

## Division 18—Conservation Zone: Assessment Criteria and Assessment Tables

### 4.18.1 Conservation Zone

The provisions in this division relate to the Conservation Zone as follows—

- overall outcomes (section 4.18.2);
- specific outcomes and probable solutions as follows—
  - effects of development – general (section 4.18.3);
  - consistent and inconsistent uses, use classes and other development (section 4.18.4);
- assessment tables (Tables 4.18.1 and 4.18.2).

### 4.18.2 Overall Outcomes for Conservation Zone

- (1) The overall outcomes are the purpose of the Conservation Zone.

#### NOTE 4.18.2A

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 Conservation Zone are the following—

- (a) The Conservation Zone provides for the protection and management of the Principal Nature Conservation Areas within or adjoining urban areas, including—
- (i) areas or features of particular habitat significance;
  - (ii) the diversity of habitats for flora and fauna;
  - (iii) land which acts as wildlife corridors;
  - (iv) important areas of remnant, endangered, vulnerable, rare and other significant vegetation;
  - (v) significant wetlands; and
  - (vi) natural areas of particular importance in terms of scenic amenity;

to the general exclusion of the majority of land uses.

#### NOTE 4.18.2B

- (1) The Conservation Zone is depicted in two ways—
- (a) unbroken lines – representing committed conservation areas; and
  - (b) broken lines – indicative and subject to further detailed assessment.
- (2) Some of the land within the Conservation Zone is affected by development constraints, particularly bushfire hazard and flooding.
- (3) Refer to the overlay maps and Part 11 to determine whether a proposal is affected by an overlay.
- (b) Recreational activities are located and designed to avoid significant adverse impacts on environmental values, visual and scenic amenity values and ecological values.
- (c) Provision is made for nature based recreation experiences and other ecologically sustainable land uses where appropriate to the capacity of the land.
- (d) Uses and works within the Conservation Zone are located, designed and managed to—
- (i) conserve the natural features/values of the land;
  - (ii) maintain the conservation status of the land;
  - (iii) be compatible with surrounding uses and work, in particular any declared nature conservation areas, regional recreation parks or areas subject to a conservation agreement;
  - (iv) minimise soil erosion, landslip and siltation of watercourses and achieve sound catchment management practices;
  - (v) avoid modification of riparian areas;
  - (vi) maintain the scenic value and visual quality of areas within the zone, particularly prominent ridgelines and escarpments;
  - (vii) maintain the safety of people, buildings and works; and
  - (viii) avoid significant adverse effects on the natural environment.



- (e) Reconfigurations in the Conservation Zone are generally limited to the 'amalgamation' or 'consolidation' of existing lots to the general exclusion of most other lot reconfigurations.

### 4.18.3 Effects of Development – General

#### NOTE 4.18.3A

The specific outcomes which are sought to apply generally throughout the Conservation Zone are set out below.

#### Management Plans

##### (1) Specific Outcome

Bushland management plans and strategies are prepared and implemented for significant areas of native vegetation to deal with issues such as—

- (a) introduced plants and animals;
- (b) fire control;
- (c) fragmentation – loss of contiguous habitat;
- (d) eutrophication of stormwater runoff;
- (e) supplementary planting and natural regeneration;
- (f) appropriate public access, public use and low impact recreational activities which do not diminish environmental values;
- (g) restoring a diversification of habitat; and
- (h) dumping of rubbish.

#### Uses and Works

##### (2) Specific Outcomes

- (a) Uses and works (including any clearing) protect the native flora and fauna found in the area, blend with the surrounding landscape and conserve or enhance the scenic quality of the land having regard to—
  - (i) building height;
  - (ii) the colour and type of materials;
  - (iii) boundary clearances, in particular the potential affect on adjoining land;
  - (iv) building setbacks from the road network, in particular along Designated Roads;
  - (v) vegetation protection; and
  - (vi) the form, scale, bulk, style and siting of buildings, particularly within any bushfire risk areas.

- (b) Uses and works abutting conservation areas provide for compatible activity at the interface with the conservation areas, including provision for effective buffering measures, bushfire management plans and restricted access.

- (c) Wherever possible, sites used for buildings, and related works for eco-tourism and other uses encompass cleared land, or land outside the Conservation Zone.

#### Building Design and Placement

##### (3) Specific Outcomes

The design and placement of buildings ensures—

- (a) buildings generally remain subservient to and do not dominate the open landscape;
- (b) buildings maintain the visual prominence of any significant landmarks and conserve important view corridors;
- (c) buildings are not significantly affected by flooding or stormwater drainage;
- (d) buildings are sympathetic and respectful to places of cultural significance or streetscape value;
- (e) effective community safety measures are incorporated;
- (f) large expanses of blank wall are avoided, particularly where visually prominent;
- (g) obsolete or extraneous buildings are removed and/or screened from view;
- (h) attention is given to the design of roof forms and the placement of plant and equipment on sites with sloping topography or where areas are readily viewed from above.

##### (4) Probable Solutions – for sub-sections (3)(a) and (3)(b)

- (a) Buildings are generally limited to 1 storey in height and are kept low scale.
- (b) An additional storey is not provided unless appropriate with—
  - (i) the scale of adjoining development;
  - (ii) the extent of fall across the land; and
  - (iii) the character and amenity of the area and the overall townscape.



**(5) Operation of Road Network and Access****Specific Outcomes**

Uses are located and designed to—

- (a) ensure the safe and efficient operation of the road network;
- (b) 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;
- (c) avoid the creation of a new traffic hazard or increase an existing traffic hazard; and
- (d) not unduly interfere with ecological or hydrological processes or scenic values.

**Effluent Treatment and Disposal****(6) Specific Outcomes**

Uses and lots are able to be provided with adequate on-site effluent treatment and disposal<sup>154</sup>.

**Residential Amenity****(7) Specific Outcomes**

- (a) Non residential Uses and Works do not have a significant detrimental impact on the amenity of the surrounding area, including through the—
  - (i) operation of machinery or equipment;
  - (ii) emission of odours, noise, dust, waste products, light, electrical interference or otherwise;
  - (iii) disposal of sewerage effluent/wastewater and stormwater drainage into ground and surface waters; or
  - (iv) generation of traffic (including dust) travelling to and/or from the use.
- (b) Carpark areas are designed so not to detract from the visual amenity of conservation areas or to detract from the amenity of nearby residential areas.
- (c) Wherever possible, shared use of carparking areas occurs.

**Tourism or Major Recreation Facilities****(8) Specific Outcomes**

- (a) Conservation areas are protected as a managed open space system integrating conservation and recreation opportunities

and other sustainable land uses in keeping with the environmental and scenic values of the area.

- (b) Any tourist or major recreation facility—
  - (i) is provided with an adequate on-site potable water supply system of sufficient pressure and size to cater for both facility use and fire fighting purposes;
  - (ii) is provided with an adequate on-site effluent treatment and disposal system which does not adversely effect surface and groundwater;
  - (iii) is designed and positioned to ameliorate any adverse impacts on the environment and nearby residents;
  - (iv) maintains the character of the area, in particular that buildings 'blend' with the natural landscape and are of a scale that they do not dominate/affect the landscape, any view corridors or the appearance of the vegetated hillsides and ridgelines;
  - (v) are sympathetic and respectful of any places of cultural significance within or adjoining the land;
  - (vi) ensure, as far as possible, that the attraction should be the site's proximity to natural areas not the tourist facility itself;
  - (vii) is provided with all weather vehicular access;
  - (viii) provides a suitable number of 'pedestrian' access points to any trail destination parks, Environmental Education Visitor Centres or Regional Park;
  - (ix) does not diminish public access;
  - (x) ensure, as far as possible, that the location of vehicular access points does not permit traffic from entering the land via any unmade or unmaintained roads; and
  - (xi) wherever possible, utilises existing cleared land for the placement of buildings and related works, in lieu of clearing existing vegetation.

**Provision of Infrastructure****Specific Outcomes**

Infrastructure is—

- (a) provided to meet appropriate standards at the least whole-of-life cost, including avoiding unnecessary duplication; and

<sup>154</sup> For further information about requirements for on-site effluent treatment and disposal, refer to Plumbing and Drainage Act 2002 and the Queensland Plumbing and Wastewater Code.



- (b) comprised of components and materials that are readily accessible and available from local sources; and
- (c) readily integrated with existing systems and facilitates the orderly provision of future systems.

**(10) Probable Solutions – for sub-section (9)**

Infrastructure is provided to the standards stated in Part 13—Local Government Infrastructure Plan and Planning Scheme Policy 3—General Works.

**4.18.4 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 Conservation Zone—**

- (a) caretaker residential;
- (b) animal husbandry, if the lot is one hectare or more in area;
- (c) carrying out building work not associated with a material change of use, if building work on an existing building on site and if complying with the Planning Scheme Building Matters Code;
- (d) clearing of vegetation if complying with the Vegetation Management Code;
- (e) earthworks if complying with the Earthworks Code;
- (f) home based activity which complies with the Home Based Activities Code;
- (g) minor building work;
- (h) minor utility;
- (i) placing an advertising device on premises which complies with the Advertising Devices Code.

**(2) The following uses, use classes and other development categories are consistent with the outcomes sought for the Conservation 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) animal husbandry, if the lot is less than one hectare in area;
- (b) business use, if a broadcasting station;
- (c) carpark, if relating to 'natural area tourism' or 'ecotourism';
- (d) carrying out operational work for reconfiguring a lot or in association with a material change of use;
- (e) dual occupancy;
- (f) intensive animal husbandry, if a riding establishment or stable;
- (g) major utility;

- (h) night court;
- (i) park;
- (j) recreation use, if for the purposes of bush walking or nature observation;
- (k) reconfiguring a lot, if for farm restructuring or a 'consolidated lot' forming part of a 'rural property relocation subdivision';
- (l) single residential;
- (m) temporary accommodation;
- (n) temporary use;
- (o) tourist facility, if relating to 'natural area tourism' or 'ecotourism'.

**(3) The following uses, use classes and other development categories are inconsistent with the outcomes sought and are not located within the Conservation Zone; and constitute undesirable development which is unlikely to be approved—**

- (a) agriculture;
- (b) aviation use;
- (c) business use, unless a broadcasting station;
- (d) carpark, unless relating to 'natural area tourism' or 'ecotourism';
- (e) clearing of vegetation if not complying with the acceptable solutions in the Vegetation Management Code;
- (f) community use;
- (g) correctional centre;
- (h) display housing;
- (i) entertainment use;
- (j) extractive industry;
- (k) forestry;
- (l) general industry;
- (m) general store;
- (n) institutional residential;
- (o) intensive animal husbandry, unless a riding establishment or stable;
- (p) multiple residential;
- (q) nuclear industry;
- (r) plant nursery (wholesale);
- (s) reconfiguring a lot unless for farm restructuring or for a 'rural property relocation subdivision';
- (t) recreation use, unless for the purposes of bush walking or nature observation;
- (u) service trades use;
- (v) shopping centre;
- (w) special industry;
- (x) temporary sales office;
- (y) tourist facility, unless relating to 'natural area tourism' or 'ecotourism';
- (z) wine making.



**Table 4.18.1: Assessment Categories and Relevant Assessment Criteria for Conservation Zone—Making a Material Change of Use**

Column 1 Defined use or use class <sup>155</sup>	Column 2 Assessment category <sup>156</sup>	Column 3 Relevant assessment criteria <sup>157</sup> —applicable code if development is self-assessable or requires code assessment
<b>RESIDENTIAL</b>		
Caretaker Residential	Code Assessable	Urban Areas Code (Part 4)—particularly the specific outcomes in section 4.3.3 and the Conservation Zone (division 18) Residential Code (Part 12, division 6)
Display Housing— inconsistent use class [refer s 4.18.4(3)]	Impact Assessable	Urban Areas Code (Part 4)—particularly the specific outcomes in section 4.3.3 and the Conservation Zone (division 18) 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 Conservation Zone (division 18) 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 Conservation Zone (division 18)
Institutional Residential— inconsistent use class [refer s 4.18.4(3)]	Impact Assessable	Urban Areas Code (Part 4)—particularly the specific outcomes in section 4.3.3 and the Conservation Zone (division 18) Residential Code (Part 12, division 6) Parking Code (Part 12, division 9)
Multiple Residential— inconsistent use class [refer s 4.18.4(3)]	Impact Assessable	Urban Areas Code (Part 4)—particularly the specific outcomes in section 4.3.3 and the Conservation Zone (division 18) Residential Code (Part 12, division 6) Parking Code (Part 12, division 9)
Single Residential	Code Assessable	Urban Areas Code (Part 4)—particularly the specific outcomes in section 4.3.3 and the Conservation Zone (division 18) Residential Code (Part 12, division 6)
Temporary Accommodation	Impact Assessable	Urban Areas Code (Part 4)—particularly the specific outcomes in section 4.3.3 and the Conservation Zone (division 18) Residential Code (Part 12, division 6) Parking Code (Part 12, division 9)
<b>COMMERCIAL / INDUSTRIAL</b>		
Business Use— inconsistent use class, unless a broadcasting station [refer s 4.18.4(3)]	Impact Assessable	Urban Areas Code (Part 4)—particularly the specific outcomes in section 4.3.3 and the Conservation Zone (division 18) Commercial and Industrial Code (Part 12, division 7) Parking Code (Part 12, division 9)

<sup>155</sup> See Schedule 1 (dictionary), division 1 (defined uses and use classes).

<sup>156</sup> Assessment categories may also be affected by overlays. See overlay maps to determine whether the land is affected.

<sup>157</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>155</sup>	Column 2 Assessment category <sup>156</sup>	Column 3 Relevant assessment criteria <sup>157</sup> —applicable code if development is self-assessable or requires code assessment
Extractive Industry— inconsistent use [refer s 4.18.4(3)]	Impact Assessable	Urban Areas Code (Part 4)—particularly the specific outcomes in section 4.3.3 and the Conservation Zone (division 18)
General Industry— inconsistent use class [refer s 4.18.4(3)]	Impact Assessable	Urban Areas Code (Part 4)—particularly the specific outcomes in section 4.3.3 and the Conservation Zone (division 18) Commercial and Industrial Code (Part 12, division 7) Parking Code (Part 12, division 9)
General Store— inconsistent use class [refer s 4.18.4(3)]	Impact Assessable	Urban Areas Code (Part 4)—particularly the specific outcomes in section 4.3.3 and the Conservation Zone (division 18) Commercial and Industrial Code (Part 12, division 7) Parking Code (Part 12, division 9)
Nuclear Industry— inconsistent use [refer s 4.18.4(3)]	Impact Assessable	Urban Areas Code (Part 4)—particularly the specific outcomes in section 4.3.3 and the Conservation Zone (division 18) Commercial and Industrial Code (Part 12, division 7) Parking Code (Part 12, division 9)
Plant Nursery (Wholesale)— inconsistent use class [refer s 4.18.4(3)]	Impact Assessable	Urban Areas Code (Part 4)—particularly the specific outcomes in section 4.3.3 and the Conservation Zone (division 18) Commercial and Industrial Code (Part 12, division 7) Parking Code (Part 12, division 9)
Service Trades Use— inconsistent use class [refer s 4.18.4(3)]	Impact Assessable	Urban Areas Code (Part 4)—particularly the specific outcomes in section 4.3.3 and the Conservation Zone (division 18) Commercial and Industrial Code (Part 12, division 7) Parking Code (Part 12, division 9)
Shopping Centre— inconsistent use [refer s 4.18.4(3)]	Impact Assessable	Urban Areas Code (Part 4)—particularly the specific outcomes in section 4.3.3 and the Conservation Zone (division 18) Commercial and Industrial Code (Part 12, division 7) Parking Code (Part 12, division 9)
Special Industry— inconsistent use class [refer s 4.18.4(3)]	Impact Assessable	Urban Areas Code (Part 4)—particularly the specific outcomes in section 4.3.3 and the Conservation Zone (division 18) Commercial and Industrial Code (Part 12, division 7) Parking Code (Part 12, division 9)
Temporary Sales Office— inconsistent use class [refer s 4.18.4(3)]	Impact Assessable	Urban Areas Code (Part 4)—particularly the specific outcomes in section 4.3.3 and the Conservation Zone (division 18) Commercial and Industrial Code (Part 12, division 7) Parking Code (Part 12, division 9)
<b>RECREATION / ENTERTAINMENT</b>		
Entertainment Use— inconsistent use class [refer s 4.18.4(3)]	Impact Assessable	Urban Areas Code (Part 4)—particularly the specific outcomes in section 4.3.3 and the Conservation Zone (division 18) Recreation and Entertainment Code (Part 12, division 11) Parking Code (Part 12, division 9)
Night Court	Code Assessable	Urban Areas Code (Part 4)—particularly the specific outcomes in section 4.3.3 and the Conservation Zone (division 18)
Park	Code Assessable	Urban Areas Code (Part 4)—particularly the specific outcomes in section 4.3.3 and the Conservation Zone (division 18) Recreation and Entertainment Code (Part 12, division 11) Parking Code (Part 12, division 9)



Column 1 Defined use or use class <sup>155</sup>	Column 2 Assessment category <sup>156</sup>	Column 3 Relevant assessment criteria <sup>157</sup> —applicable code if development is self-assessable or requires code assessment
Recreation Use—inconsistent use class, unless for the purpose of bush walking or nature observation [refer s 4.18.4(3)]	Exempt, if for the purposes of bush walking or nature observation. Impact Assessable otherwise.	Urban Areas Code (Part 4)—particularly the specific outcomes in section 4.3.3 and the Conservation Zone (division 18) Recreation and Entertainment Code (Part 12, division 11) Parking Code (Part 12, division 9)
<b>RURAL</b>		
Agriculture—inconsistent use class [refer s 4.18.4(3)]	Impact Assessable	Urban Areas Code (Part 4)—particularly the specific outcomes in section 4.3.3 and the Conservation Zone (division 18)
Animal Husbandry	Exempt if continuation of an existing use unless involving vegetation clearing which does not comply with the 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). Code Assessable otherwise.	If Code Assessable— (a) Urban Areas Code (Part 4)—particularly the specific outcomes in section 4.3.3 and the Conservation Zone (division 18); (b) Vegetation Management Code (Part 12, division 4).
Forestry—inconsistent use class [refer s 4.18.4(3)]	Impact Assessable	Urban Areas Code (Part 4)—particularly the specific outcomes in section 4.3.3 and the Conservation Zone (division 18)
Intensive Animal Husbandry—inconsistent use class unless a riding establishment or stable [refer s 4.18.4(3)]	Code Assessable if a stable. Impact Assessable otherwise	Urban Areas Code (Part 4)—particularly the specific outcomes in section 4.3.3 and the Conservation Zone (division 18) Intensive Animal Husbandry Code (Part 12, division 8) Parking Code (Part 12, division 9)
Wine Making—inconsistent use class [refer s 4.18.4(3)]	Impact Assessable	Urban Areas Code (Part 4)—particularly the specific outcomes in section 4.3.3 and the Conservation Zone (division 18) Parking Code (Part 12, division 9)
<b>OTHER</b>		
Aviation Use—inconsistent use class [refer s 4.18.4(3)]	Impact Assessable	Urban Areas Code (Part 4)—particularly the specific outcomes in section 4.3.3 and the Conservation Zone (division 18)
Carpark—inconsistent use class unless relating to 'natural area tourism' or 'ecotourism' [refer s 4.18.4(3)]	Impact Assessable	Urban Areas Code (Part 4)—particularly the specific outcomes in section 4.3.3 and the Conservation Zone (division 18) Parking Code (Part 12, division 9)
Community Use—inconsistent use [refer s 4.18.4(3)]	Impact Assessable	Urban Areas Code (Part 4)—particularly the specific outcomes in section 4.3.3 and the Conservation Zone (division 18) Community Use Code (Part 12, division 12) Parking Code (Part 12, division 9)
Correctional Centre—inconsistent use [refer s 4.18.4(3)]	Impact Assessable	Urban Areas Code (Part 4)—particularly the specific outcomes in section 4.3.3 and the Conservation Zone (division 18)
Major Utility	Impact Assessable	Urban Areas Code (Part 4)—particularly the specific outcomes in section 4.3.3 and the Conservation Zone (division 18)
Minor Utility	Code Assessable	Urban Areas Code (Part 4)—particularly the specific outcomes in section 4.3.3 and the Conservation Zone (division 18)



Column 1 Defined use or use class <sup>155</sup>	Column 2 Assessment category <sup>156</sup>	Column 3 Relevant assessment criteria <sup>157</sup> —applicable code if development is self-assessable or requires code assessment
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 Conservation Zone (division 18)
Tourist Facility— inconsistent use class, unless relating to 'natural area tourism' or 'ecotourism' [refer s 4.18.4(3)]	Impact Assessable	Urban Areas Code (Part 4)—particularly the specific outcomes in section 4.3.3 and the Conservation Zone (division 18) Commercial and Industrial Code (Part 12, division 7) Recreation and Entertainment Code (Part 12, division 11) Residential Code (Part 12, division 6) Parking Code (Part 12, division 9)
Other (not defined)	Assessment Category	Relevant assessment criteria <sup>158</sup> —applicable code if development is self-assessable or requires code assessment
All except use for a road <sup>159</sup>	Impact Assessable (refer s 2.2)	Urban Areas Code (Part 4)—particularly the specific outcomes in section 4.3.3 and the Conservation Zone (division 18)
Road	Exempt if the use for a road is associated with the construction (including maintenance, rehabilitation or repair work) of existing roads. Code Assessable otherwise.	Urban Areas Code (Part 4)—particularly the specific outcomes in section 4.3.3 and the Conservation Zone (division 18)

<sup>158</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>159</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 4.18.2: Assessment Categories and Relevant Assessment Criteria for Conservation Zone—Other Development**

Column 1 Type of development	Column 2 Assessment category <sup>160</sup>	Column 3 Relevant assessment criteria <sup>161</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>162</sup>	Self Assessable <sup>163</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 Conservation Zone (division 18); (b) Planning Scheme Building Matters Code (Part 12, division 16).
Clearing of Vegetation—not associated with a material change of use—inconsistent development unless it complies with the Vegetation Management Code [refer s 4.18.4(3)]	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 the acceptable solutions of the applicable code for Self Assessable Development are complied with. Code Assessable if— (a) the applicable code for self assessable development is not complied with; and (b) involving the clearing of no more than 0.5 hectares of native vegetation in any five year period. Impact Assessable otherwise.	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 or Impact Assessable— (a) Vegetation Management Code (Part 12, division 4); (b) Urban Areas Code (Part 4)—particularly the specific outcomes in section 4.3.3 and the Conservation Zone (division 18).
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 Conservation Zone (division 18) 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 Conservation Zone (division 18); (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 1. Impact Assessable if a billboard with a signface area of more than 8.0m <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 Conservation Zone (division 18)

<sup>160</sup> Assessment categories may also be affected by overlays. See overlay maps to determine whether the land is affected.

<sup>161</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>162</sup> See Ipswich Planning Scheme Users Guide 2 for examples that explain the type of development involved in different proposals.

<sup>163</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>160</sup>	Column 3 Relevant assessment criteria <sup>161</sup> —applicable code if development is self-assessable or requires code assessment
Reconfiguring a lot—inconsistent development unless reconfiguration for farm restructuring or for a 'rural property relocation subdivision' [refer s 4.18.4(3)] <sup>164</sup>	Code Assessable if the reconfiguring is for farm restructuring or for a 'rural property relocation subdivision'. Impact Assessable otherwise.	Reconfiguring a Lot Code (Part 12, division 5) Urban Areas Code (Part 4)—particularly the specific outcomes in section 4.3.3 and the Conservation Zone (division 18) 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>164</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>164</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.

