

APPENDIX F

Local Planning Assessment

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Table 9 – Category of Assessment table

Aspect of Development	Category of Assessment	Assessment Benchmark
Zone - Medium Density Residential Zone		
Material Change of Use (Shop)	Table 5.5:2 Assessable Development (Impact Assessment) where involving a material change of use for “Any other use not listed in this table”.	The planning scheme, including: <ul style="list-style-type: none"> ■ Medium Density Residential Zone Code ■ Parking and Access Code ■ Works, Services and Infrastructure Code
Overlays		
Biodiversity Overlay		
Material Change of Use	Table 5.10.1 Assessable Development (Code Assessment) where involving “All development within a State Environmental Area identified on OM1 – Biodiversity Overlay Map”.	Biodiversity Overlay Code
Bushfire Hazard Overlay		
Material Change of Use	Table 5.10.1 Assessable Development (Code Assessment) where involving “Any . . . material change of use . . . within a Bushfire Hazard Area identified on OM2 – Bushfire Hazard Overlay Map”.	Bushfire Hazard Overlay Code
Rural Land Use Overlay		
Material Change of Use	Table 5.10.1 Accepted Development	Not Applicable

Table 10 – Response to Local Assessment Benchmarks / Matters

Assessment Benchmark	Response
Strategic Framework	
<p>The proposed development largely complies with the purpose, applicable overall outcomes, performance outcomes and / or acceptable outcomes of the relevant assessment benchmarks. In instances of non compliance with these requirements, an assessment against the strategic framework of the planning scheme has been provided within Section 4.0 of this town planning report and within Appendix G.</p>	

Assessment Benchmark	Response
Zone Code	
Medium Density Residential Zone Code	An assessment demonstrating compliance with the outcomes of the Medium Density Residential Zone Code is provided at Appendix G .
Overlay Codes	
Biodiversity Overlay Code	An assessment demonstrating compliance with the outcomes of the Bushfire Overlay Code is provided at Appendix G .
Bushfire Hazard Overlay Code	An assessment demonstrating compliance with the outcomes of the Bushfire Hazard Overlay Code is provided at Appendix G .
Development Codes	
Parking and Access Code	An assessment demonstrating compliance with the outcomes of the Parking and Access Code is provided at Appendix G .
Works, Services and Infrastructure Code	An assessment demonstrating compliance with the outcomes of the Works, Services and Infrastructure Code is provided at Appendix G .
Temporary Local Planning Instrument	
The proposed development is not impacted by a temporary local planning instrument.	
Variation Request	
The proposed development does not involve a Variation Request.	
Local Government Infrastructure Plan	
The site is located within the priority infrastructure area of the Local Government Infrastructure Plan (LGIP) and does not outline any dedications are required on the site for the provision of infrastructure. Where applicable, an infrastructure charges notice will be levied by the assessment manager.	