

## 5 Tables of assessment

### 5.9.2 Woodfordia local plan

The following table identifies the categories of development and categories of assessment for making a material change of use. The table should be read in conjunction with section 5.3 to determine when the categories of development and categories of assessment in this table may be varied by other provisions of this planning scheme.

Table 5.9.2.1 Woodfordia local plan: material change of use

| Use                                       | Categories of development and assessment   | Assessment benchmarks for assessable development and requirements for accepted development                |
|---|--|---|
| Animal husbandry <sup>(4)</sup>           | <b>Accepted development</b>  |   |
|   | If complying with the circumstances for accepted development in Table 1.7.7.1 'Accepted development'.<br><br>Editor's note - Development approval is not required. |   |
|   | <b>Accepted development subject to requirements</b>  |   |
|   | If not otherwise specified.  | 7.2.2 'Woodfordia local plan code'  |
| Animal keeping <sup>(5)</sup>             | <b>Accepted development</b>  |   |
|   | If complying with the circumstances for accepted development in Table 1.7.7.1 'Accepted development'.<br><br>Editor's note - Development approval is not required. |   |
|   | <b>Accepted development subject to requirements</b>  |   |
|   | If not a cattery or kennel.  | 7.2.2 'Woodfordia local plan code'  |
|   | <b>Assessable development - Code assessment</b>  |   |
|   | If not otherwise specified.  | 7.2.2 'Woodfordia local plan code'  |
| Caretaker's accommodation <sup>(10)</sup> | <b>Accepted development subject to requirements</b>  |   |
|   | In all instances.  | 7.2.2 'Woodfordia local plan code':<br><br>a. access and parking;<br><br>b. all development requirements; |

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| Use  | Categories of development and assessment  | Assessment benchmarks for assessable development and requirements for accepted development  |
|--|---|---|
|  |   | <p>c. short-term accommodation<sup>(77)</sup> and caretaker's accommodation<sup>(10)</sup>;</p> <p>d. development in the Eastern precinct (where relevant).</p>                                 |
| <b>Cemetery<sup>(12)</sup></b>   | <b>Accepted development</b>   |   |
|  | <p>If complying with the circumstances for accepted development in Table 1.7.7.1 'Accepted development'.</p> <p>Editor's note - Development approval is not required.</p> |   |
| <b>Cropping<sup>(19)</sup>, where not forestry for wood production</b> | <b>Accepted development subject to requirements</b>   |   |
|  | In all instances.   | 7.2.2 'Woodfordia local plan code'  |
| <b>Cropping<sup>(19)</sup>, where forestry for wood production</b>     | <b>Assessable development - Code assessment</b>   |   |
|  | In all instances.   | <p>7.2.2 'Woodfordia local plan code'</p> <p>9.2.3 'Cropping involving forestry for wood production code - Benchmarks for assessable development and requirements for accepted development'</p> |
| <b>Educational establishment<sup>(24)</sup></b>                        | <b>Accepted development subject to requirements</b>   |   |
|  | If located in the Festival valley precinct or Event support precinct.   | <p>7.2.2 'Woodfordia local plan code':</p> <p>a. access and parking;</p> <p>b. all development requirements;</p> <p>c. educational establishment<sup>(24)</sup>.</p>                            |
|  | <b>Assessable development - Code assessment</b>   |   |
|  | If not otherwise specified.   | 7.2.2 'Woodfordia local plan code'  |
| <b>Food and drink outlet<sup>(28)</sup></b>                            | <b>Accepted development subject to requirements</b>   |   |
|  | If located in the Eastern precinct.   | 7.2.2 'Woodfordia local plan code':   |

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| Use   | Categories of development and assessment   | Assessment benchmarks for assessable development and requirements for accepted development  |
|---|--|---|
|   |  | a. access and parking;<br>b. all development requirements;<br>c. development in the Eastern precinct.   |
|   | <b>Assessable development - Code assessment</b>  |   |
|   | If not otherwise specified.  | 7.2.2 'Woodfordia local plan code'  |
| <b>Home based business</b> <sup>(35)</sup>              | <b>Accepted development</b>  |   |
|   | If complying with the circumstances for accepted development in Table 1.7.7.1 'Accepted development'.<br><br>Editor's note - Development approval is not required. |   |
| <b>Major electricity infrastructure</b> <sup>(43)</sup> | <b>Accepted development</b>  |   |
|   | If complying with the circumstances for accepted development in Table 1.7.7.1 'Accepted development'.<br><br>Editor's note - Development approval is not required. |   |
| <b>Office</b> <sup>(53)</sup>                           | <b>Accepted development subject to requirements</b>  |   |
|   | If located in the Festival valley precinct, Event support precinct or Eastern precinct.  | 7.2.2 'Woodfordia local plan code':<br>a. access and parking;<br>b. all development requirements;<br>c. office;<br>d. development in the Eastern precinct (where relevant). |
|   | <b>Assessable development - Code assessment</b>  |   |
| If not otherwise specified.                             | 7.2.2 'Woodfordia local plan code'   |   |
| <b>Outdoor sport and recreation</b> <sup>(55)</sup>     | <b>Accepted development subject to requirements</b>  |   |

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| Use  | Categories of development and assessment   | Assessment benchmarks for assessable development and requirements for accepted development   |
|--|--|--|
|  | If: <ul style="list-style-type: none"> <li>i. for a grand event<sup>(96)</sup> and not exceeding 14 event days<sup>(92)</sup> for a grand event<sup>(96)</sup> in a single calendar year; or</li> <li>ii. for a major event<sup>(97)</sup> and not exceeding 18 event days<sup>(92)</sup> for a major event<sup>(97)</sup> in a single calendar year; or</li> <li>iii. for a moderate event<sup>(99)</sup> and not exceeding 24 event days<sup>(92)</sup> for a moderate event<sup>(99)</sup> in a single calendar year; or</li> <li>iv. for a minor event<sup>(98)</sup>; or</li> <li>v. for a Woodfordia event<sup>(102)</sup> with less than 350 people in attendance at one time.</li> </ul> | 7.2.2 'Woodfordia local plan code': <ul style="list-style-type: none"> <li>a. events;</li> <li>b. access and parking;</li> <li>c. all development requirements;</li> <li>d. development in the Eastern precinct (where relevant).</li> </ul> |
|  | <b>Assessable development - Code assessment</b>  |  |
|  | If not otherwise specified.  | 7.2.2 'Woodfordia local plan code'   |
| <b>Park<sup>(57)</sup></b>                 | <b>Accepted development</b>  |  |
|  | If complying with the circumstances for accepted development in Table 1.7.7.1 'Accepted development'.<br><br>Editor's note - Development approval is not required.   |  |
| <b>Permanent plantation<sup>(59)</sup></b> | <b>Accepted development subject to requirements</b>  |  |
|  | In all instances.  | 7.2.2 'Woodfordia local plan code'   |
| <b>Shop<sup>(75)</sup></b>                 | <b>Accepted development subject to requirements</b>  |  |
|  | If located in the Eastern precinct.  | 7.2.2 'Woodfordia local plan code': <ul style="list-style-type: none"> <li>a. access and parking;</li> </ul>   |

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| Use   | Categories of development and assessment   | Assessment benchmarks for assessable development and requirements for accepted development   |
|---|--|--|
|   |  | <ul style="list-style-type: none"> <li>b. all development requirements;</li> <li>c. development in the Eastern precinct.</li> </ul>  |
|   | <b>Assessable development - Code assessment</b>  |  |
|   | If not otherwise specified.  | 7.2.2 'Woodfordia local plan code'   |
| <b>Short-term accommodation<sup>(77)</sup></b>    | <b>Accepted development subject to requirements</b>  |  |
|   | If located in the Festival valley precinct or Event support precinct.  | 9.3.2 'Residential uses code'<br>7.2.2 'Woodfordia local plan code':<br><ul style="list-style-type: none"> <li>a. access and parking;</li> <li>b. all development requirements;</li> <li>c. short term accommodation<sup>(77)</sup> and caretaker's accommodation<sup>(10)</sup>.</li> </ul> |
|   | <b>Assessable development - Code assessment</b>  |  |
|   | If not otherwise specified.  | 7.2.2 'Woodfordia local plan code'   |
| <b>Telecommunications facility<sup>(81)</sup></b> | <b>Accepted development</b>  |  |
|   | If complying with the circumstances for accepted development in Table 1.7.7.1 'Accepted development'.<br><br>Editor's note - Development approval is not required. |  |
| <b>Tourist park<sup>(84)</sup></b>                | <b>Accepted development subject to requirements</b>  |  |
|   | If located in the Festival valley precinct or Event support precinct.  | 9.3.2 'Residential uses code'<br>7.2.2 'Woodfordia local plan code':<br><ul style="list-style-type: none"> <li>a. access and parking;</li> <li>b. all development requirements.</li> </ul>   |

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| Use   | Categories of development and assessment   | Assessment benchmarks for assessable development and requirements for accepted development |
|---|--|--|
|   | <b>Assessable development - Code assessment</b>  |  |
|   | If not otherwise specified.  | 7.2.2 'Woodfordia local plan code'   |
| <b>Utility installation<sup>(86)</sup></b>  | <b>Accepted development</b>  |  |
|   | If complying with the circumstances for accepted development in Table 1.7.7.1 'Accepted development'.<br><br>Editor's note - Development approval is not required. |  |
|   | <b>Assessable development - Code assessment</b>  |  |
|   | If not otherwise specified.  | 7.2.2 'Woodfordia local plan code'   |
| <b>Wholesale nursery</b>  | <b>Accepted development subject to requirements</b>  |  |
|   | In all instances.  | 7.2.2 'Woodfordia local plan code'   |
| <b>Assessable development - Impact assessment</b>   |  |  |
| Any other use not listed in this table.<br><br>Any use listed in the table and not meeting the description listed in the categories of development and categories of assessment column.<br><br>Any other undefined use. |  | The planning scheme  |

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

The following table identifies the categories of development and categories of assessment for reconfiguring a lot. The table should be read in conjunction with section 5.3 to determine when the categories of development and categories of assessment in this table may be varied by other provisions of this planning scheme.

**Table 5.9.2.2 Woodfordia local plan: Reconfiguring a lot**

| Zone                             | Categories of development and assessment        | Assessment benchmarks for assessable development and requirements for accepted development |
|----------------------------------|---|--|
| <b>Community facilities zone</b> | <b>Assessable development - Code assessment</b> |  |
|                                  | If not otherwise specified.                     | 7.2.2.1 'Reconfiguring a lot code'<br><br>(Woodfordia Local Plan)                          |

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

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The following table identifies the categories of development and categories of assessment for building work regulated under the planning scheme. The table should be read in conjunction with section 5.3 to determine when the categories of development and categories of assessment in this table may be varied by other provisions of this planning scheme.

**Table 5.9.2.3 Woodfordia local plan: Building work**

| Development  | Categories of development and assessment   | Assessment benchmarks for assessable development and requirements for accepted development   |
|--|--|--|
| Building work, not associated with a material change of use, in the Community facilities zone  | <b>Accepted development</b>  |  |
|  | If complying with the circumstances for accepted development in Table 1.7.7.1 'Accepted development'.<br><br>Editor's note - Development approval is not required. |  |
|  | <b>Accepted development subject to requirements</b>  |  |
|  | If not otherwise specified.  | 7.2.2 'Woodfordia local plan code'   |
| Building work associated with a material change of use   | <b>No change</b>   |  |
|  | The same category of development and the category of assessment as that applying to the associated material change of use.   | The same assessment benchmarks for assessable development and requirements for accepted development as that applying to the associated material change of use. |
| <b>Accepted development</b>  |  |  |
| Any other building work not listed in this table.<br><br>Any building work listed in the table and not complying with the description listed in the categories of development and categories of assessment column. |  |  |

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

The following table identifies the categories of development and categories of assessment for operational work regulated under the planning scheme. The table should be read in conjunction with section 5.3 to determine when the categories of development and categories of assessment in this table may be varied by other provisions of this planning scheme.

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Table 5.9.2.4 Woodfordia local plan: Operational work

| Development   | Categories of development and assessment  | Assessment benchmarks for assessable development and requirements for accepted development   |
|---|---|--|
| Works, associated with Reconfiguring a lot  | <b>Assessable development - Code assessment</b>   |  |
|   | In all instances.   | 9.4.2 'Works code'   |
| Works, for access and parking, not associated with a material change of use   | <b>Assessable development - Code assessment</b>   |  |
|   | If not in the Limited development zone.   | 7.2.2 'Woodfordia local plan code' - (works criteria and value and constraint criteria only) |
| Works, associated with a material change of use, involving public infrastructure  | <b>Assessable development - Code assessment</b>   |  |
|   | In all instances.   | 9.4.2 'Works code'   |
| Works, associated with a material change of use, involving private infrastructure   | <b>Accepted development subject to requirements</b>   |  |
|   | If not in the Limited development zone.   | 7.2.2 'Woodfordia local plan code'   |
|   | <b>Assessable development - Code assessment</b>   |  |
|   | If in the Limited development zone.   | 9.4.2 'Works code'   |
| Filling or excavation (other than the placement of top soil), not associated with a material change of use or reconfiguring a lot | <b>Accepted development</b>   |  |
|   | If complying with the circumstances for accepted development in Table 1.7.7.1 'Accepted development'.<br><br>Editor's note - Development approval is not required.  |  |
|   | <b>Accepted development subject to requirements</b>   |  |
|   | If:<br><br>i. not in the Limited development zone;<br><br>ii. on a lot having an area of 3,000m <sup>2</sup> or more;<br><br>iii. cumulatively involving 500m <sup>3</sup> or less of compacted material; and<br><br>iv. not complying with the circumstances for accepted development. | 9.4.3 'Site earthworks code'   |
|   | <b>Assessable development - Code assessment</b>   |  |
| If:   | 9.4.3 'Site earthworks code'  |  |



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| Development  | Categories of development and assessment   | Assessment benchmarks for assessable development and requirements for accepted development |
|--|--|--|
|  | <ul style="list-style-type: none"> <li>i. not in the Limited development zone; and</li> <li>ii. not otherwise specified.</li> </ul>  |  |
| Works, taking or interfering with water (dams)                               | <b>Accepted development subject to requirements</b>  |  |
|  | If not in the Limited development zone and: <ul style="list-style-type: none"> <li>i. on a lot having an area of 10,000m<sup>2</sup> or more;</li> </ul> OR <ul style="list-style-type: none"> <li>i. taking overland flow water for stock or domestic purposes; and</li> <li>ii. taking overland flow water for limited capacity works where the capacity of the dam is less than or equal to 5 megalitres; or</li> <li>iii. taking overland flow water and carrying out an environmentally relevant activity in accordance with an environmental authority or development permit for carrying out an environmentally relevant activity.</li> </ul> | 9.4.3 'Site earthworks code'   |
|  | <b>Assessable development - Code assessment</b>  |  |
|  | If: <ul style="list-style-type: none"> <li>i. not in the Limited development zone; and</li> <li>ii. taking or interfering with water in a watercourse, lake or spring for stock or domestic purposes; or</li> <li>iii. not otherwise specified.</li> </ul>   | 9.4.3 'Site earthworks code'   |
| Extracting gravel, rock, sand or soil from a place where it naturally occurs | <b>Assessable development - Code assessment</b>  |  |
|  | If not in the Limited development zone.  | 9.4.2 'Works code'   |
| Placing an advertising device on land  | <b>Accepted development</b>  |  |
|  | If complying with the circumstances for accepted development in Table 1.7.7.1 'Accepted development'.<br><br>Editor's note - Development approval is not required.   |  |

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| Development  | Categories of development and assessment  | Assessment benchmarks for assessable development and requirements for accepted development |
|--|---|--|
|  | <p><b>Accepted development subject to requirements</b></p> <p>If:</p> <ul style="list-style-type: none"> <li>i. not complying with the circumstances for accepted development; and</li> <li>ii. not otherwise specified</li> </ul>          | 9.4.4 'Advertising devices code'   |
| Clearing vegetation, not associated with a material change of use or reconfiguring a lot | <p><b>Accepted development</b></p>  |  |
|  | <p>If complying with the circumstances for accepted development in Table 1.7.7.1 'Accepted development'.</p> <p>Editor's note - Development approval is not required.</p>   |  |
|  | <p><b>Accepted development subject to requirements</b></p> <p>If:</p> <ul style="list-style-type: none"> <li>i. not in the Limited development zone;</li> <li>ii. not complying with the circumstances for accepted development.</li> </ul> | 7.2.2 'Woodfordia local plan code'   |
| <p><b>Assessable development - Impact assessment</b></p>                                 |   |  |
| All Operational work in the Limited development zone if not otherwise specified.         |   | The planning scheme  |
| <p><b>Accepted development</b></p>   |   |  |
| <p>All other development.</p>  |   |  |

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