

## Division 16—Bundamba Racecourse Stables Area Zone: Assessment Criteria and Assessment Tables

### 4.16.1 Bundamba Racecourse Stables Area Zone

The provisions in this division relate to the Bundamba Racecourse Stables Area Zone as follows—

- overall outcomes (section 4.16.2);
- specific outcomes and probable solutions as follows—
  - effects of development – general (section 4.16.3);
  - consistent and inconsistent uses, use classes and other development (section 4.16.4);
- assessment tables (Tables 4.16.1 and 4.16.2).

### 4.16.2 Overall Outcomes for Bundamba Racecourse Stables Area Zone

- (1) The overall outcomes are the purpose of the Bundamba Racecourse Stables Area Zone.

#### NOTE 4.16.2A

Sub-section (1) provides the link between the overall outcomes sought for the zone and the area code and the IPA code assessment rules which refer to the 'purpose' of the code [see IPA s.3.5.13(2)].

- (2) The overall outcomes sought for the Bundamba Racecourse Stables Area Zone are the following—

- (a) The Bundamba Racecourse Stables Area Zone provides for stables, horse training/riding establishments, equestrian and coursing sports, veterinary clinics and other related uses, established in proximity to the Bundamba Racecourse and carried out in association with, or supporting the racing industry.
- (b) Stables, horse training/riding establishments, equestrian and coursing sports, and veterinary clinics are established in conjunction with a dwelling or caretakers' residence ensuring that there is full-time supervision of animals kept on the site.
- (c) The established low density residential character and lot sizes are maintained.
- (d) The existing detached housing character is maintained through appropriate placement of individual buildings.

- (e) Uses within the Bundamba Racecourse Stables Area Zone are provided with full urban services.
- (f) Uses and works within the Bundamba Racecourse Stables Area Zone are located and designed to maximise the efficient extension and safe operation of infrastructure.
- (g) Uses and works within the Bundamba Racecourse Stables Area Zone are located, designed and managed to—
  - (i) maintain residential amenity;
  - (ii) maintain or enhance important aspects of local character;
  - (iii) be compatible with other uses and works;
  - (iv) avoid significant adverse effects on the natural environment; and
  - (v) maintain the safety of people, buildings and works.

#### NOTE 4.16.2B

- (1) Some of the land within the Bundamba Racecourse Stables Area Zone is affected by development constraints, particularly flooding and mining.
- (2) Refer to the overlay maps and Part 11 to determine whether a proposal is affected by an overlay.

### 4.16.3 Effects of Development – General

#### NOTE 4.16.3A

The specific outcomes which are sought to apply generally throughout the Bundamba Racecourse Stables Area Zone are set out below.

#### Character and Amenity

#### (1) Specific Outcomes

- (a) Uses and works reflect the local character, the amenity of the surrounding area and protect and enhance important townscape and landscape elements within the local area having regard to—
  - (i) building height;
  - (ii) places of cultural significance or streetscape value;
  - (iii) dwelling density;
  - (iv) lot sizes and dimensions;



- (v) access to natural light and ventilation;
  - (vi) privacy;
  - (vii) noise attenuation;
  - (viii) vegetation protection;
  - (ix) landscape treatment;
  - (x) boundary clearances/buffers and in particular the possible implications for adjoining lands, including the potential restriction on the current or future use of such land;
  - (xi) building setbacks from the road network, in particular along Designated Roads; and
  - (xii) the form, scale, bulk, style and siting, orientation, roof lines, materials and detailings of buildings.
- (b) Uses and works do not have a significant detrimental impact on the amenity of nearby residents or the surrounding area, including through the—
- (i) emission of odours, noise, dust, waste products, light, electrical interference or otherwise; or
  - (ii) generation of traffic travelling to or from the site.

**(2) Probable Solutions – for sub-section (1)(a)(i)**

- (a) Buildings are one storey in height, including stables which are limited to a maximum height of 4.5 metres above finished ground level.
- (b) A second storey is not provided unless appropriate with—
  - (i) the scale of adjoining development; and
  - (ii) the extent of fall across the land; and
  - (iii) the character and amenity of the area and the overall townscape.

**(3) Probable Solutions – for sub-section (1)(a)(x) and (xi)**

- (a) New buildings are setback to the alignment of adjoining buildings, unless an alternative setback does not detrimentally affect the character and amenity of the area and the overall townscape.

- (b) Stables are not located within—
  - (i) six (6) metres of any road alignment;
  - (ii) two (2) metres of any part of any dwelling on the same site as the site of the proposed stable, except, in the case where a dwelling and stable are included in the same building;
  - (iii) 1.5 metres of any side or rear boundary shared with another allotment on which there is a stable, unless there are no wall openings and the walls are constructed of masonry and have adequate fire rating; and
  - (iv) four (4) metres of any side or rear boundary shared with another allotment on which there is not a stable, unless there are no wall openings and the walls are constructed of masonry and have adequate fire rating.

**Non Residential Uses, other than Stables**

**Specific Outcomes**

Each non-residential use—

- (a) fulfils a local community need; and
- (b) is carried out in association with or supports equestrian and coursing sports; and
- (c) is accessible to the population/businesses it serves; and
- (d) where possible, is co-located with other non-residential uses but does not contribute to undesirable commercial development; and
- (e) does not have a significant detrimental impact on the amenity of nearby residents, including through the generation of—
  - (i) odours;
  - (ii) noise;
  - (iii) waste products;
  - (iv) dust;
  - (v) traffic;
  - (vi) electrical interference; or
  - (vii) lighting; and
- (f) maintains a scale and appearance in keeping with the residential amenity and character of the locality, with adequate buffering or screening to nearby residential uses (both existing and proposed).



- Supervision of Animals Kept Overnight**
- (5) **Specific Outcomes**  
A dwelling or caretakers residence is provided on-site to enable full time supervision of animals which are kept overnight.
- Vegetation/Landscaping**
- (6) **Specific Outcomes**
- Appropriate landscaping, including street trees, is used to soften building outlines and enhance the overall appearance of the area.
  - All significant trees are retained, where possible.
  - All lots upon which stables are established are fenced, in order to prevent horses from escaping the premises.
- Operation of Road Network and Access**
- (7) **Specific Outcomes**  
Uses are located and designed to—
- ensure the safe and efficient operation of the road network;
  - avoid access to Designated Roads (and in particular avoid the creation of multiple access points along a Designated Road) unless the premises do not have an alternative frontage to a dedicated road or other alternative access;
  - avoid the creation of a new traffic hazard or increase an existing traffic hazard; and
  - avoid significant adverse effects (e.g. by noise or dust generated) from use of the road network.
- Provision of Infrastructure**
- (8) **Specific Outcomes**
- Infrastructure is—
    - provided to meet appropriate standards at the least whole-of-life cost, including avoiding unnecessary duplication; and
    - comprised of components and materials that are readily accessible and available from local sources; and
    - readily integrated with existing systems and facilitates the orderly provision of future systems.
  - On-site effluent treatment and disposal<sup>133</sup> is provided in areas which are outside the command of a reticulated sewerage network.

- (9) **Probable Solutions – for sub-section (8)(a)**  
Infrastructure is provided to the standards stated in Part 13—Local Government Infrastructure Plan and Planning Scheme Policy 3—General Works.

#### 4.16.4 Consistent and Inconsistent Uses, Use Classes and Other Development

- Specific Outcomes**
- (1) The following are consistent uses, use classes and other development categories in the Bundamba Racecourse Stables Area Zone—
- agriculture, if involving land 1ha or more in area;
  - animal husbandry, if involving land 1ha or more in area;
  - caretaker's residential;
  - carrying out building work not associated with a material change of use, if building work on existing buildings on site and if complying with the Planning Scheme Building Matters Code;
  - clearing of vegetation, which complies with the Vegetation Management Code;
  - earthworks, not associated with a material change of use and which complies with the Earthworks Code;
  - home based activity, where complying with the Home Based Activities Code;
  - intensive animal husbandry, if riding establishment or stable;
  - minor building work;
  - minor utility;
  - park, unless involving illuminated sporting activities;
  - placing an advertising device on premises which complies with the Advertising Devices Code;
  - single residential, if the lot is 450m<sup>2</sup> or more in area.

and disposal, refer to Plumbing and Drainage Act 2002 and the Queensland Plumbing and Wastewater Code.

<sup>133</sup> For further information about requirements for on-site effluent treatment



- (2) The following defined uses, use classes and other development categories are consistent with the outcomes sought for the Bundamba Racecourse Stables Area Zone if of a type and scale appropriate for the prevailing nature of the area and the particular circumstances of the site and its surrounds—
- (a) agriculture, if involving land less than 1ha in area;
  - (b) animal husbandry, if involving land less than 1ha in area;
  - (c) business use, if a veterinary clinic or carried out in association with equestrian and coursing sports;
  - (d) carpark;
  - (e) carrying out operational work for reconfiguring a lot or in association with a material change of use;
  - (f) community use, unless a cemetery, crematorium, emergency services depot, hospital or transit centre;
  - (g) display housing;
  - (h) dual occupancy;
  - (i) entertainment use, if carried out in association with equestrian and coursing sports;
  - (j) general industry, if carried out in association with equestrian and coursing sports;
  - (k) general store, unless operating between the hours of 9.00 p.m. to 6.00 a.m.;
  - (l) major utility;
  - (m) night court;
  - (n) park, where involving illuminated sporting activities;
  - (o) plant nursery (wholesale);
  - (p) reconfiguring a lot;
  - (q) recreation use, unless motorsports complex;
  - (r) service trades use, if carried out in association with equestrian and coursing sports;
  - (s) single residential, if the lot is less than 450m<sup>2</sup> in area or the applicable code for self assessable development is not complied with;
  - (t) temporary sales office;
  - (u) temporary use;
  - (v) tourist facility;
  - (w) wine making.
- (3) The following defined uses, use classes and other development categories are inconsistent with the outcomes sought and are not located within the Bundamba Racecourse Stables Area Zone; and constitute undesirable development which is unlikely to be approved—
- (a) aviation use;
  - (b) business use, unless a veterinary clinic or carried out in association with equestrian and coursing sports;
  - (c) community use, if a cemetery, crematorium, emergency services depot, hospital or transit centre;
  - (d) correctional centre;
  - (e) entertainment use, unless carried out in association with equestrian and coursing sports;
  - (f) extractive industry;
  - (g) forestry;
  - (h) general industry, unless carried out in association with equestrian and coursing sports;
  - (i) general store, if operating after 9.00 p.m. or before 6.00 a.m.;
  - (j) institutional residential;
  - (k) intensive animal husbandry, unless riding establishment or stable;
  - (l) multiple residential;
  - (m) nuclear industry;
  - (n) recreation use, if motorsports complex;
  - (o) service trades use, unless carried out in association with equestrian and coursing sports;
  - (p) shopping centre;
  - (q) special industry;
  - (r) temporary accommodation.



**Table 4.16.1: Assessment Categories and Relevant Assessment Criteria for Bundamba Racecourse Stables Area Zone—Making a Material Change of Use**

Column 1 Defined use or use class <sup>134</sup>	Column 2 Assessment category <sup>135</sup>	Column 3 Relevant assessment criteria <sup>136</sup> —applicable code if development is self-assessable or requires code assessment
<b>RESIDENTIAL</b>		
Caretakers' Residential	Code Assessable	Urban Areas Code (Part 4)—particularly the specific outcomes in section 4.3.3 and the Bundamba Racecourse Stables Area Zone (division 16) Residential Code (Part 12, division 6)
Display Housing	Code Assessable if involving only one dwelling. Impact Assessable otherwise.	Urban Areas Code (Part 4)—particularly the specific outcomes in section 4.3.3 and the Bundamba Racecourse Stables Area Zone (division 16) Residential Code (Part 12, division 6) Parking Code (Part 12, division 9)
Dual Occupancy	Impact Assessable	Urban Areas Code (Part 4)—particularly the specific outcomes in section 4.3.3 and the Bundamba Racecourse Stables Area Zone (division 16) Residential Code (Part 12, division 6) Parking Code (Part 12, division 9)
Home Based Activity	Impact Assessable if Home Industry. Self Assessable, unless Home Industry, if the applicable code for Self Assessable development is complied with. Code Assessable otherwise.	If Self Assessable—acceptable solutions in the Home Based Activities Code. If Code Assessable— (a) Home Based Activities Code (Part 12, division 2); (b) Urban Areas Code (Part 4)—particularly the specific outcomes in section 4.3.3 and the Bundamba Racecourse Stables Area Zone (division 16).
Institutional Residential— inconsistent use class [refer s 4.16.4(3)]	Impact Assessable	Urban Areas Code (Part 4)—particularly the specific outcomes in section 4.3.3 and the Bundamba Racecourse Stables Area Zone (division 16) Residential Code (Part 12, division 6) Parking Code (Part 12, division 9)
Multiple Residential— inconsistent use class [refer s 4.16.4(3)]	Impact Assessable	Urban Areas Code (Part 4)—particularly the specific outcomes in section 4.3.3 and the Bundamba Racecourse Stables Area Zone (division 16) Residential Code (Part 12, division 6) Parking Code (Part 12, division 9)
Single Residential	Self Assessable if the applicable code for Self Assessable development is complied with. Code Assessable otherwise.	If Self Assessable—where the lot is 450m <sup>2</sup> or more in area acceptable solutions for Single Residential in section 12.6.5(8)—Table 12.6.1, in the Residential Code (Part 12, division 6), and where the lot is less than 450m <sup>2</sup> in area acceptable solutions for Single Residential in section 12.6.5(8)—Table 12.6.2, in the Residential Code (Part 12, division 6). If Code Assessable— (a) Residential Code (Part 12, division 6); (b) Urban Areas Code (Part 4)—particularly the specific outcomes in section 4.3.3 and the Bundamba Racecourse Stables Area Zone (division 16).
Temporary Accommodation— inconsistent use class [refer s 4.16.4(3)]	Impact Assessable	Urban Areas Code (Part 4)—particularly the specific outcomes in section 4.3.3 and the Bundamba Racecourse Stables Area Zone (division 16) Residential Code (Part 12, division 6) Parking Code (Part 12, division 9)

<sup>134</sup> See Schedule 1 (dictionary), division 1 (defined uses and use classes).

<sup>135</sup> Assessment categories may also be affected by overlays. See overlay maps to determine whether the land is affected.

<sup>136</sup> For impact assessable development, 'relevant assessment criteria' are provided to assist the preparation of an application and in no way affect the regard given to the planning scheme as a whole in accordance with Section 3.5.5 of the IPA.



Column 1 Defined use or use class <sup>134</sup>	Column 2 Assessment category <sup>135</sup>	Column 3 Relevant assessment criteria <sup>136</sup> —applicable code if development is self-assessable or requires code assessment
<b>COMMERCIAL / INDUSTRIAL</b>		
Business Use—inconsistent use class, unless veterinary clinic or carried out in association with equestrian and coursing sports [refer s 4.16.4(3)]	Code Assessable, if a veterinary clinic and not involving the keeping of animals on the premises over night. Impact Assessable otherwise.	Urban Areas Code (Part 4)—particularly the specific outcomes in section 4.3.3 and the Bundamba Racecourse Stables Area Zone (division 16) Commercial and Industrial Code (Part 12, division 7) Parking Code (Part 12, division 9)
Extractive Industry—inconsistent use [refer s 4.16.4(3)]	Impact Assessable	Urban Areas Code (Part 4)—particularly the specific outcomes in section 4.3.3 and the Bundamba Racecourse Stables Area Zone (division 16)
General Industry— inconsistent use class, unless carried out in association with equestrian and coursing sports [refer s 4.16.4(3)]	Impact Assessable	Urban Areas Code (Part 4)—particularly the specific outcomes in section 4.3.3 and the Bundamba Racecourse Stables Area Zone (division 16) Commercial and Industrial Code (Part 12, division 7) Parking Code (Part 12, division 9)
General Store—inconsistent use if operating between the hours of 9.00 p.m. to 6.00 a.m. [refer s 4.16.4(3)]	Impact Assessable	Urban Areas Code (Part 4)—particularly the specific outcomes in section 4.3.3 and the Bundamba Racecourse Stables Area Zone (division 16) Commercial and Industrial Code (Part 12, division 7) Parking Code (Part 12, division 9)
Nuclear Industry—inconsistent use [refer s 4.16.4(3)]	Impact Assessable	Urban Areas Code (Part 4)—particularly the specific outcomes in section 4.3.3 and the Bundamba Racecourse Stables Area Zone (division 16) Commercial and Industrial Code (Part 12, division 7) Parking Code (Part 12, division 9)
Plant Nursery (Wholesale)	Code Assessable	Urban Areas Code (Part 4)—particularly the specific outcomes in section 4.3.3 and the Bundamba Racecourse Stables Area Zone (division 16) Vegetation Management Code (Part 12, division 4) Commercial and Industrial Code (Part 12, division 7) Parking Code (Part 12, division 9)
Service Trades Use—inconsistent use class, unless carried out in association with equestrian and coursing sports [refer s 4.16.4(3)]	Impact Assessable	Urban Areas Code (Part 4)—particularly the specific outcomes in section 4.3.3 and the Bundamba Racecourse Stables Area Zone (division 16) Commercial and Industrial Code (Part 12, division 7) Parking Code (Part 12, division 9)
Shopping Centre—inconsistent use [refer s 4.16.4(3)]	Impact Assessable	Urban Areas Code (Part 4)—particularly the specific outcomes in section 4.3.3 and the Bundamba Racecourse Stables Area Zone (division 16) Commercial and Industrial Code (Part 12, division 7) Parking Code (Part 12, division 9)
Special Industry—inconsistent use class [refer s 4.16.4(3)]	Impact Assessable	Urban Areas Code (Part 4)—particularly the specific outcomes in section 4.3.3 and the Bundamba Racecourse Stables Area Zone (division 16) Commercial and Industrial Code (Part 12, division 7) Parking Code (Part 12, division 9)
Temporary Sales Office	Code Assessable	Urban Areas Code (Part 4)—particularly the specific outcomes in section 4.3.3 and the Bundamba Racecourse Stables Area Zone (division 16) Commercial and Industrial Code (Part 12, division 7) Parking Code (Part 12, division 9)
<b>RECREATION / ENTERTAINMENT</b>		
Entertainment Use—inconsistent use class, unless carried out in association with equestrian and coursing sports [refer s 4.16.4(3)]	Impact Assessable	Urban Areas Code (Part 4)— particularly the specific outcomes in section 4.3.3 and the Bundamba Racecourse Stables Area Zone (division 16) Recreation and Entertainment Code (Part 12, division 11) Parking Code (Part 12, division 9)





Column 1 Defined use or use class <sup>134</sup>	Column 2 Assessment category <sup>135</sup>	Column 3 Relevant assessment criteria <sup>136</sup> —applicable code if development is self-assessable or requires code assessment
Night Court	Impact Assessable	Urban Areas Code (Part 4)— particularly the specific outcomes in section 4.3.3 and the Bundamba Racecourse Stables Area Zone (division 16)
Park	Exempt unless involving illuminated sporting activities. Code Assessable otherwise.	If Code Assessable— (a) Urban Areas Code (Part 4)—particularly the specific outcomes in section 4.3.3 and the Bundamba Racecourse Stables Area Zone (division 16); (b) Recreation and Entertainment Code (Part 12, division 11); (c) Parking Code (Part 12, division 9).
Recreation Use—inconsistent use class if motorsports complex [refer s 4.16.4(3)]	Impact Assessable	Urban Areas Code (Part 4)—particularly the specific outcomes in section 4.3.3 and the Bundamba Racecourse Stables Area Zone (division 16) Recreation and Entertainment Code (Part 12, division 11) Parking Code (Part 12, division 9)
<b>RURAL</b>		
Agriculture	Exempt if— (a) the lot is one hectare or more in area; and (b) does not involve the clearing of more than 0.5 hectares of native vegetation in any five year period; and (c) where involving vegetation clearing, complies with the acceptable solutions applicable to clauses (1) to (3) in column 2 of Table 12.4.1 in the Vegetation Management Code (Part 12, division 4). Code Assessable otherwise.	If Code Assessable— (a) Urban Areas Code (Part 4)—particularly the specific outcomes in section 4.3.3 and the Bundamba Racecourse Stables Area Zone (division 16); (b) Vegetation Management Code (Part 12, division 4).
Animal Husbandry	Exempt if— (a) the lot is one hectare or more in area; and (b) does not involve the clearing of more than 0.5 hectares of native vegetation in any five year period; and (c) where involving vegetation clearing, complies with the acceptable solutions applicable to clauses (1) to (3) in column 2 of Table 12.4.1 in the Vegetation Management Code (Part 12, division 4). Code Assessable otherwise.	If Code Assessable— (a) Urban Areas Code (Part 4)—particularly the specific outcomes in section 4.3.3 and the Bundamba Racecourse Stables Area Zone (division 16); (b) Vegetation Management Code (Part 12, division 4).
Forestry—inconsistent use class [refer s 4.16.4(3)]	Impact Assessable	Urban Areas Code (Part 4)—particularly the specific outcomes in section 4.3.3 and the Bundamba Racecourse Stables Area Zone (division 16)
Intensive Animal Husbandry—inconsistent use class unless horse training/riding establishment or stable [refer s 4.16.4(3)]	Code Assessable, if horse training/riding establishment or stable. Impact Assessable otherwise.	Urban Areas Code (Part 4)—particularly the specific outcomes in section 4.3.3 and the Bundamba Racecourse Stables Area Zone (division 16) Intensive Animal Husbandry Code (Part 12, division 8) Parking Code (Part 12, division 9)



Column 1 Defined use or use class <sup>134</sup>	Column 2 Assessment category <sup>135</sup>	Column 3 Relevant assessment criteria <sup>136</sup> —applicable code if development is self-assessable or requires code assessment
Wine Making	Impact Assessable	Urban Areas Code (Part 4)—particularly the specific outcomes in section 4.3.3 and the Bundamba Racecourse Stables Area Zone (division 16) Parking Code (Part 12, division 9)
<b>OTHER</b>		
Aviation Use—inconsistent use class [refer s 4.16.4(3)]	Impact Assessable	Urban Areas Code (Part 4)—particularly the specific outcomes in section 4.3.3 and the Bundamba Racecourse Stables Area Zone (division 16)
Carpark	Impact Assessable	Urban Areas Code (Part 4)—particularly the specific outcomes in section 4.3.3 and the Bundamba Racecourse Stables Area Zone (division 16) Parking Code (Part 12, division 9)
Community Use—inconsistent use if a cemetery, crematorium, emergency services depot, hospital or transit centre [refer s 4.16.4(3)]	Impact Assessable	Urban Areas Code (Part 4)—particularly the specific outcomes in section 4.3.3 and the Bundamba Racecourse Stables Area Zone (division 16) Community Use Code (Part 12, division 12) Parking Code (Part 12, division 9)
Correctional Centre—inconsistent use [refer s 4.16.4(3)]	Impact Assessable	Urban Areas Code (Part 4)—particularly the specific outcomes in section 4.3.3 and the Bundamba Racecourse Stables Area Zone (division 16)
Major Utility	Impact Assessable, if involving treatment or disposal of putrescible waste. Code Assessable otherwise.	Urban Areas Code (Part 4)—particularly the specific outcomes in section 4.3.3 and the Bundamba Racecourse Stables Area Zone (division 16)
Minor Utility	Exempt	
Temporary Use	Code Assessable	Temporary Use Code (Part 12, division 13) Urban Areas Code (Part 4)—particularly the specific outcomes in section 4.3.3 and the Bundamba Racecourse Stables Area Zone (division 16)
Tourist Facility	Impact Assessable	Urban Areas Code (Part 4)—particularly the specific outcomes in section 4.3.3 and the Bundamba Racecourse Stables Area Zone (division 16) Commercial and Industrial Code (Part 12, division 7) Recreation and Entertainment Code (Part 12, division 11) Parking Code (Part 12, division 9)
<b>Other (not defined)</b>	<b>Assessment Category</b>	<b>Relevant assessment criteria<sup>137</sup>—applicable code if development is self-assessable or requires code assessment</b>
All except use for a road <sup>138</sup>	Impact Assessable (refer s 2.2)	Urban Areas Code (Part 4)—particularly the specific outcomes in section 4.3.3 and the Bundamba Racecourse Stables Area Zone (division 16)

<sup>137</sup> For impact assessable development, 'relevant assessment criteria' are provided to assist the preparation of an application and in no way affect the regard given to the planning scheme as a whole in accordance with Section 3.5.5 of the IPA.

<sup>138</sup> All roads are included in a zone but use for a road is not defined. The table indicates that use for a road remains exempt under a planning scheme.





**Table 4.16.2: Assessment Categories and Relevant Assessment Criteria for Bundamba Racecourse Stables Area Zone—Other Development**

Column 1 Type of development	Column 2 Assessment category <sup>139</sup>	Column 3 Relevant assessment criteria <sup>140</sup> —applicable code if development is self-assessable or requires code assessment
Carrying out building work not associated with a material change of use <sup>141</sup>	Self Assessable <sup>142</sup> if building work on an existing building on site. Code Assessable if— (a) the Planning Scheme Building Matters Code is not complied with; or (b) building work other than on an existing building on the site.	If Self Assessable—Planning Scheme Building Matters Code (Part 12, division 16). If Code Assessable— (a) Urban Areas Code (Part 4)—particularly the specific outcomes in section 4.3.3 and the Bundamba Racecourse Stables Area Zone (division 16); (b) Planning Scheme Building Matters Code (Part 12, division 16).
Clearing of Vegetation—not associated with a material change of use	Exempt if involving vegetation clearing which complies with the acceptable solutions applicable to clause (5) in column 2 of Table 12.4.1 in the Vegetation Management Code (Part 12, division 4). Self Assessable if— (a) involving the clearing of 0.5 hectares or less of native vegetation in any five year period; and (b) the acceptable solutions of the applicable code for Self Assessable Development are complied with. Code Assessable if— (a) involving the clearing of more than 0.5 hectares of native vegetation in any five year period; or (b) the applicable code for Self Assessable Development is not complied with.	If Self Assessable—acceptable solutions applicable to clauses (1) to (4) in column 2 of Table 12.4.1 in the Vegetation Management Code (Part 12, division 4). If Code Assessable— (a) Urban Areas Code (Part 4)—particularly the specific outcomes in section 4.3.3 and the Bundamba Racecourse Stables Area Zone (division 16); (b) Vegetation Management Code (Part 12, division 4).
Earthworks—not associated with a material change of use	Exempt if earthworks which meet the criteria set out in Schedule 8. Code Assessable if the criteria for exempt do not apply.	Earthworks Code (Part 12, division 15) Urban Areas Code (Part 4)—particularly the specific outcomes in section 4.3.3 and the Bundamba Racecourse Stables Area Zone (division 16) Vegetation Management Code (Part 12, division 4)
Minor Building Work	Exempt, if— (a) the Planning Scheme Building Matters Code is complied with; and (b) the requisite number of parking spaces are provided for the use in accordance with Table 12.9.1 of the Parking Code (Part 12, division 9). Code Assessable otherwise.	If Code Assessable— (a) Urban Areas Code (Part 4)—particularly the specific outcomes in section 4.3.3 and the Bundamba Racecourse Stables Area Zone (division 16); (b) Planning Scheme Building Matters Code (Part 12, division 16); (c) Parking Code (Part 12 division 9).
Placing advertising device on premises	Exempt if an advertising device which meets the criteria set out in Schedule 9, Part 2. Impact Assessable if a billboard with a signface area of more than 6.0m <sup>2</sup> . Code Assessable otherwise.	Advertising Devices Code (Part 12, division 14) Urban Areas Code (Part 4)—particularly the specific outcomes in section 4.3.3 and the Bundamba Racecourse Stables Area Zone (division 16)

<sup>139</sup> Assessment categories may also be affected by overlays. See overlay maps to determine whether the land is affected.

<sup>140</sup> For impact assessable development, 'relevant assessment criteria' are provided to assist the preparation of an application and in no way affect the regard given to the planning scheme as a whole in accordance with section 3.5.5 of the IPA.

<sup>141</sup> See Ipswich Planning Scheme Users Guide 2 for examples that explain the type of development involved in different proposals.

<sup>142</sup> This does not include building work that under IPA Schedule 8, is exempt and cannot be made self-assessable or assessable by a planning scheme.



Column 1 Type of development	Column 2 Assessment category <sup>139</sup>	Column 3 Relevant assessment criteria <sup>140</sup> —applicable code if development is self-assessable or requires code assessment
Reconfiguring a lot <sup>143</sup>	Code Assessable	Reconfiguring a Lot Code (Part 12, division 5) Urban Areas Code (Part 4)—particularly the specific outcomes in section 4.3.3 and the Bundamba Racecourse Stables Area Zone (division 16) Vegetation Management Code (Part 12, division 4)
Carrying out operational work for reconfiguring a lot or in association with a material change of use <sup>143</sup>	Code Assessable if the reconfiguring or material change of use is assessable development.	Reconfiguring a Lot Code (Part 12, division 5) Earthworks Code (Part 12, division 15) <b>NOTE</b> The provisions of Planning Scheme Policy 3 – General Works may also apply depending on the nature of the operational work.
Other	Exempt	

<sup>143</sup> Under IPA, Schedule 9, the reconfiguring of a lot is exempt and cannot be made self-assessable or assessable by a planning scheme if the proposal is for amalgamating 2 or more lots, for a building format plan that does not subdivide the land, in relation to the Acquisition of Land Act 1967, or on Strategic Port Land.

