

3.1
DEVELOPMENT ASSESSMENT
CATEGORIES

PART 3 - DEVELOPMENT ASSESSMENT CATEGORIES AND CRITERIA FOR ZONES AND SPECIAL MANAGEMENT OVERLAY AREAS

Division 1 - Preliminary

3.1 Development Assessment Categories and Assessment Criteria

3.1.1 Assessment Categories for Development

- (1) This part contains Assessment Tables that set out the assessment category¹ for development within zones and as affected by any special management overlay area.
- (2) The Assessment Tables in Section 3.2.1, 3.3.1, 3.4.1, 3.5.1 and 3.6.1 include:
 - (a) **Part A** – specifying assessment categories for *making a material change of use*, including works associated with a material change of use², and
 - (b) **Part B** – specifying assessment categories for *development other than material change of use*³.
- (3) The Assessment Tables identify in:
 - (a) **Column 1:**
 - (i) **For Part A – the defined use** the subject of the Assessment Table.
 - (ii) **For Part B – the nature of development** the subject of the Assessment Table.
 - (b) **Column 2:**
 - (i) **For Part A – the assessment category for the use** mentioned in Column 1 and any circumstance applying to the determination of the nominated level of assessment.
 - (ii) **For Part B – the assessment category for the development** mentioned in Column 1 and any circumstance applying to the determination of the nominated level of assessment.
 - (c) **Column 3:**
 - (i) **For Parts A and B – the assessment criteria** applying to self assessable and assessable development.

3.1.2 Assessment Criteria for Self Assessable and Assessable Development

- (1) The codes nominated in Column 3 as assessment criteria for development are:
 - (a) applicable codes for self assessable development for which compliance with the Acceptable Solutions is mandatory;
 - (b) applicable codes for code assessable development in which development conflicts with and does not comply with the code if

¹ Information about assessment categories is provided in the Nanango planning scheme **User's Guide 2**.

² Works associated with an application for a material change of use may be assessed together with the material change of use. Also, see the Nanango Shire Council Planning Scheme **Explanatory Notes** giving examples that explain the type of development involved in different proposals.

³ See the Nanango Shire Council Planning Scheme **Explanatory Notes** giving examples that explain the type of development involved in different proposals.

the development is inconsistent⁴ with the overall outcomes and specific outcomes⁵; or.

- (c) relevant planning scheme provisions against which impact assessable development may be assessed and for which development conflicts with the planning scheme if it is inconsistent with a relevant code.
- (2) The applicability of a code for self assessable development is limited to the elements of the code for which Acceptable Solutions are specified.
- (3) If assessable development for material change of use includes assessment of associated works, codes applicable to the assessment of such works identified in Column 3 of Table B for *development other than material change of use* also apply to the assessment.

3.1.3 Consistent or Inconsistent Development

- (1) A defined use or use class or other form of development that is inconsistent in the relevant zone is noted in Column 1 of the Assessment Tables A or B of:
 - (a) Section 3.2.1 – Rural Locality
 - (b) Section 3.3.1 – Rural Residential Locality
 - (c) Section 3.4.1 – Urban Locality
 - (d) Section 3.5.1 – Village Locality (Kingaroy, Nanango and Wondai only)
 - (e) Section 3.6.1 – Bunya Mountains Locality (Nanango only).
- (2) For the purposes of making a decision about an application requiring code assessment in accordance with s3.5.13 of the Act, development that is identified in this planning scheme as inconsistent development does not comply and conflicts with the applicable code in which it is identified as being inconsistent

⁴ Inconsistent development conflicts and does not comply with an applicable code – refer Section 3.1.3(2).

⁵ For code assessable development, Acceptable Solutions provide a guide for achieving the relevant specific outcome – refer to Section 1.9 of this planning scheme.