

Part 5 Tables of Assessment

5.1 Preliminary

The tables in this part identify the level of assessment and assessment criteria for development within the planning scheme area.

5.2 Reading the tables

The tables identify the following:

- (1) development that is prohibited, exempt or requires self, compliance, code or impact assessment;
- (2) the levels of assessment for development in:
 - (a) a zone and, where used, a precinct of a zone;
 - (b) a local plan, and where used, a precinct of the local plan;
 - (c) an overlay where used.
- (3) the assessment criteria for development:
 - (a) whether a zone code or specific provisions in the zone code apply (shown in the “assessment criteria” column);
 - (b) if there is a local plan, whether a local plan code or specific provisions of a local plan code apply (shown in the “assessment criteria” column);
 - (c) if there is an overlay:
 - (i) whether an overlay code applies (shown in Table 5.10.a – 5.10h); or
 - (ii) the assessment criteria as shown on the overlay map (noted in the “assessment” criteria column) applies;
 - (d) any other applicable code(s) (shown in the “assessment criteria” column).
- (4) any variation to the level of assessment (shown as an “if” in the “level 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 in Schedule 1 of the Act, a state planning regulatory provision or in the standard planning scheme provisions.

Editor’s note – Examples of a variation are gross floor area, height, number of people or precinct provisions.

5.3 Levels of assessment

5.3.1 Process for determining the level of assessment

The process for determining the level 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 a local plan precinct applies to the premises, by reference to the local plan map in Schedule 2;
 - (c) if an overlay applies to the premises, by reference to the overlay map in Schedule 2.

- (3) determine if the development has a prescribed level of assessment, by reference to the tables in section 5.4 Prescribed levels of assessment;
- (4) if the development is not listed in the tables in section 5.4 Prescribed levels of assessment, determine the initial level of assessment by reference to tables in:
 - section 5.5 Levels of assessment – Material change of use
 - section 5.6 Levels of assessment – Reconfiguring a lot
 - section 5.7 Levels of assessment – Building Work
 - section 5.8 Levels of assessment – Operational work;
- (5) a precinct of a zone may change the level of assessment and this will be shown in the “level of assessment” column of the tables in sections 5.5, 5.6, 5.7 and 5.8;
- (6) if a local plan applies refer to the table(s) in section 5.9 Levels of assessment – Local plans, to determine if the local plan changes the level of assessment for the zone;
- (7) if a precinct of a local plan changes the level of assessment this will be shown in the “level of assessment” column of the table(s) in section 5.9;
- (8) if an overlay applies refer to section 5.10 Levels of assessment – Overlays, to determine if the overlay further changes the level of assessment.

5.3.2 Determining the level of assessment

- (1) A material change of use is impact assessable:
 - (a) unless the table of assessment states otherwise;
 - (b) if a use is not listed or defined; or
 - (c) unless otherwise prescribed within the Act or the Regulation.
- (2) Reconfiguring a lot is code assessable unless the tables of assessment state otherwise or unless otherwise prescribed within the Act or the Regulation.
- (3) Building work or operational work is exempt development, unless tables of assessment state otherwise or unless otherwise prescribed within the Act or the Regulation.
- (4) Where development is proposed on premises included in more than one zone, local plan or overlay, the level of assessment is the highest level of each aspect of the development under each of the applicable zones, local plans or overlays.
- (5) Where development is proposed on premises partly affected by an overlay, the level of assessment for the overlay only relates to the part of the premises affected by the overlay.
- (6) For the purposes of Schedule 4, Table 2, item 2 of the Regulation, an overlay does not apply to the premises if the development meets the self-assessable acceptable outcomes of the relevant overlay code.
- (7) If development is identified as having a different level of assessment under a zone than under a local plan or an overlay, the highest level of assessment applies as follows:
 - (a) self-assessable prevails over exempt;
 - (b) compliance assessment prevails over self-assessable and exempt;
 - (c) code assessable prevails over self-assessable and exempt;
 - (d) impact assessable prevails over code, self-assessable and exempt.

Note – Where a development is comprised of a number of defined uses (not in an activity group) the highest level of assessment applies.

- (8) Despite sub-section 5.3.2(4) and (7) above, a level of assessment in a local plan overrides a level of assessment in a zone and a level of assessment in an overlay overrides a level of assessment in a zone or local plan.
- (9) Provisions of Part 10 may override any of the above.
- (10) State prescribed levels of assessment identified in Part 5, section 5.4, override all other levels of assessment for that development, with the exception of the Act or the Regulation.
- (11) Despite all of the above, if development is listed as prohibited development under Schedule 1 of the Act, a development application cannot be made.

Note – Development is to be only taken to be prohibited development under the planning scheme if it is identified in Schedule 1 of the Act, a state regulatory provision or in section 5.4 of the standard planning scheme provisions.

5.3.3 Determining the assessment criteria

- (1) The following rules apply in determining assessment criteria for each level of assessment.
 - (2) Self assessment
 - (a) is to be assessed against all of the identified self-assessable acceptable outcomes of the applicable code(s) identified in the assessment criteria column;
 - (b) that complies with the self-assessable acceptable outcomes of the applicable code(s) complies with the code(s);
 - (c) that does not comply with one or more identified self-assessable acceptable outcomes of the applicable code(s) becomes code assessable development unless otherwise specified.
 - (3) Development requiring compliance assessment
 - (a) is to be assessed against all the identified compliance outcomes of the applicable code(s) identified in the assessment criteria column;
 - (b) that complies with, or is conditioned to comply with, the compliance outcome(s) complies with the code(s).
 - (4) Code assessable development
 - (a) is to be assessed against all the applicable codes identified in the assessment criteria column;
 - (b) that occurs as a result of development becoming code assessable pursuant to sub-section 5.3.3(2)(c), should:
 - (i) be assessed against the assessment criteria for the development application, limited to the subject matter of the self-assessable acceptable outcomes that were not complied with or were not capable of being complied with under sub-section 5.3.3(2)(c);
 - (ii) comply with all self-assessable acceptable outcomes identified in sub-section 5.3.3(2)(a), other than those mentioned in sub-section 5.3.3(2)(c);
 - (c) that complies with:
 - (i) the purpose and overall outcomes of the code complies with the code;
 - (ii) the performance or acceptable outcomes complies with the purpose and overall outcomes of the code;
 - (d) is to have regard to the purposes of any instrument containing an applicable code.
- Note – In relation to section 5.3.3(4)(d) above, and in regard to section 313(3)(d) of the Act, the strategic framework (where relevant) is considered to be the purpose of the instrument containing an applicable code.
- (5) impact assessable development:
 - (a) is to be assessed against all identified code(s) in the assessment criteria column (where relevant);

(b) is to be assessed against the planning scheme, to the extent relevant.

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

5.4 Prescribed levels of assessment

For the development specified in the “use”, “zone or “development” columns, the levels of assessment are prescribed.

Table 5.4.a Prescribed levels of assessment: material change of use

Use	Level of assessment	Assessment criteria
Community residence	Self-assessment	
	If in a residential zone or residential zone category or a rural residential zone.	9.2.1 Community residence code.

Table 5.4.b Prescribed levels of assessment: reconfiguring a lot

Zone	Level of assessment	Assessment criteria
Residential zone category or Industry zone category	Compliance assessment	
	Subdivision of one lot into two lots (and associated operational work) if compliance assessment is required under schedule 18 of the Regulation.	9.2.2 Reconfiguring a lot (subdividing one lot into two lots) and associated operational work code.

Table 5.4.c Prescribed levels of assessment: building work

Table not used

Table 5.4.d Prescribed levels of assessment: operational work

Zone	Level of assessment	Assessment criteria
Residential zone category or Industry zone category	Compliance assessment	
	Operational work associated with reconfiguring a lot requiring compliance assessment under Schedule 18 of the Regulation.	9.2.2 Reconfiguring a lot (subdividing one lot into two lots) and associated operational work code.

Table 5.4.e Prescribed levels of assessment: overlays

Table not used

5.5 Levels of assessment – Material change of use

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

5.5.1 Residential zones category

Table 5.5.1.a Low density residential zone

Use	Level of Assessment	Assessment criteria
Any	Exempt	
	If prescribed exempt development.	None.
Dual occupancy	Code assessment	
	If: (a) on a lot greater than 800m ² in area; and (b) has a road frontage of more than 20 metres.	All outcomes in the: <ul style="list-style-type: none"> • Low density residential zone code; • Dual occupancy code; • Access, parking and servicing code; • Filling and excavation code; • Landscaping code.
Dwelling house	Exempt	
	As identified in schedule 4, Table 2 of the <i>Sustainable Planning Regulation 2009</i> .	None.
	Self-assessment	
	If complying with all the self-assessable acceptable outcomes. Note - Where an overlay applies, a dwelling house may become code assessable. Refer to Section 5.10.	All acceptable outcomes in the: <ul style="list-style-type: none"> • Low density residential zone code; • Filling and excavation code; • Dwelling house (secondary dwelling) code – for any secondary dwelling.
	Code assessment	
If not self-assessable.	All outcomes in the: <ul style="list-style-type: none"> • Low density residential zone code; • Filling and excavation code; • Dwelling house (secondary dwelling) code – for any secondary dwelling. 	
Environment facility	Exempt	
	All, unless involving more than 50m ² of enclosed GFA.	None.
	Code assessment	
If not exempt.	All outcomes in the: <ul style="list-style-type: none"> • Low density residential zone code; • Access, parking and servicing code; • Filling and excavation code; • Landscaping code; • Protection of sensitive uses code. 	

Use	Level of Assessment	Assessment criteria
Home based business	Self-assessment	
	If: (a) not a bed and breakfast; or (b) not involving tuition; and (c) complying with all self assessable acceptable outcomes.	All acceptable outcomes in the <ul style="list-style-type: none"> • Home based business code – all acceptable outcomes; • Access, parking and servicing code.
	Code assessment	
If not self assessable.	All outcomes within: <ul style="list-style-type: none"> • Home based business code; • Access, parking and servicing code; • Protection of sensitive land uses code. 	
Park	Exempt	
	All.	None.
Utility installation	Code assessment	
	(a) If not exempt development. (b) If not a mail depot.	All outcomes within: <ul style="list-style-type: none"> • Low density residential zone code; • Access, parking and servicing code; • Filling and excavation code; • Landscaping code; • Protection of sensitive land uses code.
Impact assessment		
(a) Any other use not listed in this table. (b) Any use listed in the table and not complying with the criteria in the level of assessment column. (c) Any other undefined use.	The planning scheme.	

Table 5.5.1.b Low-medium density residential zone

Use	Level of Assessment	Assessment criteria
Any	Exempt	
	If prescribed exempt development.	None.
Dual occupancy	Code assessment	
	If: (a) on a lot greater than 600m ² in area; and (b) has a road frontage of more than 15 metres.	All outcomes in the: <ul style="list-style-type: none"> • Low-medium density residential zone code; • Dual occupancy code; • Access, parking and servicing code; • Filling and excavation code; • Landscaping code.
Dwelling house	Exempt	
	As identified in schedule 4, Table 2 of the <i>Sustainable Planning Regulation 2009</i> .	None.
	Self-assessment	
	If complying with all the self-assessable acceptable outcomes. Note - Where an overlay applies, a dwelling house may become code assessable. Refer to Section 5.10.	All acceptable outcomes in the: <ul style="list-style-type: none"> • Low-medium density residential zone code; • Filling and excavation code; • Dwelling house (secondary dwelling) code – for any secondary dwelling.
	Code assessment	
	If not self-assessable.	All outcomes in the: <ul style="list-style-type: none"> • Low-medium density residential zone code; • Filling and excavation code; • Dwelling house (secondary dwelling) code – for any secondary dwelling.
Environment facility	Exempt	
	All, unless involving more than 50m ² of enclosed GFA.	None.
	Code assessment	
	If not exempt.	All outcomes in the: <ul style="list-style-type: none"> • Low-medium density residential zone code; • Access, parking and servicing code; • Filling and excavation code; • Landscaping code; • Protection of sensitive uses code.

Use	Level of Assessment	Assessment criteria
Home based business	Self-assessment	
	If: (a) not a bed and breakfast; or (b) not involving tuition; and (c) complying with all self-assessable acceptable outcomes.	All acceptable outcomes in the <ul style="list-style-type: none"> • Home based business code – all acceptable outcomes; • Access, parking and servicing code.
	Code assessment	
	If not self-assessable.	All outcomes within: <ul style="list-style-type: none"> • Home based business code; • Access, parking and servicing code; • Protection of sensitive land uses code.
Multiple dwelling	Code assessment	
	If: (a) on a lot greater than 900m ² in area; and (b) has a road frontage greater than 20 metres.	Low-medium density residential zone code. Multiple dwelling code – all acceptable outcomes. Access, parking and servicing code. Filling and excavation code. Landscaping code.
Park	Exempt	
	All.	None.
Utility installation	Code assessment	
	(a) If not exempt development. (b) If not a mail depot.	All outcomes within: <ul style="list-style-type: none"> • Low-medium density residential zone code; • Access, parking and servicing code; • Filling and excavation code; • Landscaping code; • Protection of sensitive land uses code.
Impact assessment		
(a) Any other use not listed in this table. (b) Any use listed in the table and not complying with the criteria in the level of assessment column. (c) Any other undefined use.	The planning scheme.	

5.5.2 Centre zones category

Table 5.5.2.a District centre zone

Use	Level of Assessment	Assessment criteria
Any	Exempt	
	If prescribed exempt development.	None.
Caretaker's accommodation	Self-assessment	
	If complying with the self-assessable acceptable outcomes.	All acceptable outcomes in the: <ul style="list-style-type: none"> • District centre zone code; • Caretaker's accommodation code; • Access, parking and servicing code.

Use	Level of Assessment	Assessment criteria
	Code assessment	
	If not self-assessable.	All outcomes in the: <ul style="list-style-type: none"> • District centre zone code; • Caretaker's accommodation code; • Access, parking and servicing code.
Centre activities group	Self-assessment	
	If involving an existing premises with no increase in gross floor area, where complying with self-assessable outcomes.	All acceptable outcomes in the District centre zone code.
	Code assessment	
	If not self-assessable.	All outcomes in the: <ul style="list-style-type: none"> • District centre zone code; • Access, parking and servicing code; • Filling and excavation code; • Landscaping code; • Protection of sensitive land uses code.
Dwelling unit	Self-assessment	
	If complying with the self-assessable acceptable outcomes	All acceptable outcomes in the: <ul style="list-style-type: none"> • District centre zone code; • Dwelling unit code.
	Code assessment	
	If not self-assessable.	All outcomes in the: <ul style="list-style-type: none"> • District centre zone code; • Dwelling unit code.
Environment facility	Exempt	
	All, unless involving more than 50m ² of enclosed GFA.	None.
	Code assessment	
	If not exempt.	All outcomes in the: <ul style="list-style-type: none"> • District centre zone code • Access, parking and servicing code. • Filling and excavation code. • Landscaping code. • Protection of sensitive uses code.
Home based business	Self-assessment	
	If: <ul style="list-style-type: none"> (a) not a bed and breakfast; or (b) not involving tuition; and (c) complying with all self-assessable acceptable outcomes. 	All acceptable outcomes in the: <ul style="list-style-type: none"> • Home based business code; • Access, parking and servicing code.

Use	Level of Assessment	Assessment criteria
	Code assessment	
	If not self-assessable.	All outcomes in the: <ul style="list-style-type: none"> • Home based business code; • Access, parking and servicing code.
Multiple dwelling	Code assessment	
	If: <p>(a) on a lot greater than 900m² in area; and</p> <p>(b) has a road frontage greater than 20 metres.</p>	All outcomes in the: <ul style="list-style-type: none"> • District centre zone code; • Multiple dwelling code; • Access, parking and servicing code; • Filling and excavation code; • Landscaping code.
Park	Exempt	
	All.	None.
Telecommunications facility	Code assessment	
	(a) If not exempt development. (b) If not: <p>(i) broadcasting station; or</p> <p>(ii) television station.</p>	All outcomes in the: <ul style="list-style-type: none"> • District centre zone code; • Operational works code; All acceptable outcomes in the: <ul style="list-style-type: none"> • Telecommunications facility code.
Utility installation	Code assessment	
	(a) If not exempt development. (b) If not a mail depot.	All outcomes in the: <ul style="list-style-type: none"> • District centre zone code; • Access, parking and servicing code; • Filling and excavation code; • Landscaping code; • Protection of sensitive land uses code.
Impact assessment		
(a) Any other use not listed in this table. (b) Any use listed in the table and not complying with the criteria in the level of assessment column. (c) Any other undefined use.		The planning scheme.

Table 5.5.2.b Neighbourhood centre zone

Use	Level of Assessment	Assessment criteria
Any	Exempt	
	If prescribed exempt development.	None.
Caretaker's accommodation	Self-assessment	
	If complying with the self-assessable acceptable outcomes.	All acceptable outcomes in the: <ul style="list-style-type: none"> • Neighbourhood centre zone code. • Caretaker's accommodation code; • Access, parking and servicing code.

Use	Level of Assessment	Assessment criteria
	Code assessment	
	If not self-assessable.	All outcomes within the: <ul style="list-style-type: none"> • Neighbourhood centre zone code; • Caretaker's accommodation code; • Access, parking and servicing code.
Dwelling unit	Self-assessment	
	If complying with the self-assessable acceptable outcomes.	All acceptable outcomes in the: <ul style="list-style-type: none"> • Neighbourhood centre zone code; • Dwelling unit code.
	Code assessment	
	If not self-assessable.	All outcomes in the: <ul style="list-style-type: none"> • Neighbourhood centre zone code; • Dwelling unit code.
Centre activities group	Self-assessment	
	If involving an existing premises with no increase in gross floor area, where complying with self-assessable outcomes.	All acceptable outcomes in the Neighbourhood centre zone code.
	Code assessment	
	If not self-assessable.	All outcomes in the: <ul style="list-style-type: none"> • Neighbourhood centre zone code; • Access, parking and servicing code; • Filling and excavation code; • Landscaping code; • Protection of sensitive land uses code.
Utility installation	Code assessment	
	(a) If not exempt development. (b) If not a mail depot.	All outcomes in the: <ul style="list-style-type: none"> • Neighbourhood centre zone code; • Access, parking and servicing code; • Filling and excavation code; • Landscaping code; • Operational works code; • Protection of sensitive land uses code.
Impact assessment		
(a) Any other use not listed in this table. (b) Any use listed in the table and not complying with the criteria in the level of assessment column. (c) Any other undefined use.	The planning scheme.	

5.5.3 Recreation zones category

Table 5.5.3.a Recreation and open space zone

Use	Level of Assessment	Assessment criteria
Any	Exempt	
	If prescribed exempt development.	None.
Caretaker's accommodation	Self-assessment	
	If complying with the self-assessable acceptable outcomes.	All acceptable outcomes in the: <ul style="list-style-type: none"> • Recreation and open space zone code; • Caretaker's accommodation code; • Access, parking and servicing code.
	Code assessment	
	If not self-assessable.	All outcomes within the: <ul style="list-style-type: none"> • Recreation and open space zone code; • Caretaker's accommodation code; • Access, parking and servicing code.
Community facilities	Code assessment	
	If complying with all self-assessable acceptable outcomes.	All acceptable outcomes of the: <ul style="list-style-type: none"> • Recreation and open space zone code; • Access, parking and servicing code; • Landscaping code; • Protection of sensitive land uses code.
Dwelling house	Self-assessment	
	If involving an existing Dwelling house with no increase in gross floor area, where complying with self-assessable outcomes. Note - Where an overlay applies, a dwelling house may become code assessable. Refer to Section 5.10.	All acceptable outcomes in the: <ul style="list-style-type: none"> • Recreation and open space zone code; • Filling and excavation code;
	Impact assessment	
	If not self-assessable or code assessable.	The planning scheme.
Environment facility	Exempt	
	All, unless involving more than 50m ² of enclosed GFA.	None.

Use	Level of Assessment	Assessment criteria
	Code assessment	
	If not exempt.	All outcomes in the: <ul style="list-style-type: none"> • Recreation and open space zone code; • Access, parking and servicing code; • Filling and excavation code. • Landscaping code; • Protection of sensitive uses code.
Outdoor sport and recreation	Self-assessment	
	If complying with all self-assessable acceptable outcomes.	All acceptable outcomes in the: <ul style="list-style-type: none"> • Recreation and open space zone code; • Access, parking and servicing code; • Filling and excavation code; • Landscaping code; • Protection of sensitive land uses code.
	Code assessment	
	If not self-assessable.	All outcomes in the: <ul style="list-style-type: none"> • Recreation and open space zone code; • Access, parking and servicing code; • Filling and excavation code; • Landscaping code; • Protection of sensitive land uses code.
Park	Exempt	
	All.	None.
Telecommunications facility	Code assessment	
	(a) If not exempt development. (b) If not: (i) broadcasting station; or (ii) television station.	All acceptable outcomes in the: <ul style="list-style-type: none"> • Recreation and open space zone code, with the exception of AO1; • Telecommunications facility code.
Utility installation	Code assessment	
	(a) If not exempt development. (b) If not a mail depot.	All outcomes in the: <ul style="list-style-type: none"> • Recreation and open space zone code; • Access, parking and servicing code; • Filling and excavation code. • Landscaping code; • Protection of sensitive land uses code.

Use	Level of Assessment	Assessment criteria
Impact assessment		
(a) Any other use not listed in this table. (b) Any use listed in the table and not complying with the criteria in the level of assessment column. (c) Any other undefined use.		The planning scheme.

5.5.4 Environmental zones category

Table 5.5.4.a Conservation zone

Use	Level of Assessment	Assessment criteria
Any	Exempt	
	If prescribed exempt development.	None.
Environment facility	Self-assessment	
	If: (a) complying with all self-assessable acceptable outcomes; (b) not involving more than 25m ² of enclosed GFA.	All acceptable outcomes in the Conservation zone code.
	Impact assessment	
	If not self-assessable.	The planning scheme.
Home based business	Self-assessment	
	If: (a) not a bed and breakfast; or (b) not involving tuition; and (c) complying with all self-assessable acceptable outcomes.	All acceptable outcomes in the: <ul style="list-style-type: none"> • Home based business code; • Access, parking and servicing code.
	Code assessment	
	If not self-assessable.	All outcomes in the: <ul style="list-style-type: none"> • Home based business code; • Access, parking and servicing code.
Park	Self-assessment	
	If complying with all self-assessable acceptable outcomes.	All acceptable outcomes in the Conservation zone code.
Utility installation	Self-assessment	
	If: (a) not exempt development. (b) a water supply facility and/or associated infrastructure; and (c) complying with all self-assessable acceptable outcomes.	All acceptable outcomes in the Conservation zone code.
	Code assessment	
	(a) If not exempt development or self-assessable. (b) If not a mail depot	All acceptable outcomes in the Conservation zone code.
Impact assessment		
(a) Any other use not listed in this table. (b) Any use listed in the table and not complying with the criteria in the level of assessment column. (c) Any other undefined use.		The planning scheme.

Table 5.5.4.b Environmental management zone

Use	Level of Assessment	Assessment criteria
Any	Exempt	
	If prescribed exempt development.	None.
Dwelling house	Self-assessment	
	If complying with all self-assessable acceptable outcomes. Note - Where an overlay applies, a dwelling house may become code assessable. Refer to Section 5.10.	All acceptable outcomes in the: <ul style="list-style-type: none"> • Environmental management zone code; • Filling and excavation code; • Dwelling house (secondary dwelling) code – for any secondary dwelling.
	Code assessment	
	If not self-assessable.	All outcomes in the: <ul style="list-style-type: none"> • Environmental management zone code; • Filling and excavation code; • Dwelling house (secondary dwelling) code – for any secondary dwelling.
Environment Facility	Exempt	
	All, unless involving more than 50m ² of enclosed GFA.	None.
	Code assessment	
	If not exempt.	All outcomes in the: <ul style="list-style-type: none"> • Environmental management zone code; • Access, parking and servicing code; • Filling and excavation code. • Landscaping code; • Protection of sensitive uses code.
Home based business	Self-assessment	
	If: <ul style="list-style-type: none"> (a) not a bed and breakfast; or (b) not involving tuition; and (c) complying with all self assessable acceptable outcomes. 	All acceptable outcomes in the <ul style="list-style-type: none"> • Home based business code – all acceptable outcomes; • Access, parking and servicing code.
	Code assessment	
	If not self-assessable.	All outcomes in the <ul style="list-style-type: none"> • Home based business code – all acceptable outcomes; • Access, parking and servicing code.
Park	Self-assessment	
	If complying with all self-assessable acceptable outcomes.	All acceptable outcomes in the Environmental management zone code.
	Code assessment	
	If not self-assessable.	All outcomes in the Environmental management zone code.

Use	Level of Assessment	Assessment criteria
Utility installation	Self-assessment	
	If: (a) not exempt development. (b) a water supply facility and/or associated infrastructure; and (c) complying with all self assessable acceptable outcomes.	All acceptable outcomes in the Environmental management zone code.
	Code assessment	
	a) If not exempt development or self-assessable. (b) If not a mail depot	All outcomes in the Environmental management zone code.
Impact assessment		
(a) Any other use not listed in this table. (b) Any use listed in the table and not complying with the criteria in the level of assessment column. (c) Any other undefined use.		The planning scheme

5.5.5 Industrial zones category

Table 5.5.5.a Industry zone

Use	Level of Assessment	Assessment criteria
Any	Exempt	
	If prescribed exempt development.	None.
Agricultural supplies store	Code assessment	
	All.	All outcomes in the: <ul style="list-style-type: none"> • Industry zone code; • Access, parking and servicing code; • Filling and excavation code; • Landscaping code; • Protection of sensitive land uses code.
Bulk landscape supplies	Code assessment	
	All.	All outcomes in the: <ul style="list-style-type: none"> • Industry zone code; • Access, parking and servicing code; • Filling and excavation code; • Landscaping code; • Protection of sensitive land uses code.
Caretaker's accommodation	Code assessment	
	All.	All outcomes within the: <ul style="list-style-type: none"> • Industry zone code; • Caretaker's accommodation code; • Access, parking and servicing code.

Use	Level of Assessment	Assessment criteria
Car wash	Code assessment	
	All.	All outcomes in the: <ul style="list-style-type: none"> • Industry zone code; • Access, parking and servicing code; • Filling and excavation code; • Landscaping code; • Protection of sensitive land uses code.
Emergency services	Code assessment	
	All.	All outcomes in the: <ul style="list-style-type: none"> • Industry zone code; • Access, parking and servicing code; • Filling and excavation code; • Landscaping code; • Protection of sensitive land uses code.
Food and drink outlet	Code assessment	
	If less than 75m ² gross floor area.	All outcomes in the: <ul style="list-style-type: none"> • Industry zone code; • Access, parking and servicing code; • Filling and excavation code; • Landscaping code.
Low impact industry	Self-assessment	
	If involving an existing premises with no increase in gross floor area, where complying with all self-assessable acceptable outcomes.	All acceptable outcomes in the: <ul style="list-style-type: none"> • Industry zone code; • Protection of sensitive land uses code.
	Code assessment	
	If not self-assessable.	All outcomes in the <ul style="list-style-type: none"> • Industry zone code; • Access, parking and servicing code; • Filling and excavation code; • Landscaping code; • Protection of sensitive land uses code.
Medium impact industry	Self-assessment	
	If involving an existing premises with no increase in gross floor area, where complying with all self-assessable acceptable outcomes.	All acceptable outcomes in the: <ul style="list-style-type: none"> • Industry zone code; • Protection of sensitive land uses code.

Use	Level of Assessment	Assessment criteria
	Code assessment	If not self-assessable. <ul style="list-style-type: none"> • All outcomes in the • Industry zone code; • Access, parking and servicing code; • Filling and excavation code; • Landscaping code; • Protection of sensitive land uses code.
	Self-assessment	If involving an existing premises with no increase in gross floor area, where complying with all self-assessable acceptable outcomes. <ul style="list-style-type: none"> • All acceptable outcomes in the: • Industry zone code. • Protection of sensitive land uses code.
Research and technology industry	Code assessment	If not self-assessable. <ul style="list-style-type: none"> • All outcomes in the • Industry zone code; • Access, parking and servicing code; • Filling and excavation code; • Landscaping code; • Protection of sensitive land uses code.
	If not self-assessable. <ul style="list-style-type: none"> • All outcomes in the • Industry zone code; • Access, parking and servicing code; • Filling and excavation code; • Landscaping code; • Protection of sensitive land uses code. 	
Rural industry	Code assessment	All. <ul style="list-style-type: none"> • All outcomes in the • Industry zone code; • Access, parking and servicing code; • Filling and excavation code; • Landscaping code; • Protection of sensitive land uses code.
	Self-assessment	If involving an existing premises with no increase in gross floor area, where complying with all self-assessable acceptable outcomes. <ul style="list-style-type: none"> • All acceptable outcomes in the Industry zone code.
Service industry	Code assessment	If not self-assessable. <ul style="list-style-type: none"> • All outcomes in the • Industry zone code; • Access, parking and servicing code; • Filling and excavation code; • Landscaping code; • Protection of sensitive land uses code.
	If not self-assessable. <ul style="list-style-type: none"> • All outcomes in the • Industry zone code; • Access, parking and servicing code; • Filling and excavation code; • Landscaping code; • Protection of sensitive land uses code. 	

Use	Level of Assessment	Assessment criteria
Substation	Code assessment	
	All.	All outcomes in the <ul style="list-style-type: none"> • Industry zone code; • Access, parking and servicing code; • Filling and excavation code; • Landscaping code; • Protection of sensitive land uses code.
Telecommunications facility	Code assessment	
	(a) If not exempt development. (b) If not: (i) broadcasting station; or (ii) television station.	All outcomes in the: <ul style="list-style-type: none"> • Industry zone code; All acceptable outcomes in the: <ul style="list-style-type: none"> • Telecommunications facility code.
Transport depot	Code assessment	
	All.	All outcomes in the <ul style="list-style-type: none"> • Industry zone code; • Access, parking and servicing code; • Filling and excavation code; • Landscaping code; • Protection of sensitive land uses code.
Utility installation	Code assessment	
	All.	All outcomes in the <ul style="list-style-type: none"> • Industry zone code; • Access, parking and servicing code; • Filling and excavation code; • Landscaping code; • Protection of sensitive land uses code.
Warehouse	Self-assessment	
	If involving an existing premises with no increase in gross floor area, where complying with all acceptable outcomes.	All acceptable outcomes in the Industry zone code.
	If not self-assessment.	All outcomes in the <ul style="list-style-type: none"> • Industry zone code; • Access, parking and servicing code; • Filling and excavation code; • Landscaping code; • Protection of sensitive land uses code.
Impact assessment		
(a) Any other use not listed in this table. (b) Any use listed in the table and not complying with the criteria in the level of assessment column. (c) Any other undefined use.		The planning scheme.

5.5.6 Other zones category

Table 5.5.6.a Community facilities zone

Use	Level of Assessment	Assessment criteria
Any	Exempt	
	If prescribed exempt development.	None.
Caretaker's accommodation	Self-assessment	
	If complying with all self-assessable acceptable outcomes.	All acceptable outcomes in the: <ul style="list-style-type: none"> • Community facilities zone code; • Caretaker's accommodation code; • Access, parking and servicing code.
	Code assessment	
	If not self-assessable.	All outcomes in the: <ul style="list-style-type: none"> • Community facilities zone code • Caretaker's accommodation code; • Access, parking and servicing code.
Community care centre	Self-assessment	
	If complying with all self-assessable acceptable outcomes.	All acceptable outcomes in the: <ul style="list-style-type: none"> • Community facilities zone code; • Access, parking and servicing code; • Landscaping code.
	Code assessment	
	If not self-assessable.	All outcomes in the: <ul style="list-style-type: none"> • Community facilities zone code; • Access, parking and servicing code; • Landscaping code.
Community residence	Self-assessment	
	If in a residential zone or residential zone category or a rural residential zone.	Community residence code.
	Code assessment	
	If not self-assessable.	All outcomes in the: <ul style="list-style-type: none"> • Community facilities zone code; • Access, parking and servicing code; • Landscaping code.
Community use	Self-assessment	
	If complying with all self-assessable acceptable outcomes.	All acceptable outcomes in the: <ul style="list-style-type: none"> • Community facilities zone code; • Access, parking and servicing code; • Landscaping code.
	Code assessment	
	If not self-assessable.	All outcomes in the: <ul style="list-style-type: none"> • Community facilities zone code; • Access, parking and servicing code; • Landscaping code.

Use	Level of Assessment	Assessment criteria
Educational establishment	Self-assessment	
	If complying with all self-assessable acceptable outcomes.	All acceptable outcomes in the: <ul style="list-style-type: none"> • Community facilities zone code; • Access, parking and servicing code; • Landscaping code.
	Code assessment	
	If not self-assessable.	All outcomes in the: <ul style="list-style-type: none"> • Community facilities zone code; Access, parking and servicing code; • Landscaping code.
Emergency services	Self-assessment	
	If complying with all self-assessable acceptable outcomes.	All acceptable outcomes in the: <ul style="list-style-type: none"> • Community facilities zone code; Access, parking and servicing code; • Landscaping code.
	Code assessment	
	If not self-assessable.	All outcomes in the: <ul style="list-style-type: none"> • Community facilities zone code; Access, parking and servicing code; • Landscaping code.
Environment facility	Exempt	
	All, unless involving more than 50m ² of enclosed GFA.	None.
	Code assessment	
	If not exempt.	All outcomes in the: <ul style="list-style-type: none"> • Community facilities zone code; • Access, parking and servicing code; • Filling and excavation code; • Landscaping code; • Protection of sensitive uses code.
Function facility	Self-assessment	
	If complying with all self-assessable acceptable outcomes.	All acceptable outcomes in the: <ul style="list-style-type: none"> • Community facilities zone code; • Access, parking and servicing code; • Landscaping code; • Protection of sensitive land uses code.
	Code assessment	
	If not self-assessable.	All outcomes in the: <ul style="list-style-type: none"> • Community facilities zone code; • Access, parking and servicing code; • Landscaping code; • Protection of sensitive land uses code.

Use	Level of Assessment	Assessment criteria
Health care services	Code	
	All.	All outcomes in the: <ul style="list-style-type: none"> • Community facilities zone code; • Access, parking and servicing code; • Landscaping code; • Operational works code; • Protection of sensitive land uses code.
Hospital	Code	
	Extension to an existing hospital.	All outcomes in the: <ul style="list-style-type: none"> • Community facilities zone code; • Access, parking and servicing code; • Landscaping code; • Protection of sensitive land uses code.
Park	Self-assessment	
	If complying with all self-assessable acceptable outcomes.	All acceptable outcomes in the Community facilities zone code.
	Code assessment	
	If not self-assessable.	All outcomes in the Community facilities zone code.
Residential care facility	Code assessment	
	All.	All outcomes in the: <ul style="list-style-type: none"> • Community facilities zone code; • Access, parking and servicing code; • Landscaping code.
Telecommunications facility	Code assessment	
	(a) If not exempt development. (b) If not: (i) broadcasting station; or (ii) television station.	All outcomes in the: <ul style="list-style-type: none"> • Community facilities zone code; All acceptable outcomes in the: <ul style="list-style-type: none"> • Telecommunications facility code.
Utility installation	Code assessment	
	(a) If not exempt development. (b) If not a mail depot.	All outcomes in the: <ul style="list-style-type: none"> • Community facilities zone code; • Access, parking and servicing code; • Landscaping code; • Protection of sensitive land uses code.
Impact assessment		
(a) Any other use not listed in this table. (b) Any use listed in the table and not complying with the criteria in the level of assessment column. (c) Any other undefined use.		The planning scheme.

Table 5.5.6.b Emerging community zone

Use	Level of Assessment	Assessment criteria
Any	Exempt	
	If prescribed exempt development.	None.
Agricultural supplies store	Code	
	If less than 100m ² GFA	All outcomes in the: <ul style="list-style-type: none"> • Emerging community zone code; • Access, parking and servicing code; • Landscaping code; • Operational works code; • Protection of sensitive land uses code.
Animal husbandry	Exempt	
	If: <ul style="list-style-type: none"> (a) grazing area is not within 100 metres of a Residential zone or another parcel of land within the Emerging community zone that has an approved structure plan to facilitate residential uses; (b) not involving a roofed building with an area of over 100m²; (c) not involving more than 2 head of livestock per hectare. 	None.
	Code assessment	
	If not exempt.	All outcomes in the: <ul style="list-style-type: none"> • Emerging community zone code; • Access, parking and servicing code; • Landscaping code; • Operational works code; • Protection of sensitive land uses code.
Caretaker's accommodation	Code assessment	
	All.	All outcomes within the: <ul style="list-style-type: none"> • Emerging community zone code; • Caretaker's accommodation code; • Access, parking and servicing code.

Use	Level of Assessment	Assessment criteria
Cropping	Exempt	
	If not code assessment.	None.
	Code assessment	
	If: (a) involving a roofed building (s) excluding any dwelling house, with a gross floor area of over 100m ² ; or (b) on a site with an area of less than 4 hectares.	All outcomes in the Emerging community zone code.
Dwelling house	Self-assessable	
	If complying with all self-assessable acceptable outcomes. Note - Where an overlay applies, a dwelling house may become code assessable. Refer to Section 5.10.	All acceptable outcomes in the: <ul style="list-style-type: none"> • Emerging community zone code; • Filling and excavation code; • Dwelling house (secondary dwelling) code – for any secondary dwelling.
	Code assessment	
	If not self-assessable.	All outcomes in the: <ul style="list-style-type: none"> • Emerging community zone code; • Filling and excavation code; • Dwelling house (secondary dwelling) code – for any secondary dwelling.
Environment facility	Exempt	
	All, unless involving more than 50m ² of enclosed GFA.	None.
	Code assessment	
	If not exempt.	All outcomes in the: <ul style="list-style-type: none"> • Emerging community zone code; • Access, parking and servicing code; • Filling and excavation code; • Landscaping code; • Protection of sensitive uses code.
Garden centre	Code	
	If all buildings, other than a dwelling house, caretaker's premises and shade structures is less than 100m ² GFA	All outcomes in the: <ul style="list-style-type: none"> • Emerging community zone code; • Access, parking and servicing code; • Landscaping code; • Operational works code; • Protection of sensitive land uses code.

Use	Level of Assessment	Assessment criteria
Home based business	Self-assessment	
	If: (a) not a bed and breakfast; or (b) not involving tuition; and (c) complying with all self assessable acceptable outcomes.	All acceptable outcomes in the: <ul style="list-style-type: none"> • Home based business code; • Access, parking and servicing code.
	Code assessment	
	If not self-assessable.	All outcomes in the: <ul style="list-style-type: none"> • Home based business code; • Access, parking and servicing code.
Park	Self-assessment	
	If complying with all self-assessable acceptable outcomes.	All acceptable outcomes in the Emerging community zone code.
	Code assessment	
	If not self-assessable,	All outcomes in the Emerging community zone code.
Roadside stall	Self-assessment	
	If complying with all self-assessable acceptable outcomes.	All acceptable outcomes in the: <ul style="list-style-type: none"> • Emerging community zone code; • Roadside stall code.
	Code assessment	
	If not self-assessable.	All outcomes in the: <ul style="list-style-type: none"> • Emerging community zone code; • Roadside stall code.
Rural industry	Code assessment	
	If less than 100m ² GFA	All outcomes in the: <ul style="list-style-type: none"> • Emerging community zone code; • Access, parking and servicing code; • Landscaping code; • Operational works code; • Protection of sensitive land uses code.
Service industry	Code assessment	
	If less than 100m ² GFA	All outcomes in the: <ul style="list-style-type: none"> • Emerging community zone code; • Access, parking and servicing code; • Landscaping code; • Operational works code; • Protection of sensitive land uses code.

Use	Level of Assessment	Assessment criteria
Telecommunications facility	Code assessment	
	(a) If not exempt development. (b) If not: (i) broadcasting station; or (ii) television station.	All outcomes in the: <ul style="list-style-type: none"> Emerging community zone code; All acceptable outcomes in the: <ul style="list-style-type: none"> Telecommunications facility code.
Utility installation	Code assessment	
	(a) If not exempt development. (b) If not a mail depot.	All outcomes in the: <ul style="list-style-type: none"> Emerging community zone code; Access, parking and servicing code; Landscaping code; Operational works code; Protection of sensitive land uses code.
Impact assessment		
(a) Any other use not listed in this table. (b) Any use listed in the table and not complying with the criteria in the level of assessment column. (c) Any other undefined use.		The planning scheme.

Table 5.5.6.c Rural zone

Use	Level of Assessment	Assessment criteria
Any	Exempt	
	If prescribed exempt development.	None.
Animal husbandry	Exempt	
	If: (a) grazing area is not within 100 metres of a Residential zone or another parcel of land within the Emerging community zone that has an approved structure plan to facilitate residential uses; (b) not involving a roofed building with an area of over 100m ² ; (c) not involving more than 2 head of livestock per hectare.	None.

Use	Level of Assessment	Assessment criteria
	Code assessment	
	If not exempt.	All outcomes in the: <ul style="list-style-type: none"> • Rural zone code; • Access, parking and servicing code; • Landscaping code; • Operational works code; • Protection of sensitive land uses code.
Animal keeping	Code assessment	
	All.	All outcomes in the: <ul style="list-style-type: none"> • Rural zone code; • Access, parking and servicing code; • Filling and excavation code; • Landscaping code; • Operational works code; • Protection of sensitive land uses code.
Caretaker's accommodation	Code assessment	
	All.	All outcomes within the: <ul style="list-style-type: none"> • Rural zone code; • Caretaker's accommodation code; • Access, parking and servicing code.
Cropping	Exempt	
	If not code assessment.	None.
	Code assessment	
	If: <p>(a) involving a roofed building (s), excluding any dwelling house, with a gross floor area of over 100m²; or</p> <p>(b) on a site with an area of less than 4 hectares.</p>	All outcomes in the Rural zone code.
Dwelling house	Self-assessment	
	If complying with all self-assessable acceptable outcomes. Note - Where an overlay applies, a dwelling house may become code assessable. Refer to Section 5.10.	All acceptable outcomes in the: <ul style="list-style-type: none"> • Rural zone code; • Filling and excavation code; • Dwelling house (secondary dwelling) code – for any secondary dwelling.
	Code assessment	
	If not self-assessable.	All outcomes in the: <ul style="list-style-type: none"> • Rural zone code; • Filling and excavation code; • Dwelling house (secondary dwelling) code – for any secondary dwelling.

Use	Level of Assessment	Assessment criteria
Environment facility	Exempt	
	All, unless involving more than 50m ² of enclosed GFA.	None.
	Code assessment	
	If not exempt.	All outcomes in the: <ul style="list-style-type: none"> • Rural zone code; • Access, parking and servicing code; • Filling and excavation code; • Landscaping code; • Protection of sensitive uses code.
Home based business	Self-assessment	
	If: <ul style="list-style-type: none"> (a) not a bed and breakfast; or (b) not involving tuition; and (c) complying with all self-assessable acceptable outcomes. 	All acceptable outcomes in the: <ul style="list-style-type: none"> • Home based business code; • Access, parking and servicing code.
	Code assessment	
	If not self-assessable.	All outcomes in the: <ul style="list-style-type: none"> • Home based business code; • Access, parking and servicing code.
Park	Exempt	
	All.	None.
Roadside stall	Self assessable	
	If complying with all self-assessable acceptable outcomes.	All acceptable outcomes in the: <ul style="list-style-type: none"> • Rural zone code; • Roadside stall code.
	Code assessable	
	If not self-assessable.	All outcomes in the: <ul style="list-style-type: none"> • Rural zone code; • Roadside stall code.
Rural industry	Code assessment	
	Where involving less than 100m ² of GFA.	All outcomes in the Rural zone code.
Telecommunications facility	Code assessment	
	(a) If not exempt development. (b) If not: <ul style="list-style-type: none"> (i) broadcasting station; or (ii) television station. 	All outcomes in the: <ul style="list-style-type: none"> • Rural zone code; All acceptable outcomes in the: <ul style="list-style-type: none"> • Telecommunications facility code.

Use	Level of Assessment	Assessment criteria
Utility installation	Code assessment	
	(a) If not exempt development. (b) If not a mail depot.	All outcomes in the: <ul style="list-style-type: none"> • Rural zone code; • Access, parking and servicing code; • Landscaping code; • Protection of sensitive land uses code.
Wholesale nursery	Exempt	
	If not code assessment	None.
	Code assessment	
If involving, buildings an structures (including netting structures), that exceed: (a) 2000m ² in GFA; or (b) 10 metres in height.	All outcomes in the Rural zone code.	
Impact assessment		
(a) Any other use not listed in this table. (b) Any use listed in the table and not complying with the criteria in the level of assessment column. (c) Any other undefined use.	The planning scheme.	

Table 5.5.6.d Rural residential zone

Use	Level of Assessment	Assessment criteria
Any	Exempt	
	If prescribed exempt development.	None.
Dwelling house	Exempt	
	As identified in schedule 4, Table 2 of the <i>Sustainable Planning Regulation 2009</i> .	None.
	Self-assessment	
	If complying with all the self-assessable acceptable outcomes. Note - Where an overlay applies, a dwelling house may become code assessable. Refer to Section 5.10.	All acceptable outcomes in the: <ul style="list-style-type: none"> • Rural residential zone code; • Filling and excavation code; • Dwelling house (secondary dwelling) code – for any secondary dwelling.
	Code assessment	
If not self-assessable.	All outcomes in the: <ul style="list-style-type: none"> • Rural residential zone code; • Filling and excavation code; • Dwelling house (secondary dwelling) code – for any secondary dwelling. 	
Environment facility	Exempt	
	All, unless involving more than 50m ² of enclosed GFA.	None.
	Code assessment	
If not exempt.	All outcomes in the: <ul style="list-style-type: none"> • Rural residential zone code; • Access, parking and servicing code; • Filling and excavation code; • Landscaping code; • Protection of sensitive uses code. 	
Home based business	Self-assessment	
	If: <ul style="list-style-type: none"> (a) not a bed and breakfast; or (b) not involving tuition; and (c) complying with all self assessable acceptable outcomes. 	All acceptable outcomes in the: <ul style="list-style-type: none"> • Home based business code; • Access, parking and servicing code.
	Code assessment	
If not self assessable.	All outcomes within: <ul style="list-style-type: none"> • Home based business code; • Access, parking and servicing code; • Protection of sensitive land uses code. 	

Use	Level of Assessment	Assessment criteria
Park	Exempt	
	All.	None.
Utility installation	Code assessment	
	(a) If not exempt development. (b) If not a mail depot.	All outcomes within: <ul style="list-style-type: none"> • Rural residential zone code; • Access, parking and servicing code; • Filling and excavation code; • Landscaping code; • Protection of sensitive land uses code.
Impact assessment		
(a) Any other use not listed in this table. (b) Any use listed in the table and not complying with the criteria in the level of assessment column. (c) Any other undefined use.		The planning scheme.

Table 5.5.6.e Special purpose zone

Use	Level of Assessment	Assessment criteria
Any	Exempt	
	If prescribed exempt development.	None.
Caretaker's accommodation	Code assessment	
	All.	All outcomes within the: <ul style="list-style-type: none"> • Special purpose zone code; • Caretaker's accommodation code; • Access, parking and servicing code.
Environment facility	Exempt	
	All, unless involving more than 50m ² of enclosed GFA.	None.
	Code	
	If not exempt.	All outcomes in the: <ul style="list-style-type: none"> • Special purpose zone code; • Access, parking and servicing code; • Filling and excavation code; • Landscaping code; • Protection of sensitive uses code.
Major electricity infrastructure	Code assessment	
	All.	All outcomes in the: <ul style="list-style-type: none"> • Special purpose zone code; • Access, parking and servicing code; • Filling and excavation code; • Landscaping code; • Protection of sensitive uses code.

Use	Level of Assessment	Assessment criteria
Renewable energy facility	Code assessment	
	If not involving: (a) a solar farm; (b) wind farm.	All outcomes in the: <ul style="list-style-type: none"> • Special purpose zone code; • Access, parking and servicing code; • Filling and excavation code; • Landscaping code; • Protection of sensitive uses code.
Substation	Self-assessment	
	Where complying with the all self-assessable acceptable outcomes of the: (a) Special purpose zone code; (b) Protection of sensitive uses code.	All acceptable outcomes in the: <ul style="list-style-type: none"> • Special purpose zone code; • Protection of sensitive uses code.
	Code assessment	
	If not self-assessable.	All outcomes in the: <ul style="list-style-type: none"> • Special purpose zone code; • Access, parking and servicing code; • Filling and excavation code; • Landscaping code; • Protection of sensitive uses code.
Park	Exempt	
	All.	None.
Telecommunications facility	Code assessment	
	(a) If not exempt development. (b) If not: (i) broadcasting station; or (ii) television station.	All outcomes in the: <ul style="list-style-type: none"> • Special purpose zone code; All acceptable outcomes in the: <ul style="list-style-type: none"> • Telecommunications facility code.
Utility installation	Code assessment	
	(a) If not exempt development. (b) If not a mail depot.	All outcomes in the: <ul style="list-style-type: none"> • Special purpose zone code; • Access, parking and servicing code; • Landscaping code; • Protection of sensitive land uses code.
Impact assessment		
(a) Any other use not listed in this table. (b) Any use listed in the table and not complying with the criteria in the level of assessment column. (c) Any other undefined use.		The planning scheme.

5.6 Levels of assessment – Reconfiguring a lot

The following tables identify levels of assessment for reconfiguring a lot.

Table 5.6.a Reconfiguring a lot

Zone	Level of Assessment	Assessment criteria
Low density residential zone	Impact assessment	
	If a reconfigured lot is less than 600m ² (exclusive of any access strip or access easement).	The planning scheme.
	Volumetric subdivision, where not associated with an existing or approved building.	The planning scheme.
Low-medium density residential zone	Impact assessment	
	If a reconfigured lot is less than 600m ² (exclusive of any access strip or access easement).	The planning scheme.
	Volumetric subdivision, where not associated with an existing or approved building.	The planning scheme.
District centre zone	Impact assessment	
	Volumetric subdivision, where not associated with an existing or approved building.	The planning scheme.
Neighbourhood centre zone	Impact assessment	
	Volumetric subdivision, where not associated with an existing or approved building.	The planning scheme.
Recreation and open space zone	Impact assessment	
	Volumetric subdivision, where not associated with an existing or approved building.	The planning scheme.
Conservation zone	Impact assessment	
	If a reconfigured lot is less than 200 ha (exclusive of any access strip or access easement), unless where: (a) the lot reconfiguration results in no additional lots (eg – boundary realignments to resolve encroachments).	The planning scheme.
	(b) the reconfiguration is limited to one additional lot to accommodate an approved: (i) Telecommunications facility; (ii) Utility installation.	
	Volumetric subdivision, where not associated with an existing or approved building.	The planning scheme.
Environmental management zone	Impact assessment	
	If a reconfigured lot is less than 4 ha (exclusive of any access strip or access easement), unless where: (a) the lot reconfiguration results in no additional lots (eg – boundary realignments to resolve encroachments).	The planning scheme.
	(b) the reconfiguration is limited to one additional lot to accommodate an approved: (i) Telecommunications facility; (ii) Utility installation.	

Zone	Level of Assessment	Assessment criteria
	Volumetric subdivision, where not associated with an existing or approved building.	The planning scheme.
Industry zone	Impact assessment	
	Volumetric subdivision, where not associated with an existing or approved building.	The planning scheme.
Community facilities zone	Impact assessment	
	Volumetric subdivision, where not associated with an existing or approved building.	The planning scheme.
Emerging community zone	Impact assessment	
	If a reconfigured lot is less than 4 ha (exclusive of any access strip or access easement), unless where: (a) the lot reconfiguration results in no additional lots (eg – boundary realignments to resolve encroachments). (b) the reconfiguration is limited to one additional lot to accommodate an approved: (i) Telecommunications facility; (ii) Utility installation. (c) the lot reconfiguration complies with the provisions of an adopted structure plan.	The planning scheme.
	Volumetric subdivision, where not associated with an existing or approved building.	The planning scheme.
Rural zone	Impact assessment	
	If a reconfigured lot is less than 40 ha (exclusive of any access strip or access easement), unless where: (a) the lot reconfiguration results in no additional lots (eg – boundary realignments to resolve encroachments). (b) the reconfiguration is limited to one additional lot to accommodate an approved: (i) Telecommunications facility; (ii) Utility installation.	The planning scheme.
	Volumetric subdivision, where not associated with an existing or approved building.	The planning scheme.
Rural residential zone	Impact assessment	
	If a reconfigured lot is less than 4000m ² (exclusive of any access strip or access easement).	The planning scheme.
	Volumetric subdivision, where not associated with an existing or approved building.	The planning scheme.
Special purposes zone	Impact assessment	
	Volumetric subdivision, where not associated with an existing or approved building.	The planning scheme.
Code assessment		
Any other reconfiguration not listed in this table.		The planning scheme

Editor's note – Reconfiguring a lot involving the subdivision of 1 lot into 2 lots is subject to the prescribed levels of assessment in section 5.4 where in a residential or industrial zone.