



Part 5. Categories of development and assessment

5.1 Preliminary

(1) The tables in Part 5 identify the following for the planning scheme area:

(a) the category of development, either accepted development or assessable development;

Note – Pursuant to Section 43(5)(a) of the Act, the Regulation does not provide any instances where a planning scheme, as a local categorising instrument, may state that development is prohibited development.

(b) the category of assessment for assessable development, either code assessment or impact assessment;

(c) the assessment benchmarks for assessable development; and

(d) any requirements for accepted development.

(2) The tables in Part 5 relate to:

(a) Material change of use (Section 5.4);

(b) Reconfiguring a lot (Section 5.5);

(c) Carrying out operational work (Section 5.6);

(d) Carrying out building work (Section 5.7); and

(e) Overlays (Section 5.8).

5.2 Categories of development and assessment

(1) For a material change of use, the category of development and assessment is to be established by reference to the use definitions in **Schedule 1 (Definitions)**;

(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 (Mapping)**;

(b) if an overlay applies to the premises, by reference to the relevant overlay map in **Schedule 2 (Mapping)**.

(3) Determine the category of development and assessment in the zone and zone precinct by reference to the tables in:


- (a) Section 5.4 (Material change of use);
 - (b) Section 5.5 (Reconfiguring a lot);
 - (c) Section 5.6 (Carrying out operational work); or
 - (d) Section 5.7 (Carrying out building work).
- (4) If an overlay applies, refer to section 5.8 to determine if the overlay further changes the category of development or assessment.
- (5) If development is identified as having a different category of development or category of assessment under a zone than under an overlay, or if development is proposed in more than one zone, the highest category of development or assessment applies as follows:
- (a) Accepted development (where subject to requirements) prevails over accepted development;
 - (b) Assessable development that is subject to code assessment prevails over any type of accepted development; and
 - (c) Assessable development that is subject impact assessment prevails over all other categories of development and assessment.
- (6) Despite the provisions of this part, if development is listed as prohibited development under the Regulation, a development application cannot be made.

5.3 Requirements for accepted development and assessment benchmarks and for assessable development

- (1) The “Assessment benchmarks for assessable development and requirements for accepted development” column of each table in this part identifies:
- (a) requirements for accepted development; and/or
 - (b) assessment benchmarks for assessable development.
- (2) Not all accepted development is subject to requirements. Where requirements apply:
- (a) the need to achieve compliance will be clearly stated in the “Categories of development and assessment” column; and
 - (b) the requirements will be stated in the “Assessment benchmarks for assessable development and requirements for accepted development” column

Note – The statement “No requirements or assessment benchmarks apply” has been used in the “Assessment benchmarks for assessable development and requirements for accepted development” column to clearly indicate where no requirements or assessment benchmarks are prescribed.

- (3) Where development that is Accepted development does not achieve compliance with one or more of the applicable requirements, reference should be made to other provisions of the table which will clearly identify the applicable category of development and assessment.
- (4) The “Assessment benchmarks for assessable development and requirements for accepted development” column primarily identifies codes of the planning scheme. These are contained in Parts 6, 7 and 8 of the planning scheme, depending on the type of code.

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- (5) Assessable development that is subject to impact assessment is to be assessed against the entire planning scheme, including the strategic outcomes and any applicable codes.
 - (6) Each code in the planning scheme contains:
 - (a) the purpose of the code;
 - (b) the overall outcomes that achieve the purpose of the code;
 - (c) the performance outcomes that achieve the overall outcomes and the purpose of the code;
and
 - (d) the acceptable outcomes that achieve the performance outcomes.
 - (7) Requirements for Accepted development are limited to the acceptable outcomes of any nominated code, where those acceptable outcomes are identified as being requirements for Accepted development in both this part and the code itself.

Note – The codes in this planning scheme may identify acceptable outcomes as applying only to assessable development.

5.4 Material change of use

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

5.4.1 Community facilities zone

Table 5.4.1—Community facilities zone

Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
Any Use	Accepted development	
	If for a prescribed accepted use	No requirements or assessment benchmarks apply.
Air service	Assessable development – Code assessment	
	If: (a) not a prescribed accepted use; and (b) in the CF1 Precinct.	Community facilities zone code Development works code Landscape code
Caretaker's accommodation	Accepted development	
	If: (a) the reuse of an existing building; (b) not involving more than minor building work; and (c) complying with all Acceptable Outcomes of the identified requirements.	Community facilities zone code
	Assessable development – Code assessment	
	If: (a) the reuse of an existing building; (b) not involving more than minor building work; and (c) not complying with all Acceptable Outcomes of the identified requirements for Accepted development.	Community facilities zone code
	Otherwise	Community facilities zone code Development works code Landscape code
Cemetery	Accepted development	
	If in the CF7 Precinct.	No requirements or assessment benchmarks apply.

Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
Childcare centre	Accepted development	
	If: (a) in the CF2, CF3, CF6, CF8 or CF9 Precincts; (b) the reuse of an existing building; (c) not involving more than minor building work; and (d) complying with all Acceptable Outcomes of the identified requirements.	Community facilities zone code
	Assessable development – Code assessment	
	If: (a) in the CF2, CF3, CF6, CF8 or CF9 Precincts; (b) the reuse of an existing building; (c) not involving more than minor building work; and (d) not complying with all Acceptable Outcomes of the identified requirements for Accepted development.	Community facilities zone code
If: (a) in the CF2, CF3, CF6, CF8 or CF9 Precincts; and (b) not otherwise identified above.	Community facilities zone code Development works code Landscape code	
Club	Accepted development	
	If: (a) not a prescribed accepted use; (b) in the CF2, CF6, CF8 or CF9 Precincts; (c) the reuse of an existing building; (d) not involving more than minor building work; and (e) complying with all Acceptable Outcomes of the identified requirements.	Community facilities zone code
	Assessable development – Code assessment	
If: (a) not a prescribed accepted use; (b) in the CF2, CF6, CF8 or CF9 Precincts;	Community facilities zone code	

Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
	(c) the reuse of an existing building; (d) not involving more than minor building work; and (e) not complying with all Acceptable Outcomes of the identified requirements for Accepted development.	
	If: (a) not a prescribed accepted use; (b) in the CF2, CF6, CF8 or CF9 Precincts; and (c) not otherwise identified above.	Community facilities zone code Development works code Landscape code
Community care centre	Accepted development	
	If: (a) in the CF3, CF6 or CF8 Precincts; (b) the reuse of an existing building; (c) not involving more than minor building work; and (d) complying with all Acceptable Outcomes of the identified requirements.	Community facilities zone code
	Assessable development – Code assessment	
	If: (a) in the CF3, CF6 or CF8 Precincts; (b) the reuse of an existing building; (c) not involving more than minor building work; and (d) not complying with all Acceptable Outcomes of the identified requirements for Accepted development.	Community facilities zone code
	If: (a) in the CF3, CF6 or CF8 Precincts; and (b) not otherwise identified above.	Community facilities zone code Development works code Landscape code
Community residence	Accepted development	
	If complying with the requirements in Schedule 6, Section 6 of the Regulation.	Editor's Note – No requirements or assessment benchmarks can be prescribed by this planning scheme for such development.

Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
	Accepted development	
	If: (a) not Accepted development; (b) in the CF3, CF6 or CF8 Precincts; (c) the reuse of an existing building; (d) not involving more than minor building work; and (e) complying with all Acceptable Outcomes of the identified requirements.	Community facilities zone code
	Assessable development – Code assessment	
	If: (a) not Accepted development; (b) in the CF3, CF6 of CF8 Precincts; (c) the reuse of an existing building; (d) not involving more than minor building work; and (e) not complying with all Acceptable Outcomes of the identified requirements for Accepted development.	Community facilities zone code
Community use	Accepted development	Community facilities zone code
	If: (a) not a prescribed accepted use; (b) in the CF6, CF8 or CF9 Precincts; (c) the reuse of an existing building; (d) not involving more than minor building work; and (e) complying with all Acceptable Outcomes of the identified requirements.	Community facilities zone code

Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
	Assessable development – Code assessment	
	If: (a) not a prescribed accepted use; (b) in the CF6, CF8 or CF9 Precincts; (c) the reuse of an existing building; (d) not involving more than minor building work; and (e) not complying with all Acceptable Outcomes of the identified requirements for Accepted development.	Community facilities zone code
	If: (a) not a prescribed accepted use; (b) in the CF6, CF8 or CF9 Precincts; and (c) not otherwise identified above.	Community facilities zone code Development works code Landscape code
Educational establishment	Accepted development	
	If: (a) in the CF2, CF3, CF4, CF6, CF8 or CF9 Precincts; (b) the reuse of an existing building; (c) not involving more than minor building work; and (d) complying with all Acceptable Outcomes of the identified requirements.	Community facilities zone code
	Assessable development – Code assessment	
	If: (a) in the CF2, CF3, CF4, CF6, CF8 or CF9 Precincts; (b) the reuse of an existing building; (c) not involving more than minor building work; and (d) not complying with all Acceptable Outcomes of the identified requirements for Accepted development.	Community facilities zone code
	If: (a) in the CF2, CF3, CF4, CF6, CF8 or CF9 Precincts; and (b) not otherwise identified above.	Community facilities zone code Development works code Landscape code

Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
Food and drink outlet	Accepted development	
	If: (a) in the CF1, CF6, CF8 or CF9 Precincts; (b) the reuse of an existing building; (c) not involving more than minor building work; and (d) complying with all Acceptable Outcomes of the identified requirements.	Community facilities zone
	Assessable development – Code assessment	
	If: (a) in the CF1, CF6, CF8 or CF9 Precincts; (b) the reuse of an existing building; (c) not involving more than minor building work; and (d) not complying with all Acceptable Outcomes of the identified requirements for Accepted development.	Community facilities zone
If: (a) in the CF1, CF6, CF8 or CF9 Precincts; and (b) not otherwise identified above.	Community facilities zone Development works code Landscape code	
Function facility	Accepted development	
	If: (a) not a prescribed accepted use; (b) in the CF6, CF8 or CF9 Precincts; (c) the reuse of an existing building; (d) not involving more than minor building work; and (e) complying with all Acceptable Outcomes of the identified requirements.	Community facilities zone code
	Assessable development – Code assessment	
If: (a) not a prescribed accepted use; (b) in the CF6, CF8 or CF9 Precincts;	Community facilities zone code	

Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
	(c) the reuse of an existing building; (d) not involving more than minor building work; and (e) not complying with all Acceptable Outcomes of the identified requirements for Accepted development.	
	If: (a) not a prescribed accepted use; (b) in the CF6, CF8 or CF9 Precincts; and (c) not otherwise identified above.	Community facilities zone code Development works code Landscape code
Health care services	Accepted development	
	If: (a) in the CF3 or CF8 Precincts; (b) the reuse of an existing building; (c) not involving more than minor building work; and (d) complying with all Acceptable outcomes of the identified requirements.	Community facilities zone code
	Assessable development – Code assessment	
	If: (a) in the CF3 or CF8 Precincts; (b) the reuse of an existing building; (c) not involving more than minor building work; and (d) not complying with all Acceptable Outcomes of the identified requirements for Accepted development.	Community facilities zone code
	If: (a) in the CF3 or CF8 Precincts; and (b) not otherwise identified above.	Community facilities zone code Development works code Landscape code
Hospital	Accepted development	
	If: (a) in the CF3 Precinct; (b) the reuse of an existing building; (c) not involving more than minor building work; and	Community facilities zone code

Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
	(d) complying with all Acceptable outcomes of the identified requirements.	
	Assessable development – Code assessment	
	If: (a) in the CF3 Precinct; (b) the reuse of an existing building; (c) not involving more than minor building work; and (d) not complying with all Acceptable Outcomes of the identified requirements for Accepted development.	Community facilities zone code
	If: (a) in the CF3 Precinct; and (b) not otherwise identified above.	Community facilities zone code Development works code Landscape code
Indoor sport and recreation	Accepted development	
	If: (a) in the CF2 or CF8 Precincts; (b) the reuse of an existing building; (c) not involving more than minor building work; and (d) complying with all Acceptable Outcomes of the identified requirements.	Community facilities zone code
	Assessable development – Code assessment	
	If: (a) in the CF2 or CF8 Precincts; (b) the reuse of an existing building; (c) not involving more than minor building work; and (d) not complying with all Acceptable outcomes of the identified requirements for Accepted development.	Community facilities zone code
	If: (a) in the CF2 or CF8 Precincts; and (b) not otherwise identified above.	Community facilities zone code Development works code Landscape code

Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
Market	Accepted development	
	If: (a) not a prescribed accepted use; (b) in the CF8 or CF9 Precincts; (c) the reuse of an existing building; (d) not involving more than minor building work; and (e) complying with all Acceptable outcomes of the identified requirements.	Community facilities zone code
	Assessable development – Code assessment	
	If: (a) not a prescribed accepted use; (b) the reuse of an existing building; (c) not involving more than minor building work; and (d) not complying with all Acceptable outcomes of the identified requirements for Accepted development.	Community facilities zone code
	If: (a) not a prescribed accepted use; (b) in the CF8 or CF9 Precincts; and (c) not otherwise identified above.	Community facilities zone code Development works code Landscape code
	Office	Accepted development
If: (a) not a prescribed accepted use; (b) not in the CF7 Precinct; (c) the reuse of an existing building; (d) not involving more than minor building work; and (e) complying with all Acceptable outcomes of the identified requirements.		Community facilities zone
Assessable development – Code assessment		
If: (a) not a prescribed accepted use; (b) not in the CF7 Precinct; (c) the reuse of an existing building;		Community facilities zone

Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
	(d) not involving more than minor building work; and (e) not complying with all Acceptable outcomes of the identified requirements for Accepted development.	
	If: (a) not a prescribed accepted use; (b) not in the CF7 Precinct; and (c) not otherwise identified above.	Community facilities zone Development works code Landscape code
Outdoor sport and recreation	Accepted development	
	If: (a) in the CF2 or CF8 Precincts; (b) the reuse of an existing building; (c) not involving more than minor building work; and (d) complying with all Acceptable Outcomes of the identified requirements.	Community facilities zone code
	Assessable development – Code assessment	
	If: (a) in the CF2 or CF8 Precincts; (b) the reuse of an existing building; (c) not involving more than minor building work; and (d) not complying with all Acceptable Outcomes of the identified requirements for Accepted development.	Community facilities zone code
	If: (a) in the CF2 or CF8 Precincts; (b) not otherwise identified above.	Community facilities zone code Development works code Landscape code
Park	Accepted development	
		No requirements or assessment benchmarks apply.
Parking station	Assessable development – Code assessment	
	If not a prescribed accepted use.	Community facilities zone code Development works code Landscape code

Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
Place of worship	Accepted development	
	If: (a) in the CF8 or CF9 Precincts; (b) the reuse of an existing building; (c) not involving more than minor building work; and (d) complying with all Acceptable Outcomes of the identified requirements.	Community facilities zone code
	Assessable development – Code assessment	
	If: (a) in the CF8 or CF9 Precincts; (b) the reuse of an existing building; (c) not involving more than minor building work; and (d) not complying with all Acceptable Outcomes of the identified requirements for Accepted development.	Community facilities zone code
If: (a) in the CF8 or CF9 Precincts; and (b) not otherwise identified above.	Community facilities zone code Development works code Landscape code	
Residential care facility	Assessable development – Code assessment	
	If in the CF3 or CF8 Precincts.	Community facilities zone code Development works code Landscape code
Shop	Accepted development	
	If: (a) in the CF1, CF6, CF8 or CF9 Precincts; (b) the reuse of an existing building; (c) not involving more than minor building work; and (d) complying with all Acceptable Outcomes of the identified requirements.	Community facilities zone

Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
	Assessable development – Code assessment	
	If: (a) in the CF1, CF6, CF8 or CF9 Precincts; (b) the reuse of an existing building; (c) not involving more than minor building work; and (d) not complying with all Acceptable Outcomes of the identified requirements for Accepted development.	Community facilities zone
	If: (a) in the CF1, CF6, CF8 or CF9 Precincts; and (b) not otherwise identified above.	Community facilities zone Development works code Landscape code
Substation	Assessable development – Code assessment	
	If: (a) not a prescribed accepted use; and (b) in the CF5 Precinct.	Community facilities zone code Development works code Landscape code
Telecommunications facility	Assessable development – Code assessment	
	If in the CF5 Precinct.	Community facilities zone code Development works code Telecommunications facility use code Landscape code
Theatre	Accepted development	
	If: (a) not a prescribed accepted use; (b) in the CF2, CF6, CF8 or CF9 Precincts; (c) the reuse of an existing building; (d) not involving more than minor building work; and (e) complying with all Acceptable Outcomes of the identified requirements.	Community facilities zone
	Assessable development – Code assessment	
	If: (a) not a prescribed accepted use; (b) in the CF2, CF6, CF8 or CF9 Precincts;	Community facilities zone

Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
	(c) the reuse of an existing building; (d) not involving more than minor building work; and (e) not complying with all Acceptable Outcomes of the identified requirements for Accepted development.	
	If: (a) not a prescribed accepted use; (b) in the CF2, CF6, CF8 or CF9 Precincts; and (c) not otherwise identified above.	Community facilities zone Development works code Landscape code
Tourist attraction	Accepted development	
	If: (a) in the CF1, CF6, CF8 or CF9 Precincts; (b) the reuse of an existing building; (c) not involving more than minor building work; and (d) complying with all Acceptable Outcomes of the identified requirements.	Community facilities zone code
	Assessable development – Code assessment	
	If: (a) in the CF1, CF6, CF8 or CF9 Precincts; (b) the reuse of an existing building; (c) not involving more than minor building work; and (d) not complying with all Acceptable Outcomes of the identified requirements for Accepted development.	Community facilities zone code
	If: (a) in the CF1, CF6, CF8 or CF9 Precincts; and (b) not otherwise identified above.	Community facilities zone code Development works code Landscape code
Transport depot	Assessable development – Code assessment	
	If: (a) in the CF1 or CF5 Precincts; and (b) not a prescribed accepted use.	Community facilities zone code Development works code Landscape code

Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
Utility installation	Assessable development – Code assessment	
	If: (a) in the CF5 Precinct; and (b) not a prescribed accepted use.	Community facilities zone code Development works code Landscape code
Warehouse	Assessable development – Code assessment	
	If: (a) in the CF1 or CF5 Precincts; and (b) not a prescribed accepted use.	Community facilities zone code Development works code Landscape code
Workforce accommodation	Accepted development	
	If the use accommodates workers associated with a construction project or construction phase of a project.	No requirements or assessment benchmarks apply.
Assessable development – Impact assessment		
Any other use not listed in this table. Any use listed in this table and not meeting the description listed in the “Categories of development and assessment” column. Any other undefined use.		The planning scheme

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

5.4.2 Emerging community zone

Table 5.4.2—Emerging community zone

Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
Any Use	Accepted development	
	If for a prescribed accepted use.	No requirements or assessment benchmarks apply.
Animal husbandry	Accepted development	
	If complying with all Acceptable Outcomes of the identified requirements.	Emerging community zone code
	Assessable development – Code assessment	
	If not complying with all Acceptable Outcomes of the identified requirements for Accepted development.	Emerging community zone code
Caretaker's accommodation	Accepted development	
	If complying with all Acceptable Outcomes of the identified requirements.	Emerging community zone code
	Assessable development – Code assessment	
	If not complying with all Acceptable Outcomes of the identified requirements for Accepted development.	Emerging community zone code
Cropping	Accepted development	
	If: (a) not a prescribed accepted use; and (b) complying with all Acceptable Outcomes of the identified requirements.	Emerging community zone code
	Assessable development – Code assessment	
	If: (a) not a prescribed accepted use; and (b) not complying with all Acceptable Outcomes of the identified requirements for Accepted development.	Emerging community zone code
Dwelling house	Accepted development	
		No requirements or assessment benchmarks apply.

Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
Home-based business	Accepted development	
	If complying with all Acceptable Outcomes of the identified requirements.	Home-based business code
	Assessable development – Code assessment	
	If not complying with all Acceptable Outcomes of the identified requirements for Accepted development.	Home-based business code
Outdoor sport and recreation	Assessable development – Code assessment	
		Emerging community zone code Development works code
Park	Accepted development	
		No requirements or assessment benchmarks apply.
Sales office	Accepted development	
	If complying with all Acceptable Outcomes of the identified requirements.	Emerging community zone code
	Assessable development – Code assessment	
	If not complying with all Acceptable Outcomes of the identified requirements for Accepted development.	Emerging community zone code
Assessable development – Impact assessment		
Any other use not listed in this table. Any use listed in this table and not meeting the description listed in the “Categories of development and assessment” column. Any other undefined use.		The planning scheme

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

5.4.3 Industry investigation zone

Table 5.4.3—Industry investigation zone

Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
Any Use	Accepted development	
	If for a prescribed accepted use.	No requirements or assessment benchmarks apply.
Animal husbandry	Accepted development	
		No requirements or assessment benchmarks apply.
Animal keeping	Accepted development	
	If: (a) not involving a cattery or a kennel; and (b) complying with all Acceptable Outcomes of the identified requirements.	Industry investigation zone code
	Assessable development – Code assessment	
	If: (a) not involving a cattery or a kennel; and (b) not complying with all Acceptable Outcomes of the identified requirements for Accepted development.	Industry investigation zone code
Bulk landscape supplies	Assessable development – Code assessment	
	If the use is undertaken wholly outdoors.	Industry investigation zone code Development works code
Caretaker's accommodation	Accepted development	
	If complying with all Acceptable Outcomes of the identified requirements.	Industry investigation zone code
	Assessable development – Code assessment	
	If not complying with all Acceptable Outcomes of the identified requirements for Accepted development.	Industry investigation zone code
Cropping	Accepted development	
	If: (a) not a prescribed accepted use; and	Industry investigation zone code

Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
	(b) complying with all Acceptable Outcomes of the identified requirements.	
	Assessable development – Code assessment	
	If: (a) not a prescribed accepted use; and (b) not complying with all Acceptable Outcomes of the identified requirements for Accepted development.	Industry investigation zone code
Emergency services	Assessable development – Code assessment	
		Industry investigation zone code Development works code
Park	Accepted development	
		No requirements or assessment benchmarks apply.
Sales office	Accepted development	
	If complying with all Acceptable Outcomes of the identified requirements.	Industry investigation zone code
	Assessable development – Code assessment	
	If not complying with all Acceptable Outcomes of the identified requirements for Accepted development.	Industry investigation zone code
Substation	Assessable development – Code assessment	
	If not a prescribed accepted use.	Industry investigation zone code Development works code
Transport depot	Assessable development – Code assessment	
	If the use is undertaken wholly outdoors.	Industry investigation zone code Development works code
Utility installation	Assessable development – Code assessment	
	If not a prescribed accepted use.	Industry investigation zone code Development works code
Warehouse	Assessable development – Code assessment	
	If the use is undertaken wholly outdoors.	Industry investigation zone code Development works code



Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
Assessable development – Impact assessment		
Any other use not listed in this table. Any use listed in this table and not meeting the description listed in the “Categories of development and assessment” column. Any other undefined use.	The planning scheme	

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

5.4.4 Recreation and open space zone

Table 5.4.4—Recreation and open space zone

Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
Any Use	Accepted development	
	If for a prescribed accepted use.	No requirements or assessment benchmarks apply.
Animal keeping	Accepted development	
	If for stabling of horses in the preferred stables area shown on Map OPM - 1 .	No requirements or assessment benchmarks apply.
	Assessable development – Code assessment	
	Otherwise, unless involving a cattery or a kennel.	Recreation and open space zone code
Caretaker's accommodation	Accepted development	
	If complying with all Acceptable Outcomes of the identified requirements.	Recreation and open space zone code
	Assessable development – Code assessment	
	If not complying with all Acceptable Outcomes of the identified requirements for Accepted development.	Recreation and open space zone code
Club	Accepted development	
	If: (a) the reuse of an existing building; (b) not involving more than minor building work; and (c) complying with all Acceptable Outcomes of the identified requirements.	Recreation and open space zone code
	Assessable development – Code assessment	
	If: (a) the reuse of an existing building; (b) not involving more than minor building work; and (c) not complying with all Acceptable Outcomes of the identified requirements for Accepted development.	Recreation and open space zone code
	Otherwise	Recreation and open space zone code Development works code Landscape code

Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
Community use	Accepted development	
	If: (a) not a prescribed accepted use; (b) the reuse of an existing building; (c) not involving more than minor building work; and (d) complying with all Acceptable Outcomes of the identified requirements.	Recreation and open space zone code
	Assessable development – Code assessment	
	If: (a) not a prescribed accepted use. (b) the reuse of an existing building; (c) not involving more than minor building work; and (d) not complying with all Acceptable Outcomes of the identified requirements for Accepted development.	Recreation and open space zone code
If not a prescribed accepted use and not otherwise stated.	Recreation and open space zone code Development works code Landscape code	
Educational establishment	Assessable development – Code assessment	
		Recreation and open space zone code Development works code Landscape code
Environmental facility	Assessable development – Code assessment	
	If not a prescribed accepted use.	Recreation and open space zone code Development works code Landscape code
Food and drink outlet	Assessable development – Code assessment	
		Recreation and open space zone code Development works code Landscape code

Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
Function facility	Assessable development – Code assessment	
		Recreation and open space zone code Development works code Landscape code
Indoor sport and recreation	Accepted development	
	If: (a) the reuse of an existing building; (b) not involving more than minor building work; and (c) complying with all Acceptable Outcomes of the identified requirements.	Recreation and open space zone code Development works code
	Assessable development – Code assessment	
	If: (a) the reuse of an existing building; (b) not involving more than minor building work; and (c) not complying with all Acceptable Outcomes of the identified requirements for Accepted development.	Recreation and open space zone code Development works code
Otherwise	Recreation and open space zone code Development works code Landscape code	
Market	Accepted development	
	If: (a) not a prescribed accepted use; and (b) complying with all Acceptable Outcomes of the identified requirements.	Recreation and open space zone code
	Assessable development – Code assessment	
If: (a) not a prescribed accepted use; and (b) not complying with all Acceptable Outcomes of the identified requirements for Accepted development.	Recreation and open space zone code	

Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
Nature-based tourism	Assessable development – Code assessment	
	If not a prescribed accepted use.	Recreation and open space zone code Development works code Landscape code
Outdoor sport and recreation	Accepted development	
	If complying with all Acceptable Outcomes of the identified requirements.	Recreation and open space zone code
	Assessable development – Code assessment	
	If not complying with all Acceptable Outcomes of the identified requirements for Accepted development.	Recreation and open space zone code
Park	Accepted development	
		No requirements or assessment benchmarks apply.
Permanent Plantation	Accepted development	
		No requirements or assessment benchmarks apply.
Telecommunications facility	Accepted development	
	If complying with all Acceptable Outcomes of the identified requirements. Note – Where development is not Accepted development it is Assessable development subject to Impact Assessment.	Telecommunications use code
Tourist attraction	Assessable development – Code assessment	
	If not a prescribed accepted use.	Recreation and open space zone code Development works code Landscape code
Workforce accommodation	Accepted development	
	If the use accommodates workers associated with a construction project or the construction phase of a project.	No requirements or assessment benchmarks apply.



Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
Assessable development – Impact assessment		
Any other use not listed in this table. Any use listed in this table and not meeting the description listed in the “Categories of development and assessment” column. Any other undefined use.	The planning scheme	

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

5.4.5 Rural zone

Table 5.4.5—Rural zone

Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
Any Use	Accepted development	
	If for a prescribed accepted use.	No requirements or assessment benchmarks apply.
Agricultural supplies store	Accepted development	
	If: (a) the reuse of an existing building; (b) not involving more than minor building work; and (c) complying with all Acceptable Outcomes of the identified requirements.	Rural zone code Development works code
	Assessable development – Code assessment	
	If: (a) the reuse of an existing building; (b) not involving more than minor building work; and (c) not complying with all Acceptable Outcomes of the identified requirements for Accepted development.	Rural zone code Development works code
	Otherwise	Rural zone code Development works code
Animal husbandry	Accepted development	
		No requirements or assessment benchmarks apply.
Animal keeping	Accepted development	
	If: (a) not involving a cattery or a kennel; and (b) complying with all Acceptable Outcomes of the identified requirements.	Rural zone code
	Assessable development – Code assessment	
	If: (d) not involving a cattery or a kennel; and (e) not complying with all Acceptable Outcomes of the identified requirements for Accepted development.	Rural zone code

Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
Aquaculture	Assessable development – Code assessment	
		Rural zone code Development works code Landscape code
Bulk landscape supplies	Assessable development – Code assessment	
		Rural zone code Development works code Landscape code
Caretaker's accommodation	Accepted development	
	If complying with all Acceptable Outcomes of the identified requirements.	Rural zone code
	Assessable development – Code assessment	
	If not complying with all Acceptable Outcomes of the identified requirements for Accepted development.	Rural zone code
Club	Assessable development – Code assessment	
		Rural zone code Development works code
Community residence	Accepted development	
	If complying with the requirements in Schedule 6, Section 6 of the Regulation.	No requirements or assessment benchmarks apply.
Community use	Assessable development – Code assessment	
		Rural zone code Development works code
Dual occupancy	Accepted development	
	If complying with all Acceptable Outcomes of the identified requirements.	Rural zone code
	Assessable development – Code assessment	
	If not complying with all Acceptable Outcomes of the identified requirements for Accepted development.	Rural zone code
Dwelling house	Accepted development	
		No requirements or assessment benchmarks apply.

Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
Educational establishment	Assessable development – Code assessment	
	If involving a rural or agricultural training facility.	Rural zone code Development works code
Environmental facility	Assessable development – Code assessment	
	If not a prescribed accepted use.	Rural zone code Development works code
Extractive industry	Accepted development	
	If: (a) not a prescribed accepted use; and (b) for a borrow pit.	No requirements or assessment benchmarks apply.
	Assessable development – Code assessment	
	If: (a) not a prescribed accepted use; (b) for a gravel pit.	Rural zone code Extractive industry use code Development works code
Home-based business	Accepted development	
	If complying with all Acceptable Outcomes of the identified requirements.	Home-based business code
	Assessable development – Code assessment	
	If not complying with all Acceptable Outcomes of the identified requirements for Accepted development.	Home-based business code
Intensive animal industry	Accepted development	
	If not located in the Low Impact Rural Precinct and involving no more than: (a) 500 standard cattle units; or (b) 1,000 standard sheep units.	No requirements or assessment benchmarks apply.
	Assessable development – Code assessment	
	If not located in the Low Impact Rural Precinct and involving no more than: (a) 1,000 birds or poultry; (b) 400 standard pig units; or (c) 1,000 standard cattle units.	Rural zone code Development works code
Intensive horticulture	Accepted development subject to requirements	
	If: (a) not located in the Low Impact Rural Precinct; and	Rural zone code Development works code

Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
	(b) complying with all Acceptable Outcomes of the identified requirements.	
	Assessable development – Code assessment	
	If: (a) not located in the Low Impact Rural Precinct; and (b) not complying with all Acceptable Outcomes of the identified requirements for Accepted development.	Rural zone code Development works code
Market	Assessable development – Code assessment	
		Rural zone code Development works code
Nature-based tourism	Accepted development	
	If: (a) not a prescribed accepted use; (b) involving no more than 10 accommodation sites; and (c) limited to tents or caravans.	No requirements or assessment benchmarks apply.
Workforce accommodation	Accepted development subject to requirements	
	If the use accommodates workers associated with a construction project or the construction phase of a project.	The following in the Workforce Accommodation Use Code: PO3 AO8.1 AO8.2 The following in the Development Works: AO2.1 or AO2.2 AO2.3 AO3.1 or AO3.2 AO3.3 AO4.1 AO4.2 AO11
Outdoor sport and recreation	Assessable development – Code assessment	
		Rural zone code Development works code
Outstation	Accepted development	
		No requirements or assessment benchmarks apply.

Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
Park	Accepted development	
		No requirements or assessment benchmarks apply.
Permanent plantation	Accepted development	
		No requirements or assessment benchmarks apply.
Research and technology industry	Assessable development – Code assessment	
		Rural zone code Development works code
Roadside stall	Accepted development	
	If complying with all Acceptable Outcomes of the identified requirements. Editor's note —Separate approval is required from the Department of Transport and Main Roads for a Roadside Stall in the State-controlled road reserve under the <i>Transport Infrastructure Act 1994</i>	Rural zone code
	Assessable development – Code assessment	
	If not complying with all Acceptable Outcomes of the identified requirements for Accepted development. Editor's note —Separate approval is required from the Department of Transport and Main Roads for a Roadside Stall in the State-controlled road reserve under the <i>Transport Infrastructure Act 1994</i>	Rural zone code
Rural industry	Accepted development	
		No requirements or assessment benchmarks apply.
Rural workers' accommodation	Accepted development	
	If complying with all Acceptable Outcomes of the identified requirements.	Rural zone code
	Assessable development – Code assessment	
	If not complying with all Acceptable Outcomes of the identified requirements for Accepted development.	Rural zone code
Telecommunications facility	Accepted development	
	If complying with all Acceptable Outcomes of the identified requirements.	Telecommunications use code

Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
	Assessable development – Code assessment	
	If not complying with all Acceptable Outcomes of the identified requirements for Accepted development.	Telecommunications use code
Tourist attraction	Assessable development – Code assessment	
	If not a prescribed accepted use.	Rural zone code Development works code
Tourist park	Accepted development	
	If: (a) not a prescribed accepted use; (b) involving no more than 10 accommodation sites; and (c) limited to tents or caravans.	No requirements or assessment benchmarks apply.
Wholesale nursery	Assessable development – Code assessment	
		Rural zone code Development works code
Winery	Assessable development – Code assessment	
		Rural zone code Development works code
Assessable development – Impact assessment		
Any other use not listed in this table. Any use listed in this table and not meeting the description listed in the “Categories of development and assessment” column. Any other undefined use.	The planning scheme	

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

5.4.6 Rural residential zone

Table 5.4.6—Rural residential zone

Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
Any Use	Accepted development	
	If for a prescribed accepted use.	No requirements or assessment benchmarks apply.
Animal husbandry	Accepted development	
	If complying with all Acceptable Outcomes of the identified requirements.	Rural residential zone code
	Assessable development – Code assessment	
	If not complying with all Acceptable Outcomes of the identified requirements for Accepted development.	Rural residential zone code
Animal keeping	Accepted development	
	If: (a) not involving a cattery or a kennel; and (b) complying with all Acceptable Outcomes of the identified requirements.	Rural residential zone code
	Assessable development – Code assessment	
	If: (a) not involving a cattery or a kennel; and (b) not complying with all Acceptable Outcomes of the identified requirements for Accepted development.	Rural residential zone code
Caretaker's accommodation	Accepted development	
	If complying with all Acceptable Outcomes of the identified requirements.	Rural residential zone code
	Assessable development – Code assessment	
	If not complying with all Acceptable Outcomes of the identified requirements for Accepted development.	Rural residential zone code
Community residence	Accepted development	
	If complying with the requirements in Schedule 6, Section 6 of the Regulation.	No requirements or assessment benchmarks apply.

Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
Cropping	Accepted development	
	If: (a) not a prescribed accepted use; (b) not involving forestry for wood production; and (c) complying with all Acceptable Outcomes of the identified requirements. Editor's note—refer to schedule 6 and 13 of the <i>Planning Regulation 2017</i> if cropping where involving forestry for wood production.	Rural residential zone code
	Assessable development – Code assessment	
	If: (a) not a prescribed accepted use; (b) not involving forestry for wood production; and (c) not complying with all Acceptable Outcomes of the identified requirements for Accepted development. Editor's note—refer to schedule 6 and 13 of the <i>Planning Regulation 2017</i> if cropping where involving forestry for wood production.	Rural residential zone code
Dwelling house	Accepted development	
		No requirements or assessment benchmarks apply.
Home-based business	Accepted development	
	If complying with all Acceptable Outcomes of the identified requirements.	Home-based business code
	Assessable development – Code assessment	
If not complying with all Acceptable Outcomes of the identified requirements for Accepted development.	Home-based business code	
Park	Accepted development	
		No requirements or assessment benchmarks apply.
Roadside stall	Accepted development	
	If complying with all Acceptable Outcomes of the identified requirements. Editor's note—Separate approval is required from the Department of Transport and Main Roads for a Roadside Stall in the State-controlled road reserve under the <i>Transport Infrastructure Act 1994</i>	Rural residential zone code

Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
	Assessable development – Code assessment	
	If not complying with all Acceptable Outcomes of the identified requirements for Accepted development. Editor's note—Separate approval is required from the Department of Transport and Main Roads for a Roadside Stall in the State-controlled road reserve under the <i>Transport Infrastructure Act 1994</i>	Rural residential zone code
Sales office	Accepted development	
	If complying with all Acceptable Outcomes of the identified requirements.	Rural residential zone code
	Assessable development – Code assessment	
	If not complying with all Acceptable Outcomes of the identified requirements for Accepted development.	Rural residential zone code
Assessable development – Impact assessment		
Any other use not listed in this table. Any use listed in this table and not meeting the description listed in the “Categories of development and assessment” column. Any other undefined use.	The planning scheme	

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

5.4.7 Township zone

Table 5.4.7a—Township zone, other than the Industrial precinct

Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
Any Use	Accepted development	
	If for a prescribed accepted use.	No requirements or assessment benchmarks apply.
Agricultural supplies store	Accepted development	
	If: (a) in the Commercial precinct or involving the reuse of an existing building presently lawfully used for a non-residential use; (b) not involving more than minor building work; and (c) complying with all Acceptable Outcomes of the identified requirements.	Township zone code
	Assessable development – Code assessment	
	If: (a) in the Commercial precinct or involving the reuse of an existing building presently lawfully used for a non-residential use; (b) not involving more than minor building work; and (c) not complying with all Acceptable Outcomes of the identified requirements for Accepted development.	Township zone code
	Otherwise	Township zone code Development works code Landscape code
Animal keeping	Accepted development	
	If: (a) for stabling of horses in the preferred stables area shown on Map OPM - 1 ; and (b) complying with all Acceptable Outcomes of the identified requirements. Note – Where development is not Accepted development it is Assessable development subject to Impact Assessment.	Township zone code

Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
Bar	Accepted development	
	If: (a) in the Commercial precinct or involving the reuse of an existing building presently lawfully used for a non-residential use; (b) not involving more than minor building work; and (c) complying with all Acceptable Outcomes of the identified requirements.	Township zone code
	Assessable development – Code assessment	
	If: (a) in the Commercial precinct or involving the reuse of an existing building presently lawfully used for a non-residential use; (b) not involving more than minor building work; and (c) not complying with all Acceptable Outcomes of the identified requirements for Accepted development.	Township zone code
Otherwise	Township zone code Development works code Landscape code	
Caretaker's accommodation	Accepted development	
	If complying with all Acceptable Outcomes of the identified requirements.	Township zone code
	Assessable development – Code assessment	
If not complying with all Acceptable Outcomes of the identified requirements for Accepted development.	Township zone code	
Car wash	Assessable development – Code assessment	
	If in the Commercial precinct.	Township zone code Development works code Landscape code
Childcare centre	Accepted development	
	If: (a) in the Commercial precinct or involving the reuse of an	Township zone code

Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
	existing building presently lawfully used for a non-residential use; (b) not involving more than minor building work; and (c) complying with all Acceptable Outcomes of the identified requirements.	
	Assessable development – Code assessment	
	If: (a) in the Commercial precinct or involving the reuse of an existing building presently lawfully used for a non-residential use; (b) not involving more than minor building work; and (c) not complying with all Acceptable Outcomes of the identified requirements for Accepted development.	Township zone code
	Otherwise	Township zone code Development works code Landscape code
Club	Accepted development	
	If: (a) not a prescribed accepted use; (b) in the Commercial precinct or involving the reuse of an existing building presently lawfully used for a non-residential use; (c) not involving more than minor building work; and (d) complying with all Acceptable Outcomes of the identified requirements.	Township zone code
	Assessable development – Code assessment	
	If: (a) not a prescribed accepted use; (b) in the Commercial precinct or involving the reuse of an existing building presently lawfully used for a non-residential use; (c) not involving more than minor building work; and	Township zone code

Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
	(d) not complying with all Acceptable Outcomes of the identified requirements for Accepted development.	
	If not a prescribed accepted use and not otherwise stated.	Township zone code Development works code Landscape code
Community care centre	Accepted development	
	If: (a) in the Commercial precinct or involving the reuse of an existing building presently lawfully used for a non-residential use; (b) not involving more than minor building work; and (c) complying with all Acceptable Outcomes of the identified requirements.	Township zone code
	Assessable development – Code assessment	
	If: (a) in the Commercial precinct or involving the reuse of an existing building presently lawfully used for a non-residential use; (b) not involving more than minor building work; and (c) not complying with all Acceptable Outcomes of the identified requirements for Accepted development.	Township zone code
	Otherwise	Township zone code Development works code Landscape code
Community residence	Accepted development	
	If: (a) not involving more than minor building work; and (b) complying with all Acceptable Outcomes of the identified requirements.	Township zone code
	Assessable development – Code assessment	
	If: (a) not involving more than minor building work; and	Township zone code

Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
	(b) not complying with all Acceptable Outcomes of the identified requirements for Accepted development.	
	Otherwise	Township zone code Development works code Landscape code
Community use	Accepted development	
	If: (a) not a prescribed accepted use; (b) in the Commercial precinct or involving the reuse of an existing building presently lawfully used for a non-residential use; (c) not involving more than minor building work; and (d) complying with all Acceptable Outcomes of the identified requirements.	Township zone code
	Assessable development – Code assessment	
	If: (a) not a prescribed accepted use; (b) in the Commercial precinct or involving the reuse of an existing building presently lawfully used for a non-residential use; (c) not involving more than minor building work; and (d) not complying with all Acceptable Outcomes of the identified requirements for Accepted development.	Township zone code
	If not a prescribed accepted use and not otherwise stated.	Township zone code Development works code Landscape code
Dual occupancy	Assessable development – Code assessment	
		Township zone code Development works code Landscape code
Dwelling house	Accepted development	
		No requirements or assessment benchmarks apply.

Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
Dwelling unit	Accepted development	
		No requirements or assessment benchmarks apply.
Educational establishment	Accepted development	
	If: (a) in the Commercial precinct or involving the reuse of an existing building presently lawfully used for a non-residential use; (b) not involving more than minor building work; and (c) complying with all Acceptable Outcomes of the identified requirements.	Township zone code
	Assessable development – Code assessment	
	If: (a) in the Commercial precinct or involving the reuse of an existing building presently lawfully used for a non-residential use; (b) not involving more than minor building work; and (c) not complying with all Acceptable Outcomes of the identified requirements for Accepted development.	Township zone code
	Otherwise	Township zone code Development works code Landscape code
Emergency services	Assessable development – Code assessment	
		Township zone code Development works code Landscape code
Environmental facility	Assessable development – Code assessment	
	If not a prescribed accepted use.	Township zone code Development works code Landscape code
Food and drink outlet	Accepted development	
	If: (a) in the Commercial precinct or involving the reuse of an existing building presently	Township zone code

Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
	<p>lawfully used for a non-residential use;</p> <p>(b) not involving more than minor building work; and</p> <p>(c) complying with all Acceptable Outcomes of the identified requirements.</p>	
	Assessable development – Code assessment	
	<p>If:</p> <p>(a) in the Commercial precinct or involving the reuse of an existing building presently lawfully used for a non-residential use;</p> <p>(b) not involving more than minor building work; and</p> <p>(c) not complying with all Acceptable Outcomes of the identified requirements for Accepted development.</p>	Township zone code
	Otherwise	Township zone code Development works code Landscape code
Function facility	Accepted development	
	<p>If:</p> <p>(a) not a prescribed accepted use;</p> <p>(b) in the Commercial precinct or involving the reuse of an existing building presently lawfully used for a non-residential use;</p> <p>(c) not involving more than minor building work; and</p> <p>(d) complying with all Acceptable Outcomes of the identified requirements.</p>	Township zone code
	Assessable development – Code assessment	
	<p>If:</p> <p>(a) not a prescribed accepted use;</p> <p>(b) in the Commercial precinct or involving the reuse of an existing building presently lawfully used for a non-residential use;</p> <p>(c) not involving more than minor building work; and</p>	Township zone code

Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
	(d) not complying with all Acceptable Outcomes of the identified requirements for Accepted development.	
	If not a prescribed accepted use and not otherwise stated.	Township zone code Development works code Landscape code
Garden centre	Assessable development – Code assessment	
		Township zone code Development works code Landscape code
Hardware and trade supplies	Assessable development – Code assessment	
		Township zone code Development works code Landscape code
Health care services	Accepted development	
	If: (a) in the Commercial precinct or involving the reuse of an existing building presently lawfully used for a non-residential use; (b) not involving more than minor building work; and (c) complying with all Acceptable Outcomes of the identified requirements.	Township zone code
	Assessable development – Code assessment	
	If: (a) in the Commercial precinct or involving the reuse of an existing building presently lawfully used for a non-residential use; (b) not involving more than minor building work; and (c) not complying with all Acceptable Outcomes of the identified requirements for Accepted development.	Township zone code
Otherwise	Township zone code Development works code Landscape code	

Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
Home-based business	Accepted development	
	If complying with all Acceptable Outcomes of the identified requirements.	Home-based business code
	Assessable development – Code assessment	
	If not complying with all Acceptable Outcomes of the identified requirements for Accepted development.	Township zone code Home-based business code
Hospital	Assessable development – Code assessment	
	If not a prescribed accepted use.	Township zone code Development works code Landscape code
Hotel	Accepted development	
	If: (a) in the Commercial precinct or involving the reuse of an existing building presently lawfully used for a non-residential use; (b) not involving more than minor building work; and (c) complying with all Acceptable Outcomes of the identified requirements.	Township zone code
	Assessable development – Code assessment	
	If: (a) in the Commercial precinct or involving the reuse of an existing building presently lawfully used for a non-residential use; (b) not involving more than minor building work; and (c) not complying with all Acceptable Outcomes of the identified requirements for Accepted development.	Township zone code
	Otherwise	Township zone code Development works code Landscape code

Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
Low impact industry	Assessable development – Code assessment	
	If not a prescribed accepted use.	Township zone code Development works code Landscape code
Market	Accepted development	
	If: (a) not a prescribed accepted use; (b) in the Commercial precinct or involving the reuse of an existing building presently lawfully used for a non-residential use; (c) not involving more than minor building work; and (d) complying with all Acceptable Outcomes of the identified requirements.	Township zone code
	Assessable development – Code assessment	
	If: (a) not a prescribed accepted use; (b) in the Commercial precinct or involving the reuse of an existing building presently lawfully used for a non-residential use; (c) not involving more than minor building work; and (d) not complying with all Acceptable Outcomes of the identified requirements for Accepted development.	Township zone code
	If not a prescribed accepted use and not otherwise stated.	Township zone code Development works code Landscape code
Multiple dwelling	Assessable development – Code assessment	
		Township zone code Development works code Landscape code
Workforce accommodation	Accepted development subject to requirements	
	If: (a) an existing premises lawfully used for short-term accommodation purposes; and (b) not involving building work.	No requirements or assessment benchmarks apply.

Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
	<p>Editor's note - item (b) above – relates to any lawful motel, hotel or other short-term accommodation provider in the Township zone.</p> <p>If the use accommodates workers associated with a construction project or the construction phase of a project.</p>	<p>The following in the Workforce Accommodation Use Code: PO2 AO8.1 AO8.2</p> <p>The following in the Development Works: AO2.1 or AO2.2 AO2.3 AO3.1 or AO3.2 AO3.3 AO4.1 AO4.2 AO11</p>
Office	Accepted development	
	<p>If:</p> <p>(a) in the Commercial precinct or involving the reuse of an existing building presently lawfully used for a non-residential use;</p> <p>(b) not involving more than minor building work; and</p> <p>(c) complying with all Acceptable Outcomes of the identified requirements.</p>	Township zone code
	Assessable development – Code assessment	
	<p>If:</p> <p>(a) in the Commercial precinct or involving the reuse of an existing building presently lawfully used for a non-residential use;</p> <p>(b) not involving more than minor building work; and</p> <p>(c) not complying with all Acceptable Outcomes of the identified requirements.</p>	Township zone code
Otherwise	Township zone code Development works code Landscape code	

Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
Outdoor sales	Assessable development – Code assessment	
		Township zone code Development works code Landscape code
Park	Accepted development	
		No requirements or assessment benchmarks apply.
Place of worship	Accepted development	
	If: (a) in the Commercial precinct or involving the reuse of an existing building presently lawfully used for a non-residential use; (b) not involving more than minor building work; and (c) complying with all Acceptable Outcomes of the identified requirements.	Township zone code
	Assessable development – Code assessment	
	If: (a) in the Commercial precinct or involving the reuse of an existing building presently lawfully used for a non-residential use; (b) not involving more than minor building work; and (c) not complying with all Acceptable Outcomes of the identified requirements.	Township zone code
	Otherwise	Township zone code Development works code Landscape code
	Assessable development – Code assessment	
Residential care facility	Assessable development – Code assessment	
		Township zone code Development works code Landscape code
Retirement facility	Assessable development – Code assessment	
		Township zone code Development works code Landscape code

Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
Roadside stall	Accepted development	
	<p>If complying with all Acceptable Outcomes of the identified requirements.</p> <p>Editor's note —Separate approval is required from the Department of Transport and Main Roads for a Roadside Stall in the State-controlled road reserve under the <i>Transport Infrastructure Act 1994</i></p>	Township zone code
	Assessable development – Code assessment	
	<p>If not complying with all Acceptable Outcomes of the identified requirements for Accepted development.</p> <p>Editor's note —Separate approval is required from the Department of Transport and Main Roads for a Roadside Stall in the State-controlled road reserve under the <i>Transport Infrastructure Act 1994</i></p>	Township zone code
Rooming accommodation	Assessable development – Code assessment	
		Township zone code Development works code Landscape code
Sales office	Accepted development	
	<p>If complying with all Acceptable Outcomes of the identified requirements.</p> <p>Editor's note —Separate approval is required from the Department of Transport and Main Roads for a Roadside Stall in the State-controlled road reserve under the <i>Transport Infrastructure Act 1994</i></p>	Township zone code
	Assessable development – Code assessment	
	<p>If not complying with all Acceptable Outcomes of the identified requirements for Accepted development.</p> <p>Editor's note —Separate approval is required from the Department of Transport and Main Roads for a Roadside Stall in the State-controlled road reserve under the <i>Transport Infrastructure Act 1994</i></p>	Township zone code
Service industry	Accepted development	
	<p>If:</p> <p>(a) in the Commercial precinct or involving the reuse of an existing building presently lawfully used for a non-residential use;</p>	Township zone code

Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
	(b) not involving more than minor building work; and (c) complying with all Acceptable Outcomes of the identified requirements.	
	Assessable development – Code assessment	
	If: (a) in the Commercial precinct or involving the reuse of an existing building presently lawfully used for a non-residential use; (b) not involving more than minor building work; and (c) not complying with all Acceptable Outcomes of the identified requirements.	Township zone code
	Otherwise	Township zone code Development works code Landscape code
Service station	Assessable development – Code assessment	
		Township zone code Development works code Landscape code
Shop	Accepted development	
	If: (a) in the Commercial precinct or involving the reuse of an existing building presently lawfully used for a non-residential use; (b) not involving more than minor building work; and (c) complying with all Acceptable Outcomes of the identified requirements.	Township zone code
	Assessable development – Code assessment	
	If: (a) in the Commercial precinct or involving the reuse of an existing building presently lawfully used for a non-residential use; (b) not involving more than minor building work; and	Township zone code

Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
	(c) not complying with all Acceptable Outcomes of the identified requirements for Accepted development.	
	Otherwise	Township zone code Development works code Landscape code
Short-term accommodation	Accepted development	
	If: (a) in the Commercial precinct or involving the reuse of an existing dwelling or domestic outbuilding; (b) not involving more than minor building work; and (c) the combined total number of residing guests does not exceed six (6); and (d) complying with all Acceptable Outcomes of the identified requirements.	Township zone code
	Assessable development – Code Assessment	
	If: (a) in the Commercial precinct or involving the reuse of an existing dwelling or domestic outbuilding; (b) not involving more than minor building work; (c) the combined total number of residing guests does not exceed six (6); and (d) not complying with all Acceptable Outcomes of the identified requirements for Accepted development.	Township zone code
	Otherwise	Township zone code Development works code Landscape code
Showroom	Assessable development – Code Assessment	
		Township zone code Development works code Landscape code

Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
Telecommunications facility	Accepted development	
	If complying with all Acceptable Outcomes of the identified requirements. Note – Where development is not Accepted development it is Assessable development subject to Impact Assessment.	Telecommunications use code
Theatre	Accepted development	
	If: (a) not a prescribed accepted use; (b) in the Commercial precinct or involving the reuse of an existing building presently lawfully used for a non-residential use; (c) not involving more than minor building work; and (d) complying with all Acceptable Outcomes of the identified requirements.	Township zone code
	Assessable development – Code assessment	
	If: (a) not a prescribed accepted use; (b) in the Commercial precinct or involving the reuse of an existing building presently lawfully used for a non-residential use; (c) not involving more than minor building work; and (d) not complying with all Acceptable Outcomes of the identified requirements for Accepted development.	Township zone code
	If not a prescribed accepted use and not otherwise stated.	Township zone code Development works code Landscape code
Tourist attraction	Accepted development	
	If: (a) not a prescribed accepted use; (b) in the Commercial precinct or involving the reuse of an existing building presently lawfully used for a non-residential use; (c) not involving more than minor building work; and	Township zone code

Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
	(d) complying with all Acceptable Outcomes of the identified requirements.	
	Assessable development – Code assessment	
	If: (a) not a prescribed accepted use; (b) in the Commercial precinct or involving the reuse of an existing building presently lawfully used for a non-residential use; (c) not involving more than minor building work; and (d) not complying with all Acceptable Outcomes of the identified requirements for Accepted development.	Township zone code
	If not a prescribed accepted use and not otherwise stated.	Township zone code Development works code Landscape code
Tourist park	Assessable development – Code Assessment	
	If involving the extension of an existing premises lawfully used as a Tourist park.	Township zone code Development works code Landscape code
Veterinary service	Assessable development – Code Assessment	
		Township zone code Development works code Landscape code
Assessable development – Impact assessment		
Any other use not listed in this table. Any use listed in this table and not meeting the requirements stated in the “Categories of development and assessment” column. Any other undefined use.	The planning scheme	

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

Table 5.4.7b—Township zone (Industrial precinct only)

Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
Any Use	Accepted development	
	If for a prescribed accepted use.	No requirements or assessment benchmarks apply.
Agricultural supplies store	Accepted development	
	If: (a) involving the reuse of an existing building; (b) not involving more than minor building work; and (c) complying with all Acceptable Outcomes of the identified requirements.	Township zone code
	Assessable development – Code Assessment	
	If: (a) involving the reuse of an existing building; (b) not involving more than minor building work; and (c) not complying with all Acceptable Outcomes of the identified requirements for Accepted development.	Township zone code
Otherwise	Township zone code Development works code Landscape code	
Air service	Assessable development – Code assessment	
	If not a prescribed accepted use	Township zone code Development works code Landscape code
Bulk landscape supplies	Assessable development – Code assessment	
		Township zone code Development works code Landscape code
Caretaker's accommodation	Assessable development – Code assessment	
		Township zone code Development works code Landscape code
Car wash	Assessable development – Code assessment	
		Township zone code Development works code Landscape code

Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
Cropping	Accepted development	
	If provided by Barcaldine Regional Council.	No requirements or assessment benchmarks apply.
Educational establishment	Accepted development	
	If: (a) not involving more than minor building work; and (b) for a vocational or industrial training facility.	
	Assessable development – Code assessment	
	If: (a) for a vocational or industrial training facility; and (b) not Accepted development.	Township zone code Development works code Landscape code
Emergency services	Assessable development – Code assessment	
		Township zone code Development works code Landscape code
Food and drink outlet	Accepted development	
	If: (a) involving the reuse of an existing building presently lawfully used for a non-residential use; (b) not involving more than minor building work; and (c) complying with all Acceptable Outcomes of the identified requirements.	Township zone code
	Assessable development – Code assessment	
	If: (a) involving the reuse of an existing building presently lawfully used for a non-residential use; (b) not involving more than minor building work; and (c) not complying with all Acceptable Outcomes of the identified requirements for Accepted development.	Township zone code
	Otherwise	Township zone code Development works code Landscape code

Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
Garden centre	Assessable development – Code assessment	
		Township zone code Development works code Landscape code
Hardware and trade supplies	Assessable development – Code assessment	
		Township zone code Development works code Landscape code
Indoor sport and recreation	Assessable development – Code assessment	
	If not a prescribed accepted use.	Township zone code Development works code Landscape code
Low impact industry	Accepted development	
	If: (a) involving the reuse of an existing building presently lawfully used for a non-residential use; (b) not involving more than minor building work; and (c) complying with all Acceptable Outcomes of the identified requirements.	Township zone code
	Assessable development – Code assessment	
	If: (a) involving the reuse of an existing building presently lawfully used for a non-residential use; (b) not involving more than minor building work; and (c) not complying with all Acceptable Outcomes of the identified requirements for Accepted development.	Township zone code
	Otherwise	Township zone code Development works code
Major electricity infrastructure	Accepted development	
	If: (a) undertaken by a public sector entity; and (b) involving underground infrastructure (inclusive of transition structures).	No requirements or assessment benchmarks apply.

Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
Marine industry	Assessable development – Code assessment	
		Township zone code Development works code Landscape code
Market	Accepted development	
	If: (a) involving the reuse of an existing building presently lawfully used for a non-residential use; (b) not involving more than minor building work; and (c) complying with all Acceptable Outcomes of the identified requirements.	Township zone code
	Assessable development – Code assessment	
	If: (a) involving the reuse of an existing building presently lawfully used for a non-residential use; (b) not involving more than minor building work; and (c) not complying with all Acceptable Outcomes of the identified requirements for Accepted development.	Township zone code
	If not otherwise stated.	Township zone code Development works code Landscape code
Medium impact industry	Assessable development – Code assessment	
		Township zone code Development works code Landscape code
Office	Assessable development – Code assessment	
		Township zone code Development works code Landscape code
Outdoor sales	Assessable development – Code assessment	
		Township zone code Development works code Landscape code

Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
Park	Accepted development	
		No requirements or assessment benchmarks apply.
Research and technology industry	Assessable development – Code assessment	
		Township zone code Development works code Landscape code
Sales office	Accepted development	
	If complying with all Acceptable Outcomes of the identified requirements. Editor's note —Separate approval is required from the Department of Transport and Main Roads for a Roadside Stall in the State-controlled road reserve under the <i>Transport Infrastructure Act 1994</i>	Township zone code
	Assessable development – Code assessment	
	If not complying with all Acceptable Outcomes of the identified requirements for Accepted development. Editor's note —Separate approval is required from the Department of Transport and Main Roads for a Roadside Stall in the State-controlled road reserve under the <i>Transport Infrastructure Act 1994</i>	Township zone code
Service industry	Accepted development	
	If: (a) involving the reuse of an existing building presently lawfully used for a non-residential use; (b) not involving more than minor building work; and (c) complying with all Acceptable Outcomes of the identified requirements.	Township zone code
	Assessable development – Code assessment	
	If: (a) involving the reuse of an existing building presently lawfully used for a non-residential use; (b) not involving more than minor building work; and (c) not complying with all Acceptable Outcomes of the	Township zone code

Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
	identified requirements for Accepted development.	
	Otherwise	Township zone code Development works code
Service station	Assessable development – Code assessment	
		Township zone code Development works code Landscape code
Shop	Accepted development	
	If: (a) involving the reuse of an existing building presently lawfully used for a non-residential use; (b) not involving more than minor building work; and (c) complying with all Acceptable Outcomes of the identified requirements.	Township zone code
	Assessable development – Code assessment	
	If: (a) involving the reuse of an existing building presently lawfully used for a non-residential use; (b) not involving more than minor building work; and (c) not complying with all Acceptable Outcomes of the identified requirements for Accepted development.	Township zone code
	Otherwise	Township zone code Development works code Landscape code
Showroom	Assessable development – Code Assessment	
		Township zone code Development works code Landscape code
Substation	Assessable development – Code Assessment	
	If not a prescribed accepted use.	Township zone code Development works code Landscape code

Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
Telecommunications facility	Accepted development	
	If complying with all Acceptable Outcomes of the identified requirements. Note – Where development is not Accepted development it is Assessable development subject to Impact Assessment.	Telecommunications use code
Transport depot	Assessable development – Code assessment	
		Township zone code Development works code Landscape code
Utility installation	Assessable development – Code Assessment	
	If not a prescribed accepted use.	Township zone code Development works code Landscape code
Veterinary service	Assessable development – Code Assessment	
		Township zone code Development works code Landscape code
Warehouse	Accepted development	
	If: (a) involving the reuse of an existing building; (b) not involving more than minor building work; and (c) complying with all Acceptable Outcomes of the identified requirements.	Township zone code
	Assessable development – Code Assessment	
	If: (a) involving the reuse of an existing building; (b) not involving more than minor building work; and (c) not complying with all Acceptable Outcomes of the identified requirements for Accepted development.	Township zone code
Otherwise	Township zone code Development works code Landscape code	



Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
Assessable development – Impact assessment		
Any other use not listed in this table. Any use listed in this table and not meeting the requirements stated in the “Categories of development and assessment” column. Any other undefined use.	The planning scheme	

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

5.5 Reconfiguring a lot

Table 5.5.1 identifies the categories of development and assessment for reconfiguring a lot.

Table 5.5.1—Reconfiguring a lot

Zone	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
Community facilities zone	Assessable development – Code assessment	
		Community facilities zone code Reconfiguring a lot code Development works code
Emerging community zone	Assessable development – Code assessment	
	If limited to a boundary realignment.	Emerging community zone code Reconfiguring a lot code Development works code
	If: (a) creating one or more additional lots; and (b) the size of all lots created is equal to, or greater than 50 hectares.	
If creating an access easement.		
Industry investigation zone	Assessable development – Code assessment	
	If limited to a boundary realignment.	Industry investigation zone code Reconfiguring a lot code Development works code
	If: (a) creating one or more additional lots; and (b) the size of all lots created is equal to, or greater than 50 hectares.	
If creating an access easement.		
Recreation and open space zone	Assessable development – Code assessment	
		Recreation and open space zone code Reconfiguring a lot code Development works code

Zone	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
Rural zone Editor's note—A mining or petroleum activity is an activity authorised under the <i>Mineral Resources Act 1989</i> , the <i>Offshore Minerals Act 1998</i> , the <i>Petroleum Act 1993</i> , or the <i>Petroleum and Gas (Production and Safety Act) 2004</i> .	Assessable development – Code assessment	
	If limited to a boundary realignment.	Rural zone code Reconfiguring a lot code Development works code
	If: (a) creating one or more additional lots; (b) not for a mining or petroleum activity; and (c) the size of all lots created is equal to, or greater than 1,000 hectares.	
	If for a mining or petroleum activity.	
If creating an access easement.		
Rural residential zone	Assessable development – Code assessment	
	If limited to a boundary realignment.	Rural residential zone code Reconfiguring a lot code Development works code
If: (a) creating one or more additional lots; and (b) the size of all lots created is equal to, or greater than four (4) hectares.		
Township zone	Assessable development – Code assessment	
		Township zone code Reconfiguring a lot code Development works code
Assessable development – Impact assessment		
Any other Reconfiguring a Lot.	The planning scheme	

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

5.6 Carrying Out Operational Work

Table 5.6.1 identifies the categories of development and assessment for carrying out operational work.

Table 5.6.1—Carrying Out Operational work

Zone	Categories of development and assessment	Assessment benchmarks and requirements for accepted development
All zones	Accepted development	
	Any other operational work not otherwise specified in this table.	No requirements or assessment benchmarks apply.
	If: (a) involving access to a site from a public road or the provision or alteration of a private car park; and (b) complying with all Acceptable Outcomes of the identified requirements.	Development works code
	Assessable development – Code assessment	
	If associated with reconfiguring a lot.	Development works code
	If: (a) involving access to a site from a public road or the provision or alteration of a private car park; and (b) not complying with all Acceptable Outcomes of the identified requirements for Accepted development.	Development works code
	If: (a) involving engineering work relating to infrastructure that will be managed by Barcaldine Regional Council; and (b) not undertaken by a public sector entity.	Development works code
	If: (a) involving engineering work; and (b) on a site with an area exceeding four (4) hectares.	Development works code
If involving stockpiling, or cumulative filling and excavation of more than: (a) 100m ³ of material on land where included in a zone other than the Rural zone; or (b) 500m ³ of material on land where included in the Rural zone.	Development works code	

Note – Development involving access to a site from a State-controlled road may require separate approval under the *Transport Infrastructure Act 1994*.

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



5.7 Carrying Out Building Work

Not applicable.

Note – The planning scheme does regulate building work within an area affected by an overlay through categories of development and assessment tables in section 5.8.

5.8 Overlays

Table 5.8.1 identifies where an overlay varies the categories of development and assessment from that stated in sections 5.4 to 5.7 above and the relevant assessment benchmarks.

Table 5.8.1—Overlays

Development	Categories of development and assessment	Assessment benchmarks and requirements for accepted development
Airport environs overlay		
All aspects of development	No change	
	If within any mapped area identified on Map OM - 1 .	Airport environs overlay code
	Assessable development – Impact assessment	
	If involving physical intrusion by any structure, building or equipment relating to development above the defined level of the Obstacle Limitation Surface as identified on Map OM - 1 .	The planning scheme, including the Airport environs overlay code
Heritage overlay		
All aspects of development	Assessable development – Code assessment	
	If located on a site identified as a local heritage place in Schedule 3. Note – If development is categorised as Assessable Development that is subject to Impact Assessment in the relevant zone/s, the development remains Assessable Development that is subject to Impact Assessment despite the above provision.	Heritage overlay code
Natural hazards overlay		
Any: (a) Material change of use; or (b) Reconfiguring a lot; or (c) Carrying out building work.	No change	
	If within an area identified as a bushfire prone area on SPP mapping – Safety and Resilience to Hazards (Natural Hazards Risk and Resilience – Bushfire Prone Area)	Natural hazards overlay code
Any: (a) Material change of use where categorised as Assessable development in the relevant zone; or (b) Reconfiguring a lot; or (c) Carrying out operational work where for filling,	Assessable development – Code assessment	
	If within an area identified as ‘flood prone land’ or ‘1% annual exceedance probability flood event’ overlay area on Maps OM - 2.0 to OM - 2.6 . Note – If development is categorised as Assessable Development that is subject to Impact Assessment in the relevant zone/s, the development remains Assessable Development that is subject to Impact Assessment despite the above provision.	Natural hazards overlay code

Development	Categories of development and assessment	Assessment benchmarks and requirements for accepted development
excavation or drainage work; or (d) Carrying out building work.		
Any: (a) Material change of use; or (b) Reconfiguring a lot; or (c) Carrying out operational work where for filling, excavation or drainage work; or (d) Carrying out building work.	Assessable development – Impact assessment	
	If within an area identified as an 'Alpha high and extreme flood hazard' overlay area on Maps OM - 2.0 to OM - 2.6 .	The planning scheme
Regional infrastructure overlay		
All aspects of development	Assessable development – Code Assessment	
	If within an area identified as a petroleum gas pipeline buffer area on Petroleum and Gas Pipeline Overlay Map OM3. Note – If development is categorised as Assessable Development that is subject to Impact Assessment in the relevant zone/s, the development remains Assessable Development that is subject to Impact Assessment despite the above provision.	Regional infrastructure overlay code
All aspects of development	No change	
	If within an area identified as a 'Stock route network' mapped on SPP mapping – Economic Growth (Agriculture) .	Regional infrastructure overlay code
All aspects of development	No change	
	If within an area identified as 'Major electricity infrastructure' or 'Electricity substation' mapped on SPP mapping – Infrastructure (Energy and Water Supply) .	Regional infrastructure overlay code

Editor's note—Some overlays may only be included for information purposes. This should not change the category of development or assessment or assessment benchmarks in the planning scheme.