5.5 Categories of development and assessment—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.

Residential zones category

Table 5.5.1—Low density residential zone

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| Use | Categories of development and assessment | | Assessment benchmarks | |
| Any prescribed accepted development | Accepted development | | | |
| Development approval is not required | | Not applicable | |
| Caretaker’s accommodation | Accepted development, subject to compliance with identified requirements | | | |
| If complying with all acceptable outcomes in the Caretaker’s accommodation code | | Not applicable | |
| Assessable development—Code assessment | | | |
| If not complying with all acceptable outcomes in the Caretaker’s accommodation code | | Caretaker’s accommodation code | |
| Dwelling house | Accepted development | | | |
| If identified in schedule 6, part 2 of the Regulation | | Not applicable | |
| Note—Where an overlay applies, a dwelling house may become assessable development. Refer to section 5.10.  Note—All dwelling houses in the Low density residential zone may become assessable development as the Dwelling house character overlay applies to all land within this zone. The relevant assessment benchmarks identified in section 5.10 are the Dwelling house code or the Dwelling house (small lot) code. | | | |
| Home-based business | Accepted development, subject to compliance with identified requirements | | | |
| If complying with all acceptable outcomes in the Home-based business code | | Not applicable | |
| Assessable development—Code assessment | | | |
| If not complying with all acceptable outcomes in the Home-based business code | | Home-based business code | |
| Park | Accepted development, subject to compliance with identified requirements | | | |
| If complying with all acceptable outcomes in the Park code | | Not applicable | |
| Assessable development—Code assessment | | | |
| If not complying with all acceptable outcomes in the Park code | | Park code | |
| Relocatable home park | Assessable development—Code assessment | | | |
| If on the site of an existing relocatable home park or tourist park | | Tourist park and relocatable home park code  Low density residential zone code  Prescribed secondary code | |
| Rooming accommodation | Accepted development, subject to compliance with identified requirements | | | |
| If involving an existing premises with no increase in gross floor area, where:   1. accommodating 5 persons or less; 2. no more than 1 dwelling on the lot; 3. complying with all acceptable outcomes in section A of the Rooming accommodation code | | Not applicable | |
| If involving a new premises or an existing premises with an increase in gross floor area, where:   1. accommodating 5 persons or less; 2. no more than 1 dwelling on the lot; 3. complying with all acceptable outcomes: 4. in section A of the Rooming accommodation code; 5. AO2, AO3 and AO5 of the Dwelling house code, if not on a small lot; 6. in the Dwelling house (small lot) code, if on a small lot, excluding AO1.1, AO1.2, AO12.1, AO15, AO16, AO17.1 and AO17.2 | | Not applicable | |
| Assessable development—Code assessment | | | |
| If involving an existing premises with no increase in gross floor area, where:   1. accommodating 5 persons or less; 2. no more than 1 dwelling on the lot; 3. not complying with all acceptable outcomes in section A of the Rooming accommodation code | | Rooming accommodation code—purpose, overall outcomes and section A outcomes only | |
| If involving a new premises or an existing premises with an increase in gross floor area, where:   1. accommodating 5 persons or less; 2. no more than 1 dwelling on the lot; 3. not complying with all acceptable outcomes: 4. in section A of the Rooming accommodation code; 5. AO2, AO3 and AO5 of the Dwelling house code, if not on a small lot; 6. in the Dwelling house (small lot) code, if on a small lot, excluding AO1.1, AO1.2, AO12.1, AO15, AO16, AO17.1 and AO17.2 | | Rooming accommodation code—purpose, overall outcomes and section A outcomes only;  Dwelling house code if not on a small lot— purpose, overall outcomes and outcomes PO2/AO2, PO3/AO3 and PO5/AO5 only; or  Dwelling house (small lot) code if on a small lot—purpose, overall outcomes and all outcomes excluding PO1/AO1.1-AO1.2, PO12/AO12.1, PO15/AO15, PO16/AO16 and PO17/AO17.1-AO17.2 | |
| Tourist park | Assessable development—Code assessment | | | |
| If on the site of an existing relocatable home park or tourist park | | Tourist park and relocatable home park code  Low density residential zone code  Prescribed secondary code | |
| Utility installation where sewage pump station or water pump station | Accepted development, subject to compliance with identified requirements | | |
| If complying with all acceptable outcomes in section A of the Special purpose code | | Not applicable |
| Assessable development—Code assessment | | |
| If not complying with all acceptable outcomes in section A of the Special purpose code | | Special purpose code—purpose, overall outcomes and section A outcomes only |
| 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 | | |

Note—Prescribed accepted development that is not assessable under the planning scheme is identified in section 5.3.4.

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

Editor’s note—The default category of assessment is impact assessment unless otherwise prescribed in the Regulation.