criteria
Carrying out operational work for a gate or a grid or for reconfiguring a lot	if within 50 metres of the Bicentennial National Trail identified on maps CHFO1.1 to CHFO1.5 and Cultural Heritage – Gin Gin	Code	Cultural Heritage Features Overlay Code
Reconfiguring a lot	if within 50 metres of the Bicentennial National Trail identified on maps CHFO1.1 to CHFO1.5 and Cultural Heritage – Gin Gin	Code	Cultural Heritage Features Overlay Code
Otherwise		Exempt	

4.11 Assessment Categories—Infrastructure Areas and Items Overlay

Table 4.15 Assessment table for making a material change of use—Infrastructure areas and items overlay

<i>Infrastructure Area and Items Overlay – material change of use</i>			
Column 1 Type of development	Column 2 Qualifications (if any)	Column 3 Assessment category	Column 4 Relevant assessment criteria
All except— <ul style="list-style-type: none"> ▪ Community Services; ▪ Community space, ▪ Domestic storage ▪ Dwelling house, ▪ Farm, ▪ Home business, ▪ public utility ▪ uses identified in section 4.3 	if within the Irrigation Area identified on maps INFRA1.1 to INFRA1.5 and Infrastructure – Gin Gin	Code	Infrastructure Areas and Items Overlay Code
All except— <ul style="list-style-type: none"> ▪ Community Services, ▪ Community space, ▪ Farm ▪ uses identified in section 4.3 	If within the Flood and Drainage Liability Area identified on maps INFRA1.1 to INFRA1.5 and Infrastructure – Gin Gin	Code	Infrastructure Areas and Items Overlay Code
All except— <ul style="list-style-type: none"> ▪ Community space, ▪ Domestic Storage ▪ Dwelling house ▪ Farm, ▪ Home business ▪ uses identified in section 4.3 	If within the Fred Haigh Dam Declared Catchment Area identified on maps INFRA1.1 to INFRA1.5 and Infrastructure – Gin Gin	Code	Infrastructure Areas and Items Overlay Code

<i>Infrastructure Area and Items Overlay – material change of use</i>			
Column 1 Type of development	Column 2 Qualifications (if any)	Column 3 Assessment category	Column 4 Relevant assessment criteria
All except— <ul style="list-style-type: none"> ▪ Community Services if in the Commercial Zone; ▪ Community space, ▪ domestic storage, ▪ dwelling house, ▪ Farm and ▪ food or entertainment venue where no new access is proposed; ▪ home business; ▪ low impact industry in the Industrial or Commercial Zone; or ▪ Multi-residential when 2 or less dwelling units; or ▪ shop in the Commercial Zone ▪ uses identified in section 4.3 	If the lot fronts a State controlled road or principal local government road or the use has vehicular access from an State controlled road or principal local government road identified on maps INFRA1.1 to INFRA1.5 and Infrastructure – Gin Gin	Code	Infrastructure Areas and Items Overlay Code
Otherwise		Exempt	

Table 4.16 Assessment table for other than making a material change of use—Infrastructure areas and items overlay

<i>Infrastructure Areas and Items Overlay – other than making a material change of use</i>			
Column 1 Type of development	Column 2 Qualifications (if any)	Column 3 Assessment category	Column 4 Relevant assessment criteria
Carrying out works not associated with a material change of use	If within the Flood and Drainage Liability Area identified on maps INFRA1.1 to INFRA1.5 and Infrastructure – Gin Gin	Code	Infrastructure Areas and Items Overlay Code
	If within the Fred Haigh Dam Declared Catchment Area identified on maps INFRA1.1 to INFRA1.5 and Infrastructure – Gin Gin	Code	Infrastructure Areas and Items Overlay Code
Reconfiguring a Lot	If within the irrigation area identified on maps INFRA1.1 to INFRA1.5 and Infrastructure – Gin Gin	Code	Infrastructure Areas and Items Overlay Code



<i>Infrastructure Areas and Items Overlay – other than making a material change of use</i>			
Column 1 Type of development	Column 2 Qualifications (if any)	Column 3 Assessment category	Column 4 Relevant assessment criteria
Reconfiguring a Lot (cont)	If the lot fronts a State controlled road or principal local government road or the use has vehicular access from a State controlled road or principal local government road identified on maps INFRA1.1 to INFRA1.5 and Infrastructure – Gin Gin	Code	Infrastructure Areas and Items Overlay Code
	If within the Fred Haigh Dam Declared Catchment Area identified on maps INFRA1.1 to INFRA1.5 and Infrastructure – Gin Gin	Code	Infrastructure Areas and Items Overlay Code
Otherwise		Exempt	

