

TABLE OF ASSESSMENT

What are the Tables of Assessment?

Tables of assessment define the level of assessment required before you can proceed with a particular development on an allotment of land in the planning area. These developments can be a change of land use from that currently allowed, a reconfiguration of the allotment boundary or subdivision of the allotment, assessable building works or operational works.

All land is identified in a specific zone and may also be in a particular zone, precinct, or sub precinct or be covered by a planning overlay. Each of these may influence the level of assessment required.

What are the levels of assessment?

Accepted development: Does not require development approval by Council. Building approval may still be required.

Accepted subject to requirements: Subject to the applicant complying with the relevant requirements of a zone and applicable development codes then no development approval by Council is required. Building approval may still be required.

Code assessable development:

As an assessable development the applicant must submit a development application to Council for assessment. Council will then assess the development against the relevant parts of the planning scheme to decide if the development will be approved either as proposed or with conditions.

Impact assessable development:

Assessable development with significant off site impacts or inconsistent with the zone intent may be Impact Assessable. This means that as well as requiring assessment by Council, it must also be publicly advertised and Council must give consideration to all properly made public submissions in completing the assessment of the development.

Level of assessment matrix

The matrix on the following page provides a summary of the level of assessment required for a specific use in a designated zone. It is intended as a quick guide only.



