

PART 3 - TABLES OF ASSESSMENT AND ASSESSMENT BENCHMARKS FOR ZONES AND SPECIAL MANAGEMENT AREAS

Division 1 – Preliminary

3.1 Tables of assessment

- (1) The tables of assessment in this part:
 - (a) categorise development;
 - (b) specify categories of assessment required for different types of assessable development; and
 - (c) identify the assessment benchmarks for assessable development; within different zones and special management areas within the planning scheme area.
- (2) The tables of assessment for each zone are structured as follows:
 - (a) Table A – material change of use (including works associated with a material change of use); and
 - (b) Table B – other development not associated with a material change of use.
- (3) The tables of assessment identify the following:
 - (a) Column 1:
 - (i) For Table A – the defined purposes the subject of the assessment table;
 - (ii) For Table B – the nature of development the subject of the assessment table.
 - (b) Column 2:
 - (i) For Table A – the categories of development and the categories of assessment for the defined purpose identified in column 1, and any circumstance applying to the determination of nominated category of development and category of assessment;
 - (ii) For Table B – the categories of development and the categories of assessment for the nature of development identified in column 1, and any circumstance applying to the determination of nominated category of development and category of assessment;
 - (c) Column 3:
 - (i) For Table A and Table B – the assessment benchmarks for assessable development, and any requirements for accepted development.

3.2 Categories of development

The categories of development that may apply to development within the zones and special management areas of the planning scheme are outlined as follows:

- (a) Accepted development:
 - (i) Accepted development with no requirements that must be complied with under the planning scheme; or
 - (ii) Accepted development with requirements that must be complied with under the planning scheme.
- (b) Assessable development.

In this planning scheme, if the development is categorised as ‘accepted development with requirements’, this means that the development is only accepted development if it complies with all prescribed ‘acceptable solutions for accepted development’ as contained with the applicable codes. The applicable assessment codes for development are identified in Column 3 of the tables of assessment.

3.3 Categories of assessment for assessable development

- (1) The categories of assessment that may apply to assessable development within the zones and special management areas of the planning scheme are outlined as follows:
 - (a) Code assessment; and
 - (b) Impact assessment.
- (2) If the development is identified as requiring code assessment, the assessment must be carried out against the identified assessment benchmarks. The applicable assessment benchmarks for development are identified in Column 3 of the tables of assessment.
- (3) If the development is identified as requiring impact assessment, the assessment must be carried out against the identified assessment benchmarks. The applicable assessment benchmarks for development are identified in Column 3 of the tables of assessment.

Division 2 – Rural Zone

3.4 Tables of Assessment and Assessment Benchmarks

Table 3A - Material Change of Use

Column 1 Defined Purpose	Column 2 Categories of development and assessment	Column 3 Assessment benchmarks for assessable development and Requirements for accepted development
(1) ACCEPTED DEVELOPMENT:		
Borrow Pit	Accepted development All circumstances.	There are no assessment requirements.
Local utility	Accepted development If on Council owned land.	There are no assessment requirements.
Park	Accepted development All circumstances.	There are no assessment requirements.
Road	Accepted development All circumstances..	There are no assessment requirements.
(2) ACCEPTED DEVELOPMENT WITH REQUIREMENTS, CODE AND IMPACT ASSESSABLE DEVELOPMENT WITHIN THE ZONE:		
(a) If for any of the following defined purposes:		
Advertising device	Code assessable All circumstances.	<u>Applicable Codes</u> <ul style="list-style-type: none"> • Rural Zone Code • Signs Code