Scenic Rim Planning Scheme 2020

**How do I determine a level of assessment for
Material Change of Use - June 2023**

The following steps determine the level of assessment for a use (a Material Change of Use) under the planning scheme:

1. Find my zone

Locate the property using the ePlan and Mapping on Council's website. A copy of the PDF maps can also be found in the planning scheme documentation in **Schedule 2 Mapping.** The zone legend that corresponds with the mapped colour will indicate the zone of the property. If the land is contained within a purple line, it indicates that a precinct also applies.


2. Check for any overlays that may apply

Overlay maps, also found by using the ePlan and Mapping or referring to the PDFs in **Schedule 2**

Mapping, will indicate if a property, or part of a property, is affected by an overlay or several overlays. Mapped constraints and values may include, for example, bushfire, flood and vegetation. An overlay may affect the level of assessment.

Note - where a property is partially affected by an overlay, if development is located completely outside the mapped area, the development is not affected by that overlay (e.g. white areas below are outside the Bushfire Hazard Area and these white areas are not affected by the Bushfire Hazard Overlay).
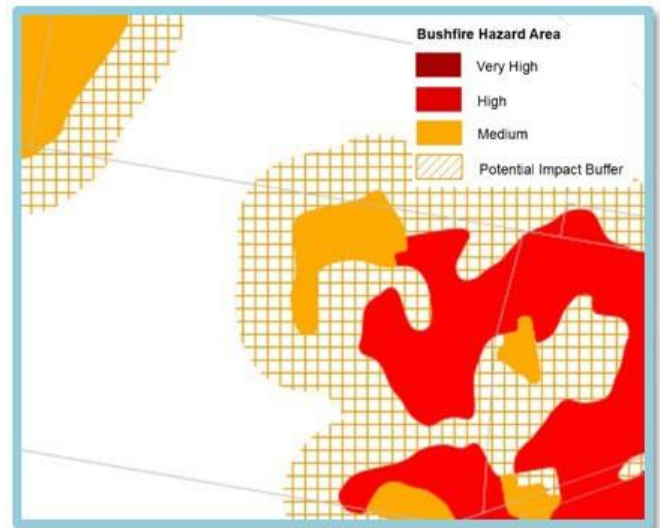
3. What is my 'use'?

Schedule 1 Definitions provides a list of over 90 defined uses. Where development does not fit one of these defined uses, it is considered to be an "undefined use".

Columns 3 and 4 of the use definitions assist by providing examples of what is or is not included in the definition.

Regulated Requirements		Guidance	
Column 1 Use	Column 2 Definition	Column 3 Examples include	Column 4 Does not include the following examples
Market	Means the use of premises on a regular basis for - a. Selling goods to the public mainly from temporary structures (stalls, booths or trestle tables, for example); or b. Providing entertainment if the use is ancillary to the use in paragraph (a).	Flea market, Farmers market, Car boot sales	Shop, Roadside stall

4. Tables of Assessment

Firstly, go to the appropriate zone table in **Part 5 Tables of Assessment** and find the defined Use.

*Example of a **Community use** in a table of assessment for a zone.*

Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
Community use	**Accepted**	
	If: 1. located in an existing commercial building; and 2. not involving building work (other than minor building work).	Not applicable
	Code-assessment	
	If not accepted	Township Zone Code Earthworks, Construction and Water Quality Codes General Development provisions Code Infrastructure Design Code Landscaping Code Parking and Access Code

In this example, the use (Community use) is **accepted** development with no requirements to meet any assessment benchmarks (see the third column). Provided it meets both qualifiers (1) **and** (2), planning approval is not required. If it does not meet the qualifiers in (1) **and** (2), the use is **code assessable** and would need a development application that is assessed against the assessment benchmarks (i.e. the codes) listed in the third column.

***Note** - If you cannot find your use listed in the zone, the use is impact assessable and planning approval will be required.*

Secondly, check the tables of assessment in section **5.10** for any overlays that apply. Generally, the higher level of assessment will prevail.

Levels of Assessment

Accepted Development

Accepted Development is development that does not require planning approval

*Example of **accepted development** in a table of assessment for a zone.*

Use	Categories of development and assessment	Assessment benchmarks for development and requirements for accepted development
Community residence	**Accepted**	
		Not applicable

*Example of **accepted development** in a table of assessment for an overlay.*

Use	Categories of development and assessment	Assessment benchmarks for development and requirements for accepted development
Material Change of Use where involving exempt clearing	Accepted	Not applicable

Accepted Subject to Requirements

Accepted subject to requirements is development that does not require planning approval <u>provided</u> that the development can meet all the relevant assessment benchmarks (i.e. the codes) identified in the planning scheme.

If development does not meet all codes, an application for **code assessable development** is required and it is only assessed against the specific outcomes that are not met.

*Example of **accepted subject to requirements** - table of assessment for a zone.*

Use	Categories of development and assessment	Assessment benchmarks for development and requirements for accepted development
Dwelling unit	**Accepted subject to requirements**	
	If located above the ground storey or behind a Commercial activity	Parking and Access Code

*Example of **accepted subject to requirements** - table of assessment for an overlay.*

Use	Categories of development and assessment	Assessment benchmarks for development and requirements for accepted development
Material Change of Use in the: 1. Height Restriction Zone; or 2. Wildlife Buffer Area; or 3. Building Restricted Area	Accepted subject to requirements	Airport Environs and Defence Land Overlay Code

Assessable Development

Assessable development is development that requires an application to be submitted to Council for assessment. There are two types of assessable development: code assessable development and impact assessable development.

CODE ASSESSABLE

Code assessable development is assessed against the relevant assessment benchmarks (i.e. the codes) identified in the planning scheme and does not involve public notification.

IMPACT ASSESSABLE

Impact assessable development is assessed against the whole of the planning scheme, including the strategic framework (Part 3). It also involves public notification.

*Example of **code assessable and impact assessable** in a table of assessment for zone.*

Use	Categories of development and assessment	Assessment benchmarks for development and requirements for accepted development
Telecommunications facility	**Code Assessment**	
		Telecommunications Facility Code
		Earthworks, Construction and Water Quality Code
		General Development Provisions Code
Impact Assessment		
Any other use not in the table		The Planning Scheme
Any other use in this table and not meeting the description listed in the categories of development and assessment column		
Any other undefined use		

*Example of **code assessable** in table of assessment for an overlay.*

Use	Categories of development and assessment	Assessment benchmarks for development and requirements for accepted development
Material Change of Use where not Accepted Development and for any other use in a Flood Hazard Area	Code Assessment	Flood Hazard Overlay

Assessment Benchmarks

The third column in the tables of assessment lists the assessment benchmarks for development identified as **assessable development** and development that is **accepted subject to requirements**. In this column you will find the list of codes that are applicable to the proposed development and these would need to be addressed if a planning approval is required.

Impact assessable development is assessed against the whole planning scheme, including **Part 3 Strategic Framework**.

Related Information

The Overview of the Planning Scheme, Overlays and Zone Code fact sheets can be found on the Scenic Rim Planning Fact Sheets – Scenic Rim Regional Council

Talk to a Planner

Council's Planners are available for confidential discussions to help you navigate the planning scheme and how it affects you. Call 07 5540 5111 or email mail@scenicrim.qld.gov.au to make an appointment.

For more information

The planning scheme and mapping is available to view on Council's website Scenic Rim Planning Scheme – Scenic Rim Regional Council

Hard copies of the planning scheme and mapping are also available for viewing at Council's Customer Service Centres.

Disclaimer

This fact sheet provides general information and is intended as a guide only. It may not be comprehensive in detail and as such, customers are encouraged to view the relevant sections of the *Scenic Rim Planning Scheme 2020* or talk to a planner. Fact sheets are prepared to assist the community in understanding parts of the planning scheme.