5.7 Categories of development and assessment—Building work

The following table identifies the categories of development and assessment for building work regulated under the planning scheme.

Table 5.7.1—Building work

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| Zone | Categories of development and assessment | Assessment benchmarks |
| Any zone | Accepted development, subject to compliance with identified requirements |
| If outdoor lighting, where complying with all acceptable outcomes in the Outdoor lighting code |  Not applicable |
| Assessable development—Code assessment |
| If a telecommunications facility, where a satellite dish | Telecommunications facility codeThe applicable zone code |
| Assessable development—Impact assessment |
| If outdoor lighting, where not complying with all acceptable outcomes in the Outdoor lighting code | Outdoor lighting code |
| Low density residential zone | Assessable development—Code assessment |
| If involving demolition, partial demolition or removal of a building that is rooming accommodation registered as a boarding house, where not described in section 5.3.4 as accepted developmentEditor’s note—Boarding houses are registered as residential services with the Office of Fair Trading. | Demolition of rooming accommodation codeLow density residential zone code |
| Low-medium density residential zone | Assessable development—Code assessment |
| If involving demolition, partial demolition or removal of a building that is rooming accommodation registered as a boarding house, where not described in section 5.3.4 as accepted developmentEditor’s note—Boarding houses are registered as residential services with the Office of Fair Trading. | Demolition of rooming accommodation codeLow-medium density residential zone code |
| Medium density residential zone | Assessable development—Code assessment |
| If involving demolition, partial demolition or removal of a building that is rooming accommodation registered as a boarding house, where not described in section 5.3.4 as accepted developmentEditor’s note—Boarding houses are registered as residential services with the Office of Fair Trading. | Demolition of rooming accommodation codeMedium density residential zone code |
| High density residential zone | Assessable development—Code assessment |
| If involving demolition, partial demolition or removal of a building that is rooming accommodation registered as a boarding house, where not described in section 5.3.4 as accepted developmentEditor’s note—Boarding houses are registered as residential services with the Office of Fair Trading. | Demolition of rooming accommodation codeHigh density residential zone code |
| Character residential zone | Assessable development—Code assessment |
| If involving demolition, partial demolition or removal of a building that is rooming accommodation registered as a boarding house, where not described in section 5.3.4 as accepted developmentEditor’s note—Boarding houses are registered as residential services with the Office of Fair Trading. | Demolition of rooming accommodation codeCharacter residential zone code |
| Principal centre zone | Assessable development—Code assessment |
| If involving demolition to create a temporary park prior to exercising a development approval | Centre or mixed use code—overall outcomes and section B outcomes onlyPrincipal centre zone code |
| Assessable development—Impact assessment |
| If involving demolition where not part of a committed program to exercise an existing development approval or create a temporary park | The planning scheme including:Centre or mixed use code—section B outcomes Principal centre zone code |
| Major centre zone | Assessable development—Code assessment |
| If involving demolition to create a temporary park prior to exercising a development approval | Centre or mixed use code— overall outcomes and section B outcomes onlyMajor centre zone code |
| Assessable development—Impact assessment |
| If involving demolition where not part of a committed program to exercise an existing development approval or create a temporary park | The planning scheme including:Centre or mixed use code—section B outcomes Major centre zone code |
| District centre zone | Assessable development—Code assessment |
| If involving demolition, partial demolition or removal of a building that is rooming accommodation registered as a boarding house, where not described in section 5.3.4 as accepted developmentEditor’s note—Boarding houses are registered as residential services with the Office of Fair Trading. | Demolition of rooming accommodation codeDistrict centre zone code |
| If involving demolition to create a temporary park prior to exercising a development approval | Centre or mixed use code— overall outcomes and section B outcomes onlyDistrict centre zone code |
| Assessable development—Impact assessment |
| If involving demolition where not part of a committed program to exercise an existing development approval or create a temporary park | The planning scheme including:Centre or mixed use code—section B outcomes District centre zone code |
| Neighbourhood centre zone | Assessable development—Code assessment |
| If involving demolition, partial demolition or removal of a building that is rooming accommodation registered as a boarding house, where not described in section 5.3.4 as accepted developmentEditor’s note—Boarding houses are registered as residential services with the Office of Fair Trading. | Demolition of rooming accommodation codeNeighbourhood centre zone code |
| If involving demolition to create a temporary park prior to exercising a development approval | Centre or mixed use code— overall outcomes and section B outcomes onlyNeighbourhood centre zone code |
| Assessable development—Impact assessment |
| If involving demolition where not part of a committed program to exercise an existing development approval or create a temporary park | The planning scheme including:Centre or mixed use code—section B outcomes Neighbourhood centre zone code |
| Community facilities zone | Assessable development—Code assessment |
| If involving demolition, partial demolition or removal of a building that is rooming accommodation registered as a boarding house, where not described in section 5.3.4 as accepted developmentEditor’s note—Boarding houses are registered as residential services with the Office of Fair Trading. | Demolition of rooming accommodation codeCommunity facilities zone code |
| Emerging community zone | Accepted development, subject to compliance with identified requirements |
| If involving building work regulated under the planning scheme in section 1.6 for a dwelling house on a small lot, where complying with all acceptable outcomes in the Dwelling house (small lot) code |  Not applicable |
| Accepted development, subject to compliance with identified requirements |
| If involving building work regulated under the planning scheme in section 1.6 for a dwelling house, where complying with all acceptable outcomes in the Dwelling house code |  Not applicable |
| Assessable development—Code assessment |
| If involving building work regulated under the planning scheme in section 1.6 for a dwelling house on a small lot, where not complying with all acceptable outcomes in the Dwelling house (small lot) code | Dwelling house (small lot) code |
| Assessable development—Code assessment |
| If involving building work regulated under the planning scheme in section 1.6 for a dwelling house, where not complying with all acceptable outcomes in the Dwelling house code | Dwelling house code |
| If involving demolition, partial demolition or removal of a building that is rooming accommodation registered as a boarding house, where not described in section 5.3.4 as accepted developmentEditor’s note—Boarding houses are registered as residential services with the Office of Fair Trading. | Demolition of rooming accommodation codeEmerging community zone code |
| Environmental management zone | Accepted development, subject to compliance with identified requirements |
| If involving building work regulated under the planning scheme in section 1.6 for a dwelling house on a small lot, where complying with all acceptable outcomes in the Dwelling house (small lot) code |  Not applicable |
| Accepted development, subject to compliance with identified requirements |
| If involving building work regulated under the planning scheme in section 1.6 for a dwelling house, where complying with all acceptable outcomes in the Dwelling house code | Not applicable |
| Assessable development—Code assessment |
| If involving building work regulated under the planning scheme in section 1.6 for a dwelling house on a small lot, where not complying with all acceptable outcomes in the Dwelling house (small lot) code | Dwelling house (small lot) code |
| Assessable development—Code assessment |
| If involving building work regulated under the planning scheme in section 1.6 for a dwelling house, where not complying with all acceptable outcomes in the Dwelling house code | Dwelling house code |
| Mixed use zone | Assessable development—Code assessment |
| If involving demolition, partial demolition or removal of a building that is rooming accommodation registered as a boarding house, where not described in section 5.3.4 as accepted developmentEditor’s note—Boarding houses are registered as residential services with the Office of Fair Trading. | Demolition of rooming accommodation codeMixed use zone code |
| If involving demolition to create a temporary park prior to exercising a development approval | Centre or mixed use code— overall outcomes and section B outcomes onlyMixed use zone code |
| Assessable development—Impact assessment |
| If involving demolition where not part of a committed program to exercise an existing development approval or create a temporary park | The planning scheme including:Centre or mixed use code—section B outcomes Mixed use zone code |
| Open space zone | Accepted development, subject to compliance with identified requirements |
| If involving building work for a utility installation, where:1. a water supply reservoir;
2. complying with all acceptable outcomes in the Park code
 |  Not applicable |
| Assessable development—Code assessment |
| If involving building work for a utility installation, where:1. a water supply reservoir;
2. not complying with all acceptable outcomes in the Park code
 | Park code |
| Rural zone | Accepted development, subject to compliance with identified requirements |
| If involving building work regulated under the planning scheme in section 1.6 for a dwelling house on a small lot, where complying with all acceptable outcomes in the Dwelling house (small lot) code |  Not applicable |
| Accepted development, subject to compliance with identified requirements |
| If involving building work regulated under the planning scheme in section 1.6 for a dwelling house, where complying with all acceptable outcomes in the Dwelling house code |  Not applicable |
| Assessable development—Code assessment |
| If involving building work regulated under the planning scheme in section 1.6 for a dwelling house on a small lot, where not complying with all acceptable outcomes in the Dwelling house (small lot) code | Dwelling house (small lot) code |
| Assessable development—Code assessment |
| If involving building work regulated under the planning scheme in section 1.6 for a dwelling house, where not complying with all acceptable outcomes in the Dwelling house code | Dwelling house code |
| Rural residential zone | Accepted development, subject to compliance with identified requirements |
| If involving building work regulated under the planning scheme in section 1.6 for a dwelling house on a small lot, where complying with all acceptable outcomes in the Dwelling house (small lot) code |  Not applicable |
| Accepted development, subject to compliance with identified requirements |
| If involving building work regulated under the planning scheme in section 1.6 for a dwelling house, where complying with all acceptable outcomes in the Dwelling house code | Not applicable |
| Assessable development—Code assessment |
| If involving building work regulated under the planning scheme in section 1.6 for a dwelling house on a small lot, where not complying with all acceptable outcomes in the Dwelling house (small lot) code | Dwelling house (small lot) code |
| Assessable development—Code assessment |
| If involving building work regulated under the planning scheme in section 1.6 for a dwelling house, where not complying with all acceptable outcomes in the Dwelling house code | Dwelling house code |
| If involving demolition, partial demolition or removal of a building that is rooming accommodation registered as a boarding house, where not described in section 5.3.4 as accepted developmentEditor’s note—Boarding houses are registered as residential services with the Office of Fair Trading. | Demolition of rooming accommodation codeRural residential zone code |
| Township zone | Accepted development, subject to compliance with identified requirements |
| If involving building work regulated under the planning scheme in section 1.6 for a dwelling house on a small lot, where complying with all acceptable outcomes in the Dwelling house (small lot) code |  Not applicable |
| Accepted development, subject to compliance with identified requirements |
| If involving building work regulated under the planning scheme in section 1.6 for a dwelling house, where complying with all acceptable outcomes in the Dwelling house code | Not applicable |
| Assessable development—Code assessment |
| If involving building work regulated under the planning scheme in section 1.6 for a dwelling house on a small lot, where not complying with all acceptable outcomes in the Dwelling house (small lot) code | Dwelling house (small lot) code |
| Assessable development—Code assessment |
| If involving building work regulated under the planning scheme in section 1.6 for a dwelling house, where not complying with all acceptable outcomes in the Dwelling house code | Dwelling house code |
| If involving demolition, partial demolition or removal of a building that is rooming accommodation registered as a boarding house, where not described in section 5.3.4 as accepted developmentEditor’s note—Boarding houses are registered as residential services with the Office of Fair Trading. | Demolition of rooming accommodation codeTownship zone code |
| Accepted development |
| Any other building work not listed in this table. |

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

Editor’s note—Unless listed above, the default category of assessment is accepted, unless otherwise prescribed in the Regulation.

Editor’s note— Part 5, section 5.3.4 identifies the circumstances where building work is accepted development.