

B. COMMUNITY EXPANSION ZONE

3.4.1- B - Community Expansion Zone – Tables of Assessment Categories and Assessment Criteria

Community Expansion Zone		
TABLE 6A - Material Change of Use¹		
Column 1 Defined Use	Column 2 Assessment Category	Column 3 Assessment Criteria
(1) DEVELOPMENT FOR DEFINED USES AND USE CLASSES:		
(a) Rural Use Classes		
<p>Animal keeping:</p> <p>NOTE: Animal keeping for: - a kennel - a cattery - an animal pound/refuge or holding facility - 4 or more dogs is an inconsistent use (refer SO2 of 3.4.2)</p>	<p>Self assessable: If on a lot of 1ha or greater for keeping:</p> <ul style="list-style-type: none"> (1) poultry, (2) an aviary, (3) 4 or less loud birds, (4) 3 or less dogs, or (5) 8 or less cats. <p>Code assessable: If:</p> <ul style="list-style-type: none"> (i) nominated as self assessable but unable to comply with an Acceptable Solution for the Applicable Code; <p>or</p> <ul style="list-style-type: none"> (ii) for all other circumstances except if self assessable. 	<p>Applicable Codes: <i>For self assessable development:</i> § Animal Keeping and Intensive Animal Husbandry Code – Elements (b), (d) and (f). <i>For assessable development:</i> § Urban Locality Code; and § Animal Keeping and Intensive Animal Husbandry Code; AND <i>For assessable development:</i> (i) If in the SMOA on SMOA map 2B: § Natural Features and Resources Overlay Code – Elements (b) and (c) (ii) If in the SMOA on SMOA Map 2E: § Community Facility Overlay Code</p>
<p>Farming:</p> <p>NOTE: Farming which is Code Assessable in Clause (ii) of Column 2 is an inconsistent use (refer SO2 of 3.4.2)</p>	<p>Self assessable: If for:</p> <ul style="list-style-type: none"> (i) Farming (animal husbandry) for: <ul style="list-style-type: none"> (1) free range livestock not exceeding 1 per hectare, (2) stabling hooved animals not exceeding 2 per hectare, or (3) an apiary; <p>or</p> <ul style="list-style-type: none"> (ii) Farming (agriculture and wholesale nursery) on a lot over 5ha and not involving: <ul style="list-style-type: none"> (1) on-farm processing, (2) a roadside stall, or (3) irrigation services. <p>Code assessable: If:</p> <ul style="list-style-type: none"> (i) nominated as self assessable but unable to comply with an Acceptable Solution for the Applicable Code; <p>or</p> <ul style="list-style-type: none"> (ii) for all other circumstances except if self assessable. 	<p>Applicable Codes: <i>For self assessable development:</i> § Farming Code. <i>For assessable development:</i> § Urban Locality Code; and § Farming Code; AND <i>For assessable development:</i> (i) If in the SMOA on SMOA map 2B: § Natural Features and Resources Overlay Code – Elements (b) and (c) (ii) If in the SMOA on SMOA map 2E: § Community Facility Overlay Code</p>
<p>Forestry business:</p> <p>NOTE: Forestry business is an inconsistent use (refer SO2 of 3.4.2.)</p>	<p>Code assessable: All circumstances</p>	<p>Applicable Codes: § Urban Locality Code; and § Forestry Business Code; AND (i) If in the SMOA on SMOA map 2B: § Natural Features and Resources Overlay Code – Elements (b) and (c) (ii) If in the SMOA on SMOA map 2E: § Community Facility Overlay Code</p>

¹ Uses proposed on State lands must be consistent with the purpose for which the land was allocated under the *Land Act, 1994*. Consult with Department of Natural Resources and Mines.

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TABLE 6A - Material Change of Use¹		
Column 1 Defined Use	Column 2 Assessment Category	Column 3 Assessment Criteria
(b) Residential Use Classes continued:		
<p>Dwelling house:</p> <p>NOTE: <i>More than 2 Dwelling houses (or a Dwelling house and Caretakers residence) on a site is an inconsistent use (refer SO2 in 3.4.2)</i></p>	<p>Self assessable: All except if assessable as follows.</p> <p>Code assessable: If:</p> <p>(i) nominated as self assessable but unable to comply with an Acceptable Solution for the Applicable Code;</p> <p>or</p> <p>(ii) for more than 1 <i>Dwelling house</i> (or a Dwelling house and a Caretakers residence) on a site;</p> <p>or</p> <p>(iii) in the Natural Hazard Risk Management SMOA shown on SMOA map 2B.</p>	<p>Applicable Codes:</p> <p><i>For self assessable development:</i></p> <p>§ Dwelling House, Annexed Unit and Caretakers Residence Code – Elements (a), (b), (e), (g) and (h).</p> <p><i>For assessable development:</i></p> <p>§ Urban Locality Code – Elements (a), (c)(iii) to (vi) and (g); and</p> <p>§ Dwelling House, Annexed Unit and Caretakers Residence Code – Elements (a), (b), (e), (g) and (h);</p> <p>AND</p> <p><i>For assessable development:</i></p> <p>(i) If in the SMOA on SMOA map 2B:</p> <p>§ Natural Features and Resources Overlay Code – Elements (b) and (c)</p>
<p>Estate office:</p>	<p>Code assessable: All circumstances</p>	<p>Applicable Code:</p> <p>§ Urban Locality Code</p>
<p>Home-based business:</p>	<p>Self assessable: If on a lot of 1ha or greater.</p> <p>Code assessable: If:</p> <p>(i) nominated as self assessable but unable to comply with an Acceptable Solution for the Applicable Code;</p> <p>or</p> <p>(ii) for all other circumstances except if self assessable.</p>	<p>Applicable Codes:</p> <p><i>For self assessable development:</i></p> <p>§ Home-based Business Code.</p> <p><i>For assessable development:</i></p> <p>§ Urban Locality Code – Elements (a), (c)(iii) to (vi) and (g); and</p> <p>§ Home-based Business Code;</p> <p>AND</p> <p><i>For assessable development:</i></p> <p>(i) If in the SMOA on SMOA map 2B:</p> <p>§ Natural Features and Resources Overlay Code – Element (b) and (c)</p>
<p>Other defined Residential uses not listed above:</p>	<p>Code assessable: If for a <i>Multiple dwelling unit</i> for up to two dwelling units.</p> <p>Impact assessable: All other circumstances except if code assessable above.</p>	<p>Applicable Codes:</p> <p>§ Urban Locality Code; and</p> <p>§ Multiple Dwelling Unit, Accommodation Building and Retirement Village Code;</p> <p>AND</p> <p>(i) If in the SMOA on SMOA map 2B:</p> <p>§ Natural Features and Resources Overlay Code – Elements (b) and (c)</p>
(c) Commercial Use Classes		

Community Expansion Zone		
TABLE 6A - Material Change of Use¹		
Column 1 Defined Use	Column 2 Assessment Category	Column 3 Assessment Criteria
<p><i>All defined Commercial uses:</i></p> <p>NOTE:</p> <p><i>All defined Commercial uses, except for a:</i></p> <ul style="list-style-type: none"> - Garden centre - Small-scale tourist facility - Shop (under 50sqm in gross floor area) <p><i>are inconsistent uses (refer SO2 in 3.4.2)</i></p>	<p>Code assessable:</p> <p>All except if impact assessable as follows.</p> <p>Impact assessable:</p> <p>If for a:</p> <ul style="list-style-type: none"> (i) Garden centre, <p>or</p> <ul style="list-style-type: none"> (ii) Small-scale tourist facility, <p>or</p> <ul style="list-style-type: none"> (iii) Shop (under 50sqm in gross floor area). 	<p><u>Applicable Codes:</u></p> <p>§ Urban Locality Code;</p> <p>AND</p> <ul style="list-style-type: none"> (i) If in the SMOA on SMOA map 2B: <p>§ Natural Features and Resources Overlay Code – Elements (b) and (c)</p> <ul style="list-style-type: none"> (ii) If in the SMOA on SMOA map 2E: <p>§ Community Facility Overlay Code</p>
(d) Industrial Use Classes		
<p><i>All defined Industry uses:</i></p> <p>NOTE:</p> <p><i>All defined Industrial uses, except for a:</i></p> <ul style="list-style-type: none"> - Borrow pit (small scale) - Landscape supplies - Light industry <p><i>are inconsistent uses (refer SO2 of 3.4.2)</i></p>	<p>Code assessable:</p> <p>All except if impact assessable as follows.</p> <p>Impact assessable:</p> <p>If for a:</p> <ul style="list-style-type: none"> (i) Borrow pit (small scale); <p>or</p> <ul style="list-style-type: none"> (ii) Landscape supplies; <p>or</p> <ul style="list-style-type: none"> (iii) Light industry. 	<p><u>Applicable Codes:</u></p> <ul style="list-style-type: none"> (i) For Service Station or Car Washing Station: <p>§ Urban Locality Code – all Elements except (b) and (c)(i); and</p> <p>§ Service Station and Car Washing Station.</p> <ul style="list-style-type: none"> (ii) For Extractive Industry or Borrow Pit: <p>§ Urban Locality Code – all Elements except (b), (c)(i) and (d); and</p> <p>§ Extractive Industry and Borrow Pit Code;</p> <ul style="list-style-type: none"> (iii) For other defined Industrial uses not listed above: <p>§ Urban Locality Code;</p> <p>AND</p> <ul style="list-style-type: none"> (i) If in the SMOA on SMOA map 2B: <p>§ Natural Features and Resources Overlay Code – Elements (b) and (c)</p>
(e) Community Use Classes		
<p><i>Local Utility:</i></p>	<p>Exempt:</p> <p>All except if assessable as follows.</p> <hr/> <p>Code assessable:</p> <p>If:</p> <ul style="list-style-type: none"> (i) for a community service on land in the SMOA on SMOA map 2B or 2E; <p>or</p> <ul style="list-style-type: none"> (ii) for community services on any premises listed in Schedule 5 except if related to a premises comprising a <i>Local utility</i> or <i>Special use</i>. 	<p>Nil</p> <hr/> <p><u>Applicable Codes:</u></p> <p>§ Urban Locality Code;</p> <p>AND</p> <ul style="list-style-type: none"> (i) If in the SMOA on SMOA map 2B: <p>§ Natural Features and Resources Code – Elements (b) and (c)</p> <ul style="list-style-type: none"> (ii) If in the SMOA on SMOA map 2E: <p>§ Community Facility Overlay Code</p>
(e) Community Use Classes continued:		
<p><i>Other defined Community uses not listed above:</i></p>	<p>Self assessable:</p> <p>If:</p> <ul style="list-style-type: none"> (i) for the particular <i>Community use class</i> indicated for the premises listed in Schedule 5, Division 1 and for not more than a 10% increase in gross floor area calculated from the commencement day; <p>or</p> <ul style="list-style-type: none"> (ii) by a public sector entity in an existing building on land under Council's control in the following circumstances: <ul style="list-style-type: none"> (1) for not more than a 10% increase in gross floor area calculated from the commencement day. 	<p><u>Applicable Codes:</u></p> <p><i>For all levels of assessment:</i></p> <p>§ Urban Locality Code;</p> <p>AND</p> <ul style="list-style-type: none"> (i) For Telecommunications Facility: <p>§ Telecommunications Facilities Code</p> <p>AND</p> <p><i>For assessable development:</i></p> <ul style="list-style-type: none"> (i) If in the SMOA on SMOA map 2B:

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TABLE 6A - Material Change of Use¹		
Column 1 Defined Use	Column 2 Assessment Category	Column 3 Assessment Criteria
<p>NOTE: Major utility is an inconsistent use if it is Code Assessable in Clause (ii) of Column 2 (refer SO2 in 3.4.2)</p>	<p>day, (2) outside the SMOA on SMOA map 2B or 2E, or (3) not involving flood lighting.</p> <p>Code assessable: If: (i) nominated as self assessable but unable to comply with an Acceptable Solution for the Applicable Codes; or (ii) unable to satisfy the circumstances for self assessment above.</p> <p>Impact assessable: If for a <i>Child Care Centre</i></p>	<p>§ Natural Features and Resources Overlay Code – Elements (b) and (c) (ii) If in the SMOA on SMOA map 2E: § Community Facility Overlay Code</p>
(f) Recreational Use Classes		
Park:	Exempt: All circumstances	Nil
<p>Other defined Recreational uses not listed above:</p> <p>NOTE: Indoor entertainment is an inconsistent use (refer SO2 in 3.4.2)</p>	<p>Self assessable: If on Council controlled land except if: (1) for more than a 10% increase calculated from the commencement day: a. in gross floor area, or b. in car parking demand, (2) needing a liquor licence, (3) in a SMOA on SMOA map 2B or 2E, or (4) involving floodlighting.</p> <p>Code assessable: If: (i) nominated as self assessable but unable to comply with an Acceptable Solution for the Applicable Codes; or (ii) on Council controlled land and not meeting the circumstances for self assessment above.</p> <p>Impact assessable: All other circumstances if not self assessable or code assessable above.</p>	<p>Applicable Codes: <i>For all levels of assessment:</i> § Urban Locality Code; AND <i>For assessable development:</i> (i) If in the SMOA on SMOA map 2B: § Natural Features and Resources Overlay Code – Elements (b) and (c) (ii) If in the SMOA on SMOA map 2E: § Community facility Overlay Code</p>
(2) DEVELOPMENT FOR UNDEFINED USES²		
All:	Impact assessable: All circumstances	

² Development for undefined uses refers to proposals that do not fall within the ambit of a defined use as set out in Schedule 7.

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TABLE 6B – Development other than material change of use

Column 1 Nature of Development	Column 2 Assessment Category	Column 3 Assessment Criteria
(1) BUILDING WORK NOT ASSOCIATED WITH MATERIAL CHANGE OF USE:		
<p>All:</p> <p>NOTE: <i>A fence or wall forward of the building line and over 2 metres in height is an inconsistent development (refer SO 14 of 3.4.2)</i></p>	<p>Code assessable:</p> <p>If for:</p> <p>(i) a building or structure having a:</p> <p>(1) building height greater than the following measured above ground level:</p> <p>a. 3.5 metres for an outbuilding, <i>Bed and breakfast, Small-scale tourist facility and Home-based business</i>, or</p> <p>b. 8.5 metres for habitable buildings or for a <i>Community use</i>, or</p> <p>(2) site cover greater than the following for:</p> <p>a. <i>Residential uses</i> on lots over 600sqm in area – 50%,</p> <p>b. <i>Residential uses</i> on lots of 600sqm or less – 60%,</p> <p>c. <i>Industrial and Commercial uses</i> – 60%, or</p> <p>d. other uses – 40%;</p> <p>or</p> <p>(ii) a fence or wall forward of the building line and less than 50% transparent and over:</p> <p>(1) 1.8 metres in height abutting trafficable roads, or</p> <p>(2) 2 metres in height along other boundaries;</p> <p>or</p> <p>(iii) a retaining wall over 2 metres in height;</p> <p>or</p> <p>(iv) the displacement of more than 50 cubic metres of material;</p> <p>or</p> <p>(v) land in the SMOA on SMOA map 2B or 2E.</p>	<p>Applicable Codes:</p> <p>(i) For building/structure height or site cover: § Urban Locality Code – Element (c)(ii) O11</p> <p>(ii) For fences and walls: § Urban Locality Code - Element (c)(v)</p> <p>(iii) For displacement of material: § Urban Locality Code - Elements (d) and (g);</p> <p>AND</p> <p>(i) If in the SMOA on SMOA map 2B: § Natural Features and Resources Code – Elements (b) and (c)</p> <p>(ii) If in the SMOA on SMOA map 2E: § Community Facility Overlay Code</p>
(2) OPERATIONAL WORK NOT ASSOCIATED WITH MATERIAL CHANGE OF USE:		
<p>Placement of an advertisement device:</p> <p>NOTE: <i>Placement of an off-premises sign is an inconsistent development (refer SO 15 in 3.4.2)</i></p>	<p>Self assessable:</p> <p>If for an on-premises sign.</p> <p>Code assessable:</p> <p>If:</p> <p>(i) nominated as self assessable but unable to comply with an Acceptable Solution for the Applicable Code;</p> <p>or</p> <p>(ii) for an off-premises sign.</p>	<p>Applicable Code:</p> <p>§ Urban Locality Code - Elements (c)(vi), (d) and (g)</p>
<p>Excavation and/or filling that materially affects premises:</p> <p>NOTE: <i>Excavation and/or filling is inconsistent development if resulting in the capability to store, cause ponding to otherwise retain water (such as a dam)</i></p>	<p>Code assessable:</p> <p>If:</p> <p>(i) for a :</p> <p>(1) <i>Telecommunications facility (medium impact)</i>; or</p> <p>(2) <i>Major utility</i>;</p> <p>or</p> <p>(ii) for a change in the ground level of more than 1 metre or if more than 50 cubic metres of material is filled or excavated;</p> <p>or</p> <p>(iii) for land in the SMOA on SMOA map 2B.</p>	<p>Applicable Codes:</p> <p>(i) For Telecommunications Facility: § Telecommunications Facilities Code.</p> <p>(ii) For Earthworks: § Urban Locality Code - Element (g).</p> <p>(iii) If in the SMOA on SMOA map 2B: § Natural Features and Resources Overlay Code – Element (b) and (c)</p>

Community Expansion Zone		
TABLE 6B – Development other than material change of use		
Column 1 Nature of Development	Column 2 Assessment Category	Column 3 Assessment Criteria
(2) OPERATIONAL WORK NOT ASSOCIATED WITH MATERIAL CHANGE OF USE continued:		
<i>Works associated with reconfiguring a lot:</i>	Code assessable: All circumstances	<u>Applicable Code:</u> § Urban Locality Code – Elements (b), (d), (f) and (g). AND (i) If in a Natural Hazard Risk Management Area – Possible Flood Problem Area shown on SMOA map 2B: § Natural Features and Resources Overlay Code – Element (c)
(3) RECONFIGURING A LOT NOT ASSOCIATED WITH MATERIAL CHANGE OF USE:		
<i>Reconfiguring a lot:</i>	Impact assessable: All circumstances	
(4) OTHER THAN SPECIFIED ABOVE AND NOT ASSOCIATED WITH MATERIAL CHANGE OF USE:		
<i>All:</i>	Exempt: All circumstances	Nil