

Tables of Assessment

INFORMATION SHEET



Draft Lockyer Valley Planning Scheme

Planning, which is also referred to as urban planning or town planning, is specifically concerned with shaping cities, towns and regions by managing development, infrastructure and services.

A Planning Scheme is one of the most important tools available to Council to guide, promote and facilitate economic development opportunities as well as make our towns and region safe, healthy, liveable and attractive places to live, work and play.

A Planning Scheme identifies how land should be used and what type of development is supported by Council on that land. The Planning Scheme is like a manual that is used to guide land use outcomes across the region.

The Draft Lockyer Valley Planning Scheme has been prepared in accordance with the requirements prescribed by the *Planning Act 2016*.

What are the Tables of Assessment?

The Tables of Assessment are contained in Part 5 of the Planning Scheme. They identify the categories of development and assessment for each particular land use type as defined in Schedule 1 – Definitions of the Planning Scheme.

There are a number of factors that can influence the categories of development and assessment for proposed development. These factors include:

- ✓ The zone of the proposed development site
- ✓ If the proposed development site is affected by an overlay

The Tables of Assessment identify if a development application is required to be submitted to Council. Tables of Assessment are used for the different types of development, which include:

- ✓ Material Change of Use (changing the use of the land)
- ✓ Reconfiguration of a Lot (changing land boundaries)
- ✓ Operational works (e.g. filling and excavation, engineering works)
- ✓ Building works

What are the Levels of Assessment?

The Tables of Assessment in Part 5 of the Draft Planning Scheme indicate the categories of development and assessment for various land uses. The categories of development are as follows:

Accepted development – A development approval is not required for Accepted development subject to compliance with any applicable Acceptable outcomes of the relevant codes. (Building approval may still be required.) If compliance with the Acceptable outcomes cannot be achieved, the development becomes Code assessable.

Code Assessment – A development application is required to be submitted and approved by Council before the development can occur. Council will assess the development application against the relevant codes of the Planning Scheme.

Impact Assessment – A development application is required to be submitted and approved by Council before the development can occur. Impact assessable development applications are assessed against the whole of the Planning Scheme, including the Strategic Framework. Impact assessable development must be publicly notified, which provides the community the opportunity to make submissions in relation to the proposed development. Council must give consideration to all properly made submissions when assessing and deciding the development application.

For more information in relation to the Draft Lockyer Valley Planning Scheme Visit:

www.lockyervalley.qld.gov.au/draft-planning-scheme

Scan the QR code to view the draft planning scheme, scheme maps and access the submissions portal.



Example of a Table of Assessment

5.5.2 Conservation zone

Table 5.5-2: Conservation zone
Editor's note—The levels of assessment apply unless otherwise prescribed in the Planning Act or the Planning Regulation.

USE	CATEGORIES OF DEVELOPMENT AND ASSESSMENT	ASSESSMENT BENCHMARKS FOR ASSESSABLE DEVELOPMENT AND REQUIREMENTS FOR ACCEPTED DEVELOPMENT
All uses	Accepted development	
	If on State land (State forest, National Park, Conservation Park) or Council owned land and consistent with the Forestry Act 1959, Nature Conservation Act under which the land is administered.	
Environment facility	Accepted development	
	If— a. using an existing building, or b. involves Minor building work or involves no Building Work.	Building design code Transport, access and parking code
	Code assessment	
	In all other circumstances.	Conservation zone code Community and recreation activities code Works codes
Nature based tourism	Accepted development	
	If— a. not involving accommodation, b. involves minor building work or involves no building work.	

Frequently asked questions

- Q.** How has the Draft Lockyer Valley Planning Scheme reduced “red tape” and made development easier?
- A.** The Draft Planning Scheme reduces the level of assessment for development when it is consistent with the purpose and intent of the zone. This means that for a developer they have less “red tape” to comply with and the development is made easier.

Feel free to contact Council’s Strategic Planner who will be more than happy to provide you with further detail in relation to the Tables of Assessment relative to your land.

