

PART 9—TOWNSHIP AREAS

Division 1—Preliminary

9.1 Township Areas Provisions

- (1) The following provisions in this part comprise the Township Areas Code—
- compliance with the Township Areas Code (division 3, section 9.5);
 - overall outcomes for the Township Areas (division 3, section 9.6);
 - assessment criteria for each zone in the Township Areas as follows—
 - Township Residential Zone (division 4, sections 9.7 to 9.11);
 - Township Character Housing Zone (division 5, sections 9.12 to 9.16);
 - Township Character Mixed Use Zone (division 6, sections 9.17 to 9.21);
 - Township Business Zone (division 8, sections 9.27 to 9.30);
 - Showgrounds, Sport, Recreation, Service Trades and Trotting Zone (division 9, sections 9.31 to 9.34);
 - Special Uses Zone (division 10, sections 9.35 to 9.39).
- (2) The following provisions in this part relate to the assessment tables for the zones in the Township Areas—
- general provisions (division 2);
 - assessment tables for each zone (divisions 4-10, Tables 9.1 to 9.12, 9.14 and 9.15).

Division 2—General Provisions for Assessment Tables

9.2 Assessment Categories for Zones

The assessment categories¹ are identified for development in each zone in column 2 of tables 9.1 to 9.12, 9.14 and 9.15 as follows—

- (a) tables 9.1, 9.3, 9.5, 9.7, 9.9, 9.11 and 9.14—making a material change of use² for a defined use, or another use in a defined use class, listed in column 1; or

- (b) tables 9.2, 9.4, 9.6, 9.8, 9.10, 9.12 and 9.15—other development³ listed in column 1, including—
- (i) carrying out building work not associated with a material change of use;
 - (ii) minor building work;
 - (iii) placing an advertising device on premises;
 - (iv) clearing of vegetation, not associated with a material change of use;
 - (v) earthworks, not associated with a material change of use;
 - (vi) reconfiguring a lot;
 - (vii) carrying out operational work for reconfiguring a lot or in association with a material change of use.

9.3 Relevant Assessment Criteria for Self Assessable Development and Assessable Development in Each Zone

- (1) The relevant assessment criteria in each zone are referred to in column 3 of tables 9.1 to 9.12, 9.14 and 9.15.
- (2) For self assessable development and development requiring code assessment, the relevant assessment criteria are applicable codes.

9.4 Uses Consistent or Inconsistent with the Outcomes Sought for a Zone

- (1) In accordance with section 9.11, 9.16, 9.21, 9.26, 9.30, 9.34 and 9.39, as applicable, a defined use, use class or other development that is inconsistent with the outcomes sought for a zone is noted in column 1 of table 9.1 to 9.12, 9.14 and 9.15, as applicable to that zone.

¹ Information about assessment categories is provided in the Ipswich Planning Scheme User's Guide.

² Works associated with an application for a material change of use may be assessed together with the material change of use. Also, see Ipswich Planning Scheme Explanatory Notes giving examples that explain the type of development involved in different proposals.

³ See Ipswich Planning Scheme Users Guide 2 for examples that explain the type of development involved in different proposals.



- (2) If a defined use, use class or other development is not noted as inconsistent in column 1 of the applicable table, it is a consistent or potentially consistent use, use class or other development in accordance with section 9.11, 9.16, 9.21, 9.26, 9.30, 9.34 and 9.39, as applicable.

Division 3—Overall Outcomes for the Township Areas

9.5 Compliance with the Township Areas Code

Development that in the local government's opinion, is consistent with the specific outcomes for the relevant zone, complies with the Township Areas Code.

9.6 Overall Outcomes for Township Areas

- (1) The overall outcomes are the purpose of the Township Areas Code.

NOTE 9.6A

Sub-section (1) provides the link between the overall outcomes sought for the 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 Township Areas are the following—

NOTE 9.6B

- (1) The areas surrounding the towns of Harrisville, Peak Crossing, Grandchester and Calvert are constrained by a number of factors, including mining activities, good quality agricultural land, areas of ecological significance, flood prone land and areas of poor drainage.
- (2) The areas surrounding the town of Marburg are designated Rural Living Areas, whilst the areas around Calvert and Grandchester are designated Future Investigation Areas.
- (3) These constraints and potential opportunities have provided the townships with a clearly defined identity located within a mosaic of open space and rural lands.

Overall Vision

- (a) The Townships of Peak Crossing, Harrisville and Marburg are maintained as rural towns and as service centres to the surrounding rural areas, with Harrisville and Marburg retaining the appearance of a typical Queensland country town.

- (b) The Townships of Calvert and Grandchester are maintained generally in their current form pending their and the surrounding area's future potential development as urban areas.
- (c) Population growth is focussed and encouraged within the towns of Peak Crossing, Harrisville and Marburg.
- (d) Within the towns of Peak Crossing, Harrisville and Marburg a strong mix of complimentary land uses is provided to encourage the functionality of each town.

Community Identity

- (e) Well defined Township boundaries are created or maintained to engender a strong sense of community identity.

Housing

- (f) Within the towns of Calvert and Grandchester housing opportunities are limited to the existing lots within the towns.
- (g) Within the towns of Harrisville, Peak Crossing and Marburg, the additional supply of residential land is limited to opportunities for expansion on land immediately adjacent to the current town boundaries.
- (h) The historic character of Harrisville and parts of Marburg are retained through appropriate building design and through the continuation of the historic (grid pattern) subdivision layout styles and streetscape designs.

Amenity

- (i) There is a high standard of amenity in residential areas, and uses in these areas are compatible.
- (j) Buffers are provided and maintained between incompatible land uses.

Development Constraints

- (k) Uses and works are located and designed to minimise risks and nuisance to people and property.
- (l) Uses and works are designed to minimise impacts on the air, water, acoustic and visual qualities of the environment.

Infrastructure

- (m) Within the towns of Harrisville, Peak Crossing and Marburg, uses and works support the provision or extension of infrastructure to enable the township expansion opportunities.
- (n) Within the towns of Grandchester and Calvert, the provision or extension of infrastructure (if any) is to be limited to the existing town boundaries.



Townscape, Image and Cultural Heritage

- (o) Places of cultural significance and streetscape value are conserved and used for compatible uses.
- (p) Within Harrisville and parts of Marburg, the definitive elements of the township character including the 'timber and tin' housing style are integrated with the historic qualities of the streetscapes, and new buildings are designed to reinforce the existing township character.
- (q) Uses and works are designed and located in a manner which is appropriate and compatible with—
 - (i) identified places of cultural significance and streetscape value;
 - (ii) the extensive view corridors to the rural areas, hillsides, prominent ridgelines and peaks;
 - (iii) the maintenance of townscape significance, including existing building styles and local character, major approach routes and gateways and landmark features and sites; and
 - (iv) the character of the particular area in which the site is located.

Recreation, Open Space and Community Facilities

- (r) The open space network provides for accessible, useable and multiple purpose recreation and community facilities, consisting of both public and private lands.
- (s) An appropriate range of community facilities (including educational facilities) is provided in response to community needs.
- (t) Uses are designed to incorporate community safety and crime prevention principles.

Economic Development

- (u) The 'country towns' character is capitalised on to promote the tourism opportunities of the townships and in particular the historic main streets.

- (v) Within the towns of Harrisville, Peak Crossing and Marburg opportunities are provided to support local tourism through the provision of support services such as temporary accommodation (e.g. bed and breakfast accommodation), food and beverage outlets, retail outlets, local parks and rest areas and within Marburg, the use of the historic Marburg-Rosewood rail line for heritage rail trips.

Transport and Access

- (w) Conflict between local and through traffic and between pedestrians, cyclists, bridlepaths (in Marburg) and vehicles is minimised.
- (x) A system of bridlepathways increasing connectivity to the Marburg Showgrounds and Trotting Track is provided.
- (y) Pedestrian, cycle and vehicle connectivity and ease of mobility are provided within Marburg, Peak Crossing and Harrisville.
- (z) Adequate parking facilities are provided to serve proposed uses.

Zones

- (aa) The overall outcomes for each zone within the township areas as stated in the following sections—
 - (i) Township Residential Zone – section 9.8;
 - (ii) Township Character Housing Zone – section 9.13;
 - (iii) Township Character Mixed Use Zone – section 9.18;
 - (iv) Town Business Zone – section 9.28;
 - (v) Showgrounds, Sport, Recreation, Service Trades and Trotting Zone – section 9.32;
 - (vi) Special Uses Zone – section 9.36.



Division 4—Township Residential Zone: Assessment Criteria and Assessment Table

9.7 Township Residential Zone

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

- overall outcomes (section 9.8);
- specific outcomes and probable solutions as follows—
 - effects of development – general (section 9.9);
 - effects of development within Sub Areas (section 9.10);
 - consistent and inconsistent uses, use classes and other development (section 9.11);
- assessment tables (Tables 9.1 and 9.2)

9.8 Overall Outcomes for Township Residential Zone

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

NOTE 9.8A

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 Township Residential Zone are the following—
- (a) The Township Residential Zone caters primarily for low density, unsewered, township residential development and associated uses.
 - (b) Uses within the Township Residential Zone are provided with services such as reticulated water (excluding Calvert and Grandchester, which require adequate provision for on-site potable water storage), electricity, telecommunications, garbage services, adequate on-site effluent treatment and disposal, sealed roads, parks and some community facilities.
 - (c) Uses within the Township Residential Zone provide low density housing types and allotment sizes which provide appropriate effluent disposal outcomes.
 - (d) Uses and works within the Township Residential Zone are located and designed to maximise, where relevant, the efficient extension and safe operation of infrastructure.
 - (e) Uses and works within the Township Residential Zone are located, designed and managed to—

- (i) maintain residential amenity;
- (ii) maintain important aspects of the local character of the townships and the surrounding areas;
- (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 9.8B

- (1) Some of the land within the Township Residential Zone is affected by development constraints, particularly flooding.
- (2) The constrained land should not be further subdivided and provisions may need to be put in place regarding the design and siting of dwellings on vacant lots.
- (3) Refer to the overlay maps and Part 11 to determine whether a proposal is affected by an overlay.

9.9 Effects of Development – General

NOTE 9.9A

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

Residential Uses – Density and Character

(1) Specific Outcomes

Uses and works reflect the established built character, maintain amenity and protect and enhance important townscape and landscape elements within each township area having regard to—

- (a) building height;
- (b) lot sizes and dimensions, in particular that any new lot is consistent with appropriate on-site effluent treatment and disposal outcomes;
- (c) boundary clearances and the provision of space around buildings;
- (d) vegetation protection;
- (e) landscape treatment;
- (f) places of cultural significance or streetscape value; and
- (g) the form, scale, bulk, style, siting, orientation, roof lines, materials and detailing of buildings.

(2) Probable Solution – for sub-section (1)(a)

- (a) Buildings are generally limited to one storey in height.



- (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 overall townscape.

(3) Probable Solution – for sub-section (1)(b)

New lots have an overall dwelling density of 2.5 dwellings per hectare with a minimum lot size of 4000m² and frontage of 40 metres.

NOTE 9.9B

- (1) For Township Residential lot reconfiguration proposals, an on-site sewerage disposal envelope is to be nominated on the lot layout.
- (2) The envelope/on-site disposal area location should be established by testing and technical field reports that demonstrate the suitability of each site for on-site disposal, consideration to soil type, texture, and consideration to separation distances from constraints such as watercourses, dams, water catchment areas, bores and property boundaries.

Non Residential Uses

(4) Specific Outcomes

Each non-residential use—

- (a) fulfils a local community need; and
- (b) is accessible to the population it serves; and
- (c) 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
- (d) maintains a scale and appearance in keeping with the residential amenity and character of the area with adequate buffering or screening to nearby residential uses (both existing and proposed).

Vegetation and Landscaping

(5) Specific Outcomes

- (a) Appropriate landscaping, including street trees, is used to soften building outlines and enhance the overall appearance of each town.
- (b) Where possible, all significant trees are retained.
- (c) Uses and works at the rear of existing dwellings are designed to avoid adverse impact on established vegetation and the amenity of neighbouring properties.

Building Setbacks
(6) Specific Outcome

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.

Operation of Road Network and Access
(7) Specific Outcomes

Uses and works are located and designed to—

- (a) ensure the safe and efficient operation of the road network including the strategic road network as outlined in Map 4a and Map 4b in Schedule 7; and
- (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; and
- (c) avoid the creation of a new traffic hazard or any increase of an existing traffic hazard; and
- (d) avoid significant adverse effects (e.g. by noise or dust generated) from use of the road network; and
- (e) provide a practical means of vehicular access from each lot to a constructed and bitumen sealed road.

Provision of Infrastructure

(8) Specific Outcomes

Infrastructure is—

- (a) integrated with existing systems;
- (b) provided to primarily service township housing (including as a minimum a constructed bitumen sealed road, reticulated water (excluding the towns of Calvert and Grandchester), electricity, telecommunications and garbage services);
- (c) provided to meet appropriate standards (including avoiding unnecessary duplication), in particular that uses and lots within the towns of Calvert and Grandchester are provided with adequate on-site potable water storage; and
- (d) comprised of components and materials that are readily accessible and available from local sources.

(9) Probable Solutions – for sub-section (8)

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



Effluent Treatment and Disposal**(10) Specific Outcome**

Uses and lots are provided with adequate on-site effluent treatment and disposal⁴.

9.10 Effects of Development within Sub Areas**NOTE 9.10A**

- (1) The Township Residential Zone includes one (1) Sub Area, as outlined below.
- (2) The location of this Sub Area is—
 - (a) depicted on Zoning Map Z5; and
 - (b) described below.

Sub Area TR1 – land at William and James Streets, Marburg, Queen and George Streets, Marburg, Lawrence and Edward Streets, Marburg

NOTE 9.10B

- (1) These fifteen (15) parcels of existing lots, many of which are below the adopted flood level, are held in common ownership by various land owners.
- (2) It is intended that the grouping of lots (shown on Figure 9.1) be treated as one lot only for the purpose of using the land for residential purposes.

(1) Specific Outcomes

- (a) Lot sizes provide for adequate on-site effluent treatment and disposal.
- (b) Residential Uses are sited on the land to take into account the location of any development constraints, particularly flooding and drainage.
- (c) The land is provided with a reticulated water supply.
- (d) The land is provided with all weather vehicular access.

(2) Probable Solutions

- (a) The lot groups (as shown on Figure 9.1) are maintained.
- (b) The overall dwelling density is one (1) single residential use per lot grouping.
- (c) In respect of lot groupings 5 to 10, dwellings are located in that part of the lot grouping as shown on Figure 9.1.

9.11 Consistent and Inconsistent Uses, Use Classes and Other Development**Specific Outcomes**

- (1) The following defined uses, use classes and other development categories are consistent uses in the Township Residential Zone—
 - (a) agriculture, if the lot is 1ha or more in area;
 - (b) animal husbandry, if the lot is 1ha or more in area;
 - (c) caretaker residential;
 - (d) carrying out building work not associated with a material change of use, if there is an existing building on site and if complying with the Planning Scheme Building Matters Code;
 - (e) clearing of vegetation which complies with the Vegetation Management Code;
 - (f) earthworks not associated with a material change of use, and which comply with the Earthworks Code;
 - (g) home based activity which complies with the Home Based Activities Code;
 - (h) minor building work;
 - (i) minor utility;
 - (j) park, if not involving illuminated sporting activities;
 - (k) placing advertising devices on premises which complies with the Advertising Devices Code;
 - (l) single residential.
- (2) The following defined uses, use classes and other development categories are consistent with the outcomes sought for the Township Residential 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 the lot is less than 1ha in area;
 - (b) animal husbandry, if the lot is less than 1ha in area;
 - (c) carpark;
 - (d) carrying out operational work for reconfiguring a lot or in association with a material change of use;
 - (e) community use, unless a cemetery, crematorium, emergency services depot or transit centre;
 - (f) display housing;
 - (g) dual occupancy;
 - (h) general store, if operating between the hours of 6.00 a.m. to 9.00 p.m.;
 - (i) intensive animal husbandry, if a stable or riding establishment;
 - (j) major utility;

⁴ 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.



- Property Boundaries
- 'SMITH' Road Names
- '5' Lot Groupings - Township Residential Zone
- Dwelling to be located on this part of Lot Groupings 5-10

January 2006 **Legend**



Figure 9-1
Marburg Lot Groupings
-Township Residential Zone

- (k) multiple residential, unless a caravan park, or involving buildings more than 2 storeys in height;
 - (l) night court;
 - (m) park, if involving illuminated sporting activities;
 - (n) plant nursery (wholesale);
 - (o) recreation use, if for outdoor recreation;
 - (p) reconfiguring a lot;
 - (q) temporary accommodation;
 - (r) temporary sales office;
 - (s) temporary use;
 - (t) tourist facility;
 - (u) 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 Township Residential Zone; and constitute undesirable development which is unlikely to be approved—
- (a) aviation use;
 - (b) business use;
 - (c) community use, if a cemetery, crematorium, emergency services depot or transit centre;
 - (d) correctional centre;
 - (e) entertainment use;
 - (f) extractive industry;
 - (g) forestry;
 - (h) general industry;
 - (i) general store, if operating between the hours of 9.00 p.m. to 6.00 a.m.;
 - (j) institutional residential;
 - (k) intensive animal husbandry, unless a stable or riding establishment;
 - (l) multiple residential, if a caravan park or if involving buildings more than two storeys in height;
 - (m) nuclear industry;
 - (n) recreation use, if not for outdoor recreation;
 - (o) service/trades use;
 - (p) shopping centre;
 - (q) special industry.



Table 9.1: Assessment Categories and Relevant Assessment Criteria for Township Residential Zone—Making a Material Change of Use

Column 1 Defined use or use class ⁵	Column 2 Assessment category ⁶	Column 3 Relevant assessment criteria ⁷ —applicable code if development is self-assessable or requires code assessment
RESIDENTIAL		
Caretaker Residential	Code Assessable	Township Areas Code (Part 9)—particularly the specific outcomes for the Township Residential Zone (division 4) Residential Code (Part 12, division 6)
Display Housing	Code Assessable if involving only one dwelling. Impact Assessable otherwise.	Township Areas Code (Part 9)—particularly the specific outcomes for the Township Residential Zone (division 4) Residential Code (Part 12, division 6) Parking Code (Part 12, division 9)
Dual Occupancy	Code Assessable	Township Areas Code (Part 9)—particularly the specific outcomes for the Township Residential Zone (division 4) 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) Township Areas Code (Part 9)—particularly the specific outcomes for the Township Residential Zone (division 4).
Institutional Residential— inconsistent use class [refer s 9.11(3)]	Impact Assessable	Township Areas Code (Part 9)—particularly the specific outcomes for the Township Residential Zone (division 4) Residential Code (Part 12, division 6) Parking Code (Part 12, division 9)
Multiple Residential— inconsistent use, if— (a) a caravan park; or (b) involving buildings more than two storeys in height. [refer s 9.11(3)]	Impact Assessable	Township Areas Code (Part 9)—particularly the specific outcomes for the Township Residential Zone (division 4) Residential Code (Part 12, division 6) Parking Code (Part 12, division 9)
Single Residential	Self Assessable; or Code Assessable if — (a) the applicable code for Self Assessable development is not complied with; or (b) the land is situated within the TR1 Sub Area.	If Self Assessable—where the lot is 450m ² 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 ² 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) Township Areas Code (Part 9)—particularly the specific outcomes for the Township Residential Zone (division 4).
Temporary Accommodation	Impact Assessable	Township Areas Code (Part 9)—particularly the specific outcomes for the Township Residential Zone (division 4) Residential Code (Part 12, division 6) Parking Code (Part 12, division 9)

⁵ See Schedule 1 (dictionary), division 1 (defined uses and use classes).

⁶ Assessment categories may also be affected by overlays. See overlay maps to determine whether the land is affected.

⁷ 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 ⁵	Column 2 Assessment category ⁶	Column 3 Relevant assessment criteria ⁷ —applicable code if development is self-assessable or requires code assessment
COMMERCIAL / INDUSTRIAL		
Business Use—inconsistent use [refer s 9.11(3)]	Impact Assessable	Township Areas Code (Part 9)—particularly the specific outcomes for the Township Residential Zone (division 4) Commercial and Industrial Code (Part 12, division 7) Parking Code (Part 12, division 9)
Extractive Industry—inconsistent use [refer s 9.11(3)]	Impact Assessable	Township Areas Code (Part 9)—particularly the specific outcomes for the Township Residential Zone (division 4)
General Industry—inconsistent use [refer s 9.11(3)]	Impact Assessable	Township Areas Code (Part 9)—particularly the specific outcomes for the Township Residential Zone (division 4) 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 9.11(3)]	Impact Assessable	Township Areas Code (Part 9)—particularly the specific outcomes for the Township Residential Zone (division 4) Commercial and Industrial Code (Part 12, division 7) Parking Code (Part 12, division 9)
Nuclear Industry—inconsistent use [refer s 9.11(3)]	Impact Assessable	Township Areas Code (Part 9)—particularly the specific outcomes for the Township Residential Zone (division 4) Commercial and Industrial Code (Part 12, division 7) Parking Code (Part 12, division 9)
Plant Nursery (Wholesale)	Code Assessable, if involving land one hectare or more in area. Impact Assessable otherwise.	Township Areas Code (Part 9)—particularly the specific outcomes for the Township Residential Zone (division 4) 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 [refer s 9.11(3)]	Impact Assessable	Township Areas Code (Part 9)—particularly the specific outcomes for the Township Residential Zone (division 4) Commercial and Industrial Code (Part 12, division 7) Parking Code (Part 12, division 9)
Shopping Centre—inconsistent use [refer s 9.11(3)]	Impact Assessable	Township Areas Code (Part 9)—particularly the specific outcomes for the Township Residential Zone (division 4) Commercial and Industrial Code (Part 12, division 7) Parking Code (Part 12, division 9)
Special Industry—inconsistent use class [refer s 9.11(3)]	Impact Assessable	Township Areas Code (Part 9)—particularly the specific outcomes for the Township Residential Zone (division 4) Commercial and Industrial Code (Part 12, division 7) Parking Code (Part 12, division 9)
Temporary Sales Office	Code Assessable	Township Areas Code (Part 9)—particularly the specific outcomes for the Township Residential Zone (division 4). Commercial and Industrial Code (Part 12, division 7) Parking Code (Part 12, division 9)
RECREATION / ENTERTAINMENT		
Entertainment Use—inconsistent use [refer s 9.11(3)]	Impact Assessable	Township Areas Code (Part 9)—particularly the specific outcomes for the Township Residential Zone (division 4) Recreation and Entertainment Code (Part 12, division 11) Parking Code (Part 12, division 9)



Column 1 Defined use or use class ⁵	Column 2 Assessment category ⁶	Column 3 Relevant assessment criteria ⁷ —applicable code if development is self-assessable or requires code assessment
Night Court	Impact Assessable	Township Areas Code (Part 9)—particularly the specific outcomes for the Township Residential Zone (division 4)
Park	Exempt unless involving illuminated sporting activities. Code Assessable otherwise.	If Code Assessable— (a) Township Areas Code (Part 9)—particularly the specific outcomes for the Township Residential Zone (division 4); (b) Recreation and Entertainment Code (Part 12, division 11); (c) Parking Code (Part 12, division 9).
Recreation Use— inconsistent use if not for outdoor recreation [refer s 9.11(3)]	Impact Assessable	Township Areas Code (Part 9)—particularly the specific outcomes for the Township Residential Zone (division 4) Recreation and Entertainment Code (Part 12, division 11) Parking Code (Part 12, division 9)
RURAL		
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) Township Areas Code (Part 9)—particularly the specific outcomes for the Township Residential Zone (division 4); (a) 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) Township Areas Code (Part 9)—particularly the specific outcomes for the Township Residential Zone (division 4); (b) Vegetation Management Code (Part 12, division 4).
Forestry—inconsistent use [refer s 9.11(3)]	Impact Assessable	Township Areas Code (Part 9)—particularly the specific outcomes for the Township Residential Zone (division 4)
Intensive Animal Husbandry—inconsistent use class, unless a stable or riding establishment [refer s 9.11(3)]	Code Assessable if a stable within the Town of Marburg. Impact Assessable otherwise.	Township Areas Code (Part 9)—particularly the specific outcomes for the Township Residential Zone (division 4) Intensive Animal Husbandry Code (Part 12, division 8)
Wine Making	Impact Assessable	Township Areas Code (Part 9)—particularly the specific outcomes for the Township Residential Zone (division 4) Parking Code (Part 12, division 9)



Column 1 Defined use or use class ⁵	Column 2 Assessment category ⁶	Column 3 Relevant assessment criteria ⁷ —applicable code if development is self-assessable or requires code assessment
OTHER		
Aviation Use—inconsistent use class [refer s 9.11(3)]	Impact Assessable	Township Areas Code (Part 9)—particularly the specific outcomes for the Township Residential Zone (division 4)
Carpark	Impact Assessable	Township Areas Code (Part 9)—particularly the specific outcomes for the Township Residential Zone (division 4) Parking Code (Part 12, division 9)
Community Use—inconsistent use if a cemetery, crematorium, emergency services depot or transit centre [refer s 9.11(3)]	Impact Assessable	Township Areas Code (Part 9)—particularly the specific outcomes for the Township Residential Zone (division 4) Community Use Code (Part 12, division 12) Parking Code (Part 12, division 9)
Correctional Centre—inconsistent use [refer s 9.11(3)]	Impact Assessable	Township Areas Code (Part 9)—particularly the specific outcomes for the Township Residential Zone (division 4)
Major Utility	Impact Assessable, if involving treatment or disposal of putrescible waste. Code Assessable otherwise.	Township Areas Code (Part 9)—particularly the specific outcomes for the Township Residential Zone (division 4)
Minor Utility	Exempt	
Temporary Use	Code Assessable	Temporary Use Code (Part 12, division 13) Township Areas Code (Part 9)—particularly the specific outcomes for the Township Residential Zone (division 4)
Tourist Facility	Impact Assessable	Township Areas Code (Part 9)—particularly the specific outcomes for the Township Residential Zone (division 4) 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 criteria⁸—applicable code if development is self-assessable or requires code assessment
All except use for a road ⁹	Impact Assessable (refer s 2.2)	Township Areas Code (Part 9)—particularly the specific outcomes for the Township Residential Zone (division 4)

⁸ 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.

⁹ 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 9.2: Assessment Categories and Relevant Assessment Criteria for Township Residential Zone—Other Development

Column 1 Type of development	Column 2 Assessment category ¹⁰	Column 3 Relevant assessment criteria ¹¹ —applicable code if development is self-assessable or requires code assessment
Carrying out building work not associated with a material change of use ¹²	Self Assessable ¹³ if there is an existing building on site. Code Assessable if— (a) the Planning Scheme Building Matters Code is not complied with; or (b) no existing building on the site.	If Self Assessable—Planning Scheme Building Matters Code (Part 12, division 16). If Code Assessable— (a) Township Areas Code (Part 9)—particularly the specific outcomes for the Township Residential Zone (division 4); (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) Township Areas Code (Part 9)—particularly the specific outcomes for the Township Residential Zone (division 4). (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) Township Areas Code (Part 9)—particularly the specific outcomes for the Township Residential Zone (division 4) 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) Township Areas Code (Part 9)—particularly the specific outcomes for the Township Residential Zone (division 4); (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 ² . Code Assessable otherwise.	Advertising Devices Code (Part 12, division 14) Township Areas Code (Part 9)—particularly the specific outcomes for the Township Residential Zone (division 4)

¹⁰ Assessment categories may also be affected by overlays. See overlay maps to determine whether the land is affected.

¹¹ 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.

¹² See Ipswich Planning Scheme Users Guide 2 for examples that explain the type of development involved in different proposals.

¹³ 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 ¹⁰	Column 3 Relevant assessment criteria ¹¹ —applicable code if development is self-assessable or requires code assessment
Reconfiguring a lot ¹⁴	Code Assessable	Reconfiguring a Lot Code (Part 12, division 5) Township Areas Code (Part 9)—particularly the specific outcomes for the Township Residential Zone (division 4) Vegetation Management Code (Part 12, division 4)
Carrying out operational work for reconfiguring a lot or in association with a material change of use ¹⁴	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) NOTE The provisions of Planning Scheme Policy 3 – General Works may also apply depending on the nature of the operational work.
Other	Exempt	

¹⁴ 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.



Division 5—Township Character Housing Zone: Assessment Criteria and Assessment Tables

9.12 Township Character Housing Zone

The provisions in this division relate to the Township Character Housing Zone as follows—

- overall outcomes (section 9.13);
- specific outcomes and probable solutions as follows—
 - effects of development – general (section 9.14);
 - effects of development within Sub Areas (section 9.15);
 - consistent and inconsistent uses, use classes and other development (section 9.16);
- assessment tables (Tables 9.3 and 9.4).

9.13 Overall Outcomes for the Township Character Housing Zone

- (1) The overall outcomes are the purpose of the Township Character Housing Zone.

NOTE 9.13A

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 Township Character Housing Zone are the following—
- (a) The existing 'timber and tin' historic character of the zone is maintained through the conservation of mature plantings and pre-1946 buildings.
 - (b) New uses and works are designed in a manner compatible with the zone's established and preferred character.

NOTE 9.13B

Key character provisions for this zone include—

- (a) demolition and removal controls for pre-1946 buildings (refer to Assessment Table 9.4); and
 - (b) sympathetic design guidelines which strongly reflect pre-1946 architectural themes (refer to the Character Code – Part 12, division 10).
- (c) The Township Character Housing Zone caters primarily for unsewered, township residential development and associated uses, to the general exclusion of most other uses.
- (d) Uses within the Township Character Housing Zone provide primarily low density housing types and lot sizes in response to community housing needs.

- (e) Non-residential uses are excluded unless appropriately located and designed, low key uses which service the day to day needs of the local community.
- (f) Uses within the Township Character Housing Zone are provided with urban services such as reticulated water, sealed roads, parks and other community facilities.
- (g) Uses and works within the Township Character Housing Zone are located and designed to maximise the efficient extension and safe operation of infrastructure.
- (h) Uses and works within the Township Character Housing Zone are located, designed and managed to—
 - (i) maintain residential amenity;
 - (ii) be compatible with other uses and works;
 - (iii) avoid significant adverse effects on the natural environment; and
 - (iv) maintain the safety of people, buildings and works.

NOTE 9.13C

- (1) The Township Character Housing Zone is predominantly used for detached housing, with a strong heritage character evident in the dominance of traditional painted timber houses.
- (2) Most of the dwellings are of a single storey.
- (3) Future uses and works retain the low density residential nature of the zone, and maintain and enhance the identified historic character.
- (4) Some of the land within the Township Character Housing Zone is affected by development constraints, particularly flooding.
- (5) Refer to the overlay maps and Part 11 to determine whether a proposal is affected by an overlay.

9.14 Effects of Development – General

NOTE 9.14A

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

Character and Density

(1) Specific Outcomes

- (a) The existing historic built character of the Zone is maintained through the conservation of pre-1946 buildings and mature plantings, with a particular focus on retention of the existing building styles and building alignments.



- (b) Pre-1946 buildings are conserved by—
- (i) retaining intact, pre-1946 buildings at the front of new development (i.e. facing the street); and
 - (ii) restoring or reconstructing, where possible pre-1946 buildings which have been altered.
- (c) New uses and works reflect the established and preferred built character, maintain amenity and protect and enhance important townscape and landscape elements within local areas having regard to—
- (i) building height;
 - (ii) dwelling density;
 - (iii) lot sizes and dimensions;
 - (iv) boundary clearances and the provision of space around buildings;
 - (v) access to natural light and ventilation;
 - (vi) privacy;
 - (vii) noise attenuation;
 - (viii) vegetation protection;
 - (ix) landscape treatment;
 - (x) places of cultural significance and streetscape value; and
 - (xi) the form, scale, bulk, style, siting, orientation, roof lines and shapes, rhythm, materials, colours and detailing of buildings.
- (d) Infill development mainly in the form of new single residential uses or dual occupancies, is located—
- (i) as redevelopment of sites which—
 - (A) contain pre-1946 buildings which have been significantly altered to the extent that they have lost their cultural and streetscape character significance; or
 - (B) contain buildings with an architectural style from the post second world war period (i.e. buildings erected after 1946); or
 - (ii) on large allotments, at the rear of existing buildings, and subject to an assessment of—
 - (A) the impact on established vegetation and the amenity of neighbouring properties; and
 - (B) the ability to treat and dispose of effluent on site.
- (e) Appropriate uses and works are characterised by individual buildings reflecting the Zones existing traditional detached housing character.
- (f) Careful attention is given to the design and placement of new buildings within the Zone.
- (2) Probable Solutions – for sub-section (1)(c)(i) and (iv)**
- (a) Buildings are generally in the range of one to two storeys in height (including single storey, high set), with an emphasis placed on elevated buildings on stumps, consistent with the height of adjoining buildings.
 - (b) An additional storey is not provided unless appropriate with regard to—
 - (i) the character and amenity of the area and the overall townscape;
 - (ii) the scale of adjoining development and the predominant height of buildings within the street;
 - (iii) the retention of important view corridors;
 - (iv) the retention of the significance of landmark sites and structures; and
 - (v) the extent of fall across the site.
 - (c) Buildings are setback to the alignment of adjoining buildings and are aligned parallel with the street frontages, unless it can be demonstrated that an alternative arrangement is suitable with regard to the character and amenity of the area and the overall townscape.

NOTE 9.14B

- (1) The Character Code (see Part 12, division 10) sets out the planning scheme requirements and design guidelines for collective qualities and visual cohesion; scale, form, mass and rhythm; roof form, roof top design and skyline elements; subdivision pattern; setbacks and spacing; corner sites; pedestrian access; stairways; fenestration; building articulation; facade elements; raising, lowering or building underneath a character building; fences; carparking and vehicular access; service areas; street furniture and paving; materials; colour; signage; demolition and removal; adaptive reuse; vegetation, landscaping and character trees; and dealing with difficult topography.
- (2) The Residential Code (see Part 12, division 6) provides additional planning scheme requirements and guidelines for guidelines for privacy, noise, lighting, climate control, recreation space, safety and security and specific types of residential uses.



Non Residential Uses**(3) Specific Outcomes**

Each non-residential use—

- (a) fulfils a local community need; and
- (b) is accessible to the population it serves; and
- (c) where possible co-locates with other non residential uses but does not contribute to undesirable commercial ribbon development; and
- (d) 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
- (e) 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).

Vegetation and Landscaping**(4) Specific Outcomes**

- (a) Appropriate landscaping, including street trees, is used to soften building outlines and enhance the overall appearance of the area.
- (b) All significant trees are retained, where possible.

NOTE 9.14C

Uses and works situated at L1 RP21451 and L1 RP21452 Queen Street, Harrisville (referred to as “Muller’s Property”) are to retain the existing mature trees for the established koala colony.

- (c) Uses and works at the rear of existing dwellings are designed to avoid adverse impact on established vegetation and the amenity of neighbouring properties.

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

Uses and works are located and designed to—

- (a) ensure the safe and efficient operation of the road network; and
- (b) avoid multiple access points along major roads; and
- (c) avoid significant adverse effects (e.g. by noise or dust generated) from use of the road network.

Provision of Infrastructure**(6) Specific Outcomes**

Infrastructure is—

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

(7) Probable Solutions – for sub-section (6)

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

Effluent Treatment and Disposal**(8) Specific Outcomes**

Uses and lots are provided with adequate on-site effluent treatment and disposal¹⁵.

9.15 Effects of Development within Sub Areas**NOTE 9.15A**

- (1) The Township Character Housing Zone includes one (1) Sub Area, as outlined below.
- (2) The location of this Sub Area is—
 - (a) depicted on Zoning Map Z47; and
 - (b) described below.

Sub Area TCH1 – land at Pollock Street, Harrisville, Queen Street, Harrisville and off Post Office Lane, Harrisville**NOTE 9.15B**

- (1) These ten (10) parcels of existing lots, many of which are below the adopted flood level, are held in common ownership by various land owners.
- (2) It is intended that the grouping of lots (shown on Figure 9.2) be treated as one lot only for the purpose of using the land for residential purposes.

(1) Specific Outcomes

- (a) Lot sizes provide for adequate on-site effluent treatment and disposal.
- (b) Residential Uses are sited on the land to take into account the location of any development constraints, particularly flooding and drainage.
- (c) The land is provided with a reticulated water supply.
- (d) The land is provided with all weather vehicular access.

¹⁵ 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.



- Property Boundaries
- 'SMITH' Road Names
- '3' Lot Groupings - Township Character Housing Zone

January 2006 **Legend**

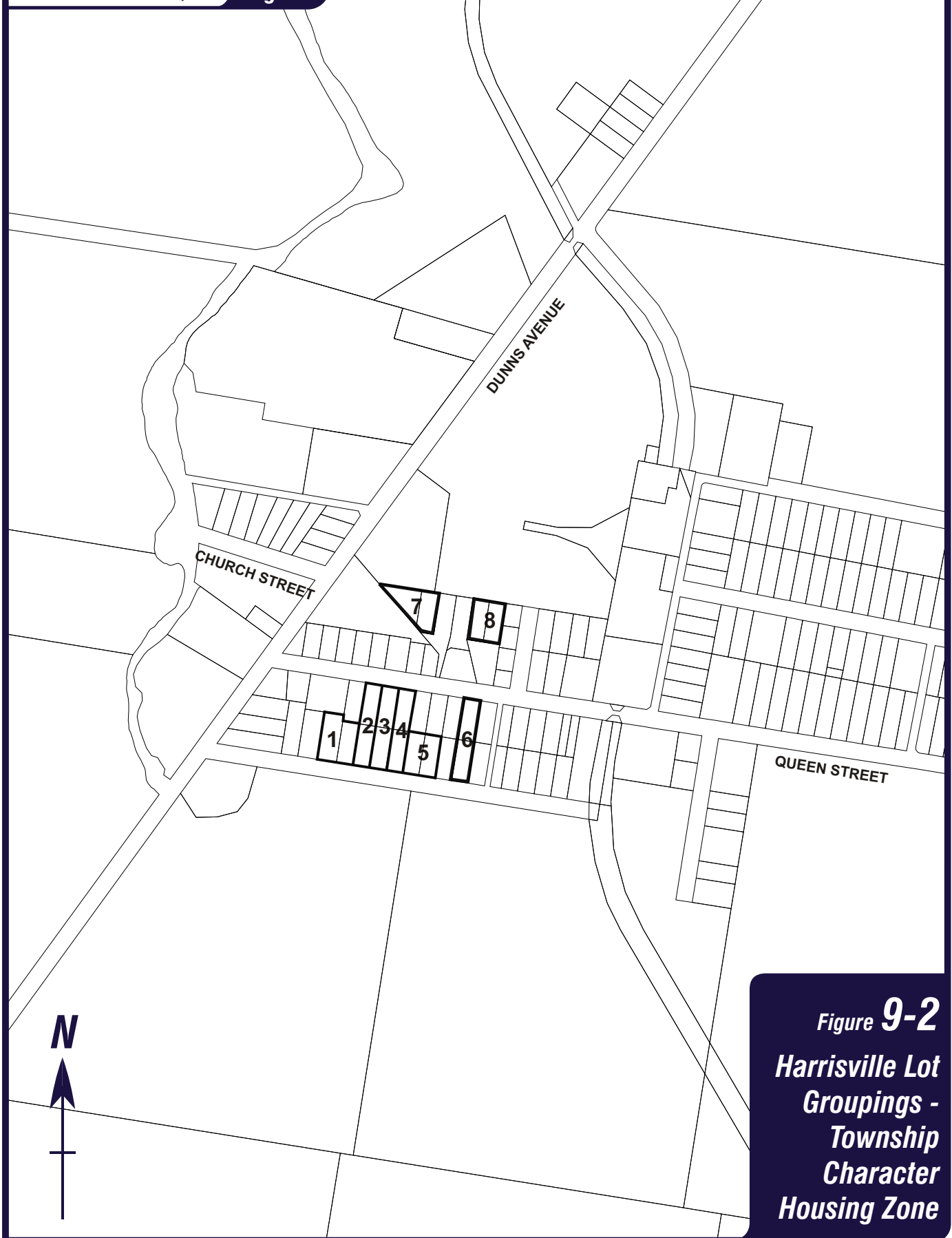


Figure 9-2
Harrisville Lot Groupings - Township Character Housing Zone

- (2) **Probable Solutions – for sub-section (1)**
- (a) The lot groups (as shown on Figure 9.2) are maintained.
 - (b) The overall dwelling density is one (1) single residential use per lot grouping.
 - (c) Dwellings are located in that part of the lot grouping as shown on Figure 9.2.

9.16 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 Township Character Housing Zone—
- (a) agriculture, if the lot is 1ha or more in area;
 - (b) animal husbandry, if the lot is 1ha or more in area;
 - (c) caretaker residential;
 - (d) carrying out building work not associated with a material change of use, if complying with the Character Code;
 - (e) clearing of vegetation which complies with the Vegetation Management Code;
 - (f) earthworks not associated with a material change of use and which complies with the Earthworks Code;
 - (g) home based activity which complies with the Home Based Activities Code;
 - (h) minor utility;
 - (i) park, if not involving illuminated sporting activities;
 - (j) placing an advertising device on premises which complies with the Advertising Devices Code;
- (2) The following uses and use classes and other development categories are consistent with the outcomes sought for the Township Character Housing 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 the lot is less than 1ha in area;
 - (b) animal husbandry, if the lot is less than 1ha in area;
 - (c) car park;
 - (d) carrying out operational work for reconfiguring a lot or in association with a material change of use;
 - (e) community use, unless a cemetery, crematorium, emergency services depot or transit centre;
 - (f) display housing;
 - (g) dual occupancy;
 - (h) general store, if operating between the hours of 6.00 a.m. to 9.00 p.m.;
 - (i) intensive animal husbandry, if a stable or riding establishment;

- (j) major utility;
- (k) multiple residential, unless a caravan park or involving buildings more than 2 storeys in height;
- (l) night court;
- (m) park, if involving illuminated sporting activities;
- (n) plant nursery (wholesale);
- (o) reconfiguring a lot;
- (p) single residential;
- (q) temporary accommodation, if a bed and breakfast establishment, boarding house or motel;
- (r) temporary sales office;
- (s) temporary use;
- (t) tourist facility;
- (u) wine making.

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

- (a) aviation use;
- (b) business use;
- (c) community use, if a cemetery, crematorium, emergency services depot or transit centre;
- (d) correctional centre;
- (e) demolition or removal of a place of cultural significance or streetscape value, unless listed as exempt or unless there is no prudent or feasible alternative;
- (f) entertainment use;
- (g) extractive industry;
- (h) forestry;
- (i) general industry;
- (j) general store, if operating between the hours of 9.00 p.m. to 6.00 a.m.;
- (k) institutional residential;
- (l) intensive animal husbandry, unless a stable or riding establishment;
- (m) multiple residential, if a caravan park, or if involving buildings more than 2 storeys in height;
- (n) nuclear industry;
- (o) recreation use;
- (p) service trades use;
- (q) shopping centre;
- (r) special industry;
- (s) temporary accommodation, unless a bed and breakfast establishment, boarding house or motel.



Table 9.3: Assessment Categories and Relevant Assessment Criteria for Township Character Housing Zone—Making a Material Change of Use

Column 1 Defined use or use class ¹⁶	Column 2 Assessment category ¹⁷	Column 3 Relevant assessment criteria ¹⁸ —applicable code if development is self-assessable or requires code assessment
RESIDENTIAL		
Caretaker Residential	Code Assessable	Township Areas Code (Part 9)—particularly the specific outcomes for the Township Character Housing Zone (division 5) Character Code (Part 12, division 10) Residential Code (Part 12, division 6)
Display Housing	Code Assessable if involving only one dwelling. Impact Assessable otherwise.	Township Areas Code (Part 9)—particularly the specific outcomes for the Township Character Housing Zone (division 5) Character Code (Part 12, division 10) Residential Code (Part 12, division 6) Parking Code (Part 12, division 9)
Dual Occupancy	Impact Assessable.	Township Areas Code (Part 9)—particularly the specific outcomes for the Township Character Housing Zone (division 5) Character Code (Part 12, division 10) 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) Township Areas Code (Part 9)—particularly the specific outcomes for the Township Character Housing Zone (division 5); (c) Character Code (Part 12, division 10).
Institutional Residential—inconsistent use class [refer s 9.16(3)]	Impact Assessable	Township Areas Code (Part 9)—particularly the specific outcomes for the Township Character Housing Zone (division 5) Character Code (Part 12, division 10) Residential Code (Part 12, division 6) Parking Code (Part 12, division 9)
Multiple Residential—inconsistent use if— (a) a caravan park; or (b) involving buildings more than 2 storeys in height. [refer s 9.16(3)]	Impact Assessable	Township Areas Code (Part 9)—particularly the specific outcomes for the Township Character Housing Zone (division 5) Character Code (Part 12, division 10) Residential Code (Part 12, division 6) Parking Code (Part 12, division 9)
Single Residential	Self Assessable where involving the change of use of a building which was originally designed for use as a dwelling. Code Assessable otherwise.	Township Areas Code (Part 9)—particularly the specific outcomes for the Township Character Housing Zone (division 5) Character Code (Part 12, division 10) Residential Code (Part 12, division 6)

¹⁶ See Schedule 1 (dictionary), division 1 (defined uses and use classes).

¹⁷ Assessment categories may also be affected by overlays. See overlay maps to determine whether the land is affected.

¹⁸ 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 ¹⁶	Column 2 Assessment category ¹⁷	Column 3 Relevant assessment criteria ¹⁸ —applicable code if development is self-assessable or requires code assessment
Temporary Accommodation—inconsistent use class unless a bed & breakfast establishment, boarding house or motel [refer s 9.16(3)]	Impact Assessable	Township Areas Code (Part 9)—particularly the specific outcomes for the Township Character Housing Zone (division 5) Character Code (Part 12, division 10) Residential Code (Part 12, division 6) Parking Code (Part 12, division 9)
COMMERCIAL / INDUSTRIAL		
Business Use—inconsistent use class [refer s 9.16(3)]	Impact Assessable	Township Areas Code (Part 9)—particularly the specific outcomes for the Township Character Housing Zone (division 5) Commercial and Industrial Code (Part 12, division 7) Parking Code (Part 12, division 9) Character Code (Part 12, division 10)
Extractive Industry—inconsistent use [refer s 9.16(3)]	Impact Assessable	Township Areas Code (Part 9)—particularly the specific outcomes for the Township Character Housing Zone (division 5)
General Industry—inconsistent use class [refer s 9.16(3)]	Impact Assessable	Township Areas Code (Part 9)—particularly the specific outcomes for the Township Character Housing Zone (division 5) Commercial and Industrial Code (Part 12, division 7) Parking Code (Part 12, division 9) Character Code (Part 12, division 10)
General Store—inconsistent use if operating between the hours of 9.00 p.m. to 6.00 a.m. [refer s 9.16(3)]	Impact Assessable	Township Areas Code (Part 9)—particularly the specific outcomes for the Township Character Housing Zone (division 5) Commercial and Industrial Code (Part 12, division 7) Parking Code (Part 12, division 9) Character Code (Part 12, division 10)
Nuclear Industry—inconsistent use [refer s 9.16(3)]	Impact Assessable	Township Areas Code (Part 9)—particularly the specific outcomes for the Township Character Housing Zone (division 5) Commercial and Industrial Code (Part 12, division 7) Parking Code (Part 12, division 9) Character Code (Part 12, division 10)
Plant Nursery (Wholesale)	Code Assessable, if involving land one hectare or more in area. Impact Assessable otherwise.	Township Areas Code (Part 9)—particularly the specific outcomes for the Township Character Housing Zone (division 5) Vegetation Management Code (Part 12, division 4) Commercial and Industrial Code (Part 12, division 7) Parking Code (Part 12, division 9) Character Code (Part 12, division 10)
Service Trades Use—inconsistent use class [refer s 9.16(3)]	Impact Assessable	Township Areas Code (Part 9)—particularly the specific outcomes for the Township Character Housing Zone (division 5) Commercial and Industrial Code (Part 12, division 7) Parking Code (Part 12, division 9) Character Code (Part 12, division 10)
Shopping Centre—inconsistent use [refer s 9.16(3)]	Impact Assessable	Township Areas Code (Part 9)—particularly the specific outcomes for the Township Character Housing Zone (division 5) Commercial and Industrial Code (Part 12, division 7) Parking Code (Part 12, division 9) Character Code (Part 12, division 10)



Column 1 Defined use or use class ¹⁶	Column 2 Assessment category ¹⁷	Column 3 Relevant assessment criteria ¹⁸ —applicable code if development is self-assessable or requires code assessment
Special Industry—inconsistent use class [refer s 9.16(3)]	Impact Assessable	Township Areas Code (Part 9)—particularly the specific outcomes for the Township Character Housing Zone (division 5) Commercial and Industrial Code (Part 12, division 7) Parking Code (Part 12, division 9) Character Code (Part 12, division 10)
Temporary Sales Office	Code Assessable	Township Areas Code (Part 9)—particularly the specific outcomes for the Township Character Housing Zone (division 5) Commercial and Industrial Code (Part 12, division 7) Parking Code (Part 12, division 9) Character Code (Part 12, division 10)
RECREATION / ENTERTAINMENT		
Entertainment Use—inconsistent use class [refer s 9.16(3)]	Impact Assessable	Township Areas Code (Part 9)—particularly the specific outcomes for the Township Character Housing Zone (division 5) Recreation and Entertainment Code (Part 12, division 11) Parking Code (Part 12, division 9) Character Code (Part 12, division 10)
Night Court	Impact Assessable	Township Areas Code (Part 9)—particularly the specific outcomes for the Township Character Housing Zone (division 5) Character Code (Part 12, division 10)
Park	Exempt unless involving illuminated sporting activities. Code Assessable otherwise.	If Code Assessable— (a) Township Areas Code (Part 9)—particularly the specific outcomes for the Township Character Housing Zone (division 5); (b) Recreation and Entertainment Code (Part 12, division 11); (c) Parking Code (Part 12, division 9); (d) Character Code (Part 12, division 10).
Recreation Use—inconsistent use class [refer s 9.16(3)]	Impact Assessable	Township Areas Code (Part 9)—particularly the specific outcomes for the Township Character Housing Zone (division 5) Recreation and Entertainment Code (Part 12, division 11) Parking Code (Part 12, division 9) Character Code (Part 12, division 10)
RURAL		
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) Township Areas Code (Part 9)—particularly the specific outcomes for the Township Character Housing Zone (division 5); (b) Vegetation Management Code (Part 12, division 4).



Column 1 Defined use or use class ¹⁶	Column 2 Assessment category ¹⁷	Column 3 Relevant assessment criteria ¹⁸ —applicable code if development is self-assessable or requires code assessment
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) Township Areas Code (Part 9)—particularly the specific outcomes for the Township Character Housing Zone (division 5); (b) Vegetation Management Code (Part 12, division 4).
Forestry—inconsistent use class [refer s 9.16(3)]	Impact Assessable	Township Areas Code (Part 9)—particularly the specific outcomes for the Township Character Housing Zone (division 5)
Intensive Animal Husbandry—inconsistent use class unless a riding establishment or stable [refer s 9.16(3)]	Impact Assessable	Township Areas Code (Part 9)—particularly the specific outcomes for the Township Character Housing Zone (division 5) Intensive Animal Husbandry Code (Part 12, division 8) Parking Code (Part 12, division 9)
Wine Making	Impact Assessable	Township Areas Code (Part 9)—particularly the specific outcomes for the Township Character Housing Zone (division 5) Parking Code (Part 12, division 9)
OTHER		
Aviation Use—inconsistent use class [refer s 9.16(3)]	Impact Assessable	Township Areas Code (Part 9)—particularly the specific outcomes for the Township Character Housing Zone (division 5)
Carpark	Impact Assessable	Township Areas Code (Part 9)—particularly the specific outcomes for the Township Character Housing Zone (division 5) Parking Code (Part 12, division 9) Character Code (Part 12, division 10)
Community Use—inconsistent use if a cemetery, crematorium, emergency services depot or transit centre [refer s 9.16(3)]	Impact Assessable	Township Areas Code (Part 9)—particularly the specific outcomes for the Township Character Housing Zone (division 5) Community Use Code (Part 12, division 12) Parking Code (Part 12, division 9) Character Code (Part 12, division 10)
Correctional Centre—inconsistent use [refer s 9.16(3)]	Impact Assessable	Township Areas Code (Part 9)—particularly the specific outcomes for the Township Character Housing Zone (division 5) Character Code (Part 12, division 10) Parking Code (Part 12, division 9)
Major Utility	Impact Assessable, if involving treatment or disposal of putrescible waste. Code Assessable otherwise.	Township Areas Code (Part 9)—particularly the specific outcomes for the Township Character Housing Zone (division 5)
Minor Utility	Exempt	
Temporary Use	Code Assessable	Temporary Use Code (Part 12, division 13) Township Areas Code (Part 9)—particularly the specific outcomes for the Township Character Housing Zone (division 5) Character Code (Part 12, division 10)



Column 1 Defined use or use class ¹⁶	Column 2 Assessment category ¹⁷	Column 3 Relevant assessment criteria ¹⁸ —applicable code if development is self-assessable or requires code assessment
Tourist Facility	Impact Assessable	Township Areas Code (Part 9)—particularly the specific outcomes for the Township Character Housing Zone (division 5) Character Code (Part 12, division 10) 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 ¹⁹ —applicable code if development is self-assessable or requires code assessment
All except use for a road ²⁰	Impact Assessable (refer s 2.2)	Township Areas Code (Part 9)—particularly the specific outcomes for the Township Character Housing Zone (division 5) Character Code (Part 12, division 10)

¹⁹ 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.

²⁰ 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 9.4: Assessment Categories and Relevant Assessment Criteria for Township Character Housing Zone—Other Development

Column 1 Type of development	Column 2 Assessment category ²¹	Column 3 Relevant assessment criteria ²² —applicable code if development is self-assessable or requires code assessment
<p>Carrying out building work not associated with a material change of use²³—inconsistent development if the demolition or removal of a place of cultural significance or streetscape value unless listed as exempt or unless there is no prudent or feasible alternative [refer s 9.16(3)]</p>	<p>Exempt if—</p> <ul style="list-style-type: none"> (a) maintenance work; (b) the demolition, removal, repair, addition or alteration to a building which was erected during the period from 1947 to 2000 unless the building is listed in Schedule 2 and provided any addition meets the criteria set out in Part 12, Division 16; (c) repair work, other than as set out in (b) above, which restores a building to its— <ul style="list-style-type: none"> (i) previous condition, prior to the occurrence of damage; or (ii) original condition; (d) internal building works, unless the interior part of the building on which the works are being undertaken is specifically listed in Schedule 2; (e) external works on the rear of a building where such works— <ul style="list-style-type: none"> (i) can not be readily seen from an adjoining street or public right of way; (ii) do not increase the gross floor area of the existing building by more than 50%; and (iii) meet the criteria set out in Part 12, Division 16. (f) closing in a verandah where— <ul style="list-style-type: none"> (i) the verandah does not face the street (see Schedule 6, Figure 1); and (ii) the original fabric is retained; and (iii) the work is capable of being reversed, without significant damage to the original fabric; (g) replacing stumps; (h) raising or lowering a building by 750mm or less; (i) closing in underneath a building, providing such work is— <ul style="list-style-type: none"> (i) screened with timber battens from view from an adjoining street or public right of way; and (ii) set back for the full depth of all open or enclosed verandahs; or (iii) set back 1.0 metre from the upper level of an exterior wall where there is no verandah; <p>(see Schedule 6, Figure 2)</p> (j) erecting a Class 10 building (outbuilding):- <ul style="list-style-type: none"> (i) which meets the criteria set out in Part 12, Division 16; and (ii) where the main building on-site was erected between 1947 and 2000; and (iii) where the main building is not listed in Schedule 2; 	<p>Township Areas Code (Part 9)—particularly the specific outcomes for the Township Character Housing Zone (division 5)</p> <p>Character Code (Part 12, division 10).</p> <p>Planning Scheme Building Matters Code (Part 12 Division 16)</p>

²¹ Assessment Categories may also be affected by overlays. See overlay maps to determine whether the land is affected.

²² 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.

²³ See Ipswich Planning Scheme Users Guide 2 for examples that explain the type of development involved in different proposals.



Column 1 Type of development	Column 2 Assessment category ²¹	Column 3 Relevant assessment criteria ²² —applicable code if development is self-assessable or requires code assessment
	<p>(k) erecting a Class 10 building (outbuilding), other than as set out in (j) above—</p> <p>(i) where the Class 10 building is situated at the rear of the main building (see Area A in Schedule 6, Figure 3) and which meets the criteria set out in Part 12, Division 16;</p> <p>(ii) where an open carport, at the side of the main building (see Area B in Schedule 6, Figure 3), provided the carport—</p> <p>(A) is a maximum of 3.6 metres wide;</p> <p>(B) has a roof pitch which is a minimum of 15 degrees;</p> <p>(C) has a gable or hip roof form; and</p> <p>(D) contains corrugated metal roofing material or matches the roofing material used on the main building;</p> <p>(iii) where an open carport in front of the main building (see Schedule 6, Area C in Figure 3) provided the carport—</p> <p>(A) is detached from the main building;</p> <p>(B) is a maximum of 3.6 metres wide;</p> <p>(C) has a roof pitch which matches the main building's predominant roof pitch;</p> <p>(D) has a roof overhang that is a minimum of 300mm;</p> <p>(E) has a gable or hip roof form;</p> <p>(F) has 100mm x 100mm support posts;</p> <p>(G) contains corrugated metal roofing material or matches the roofing material used on the main building; and</p> <p>(H) has a quad gutter profile or matches the gutter profile used on the main building;</p> <p>(I) is an unroofed pergola or an ornamental garden structure;</p> <p>(l) an unroofed pergola or an ornamental garden structure;</p> <p>(m) a sunhood over a window or door;</p> <p>(n) the relocation of a building sideways on a lot in order to remove an encroachment across a property boundary or to achieve a minimum side boundary clearance under the Building Act 1975;</p> <p>(o) constructing a fence to the side or rear boundary of a property;</p> <p>(p) constructing a front (i.e. street) boundary fence which is—</p> <p>(i) 1.2 metres or less in height; or</p> <p>(ii) between 1.2 and 2.0 metres in height, provided either the materials or the method of construction used provides for a minimum 30% transparency; or</p> <p>(q) constructing a pool, retaining wall or other structure—</p> <p>(i) where the construction takes place at the rear of the main building (see Area A in Schedule 6, Figure 3), provided no structure is higher than the main building; or</p>	



Column 1 Type of development	Column 2 Assessment category ²¹	Column 3 Relevant assessment criteria ²² —applicable code if development is self-assessable or requires code assessment
	<ul style="list-style-type: none"> (ii) where the construction takes place at the side or in front of the main building (see Areas B and C in Schedule 6, Figure 3) provided no structure is more than 1.2 metres above the existing ground level; and (iii) in respect to both (i) and (ii) above, where the construction meets the criteria set out in Part 12, Division 16. (r) erecting an Auxiliary Unit where the Auxiliary Unit is situated at the rear of the principal dwelling (see Area A in Schedule 6, Figure 3) and meets the criteria set out in Part 12, Division 16. <p>Impact Assessable, if—</p> <ul style="list-style-type: none"> (a) demolition or relocation of a building where the criteria for exempt or code assessable do not apply; or (b) erecting a new building, which can be readily seen from an adjoining street or public right of way, other than a single dwelling or Class 10 outbuilding. <p>Code Assessable²⁴, if—</p> <ul style="list-style-type: none"> (a) demolition of a building or part of a building which has been damaged or destroyed; or (b) demolition of 20% or less of— <ul style="list-style-type: none"> (i) the pre-1946 fabric of the building; or (ii) the post 1946 fabric of the building where the building is listed in Schedule 2; or (c) other than as listed for exempt or impact assessable above. 	
<p>Clearing of Vegetation— not associated with a material change of use</p>	<p>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).</p> <p>Self Assessable if—</p> <ul style="list-style-type: none"> (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. <p>Code Assessable if—</p> <ul style="list-style-type: none"> (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. 	<p>If Self Assessable—acceptable solutions applicable to—</p> <ul style="list-style-type: none"> (a) clauses (1) to (4) in Column 2 of Table 12.4.1 in the Vegetation Management Code (Part 12, division 4); and (b) section 12.10.4(33) of the Character Code (Part 12, division 10). <p>If Code Assessable—</p> <ul style="list-style-type: none"> (a) Township Areas Code (Part 9)—particularly the specific outcomes for the Township Character Housing Zone (division 5). (b) Vegetation Management Code (Part 12, division 4). (c) Character Code (Part 12, division 10).
<p>Earthworks—not associated with a material change of use</p>	<p>Exempt if earthworks which meet the criteria set out in Schedule 8.</p> <p>Code Assessable if the criteria for exempt do not apply.</p>	<p>Earthworks Code (Part 12, division 15)</p> <p>Township Areas Code (Part 9)—particularly the specific outcomes for the Township Character Housing Zone (division 5)</p> <p>Character Code (Part 12, division 10)</p> <p>Vegetation Management Code (Part 12, division 4)</p>
<p>Placing an advertising device on premises</p>	<p>Exempt if an advertising device which meets the criteria set out in Schedule 9, Part 3.</p> <p>Impact Assessable if a billboard with a signface area of more than 6.0m².</p> <p>Code Assessable otherwise.</p>	<p>Advertising Devices Code (Part 12, division 14)</p> <p>Township Areas Code (Part 9)—particularly the specific outcomes for the Township Character Housing Zone (division 5)</p> <p>Character Code (Part 12, division 10)</p>

²⁴ 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 ²¹	Column 3 Relevant assessment criteria ²² —applicable code if development is self-assessable or requires code assessment
Reconfiguring a lot ²⁵	Code Assessable	Reconfiguring a Lot Code (Part 12, division 5) Township Areas Code (Part 9)—particularly the specific outcomes for the Township Character Housing Zone (division 5); Character Code (Part 12, division 10) Vegetation Management Code (Part 12, division 4)
Carrying out operational work for reconfiguring a lot or in association with a material change of use ²⁵	Code Assessable if the reconfiguring or material change of use is assessable development.	Reconfiguring a Lot Code (Part 12, division 5) Character Code (Part 12, division 10) Earthworks Code (Part 12, division 15) NOTE The provisions of Planning Scheme Policy 3 – General Works may also apply depending on the nature of the operational work.
Other	Exempt	

²⁵ 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.



Division 6—Township Character Mixed Use Zone: Assessment Criteria and Assessment Tables

9.17 Township Character Mixed Use Zone

The provisions in this division relate to the Township Character Mixed Use Zone as follows—

- overall outcomes (section 9.18);
- specific outcomes and probable solutions as follows—
 - effects of development – general (section 9.19);
 - effects of development within Sub Areas (section 9.20);
 - consistent and inconsistent uses, use classes and other development (section 9.21);
- assessment tables (Tables 9.5 and 9.6).

9.18 Overall Outcomes for the Township Character Mixed Use Zone

- (1) The overall outcomes are the purpose of the Township Character Mixed Use Zone.

NOTE 9.18A

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 Township Character Mixed Use Zone are the following—

NOTE 9.18B

- (1) The Township Character Mixed Use Zone comprises areas with a history of predominantly residential development, containing a range of building types and designs with an overall strong historical character.
- (2) Owing to the prominent locations of land within the zone, it also has significance in its contribution to streetscapes, view corridors and enhancement of landmark features within the towns.
- (3) Land in the zone is also located in areas which by virtue of their accessibility, proximity to commercial lands, position on major roads and high visibility, also have potential for non-residential uses.
- (4) It is intended to encourage a 'mixed use' approach to land in the zone, allowing a mix of residential, commercial and community uses.

- (a) The existing historic character of the zone is maintained through the conservation of mature plantings and pre-1946 buildings, with a particular focus on retention of the existing building styles and building alignments.
- (b) New uses and works are designed in a manner which—
 - (i) is compatible with the zone's established and preferred character; and
 - (ii) contributes to the overall attractiveness of the area through the use of high quality designs which give due regard to streetscape amenity and character, and places of cultural significance or streetscape value; and
 - (iii) protects view corridors and landmark features throughout the zone.

NOTE 9.18C

Key character provisions for this zone include—

- (a) Demolition and removal controls for pre-1946 buildings (refer to Assessment Table 9.6); and
- (b) Sympathetic design guidelines which strongly reflect pre-1946 architectural themes (refer to the Character Code – Part 12, division 10).
- (c) The Township Character Mixed Use Zone caters for a mix of unsewered township residential and compatible low impact commercial, business and other related uses.
- (d) Non-residential uses are appropriately located and designed and are generally low-key uses which service the day to day needs of the local community.
- (e) Uses within the Township Character Mixed Use Zone provide a mix of low to medium density housing types, commercial/business type premises and lot sizes in response to community needs.
- (f) Uses and works within the Township Character Mixed Use Zone are located and designed to maximise the efficient extension and safe operation of infrastructure, with particular regard to the likely impact upon major stormwater drainage systems.
- (g) Uses and works within the Township Character Mixed Use Zone are located, designed and managed to—



- (i) maintain residential amenity;
- (ii) be compatible with other uses and works;
- (iii) avoid significant adverse effects on the natural environment; and
- (iv) maintain the safety of people, buildings and works.

NOTE 9.18D

- (1) Some of the land within the Township Character Mixed Use Zone is affected by development constraints, particularly flooding.
- (2) Refer to the overlay maps and Part 11 to determine whether a proposal is affected by an overlay.

9.19 Effects of Development – General**NOTE 9.19A**

The specific outcomes which are sought to apply generally throughout the Township Character Mixed Use Zone are set out below.

Character and Density**(1) Specific Outcomes**

- (a) Pre-1946 buildings are conserved by—
 - (i) retaining intact, pre-1946 buildings at the front of new development (i.e. facing the street);
 - (ii) restoring or reconstructing, where possible pre-1946 buildings which have been altered; and
 - (iii) adaptively reusing intact, pre-1946 buildings for compatible new uses and works.
- (b) New uses and works reflect the established and preferred built character, maintain amenity and protect and enhance important landscape elements within local areas having regard to—
 - (i) building height;
 - (ii) dwelling density;
 - (iii) lot sizes and dimensions;
 - (iv) boundary clearance and the provision of space around buildings;
 - (v) access to natural light and ventilation;
 - (vi) privacy;
 - (vii) noise attenuation;
 - (viii) vegetation protection;
 - (ix) landscape treatment;

- (x) places of cultural significance or streetscape value; and
 - (xi) the form, scale, bulk, style, siting, orientation, roof lines and shapes, rhythm, materials, colours and detailing of buildings.
- (c) The scale and bulk of buildings are generally consistent with the existing lot pattern, size and building layout (subject to appropriate on-site effluent treatment and disposal outcomes).
 - (d) Infill development is located—
 - (i) as redevelopment of sites which—
 - (A) contain pre-1946 buildings which have been significantly altered to the extent that they have lost their cultural significance and streetscape value; or
 - (B) contain buildings with an architectural style from the post second world war period (i.e. buildings erected after 1946); or
 - (ii) on large allotments, at the rear of existing buildings, and subject to an assessment of—
 - (A) the impact on established vegetation and the amenity of neighbouring properties; and
 - (B) the ability to treat and dispose of effluent on site.
 - (e) Appropriate uses and works are characterised by individual buildings reflecting the zone's existing traditional detached housing character.
 - (f) Careful attention is given to the design and placement of new buildings within the zone.

Building Height and Setback**(2) Probable Solutions**

- (a) Buildings are generally in the range of one to two storeys in height (including single storey, high set), with an emphasis placed on elevated buildings on stumps, consistent with the height of adjoining buildings.
- (b) An additional storey is not provided unless appropriate with regard to—
 - (i) the character and amenity of the area and the overall townscape;
 - (ii) the scale of adjoining development and the predominant height of buildings within the street;



- (iii) the retention of important view corridors;
 - (iv) the retention of the significance of landmark sites and structures; and
 - (v) the extent of fall across the site.
- (c) Buildings are setback to the alignment of adjoining buildings, and are aligned parallel with the street frontages unless it can be demonstrated that an alternative arrangement is suitable with regard to the character and amenity of the area and the overall townscape.

NOTE 9.19B

The Character Code (see Part 12, division 10) sets out the planning scheme requirements and design guidelines for collective qualities and visual cohesion; scale, form, mass and rhythm; roof form, roof top design and skyline elements; subdivision pattern; setbacks and spacing; corner sites; pedestrian access; stairways; fenestration; building articulation; facade elements; raising, lowering or building underneath a character building; fences; carparking and vehicular access; service areas; street furniture and paving; materials; colour; signage; demolition and removal; adaptive reuse; vegetation, landscaping and character trees; and dealing with difficult topography.

Advertising Devices**(3) Specific Outcomes**

Advertising devices are minimised and subdued, and are designed and presented in a manner that reflects and maintains the current character and amenity of the area.

Vegetation and Landscaping**(4) Specific Outcomes**

- (a) Appropriate landscaping, including street trees, is used to soften building outlines, provide buffering and enhance the overall appearance of the area.
- (b) Landscaping is designed to—
 - (i) buffer the view of non-residential uses and works (including parking areas) from adjoining residential areas; and
 - (ii) incorporate shade planting to parking areas.
- (c) All significant trees are retained, where possible.
- (d) Uses and works at the rear of existing dwellings are designed to avoid adverse impact on established vegetation and the amenity of neighbouring properties.
- (e) Uses and works situated at L1 RP21451 and L1 RP21452 Queen Street, Harrisville (referred to as “Muller’s Property”) retain the existing mature trees for the established koala colony.

**(5) Appropriate Uses
Specific Outcomes**

The zone provides for a mix of uses including—

- (a) art and craft establishments including artists’ residences, use for an art gallery or boutique museum;
- (b) specialist boutique shopping, particularly relating to the heritage theme;
- (c) small scale low-key professional offices including medical and paramedical practitioners;
- (d) small scale accommodation, including bed and breakfast establishments and boutique motels;
- (e) detached housing;
- (f) appropriately designed and compatible low and medium density housing, either on vacant sites at the rear of historic dwellings, or as replacements for dwellings erected after 1946;
- (g) home based activities;
- (h) eating establishments;
- (i) low key/small scale education or community uses, such as a child care centre, cultural centre, gallery, information centre, library, meeting rooms, museum or neighbourhood centre;
- (j) low key business and commercial uses;
- (k) low key/small scale tourism uses;
- (l) other uses which support the town business areas;
- (m) reception and function uses, including restaurants.

Non Residential Uses**(6) Specific Outcomes**

Each non-residential use—

- (a) generally fulfils a local community need; and
- (b) is accessible to the population it serves; and
- (c) where possible co-locates with other non-residential uses but does not contribute to undesirable commercial ribbon development; and
- (d) 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



- (e) maintains a scale and appearance in keeping with the amenity and character of the locality with adequate buffering or screening, particularly to nearby residential uses (both existing and proposed).

Operation of Road Network, Parking and Access Specific Outcomes

(7)

Uses and works are located and designed to—

- (a) ensure the safe and efficient operation of the road network;
- (b) avoid multiple access points along major roads;
- (c) avoid significant adverse effects (e.g. by noise or dust generated) from use of the road network;
- (d) be served by associated carparking, generally located at the rear of premises;
- (e) share access and parking arrangements where possible; and
- (f) separate and clearly define parking provisions for residential and non-residential uses, where possible.

NOTE 9.19C

- (1) Requests for dispensation from parking requirements on Township Character Mixed Use zoned land will be considered on the basis of—
 - (a) the extent to which the proposed development will contribute to employment creation, townscape/streetscape enhancement, heritage conservation and vegetation protection; and
 - (b) the availability of both on and off-street parking and the likely impact on parking supply and demand.
- (2) The Local Government may also elect to obtain contributions towards on-street or alternative off-street parking in lieu of requiring on-site parking.

Provision of Water Supply, Stormwater Drainage and Roads

(8)

Specific Outcomes

Water supply, stormwater drainage and roads are provided to—

- (a) meet appropriate standards at the least whole-of-life cost, including avoiding unnecessary duplication; and
- (b) be comprised of components and materials that are readily accessible and available from local sources; and
- (c) be readily integrated with existing systems and facilitate the orderly provision of future systems.

Effluent Treatment and Disposal

(9)

Specific Outcome

Uses and lots are provided with adequate on-site effluent treatment and disposal²⁶.

9.20

Effects of Development within Sub Areas

NOTE 9.20A

- (1) The Township Character Mixed Use Zone includes one (1) Sub Area as outlined below.
- (2) The location of the Sub Area is—
 - (a) depicted on Zoning Map Z47; and
 - (b) described below.

Sub Area 1 (TMU1) – Queen Street, Harrisville

NOTE 9.20B

- (1) This Sub Area includes land fronting Queen Street, generally between Muller Court and the Uniting Church.
- (2) It is intended that new buildings reflect the residential character of that area directly opposite on the northern side of Queen Street.

(1)

Specific Outcomes

Character/Presentation

Buildings and works—

- (a) create attractive frontages to Queen Street incorporating a consistent streetscape setting of dwellings similar to those dwellings on the opposite side of the street;
- (b) are located on the land at similar street frontage setbacks to those dwellings on the opposite side of the street;
- (c) present an overall residential scale, image, character and amenity similar to the area on the opposite side of the street;
- (d) retain, as far as practicable, the existing vegetation on the southern side of Queen Street [as per section 9.19(4)(e)] in order to maintain the koala corridor.

9.21

Consistent and Inconsistent Uses, Use Classes and Other Development

(1)

The following are consistent uses, use classes and other development categories in the Township Character Mixed Use Zone—

- (a) agriculture, if the lot is 1ha or more in area;
- (b) animal husbandry, if the lot is 1ha or more in area;
- (c) caretaker residential, if the lot is 2ha or more in area;

²⁶ 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.



- (d) carrying out building work, not associated with a material change of use, if complying with the Character Code;
 - (e) clearing of vegetation, which complies with the Vegetation Management Code;
 - (f) earthworks, not associated with a material change of use and which complies with the Earthworks Code;
 - (g) home based activity, which complies with the Home Based Activities Code;
 - (h) minor utility;
 - (i) park, if not involving illuminated sporting activities;
 - (j) placing an advertising device on premises which complies with the Advertising Devices Code.
- (2) The following uses and use classes and other development categories are consistent with the outcomes sought for the Township Character Mixed Use 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 the lot is 1ha or more in area;
 - (b) animal husbandry, if the lot is 1ha or more in area;
 - (c) business use, unless an auction depot, bulky goods sales, service station or vehicle sales premises;
 - (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 or transit centre;
 - (g) display housing;
 - (h) dual occupancy;
 - (i) entertainment use, if a club or reception and function uses;
 - (j) general store, if operating between the hours of 6.00 a.m. to 9.00 p.m.;
 - (k) intensive animal husbandry, if a riding establishment or stable;
 - (l) major utility;
 - (m) multiple residential, unless a caravan park or involving buildings more than 2 storeys in height;
 - (n) night court;
 - (o) park, if involving illuminated sporting activities;
 - (p) plant nursery (wholesale);
 - (q) reconfiguring a lot;
 - (r) single residential;
 - (s) temporary accommodation, if a bed and breakfast establishment, boarding house or motel;
 - (t) temporary sales office;
 - (u) temporary use;
 - (v) tourist facility;
 - (w) wine making.
- (3) The following uses, use classes and other development categories are inconsistent with the outcomes sought and are not located within the Township Character Mixed Use Zone; and constitute undesirable development which is unlikely to be approved—
- (a) aviation use;
 - (b) business use, if an auction depot, bulky goods sales, service station or vehicle sales premises;
 - (c) community use, if a cemetery, crematorium or transit centre;
 - (d) correctional centre;
 - (e) demolition or removal of a place of cultural significance or streetscape value, unless listed as exempt or unless there is no prudent or feasible alternative;
 - (f) entertainment use, unless a club or reception and function uses;
 - (g) extractive industry;
 - (h) forestry;
 - (i) general industry;
 - (j) general store, if operating between the hours of 9.00 p.m. to 6.00 a.m.;
 - (k) institutional residential;
 - (l) intensive animal husbandry, unless a riding establishment or stable;
 - (m) multiple residential, if a caravan park, or if involving buildings more than 2 storeys in height;
 - (n) nuclear industry;
 - (o) recreation use;
 - (p) service trades use;
 - (q) shopping centre;
 - (r) special industry;
 - (s) temporary accommodation, unless a bed and breakfast establishment, boarding house or motel.



Table 9.5: Assessment Categories and Relevant Assessment Criteria for Township Character Mixed Use Zone—Making a Material Change of Use

Column 1 Defined use or use class ²⁷	Column 2 Assessment category ²⁸	Column 3 Relevant assessment criteria ²⁹ —applicable code if development is self-assessable or requires code assessment
RESIDENTIAL		
Caretaker Residential	Code Assessable	Township Areas Code (Part 9)—particularly the specific outcomes for the Township Character Mixed Use Zone (division 6) Character Code (Part 12, division 10) Residential Code (Part 12, division 6)
Display Housing	Code Assessable if involving only one dwelling. Impact Assessable otherwise.	Township Areas Code (Part 9)—particularly the specific outcomes for the Township Character Mixed Use Zone (division 6) Character Code (Part 12, division 10) Residential Code (Part 12, division 6) Parking Code (Part 12, division 9)
Dual Occupancy	Impact Assessable	Township Areas Code (Part 9)—particularly the specific outcomes for the Township Character Mixed Use Zone (division 6) Character Code (Part 12, division 10) 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) Township Areas Code (Part 9)—particularly the specific outcomes for the Township Character Mixed Use Zone (division 6); (c) Character Code (Part 12, division 10).
Institutional Residential—inconsistent use class [refer s 9.21(3)]	Impact Assessable	Township Areas Code (Part 9)—particularly the specific outcomes for the Township Character Mixed Use Zone (division 6) Character Code (Part 12, division 10) Residential Code (Part 12, division 6) Parking Code (Part 12, division 9)
Multiple Residential—inconsistent use if— (a) a caravan park; or (b) involving buildings more than 2 storeys in height. [refer s 9.21(3)]	Impact Assessable	Township Areas Code (Part 9)—particularly the specific outcomes for the Township Character Mixed Use Zone (division 6) Character Code (Part 12, division 10) Residential Code (Part 12, division 6) Parking Code (Part 12, division 9)
Single Residential	Self Assessable where involving the change of use of a building which was originally designed for use as a dwelling. Code Assessable otherwise.	Character Code (Part 12, division 10) Township Areas Code (Part 9)—particularly the specific outcomes for the Township Character Mixed Use Zone (division 6) Residential Code (Part 12, division 6)

²⁷ See Schedule 1 (dictionary), division 1 (defined uses and use classes).

²⁸ Assessment categories may also be affected by overlays. See overlay maps to determine whether the land is affected.

²⁹ 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 ²⁷	Column 2 Assessment category ²⁸	Column 3 Relevant assessment criteria ²⁹ —applicable code if development is self-assessable or requires code assessment
Temporary Accommodation—inconsistent use class unless a bed & breakfast establishment, boarding house or motel [refer s 9.21(3)]	Impact Assessable	Township Areas Code (Part 9)—particularly the specific outcomes for the Township Character Mixed Use Zone (division 6) Character Code (Part 12, division 10) Residential Code (Part 12, division 6) Parking Code (Part 12, division 9)
COMMERCIAL / INDUSTRIAL		
Business Use—inconsistent use class, if auction depot, bulky goods sales, service station or vehicle sales premises [refer s 9.21(3)]	Code Assessable, if medical centre, office or professional office, within an existing building. Impact Assessable otherwise.	Township Areas Code (Part 9)—particularly the specific outcomes for the Township Character Mixed Use Zone (division 6) Commercial and Industrial Code (Part 12, division 7) Parking Code (Part 12, division 9) Character Code (Part 12, division 10)
Extractive Industry—inconsistent use [refer s 9.21(3)]	Impact Assessable	Township Areas Code (Part 9)—particularly the specific outcomes for the Township Character Mixed Use Zone (division 6)
General Industry—inconsistent use class [refer s 9.21(3)]	Impact Assessable	Township Areas Code (Part 9)—particularly the specific outcomes for the Township Character Mixed Use Zone (division 6) Commercial and Industrial Code (Part 12, division 7) Parking Code (Part 12, division 9) Character Code (Part 12, division 10)
General Store—inconsistent use if operating between the hours of 9.00 p.m. to 6.00 a.m. [refer s 9.21(3)]	Impact Assessable	Township Areas Code (Part 9)—particularly the specific outcomes for the Township Character Mixed Use Zone (division 6) Commercial and Industrial Code (Part 12, division 7) Parking Code (Part 12, division 9) Character Code (Part 12, division 10)
Nuclear Industry—inconsistent use [refer s 9.21(3)]	Impact Assessable	Township Areas Code (Part 9)—particularly the specific outcomes for the Township Character Mixed Use Zone (division 6) Commercial and Industrial Code (Part 12, division 7) Parking Code (Part 12, division 9) Character Code (Part 12, division 10)
Plant Nursery (Wholesale)	Code Assessable, if involving land two hectares or more in area. Impact Assessable otherwise.	Township Areas Code (Part 9)—particularly the specific outcomes for the Township Character Mixed Use Zone (division 6) Vegetation Management Code (Part 12, division 4) Commercial and Industrial Code (Part 12, division 7) Parking Code (Part 12, division 9) Character Code (Part 12, division 10)
Service Trades Use—inconsistent use class [refer s 9.21(3)]	Impact Assessable	Township Areas Code (Part 9)—particularly the specific outcomes for the Township Character Mixed Use Zone (division 6) Commercial and Industrial Code (Part 12, division 7) Parking Code (Part 12, division 9) Character Code (Part 12, division 10)
Shopping Centre—inconsistent use [refer s 9.21(3)]	Impact Assessable	Township Areas Code (Part 9)—particularly the specific outcomes for the Township Character Mixed Use Zone (division 6) Commercial and Industrial Code (Part 12, division 7) Parking Code (Part 12, division 9) Character Code (Part 12, division 10)



Column 1 Defined use or use class ²⁷	Column 2 Assessment category ²⁸	Column 3 Relevant assessment criteria ²⁹ —applicable code if development is self-assessable or requires code assessment
Special Industry—inconsistent use class [refer s 9.21(3)]	Impact Assessable	Township Areas Code (Part 9)—particularly the specific outcomes for the Township Character Mixed Use Zone (division 6) Commercial and Industrial Code (Part 12, division 7) Parking Code (Part 12, division 9) Character Code (Part 12, division 10)
Temporary Sales Office	Code Assessable	Township Areas Code (Part 9)—particularly the specific outcomes for the Township Character Mixed Use Zone (division 6) Commercial and Industrial Code (Part 12, division 7) Parking Code (Part 12, division 9) Character Code (Part 12, division 10)
RECREATION / ENTERTAINMENT		
Entertainment Use—inconsistent use class, unless a club or reception and function uses [refer s 9.21(3)]	Impact Assessable	Township Areas Code (Part 9)—particularly the specific outcomes for the Township Character Mixed Use Zone (division 6) Recreation and Entertainment Code (Part 12, division 11) Parking Code (Part 12, division 9) Character Code (Part 12, division 10)
Night Court	Impact Assessable	Township Areas Code (Part 9)—particularly the specific outcomes for the Township Character Mixed Use Zone (division 6) Character Code (Part 12, division 10)
Park	Exempt unless involving illuminated sporting activities. Code Assessable otherwise.	If Code Assessable— (a) Township Areas Code (Part 9)—particularly the specific outcomes for the Township Character Mixed Use Zone (division 6); (b) Recreation and Entertainment Code (Part 12, division 11); (c) Parking Code (Part 12, division 9); (d) Character Code (Part 12, division 10).
Recreation Use—inconsistent use class [refer s 9.21(3)]	Impact Assessable	Township Areas Code (Part 9)—particularly the specific outcomes for the Township Character Mixed Use Zone (division 6) Recreation and Entertainment Code (Part 12, division 11) Parking Code (Part 12, division 9) Character Code (Part 12, division 10)
RURAL		
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) Township Areas Code (Part 9)—particularly the specific outcomes for the Township Character Mixed Use Zone (division 6); (b) Vegetation Management Code (Part 12, division 4).



Column 1 Defined use or use class ²⁷	Column 2 Assessment category ²⁸	Column 3 Relevant assessment criteria ²⁹ —applicable code if development is self-assessable or requires code assessment
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) Township Areas Code (Part 9)—particularly the specific outcomes for the Township Character Mixed Use Zone (division 6); (b) Vegetation Management Code (Part 12, division 4).
Forestry—inconsistent use class [refer s 9.21(3)]	Impact Assessable	Township Areas Code (Part 9)—particularly the specific outcomes for the Township Character Mixed Use Zone (division 6)
Intensive Animal Husbandry—inconsistent use class unless a riding establishment or stable [refer s 9.21(3)]	Impact Assessable	Township Areas Code (Part 9)—particularly the specific outcomes for the Township Character Mixed Use Zone (division 6) Intensive Animal Husbandry Code (Part 12, division 8) Parking Code (Part 12, division 9)
Wine Making	Impact Assessable	Township Areas Code (Part 9)—particularly the specific outcomes for the Township Character Mixed Use Zone (division 6) Parking Code (Part 12, division 9)
OTHER		
Aviation Use—inconsistent use class [refer s 9.21(3)]	Impact Assessable	Township Areas Code (Part 9)—particularly the specific outcomes for the Township Character Mixed Use Zone (division 6)
Carpark	Impact Assessable	Township Areas Code (Part 9)—particularly the specific outcomes for the Township Character Mixed Use Zone (division 6) Parking Code (Part 12, division 9) Character Code (Part 12, division 10)
Community Use—inconsistent use if a cemetery, crematorium or transit centre [refer s 9.21(3)]	Impact Assessable	Township Areas Code (Part 9)—particularly the specific outcomes for the Township Character Mixed Use Zone (division 6) Community Use Code (Part 12, division 12) Parking Code (Part 12, division 9) Character Code (Part 12, division 10)
Correctional Centre—inconsistent use [refer s 9.21(3)]	Impact Assessable	Township Areas Code (Part 9)—particularly the specific outcomes for the Township Character Mixed Use Zone (division 6) Character Code (Part 12, division 10) Parking Code (Part 12, division 9)
Major Utility	Impact Assessable, if involving treatment or disposal of putrescible waste. Code Assessable otherwise.	Township Areas Code (Part 9)—particularly the specific outcomes for the Township Character Mixed Use Zone (division 6)
Minor Utility	Exempt	
Temporary Use	Code Assessable	Temporary Use Code (Part 12, division 13) Township Areas Code (Part 9)—particularly the specific outcomes for the Township Character Mixed Use Zone (division 6) Character Code (Part 12, division 10)



Column 1 Defined use or use class ²⁷	Column 2 Assessment category ²⁸	Column 3 Relevant assessment criteria ²⁹ —applicable code if development is self-assessable or requires code assessment
Tourist Facility	Impact Assessable	Township Areas Code (Part 9)—particularly the specific outcomes for the Township Character Mixed Use Zone (division 6) Character Code (Part 12, division 10) 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 ³⁰ —applicable code if development is self-assessable or requires code assessment
All except use for a road ³¹	Impact Assessable (refer s 2.2)	Township Areas Code (Part 9)—particularly the specific outcomes for the Township Character Mixed Use Zone (division 6) Character Code (Part 12, division 10)

³⁰ 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.

³¹ 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 9.6: Assessment Categories and Relevant Assessment Criteria for Township Character Mixed Use Zone—Other Development

Column 1 Type of development	Column 2 Assessment category ³²	Column 3 Relevant assessment criteria ³³ — applicable code if development is self-assessable or requires code assessment
<p>Carrying out building work not associated with a material change of use³⁴—inconsistent development if the demolition or removal of a place of cultural significance or streetscape value unless listed as exempt or unless there is no prudent or feasible alternative [refer s 9.21(3)]</p>	<p>Exempt if—</p> <ul style="list-style-type: none"> (a) maintenance work; (b) the demolition, removal, repair, addition or alteration to a building which was erected during the period from 1947 to 2000 unless the building is listed in Schedule 2 and provided any addition meets the criteria set out in Part 12, Division 16; (c) repair work, other than as set out in (b) above, which restores a building to its— <ul style="list-style-type: none"> (i) previous condition, prior to the occurrence of damage; or (ii) original condition; (d) internal building works, unless the interior part of the building on which the works are being undertaken is specifically listed in Schedule 2; (e) external works on the rear of a building where such works— <ul style="list-style-type: none"> (i) can not be readily seen from an adjoining street or public right of way; (ii) do not increase the gross floor area of the existing building by more than 50%; and (iii) meet the criteria set out in Part 12, Division 16. (f) closing in a verandah where— <ul style="list-style-type: none"> (i) the verandah does not face the street (see Schedule 6, Figure 1); and (ii) the original fabric is retained; and (iii) the work is capable of being reversed, without significant damage to the original fabric; (g) replacing stumps; (h) raising or lowering a building by 750mm or less; (i) closing in underneath a building, providing such work is— <ul style="list-style-type: none"> (i) screened with timber battens from view from an adjoining street or public right of way; and (ii) set back for the full depth of all open or enclosed verandahs; or (iii) set back 1.0 metre from the upper level of an exterior wall where there is no verandah; <p>(see Schedule 6, Figure 2)</p> (j) erecting a Class 10 building (outbuilding):- <ul style="list-style-type: none"> (i) which meets the criteria set out in Part 12, Division 16; and (ii) where the main building on-site was erected between 1947 and 2000; and (iii) where the main building is not listed in Schedule 2. 	<p>Township Areas Code (Part 9)—particularly the specific outcomes for the Township Character Mixed Use Zone (division 6)</p> <p>Character Code (Part 12, division 10).</p> <p>Planning Scheme Building Matters Code (Part 12 Division 16)</p>

³² Assessment categories may also be affected by overlays. See overlay maps to determine whether the land is affected.

³³ 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.

³⁴ See Ipswich Planning Scheme Users Guide 2 for examples that explain the type of development involved in different proposals.



Column 1 Type of development	Column 2 Assessment category ³²	Column 3 Relevant assessment criteria ³³ — applicable code if development is self-assessable or requires code assessment
	<p>(k) erecting a Class 10 building (outbuilding), other than as set out in (j) above—</p> <p>(i) where the Class 10 building is situated at the rear of the main building (see Area A in Schedule 6, Figure 3) and which meets the criteria set out in Part 12, Division 16;</p> <p>(ii) where an open carport, at the side of the main building (see Area B in Schedule 6, Figure 3), provided the carport—</p> <p>(A) is a maximum of 3.6 metres wide;</p> <p>(B) has a roof pitch which is a minimum of 15 degrees;</p> <p>(C) has a gable or hip roof form; and</p> <p>(D) contains corrugated metal roofing material or matches the roofing material used on the main building;</p> <p>(iii) where an open carport in front of the main building (see Schedule 6, Area C in Figure 3) provided the carport—</p> <p>(A) is detached from the main building;</p> <p>(B) is a maximum of 3.6 metres wide;</p> <p>(C) has a roof pitch which matches the main building's predominant roof pitch;</p> <p>(D) has a roof overhang that is a minimum of 300mm;</p> <p>(E) has a gable or hip roof form;</p> <p>(F) has 100mm x 100mm support posts;</p> <p>(G) contains corrugated metal roofing material or matches the roofing material used on the main building;</p> <p>(H) has a quad gutter profile or matches the gutter profile used on the main building; and</p> <p>(I) is an unroofed pergola or an ornamental garden structure;</p> <p>(l) an unroofed pergola or ornamental garden structure;</p> <p>(m) a sunhood over a window or door;</p> <p>(n) the relocation of a building sideways on a lot in order to remove an encroachment across a property boundary or to achieve a minimum side boundary clearance under the Building Act 1975;</p> <p>(o) constructing a fence to the side or rear boundary of a property;</p> <p>(p) constructing a front (i.e. street) boundary fence which is—</p> <p>(i) 1.2 metres or less in height; or</p> <p>(ii) between 1.2 and 2.0 metres in height, provided either the materials or the method of construction used provides for a minimum 30% transparency; or</p> <p>(q) constructing a pool, retaining wall or other structure—</p> <p>(i) where the construction takes place at the rear of the main building (see Area A in Schedule 6, Figure 3), provided no structure is higher than the main building; or</p> <p>(ii) where the construction takes place at the side or in front of the main building (see Areas B and C in Schedule 6, Figure 3) provided no structure is more than 1.2 metres above the existing ground level; and</p> <p>(iii) in respect to both (i) and (ii) above, where the construction meets the criteria set out in Part 12, Division 16.</p> <p>(r) erecting an Auxiliary Unit where the Auxiliary Unit is situated at the rear of the principal dwelling (see Area A in Schedule 6, Figure 3) and meets the criteria set out in Part 12, Division 16.</p>	



Column 1 Type of development	Column 2 Assessment category ³²	Column 3 Relevant assessment criteria ³³ — applicable code if development is self- assessable or requires code assessment
	Impact Assessable, if— <ul style="list-style-type: none"> (a) demolition or relocation of a building where the criteria for exempt or code assessable do not apply; or (b) erecting a new building, which can be readily seen from an adjoining street or public right of way, other than a single dwelling or Class 10 outbuilding. Code Assessable ³⁵ , if— <ul style="list-style-type: none"> (a) demolition of a building or part of a building which has been damaged or destroyed; or (b) demolition of 20% or less of— <ul style="list-style-type: none"> (i) the pre-1946 fabric of the building; or (ii) the post 1946 fabric of the building where the building is listed in Schedule 2; or (c) other than as listed for exempt or impact assessable above. 	
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— <ul style="list-style-type: none"> (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— <ul style="list-style-type: none"> (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— <ul style="list-style-type: none"> (a) clauses (1) to (4) in Column 2 of Table 12.4.1 in the Vegetation Management Code (Part 12, division 4); and (b) section 12.10.4(33) of the Character Code (Part 12, division 10). If Code Assessable— <ul style="list-style-type: none"> (a) Township Areas Code (Part 9)—particularly the specific outcomes for the Township Character Mixed Use Zone (division 6). (b) Vegetation Management Code (Part 12, division 4). (c) Character Code (Part 12, division 10).
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) Township Areas Code (Part 9)—particularly the specific outcomes for the Township Character Mixed Use Zone (division 6) Character Code (Part 12, division 10) Vegetation Management Code (Part 12, division 4)
Placing an advertising device on premises	Exempt if an advertising device which meets the criteria set out in Schedule 9, Part 3. Impact Assessable if a billboard with a signface area of more than 6.0m ² . Code Assessable otherwise.	Advertising Devices Code (Part 12, division 14) Township Areas Code (Part 9)—particularly the specific outcomes for the Township Character Mixed Use Zone (division 6, section 9.18(5)) Character Code (Part 12, division 10)

³⁵ 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 ³²	Column 3 Relevant assessment criteria ³³ — applicable code if development is self- assessable or requires code assessment
Reconfiguring a lot ³⁶	Code Assessable	Reconfiguring a Lot Code (Part 12, division 5) Township Areas Code (Part 9)—particularly the specific outcomes for the Township Character Mixed Use Zone (division 6); Character Code (Part 12, division 10) Vegetation Management Code (Part 12, division 4)
Carrying out operational work for reconfiguring a lot or in association with a material change of use ³⁶	Code Assessable if the reconfiguring or material change of use is assessable development.	Reconfiguring a Lot Code (Part 12, division 5) Character Code (Part 12, division 10) Earthworks Code (Part 12, division 15) NOTE The provisions of Planning Scheme Policy 3 – General Works may also apply depending on the nature of the operational work.
Other	Exempt	

³⁶ 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.



Division 7 is intentionally left blank



Division 8—Township Business Zone: Assessment Criteria and Assessment Tables

9.27 Township Business Zone

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

- overall outcomes (section 9.28);
- specific outcomes and probable solutions as follows—
 - effects of development – general (section 9.29);
 - consistent and inconsistent uses, use classes and other development (section 9.30);
- assessment tables (Tables 9.9 and 9.10).

9.28 Overall Outcomes for Township Business Zone

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

NOTE 9.28A

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 Township Business Zone are the following—
- (a) The Township Business Zone provides a commercial area for the towns of Marburg, Harrisville and Peak Crossing, including—
 - (i) a mixture of generally low scale/key retail and commercial uses, which cater predominantly to the needs of the local community (including the surrounding rural areas);
 - (ii) a mix of uses including hotels, other commercial premises and services and associated housing;
 - (iii) the rejuvenation of existing businesses; and
 - (iv) expansion in diversity of retail and commercial facilities, in particular the dwellings situated on Queen Street, Harrisville are adaptively reused for commercial/retail purposes (e.g. small scale accommodation, including bed and breakfast establishments and home based businesses).
 - (b) Where practicable, ground floor areas are predominantly used for retail tenancies with commercial tenancies or dwellings above.
 - (c) Uses and works contribute to the overall attractiveness of each area through the use of high quality design which gives due regard to streetscape amenity and character, places of cultural significance and streetscape value, and which protects view corridors and landmark features.

- (d) Uses within the Township Business Zone are provided with services such as reticulated water, electricity, telecommunications, garbage services, adequate on-site effluent treatment and disposal, sealed roads and, where possible, on-site carparking.
- (e) Uses within the Township Business Zone provide establishments and allotment sizes which continue the historic subdivision sizes (subject to appropriate effluent disposal outcomes).
- (f) Uses and works within the Township Business Zone are located and designed to maximise, where relevant, the efficient extension and safe operation of infrastructure.
- (g) Uses and works within the Township Business Zone are located, designed and managed to—
 - (i) maintain residential amenity;
 - (ii) protect the character of the zone and in particular to maintain aspects of the local character of the area;
 - (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 9.28B

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

9.29 Effects of Development – General

NOTE 9.29A

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

Historic Character

(1) Specific Outcomes

- (a) New buildings and other works are designed in a manner which is sympathetic and respectful of the strong historic character of Harrisville and Marburg, particularly along Queen Street, Harrisville and Edmond and Queen Streets, Marburg.
- (b) Places of cultural significance or streetscape value are conserved and are adaptively reused in an appropriate manner which retains key elements of cultural fabric.



- Visual Framework**
- (2) **Specific Outcomes**
- (a) New uses and works take account of and protect where possible, significant townscape features within the Zone.
 - (b) In particular, uses and works fronting Queen Street, Harrisville and Edmond Street, Marburg accentuate the view corridors along these streets and the visual framework of the Town Business areas.
- Building Form and Lot Size**
- (3) **Specific Outcomes**
- (a) The scale and bulk of buildings (including boundary clearances and the provision of space around buildings) are generally consistent with the existing lot pattern, size and building layout predominant within each town.
 - (b) New uses and works take account of the townscape character effects of the existing block sizes created by the grid street pattern and reflect this pattern in new building forms on consolidated sites by breaking down building forms to a bulk and form consistent with the existing block sizes and dimensions.
- Building Height and Setbacks**
- (4) **Specific Outcomes**
- The building form contributes to—
- (a) an integrated and active street character; and
 - (b) a low rise, human scale building profile.
- (5) **Probable Solutions – for sub-section (4)**
- (a) Buildings are generally limited to two (2) storeys in height, provided this is appropriate having regard to—
 - (i) the character and amenity of the area and the overall townscape;
 - (ii) the scale of adjoining development;
 - (iii) the retention of important view corridors; and
 - (iv) the retention of the significance of landmark sites and structures.
 - (b) Any new buildings with street frontage are built to the street alignment, however where new buildings are situated between existing buildings with different setbacks, the average of the two setbacks may be used.
- Building Articulation/Design**
- (6) **Specific Outcomes**
- (a) The design cues for new buildings in Harrisville and Marburg are taken from the design of existing character places in those Towns.
 - (b) At the street alignment, buildings are highly detailed.
 - (c) Buildings are designed to be attractive.
- (d) Large expanses of blank walls are avoided, particularly in situations where such walls are likely to be visually prominent.
 - (e) New buildings take into account the image presented by the backs of buildings so as to ensure a high degree of fit with the existing built form.
 - (f) New buildings are compatible with the historic pattern and form of existing character buildings in their proportions, roof top design, colours and materials.
 - (g) Facade design and detailing compliment traditional proportioning and avoid the use of reflective glass.
 - (h) New buildings incorporate features for solar control which reinterpret traditional features such as verandahs, balconies, deep reveals, covered shades, blinds, awnings and lattice.
 - (i) The size of recurring features such as windows and doors do not distract from the overall scale of the building.
 - (j) Window to wall proportions are similar to those found on existing character places in the main street.
- Building Entrances**
- (7) **Specific Outcomes**
- Street entrances to buildings are emphasised by—
- (a) provision of a recessed entrance or use of protruding elements at the entrance point;
 - (b) a size of entrance of an appropriate scale and presence on the street;
 - (c) use of high quality materials and high levels of detailing around the entrance;
 - (d) use of individual canopy elements over the entrance.
- Building Orientation**
- (8) **Specific Outcomes**
- (a) Buildings address the street frontage or frontages rather than being aligned at right angles or diagonal to the street.
 - (b) Buildings are designed so that opportunities for overlooking and casual surveillance of public spaces, carparks and pedestrian paths are provided.
 - (c) Where applicable, upper level balconies or verandahs overlook the street.
- Street Awnings**
- (9) **Specific Outcomes**
- Street awnings—
- (a) are provided to maintain continuous weather protection to pedestrians, particularly where the building is built to the street alignment;
 - (b) are designed to maintain the continuity and character of adjacent awnings, especially in relation to height and fascia depth;
 - (c) are designed to compliment historic style awnings (i.e. post supported);



- (d) do not break the continuity of the edge fascia (for example with strongly geometrical forms, such as triangular or barrel vaulted shapes).

Corner Sites

NOTE 9.29B

- (1) Corner sites are of particular importance owing to the visual prominence within the grid pattern of streets.
- (2) Accordingly, the quality of the design of buildings on corner sites will have a significant impact on the achievement of the Township's desired character.

(10) Specific Outcomes

- (a) Buildings on corner sites—
 - (i) contribute to the clear definition of the street intersection and entrances to the building;
 - (ii) are built to both street frontages and parallel to the street alignment;
 - (iii) are higher, or at least as high, as those buildings adjacent;
 - (iv) provide detailing on corner facades including prominent building entrances and windows;
 - (v) use high quality appropriate materials;
 - (vi) utilise a short splay or chamfered edge to the corner of the building closest to the intersection; or
 - (vii) include other focal points such as a tower clock, visual display, or artwork.
- (b) There is no major indentation of the building at the corner to create a plaza or the like.
- (c) New uses and works strengthen the area's corner focal points through appropriate treatments as outlined above, at the intersections of—
 - (i) Edmond Street and Dance Street, Marburg;
 - (ii) Edmond Street and Queen Street, Marburg;
 - (iii) Edmond Street and Main Street, Marburg;
 - (iv) Queen Street and Eagle Street, Harrisville;
 - (v) Queen Street and Post Office Lane, Harrisville;
 - (vi) Queen Street and Blackmore Lane, Harrisville.

Skyline Elements/Roof Top Design

(11) Specific Outcomes

The design of roof forms ensure that—

- (a) symmetrical parapets are used which reflect the historic parapet styles on adjacent character buildings or the predominant parapet style on character buildings within the streetscape.

- (b) plant rooms and equipment are appropriately concealed;
- (c) strongly horizontal roof forms with large lengths of unbroken straight lines are not used; and
- (d) appropriately coloured roof treatments are used and contrasting coloured roof treatments are avoided.

NOTE 9.29C

- (1) Careful attention to design details is required if the visual character of Harrisville and Marburg is to evolve sympathetically.
- (2) Special attention needs to be given to the design of roof forms and the location and concealing of plant and equipment.
- (3) The design of rooftops and projections is to be treated as an integral part of the building envelope design.

Materials

Specific Outcomes

The materials used on building works compliment those materials used on existing heritage places in Harrisville and Marburg.

(13) Probable Solutions – for sub-section (11)

- (a) The following materials are used in building works in Harrisville and Marburg—
 - (i) painted timber or colour applied render wall cladding; or
 - (ii) colour applied corrugated metal roofing.
- (b) Extensive use of the following materials on building works within Harrisville and Marburg is avoided—
 - (i) fully glazed curtain walls in both reflective and non-reflective glass;
 - (ii) sheet or profiled metal cladding;
 - (iii) unarticulated concrete surfaces; or
 - (iv) unarticulated cladding systems such as flat fibre cement or similar;

NOTE 9.29D

- (1) Materials assist in achieving a cohesive, distinctive character.
- (2) Paving materials, colour and texture are compatible with those identified in the local government's adopted standards.

Colour

Specific Outcomes

- (a) The colours used on building works compliment the existing colours in Harrisville and Marburg.
- (b) Colours unify buildings which form part of a group.
- (c) Colour schemes are appropriate to the style of the building.

(15) Probable Solutions – for sub section (14)

- (a) The following colours are used in building works in Harrisville and Marburg—



- (i) heritage colour schemes; or
- (ii) warm earth tones.
- (b) Use of the following colours on building works within Harrisville and Marburg is avoided—
 - (i) black;
 - (ii) predominantly cool, blue colour schemes;
 - (iii) light pastel colours;
 - (iv) metallic and reflective finishes; or
 - (v) bright primary colours.
- (c) Unpainted surfaces are not painted where the original finish (e.g. facing brickwork) is an important part of the building's character.

Street Furniture

(16) Specific Outcomes

- (a) A uniform and consistent suite of street furniture is adopted and used throughout each town.
- (b) The furniture suite includes seating/benches, litter bins, drink fountains, signage, bollards, lighting and tables.
- (c) The street furniture reflects Harrisville's and Marburg's historic character and is consistent in style, form and colour.

Vegetation/Landscaping

(17) Specific Outcomes

- (a) Existing large/mature vegetation is conserved where possible.
- (b) Appropriate landscaping, including street trees is used, where possible, to soften building outlines and to enhance the overall appearance of the town business areas.

NOTE 9.29E
Street tree planting and other streetscape landscaping works should be compatible with any Streetscape Master Plan adopted by the local government.

Amenity

(18) Specific Outcomes

- Each use—
- (a) 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
 - (b) maintains a scale and appearance in keeping with the residential amenity and character of the adjoining area with adequate buffering or screening to nearby residential uses (both existing and proposed).

Operation of Road Network and Access

(19) Specific Outcomes

- Uses and works are located and designed to—
- (a) enhance the integration of traffic movements within the zone, in particular to avoid the creation of a new traffic hazard or increase an existing traffic hazard;
 - (b) ensure the safe and efficient operation of the road network, including the strategic network as outlined in Map 4a and Map 4b in Schedule 7;
 - (c) 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;
 - (d) be served by associated carparking, generally located at the rear of premises;
 - (e) share access and parking arrangements where possible.

Pedestrian Network

(20) Specific Outcomes

- (a) Active and attractive streetscapes are created with a priority given to pedestrian use, particularly along each town's main street(s).
- (b) Continuous weather protection is provided along each town's main street(s).
- (c) Pedestrian links are developed with shopfronts or some other form of active use in order to enhance public safety.

Provision of Infrastructure

(21) Specific Outcomes

- Infrastructure is—
- (a) integrated with existing systems;
 - (b) provided to primarily service the township business area (including as a minimum a constructed bitumen sealed road, kerb and channelling, reticulated water, footpaths, electricity, telecommunications and garbage services);
 - (c) provided to meet appropriate standards (including avoiding unnecessary duplication);
 - (d) comprised of components and materials that are readily accessible and available from local sources.

(22) Probable Solutions – for sub-section (21)

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

Effluent Treatment and Disposal

(23) Specific Outcome

Uses and lots are provided with adequate on-site effluent treatment and disposal³⁷.

³⁷ For further information about requirements for on-site effluent treatment and disposal, refer to Standard Sewerage Law and On-Site Sewerage Code.



9.30 Consistent and Inconsistent Uses, Use Classes and Other Development

Specific Outcomes

- (1) The following defined uses, use classes and other development categories are consistent uses in the Township Business Zone—
- (a) business use, if operating between the hours of 6.00 a.m. and 10.00 p.m. and 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) or unless, the predominant use of premises for a skin penetrating activity other than acupuncture;
 - (b) caretaker residential;
 - (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;
 - (e) community use, unless cemetery or crematorium, if operating between the hours of 6.00 a.m. and 10.00 p.m. and, 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);
 - (f) earthworks not associated with a material change of use, and which comply with the Earthworks Code;
 - (g) general store, if operating between the hours of 6.00 a.m. and 10.00 p.m. and, 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);
 - (h) home based activity which complies with the Home Based Activities Code;
 - (i) minor building work;
 - (j) minor utility;
 - (k) park, if not involving illuminated sporting activities;
 - (l) placing advertising devices on premises which complies with the Advertising Devices Code.
- (2) The following defined uses, use classes and other development categories are consistent with the outcomes sought for the Township Business 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) business use, if operating after 10.00 p.m. or before 6.00 a.m. or, the requisite number of parking spaces are not provided for the use in accordance with Table 12.9.1 of the Parking Code (Part 12, division 9) or, the predominant use of premises for a skin penetrating activity other than acupuncture, or a shop involving new building work unless more than 2000m² gross floor area;
 - (b) carpark;
 - (c) carrying out operational work for reconfiguring a lot or in association with a material change of use;
 - (d) community use, (unless cemetery or crematorium) if operating before 6.00 a.m. or after 10.00 p.m. or, the requisite number of parking spaces are not provided for the use in accordance with Table 12.9.1 of the Parking Code (Part 12, division 9);
 - (e) display housing;
 - (f) dual occupancy;
 - (g) entertainment use, unless drive in theatre;
 - (h) general industry;
 - (i) general store, if operating after 10.00 p.m. or before 6.00 a.m. or, the requisite number of parking spaces are not provided for the use in accordance with Table 12.9.1 of the Parking Code (Part 12, division 9);
 - (j) major utility;
 - (k) multiple residential, unless a caravan park;
 - (l) night court;
 - (m) park, if involving illuminated sporting activities;
 - (n) plant nursery (wholesale);
 - (o) reconfiguring a lot;
 - (p) recreation use, unless motorsports;
 - (q) service/trades use;
 - (r) shopping centre, unless more than 2000m² gross floor area;
 - (s) single residential;
 - (t) temporary accommodation;
 - (u) temporary sales office;
 - (v) temporary use;
 - (w) tourist facility;
 - (x) 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 Township Business Zone; and constitute undesirable development which is unlikely to be approved—
- (a) agriculture;
 - (b) animal husbandry;
 - (c) aviation use;
 - (d) business use, if a shop involving new building work of more than 2000m² gross floor area;
 - (e) community use, if a cemetery or crematorium;
 - (f) correctional centre;
 - (g) entertainment use, if drive in theatre;
 - (h) extractive industry;
 - (i) forestry;
 - (j) institutional residential;
 - (k) intensive animal husbandry;
 - (l) multiple residential, if caravan park;
 - (m) nuclear industry;
 - (n) recreation use, if motorsports;
 - (o) shopping centre, if more than 2000m² gross floor area;
 - (p) special industry.



Table 9.9: Assessment Categories and Relevant Assessment Criteria for Township Business Zone—Making a Material Change of Use

Column 1 Defined use or use class ³⁸	Column 2 Assessment category ³⁹	Column 3 Relevant assessment criteria ⁴⁰ —applicable code if development is self-assessable or requires code assessment
RESIDENTIAL		
Caretaker Residential	Code Assessable	Township Areas Code (Part 9)—particularly the specific outcomes for the Township Business Zone (division 8) Residential Code (Part 12, division 6)
Display Housing	Code Assessable	Township Areas Code (Part 9)—particularly the specific outcomes for the Township Business Zone (division 8) Residential Code (Part 12, division 6) Parking Code (Part 12, division 9)
Dual Occupancy	Code Assessable	Township Areas Code (Part 9)—particularly the specific outcomes for the Township Business Zone (division 8) 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) Township Areas Code (Part 9)—particularly the specific outcomes for the Township Business Zone (division 8).
Institutional Residential—inconsistent use [refer s 9.30(3)]	Impact Assessable	Township Areas Code (Part 9)—particularly the specific outcomes for the Township Business Zone (division 8) Residential Code (Part 12, division 6) Parking Code (Part 12, division 9)
Multiple Residential—inconsistent use if caravan park [refer s 9.30(3)]	Code Assessable if situated above a business use. Impact Assessable otherwise.	Township Areas Code (Part 9)—particularly the specific outcomes for the Township Business Zone (division 8) Residential Code (Part 12, division 6) Parking Code (Part 12, division 9)
Single Residential	Code Assessable	Residential Code (Part 12, division 6) Township Areas Code (Part 9)—particularly the specific outcomes for the Township Business Zone (division 8)

³⁸ See Schedule 1 (dictionary), division 1 (defined uses and use classes).

³⁹ Assessment categories may also be affected by overlays. See overlay maps to determine whether the land is affected.

⁴⁰ 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 ⁴⁹	Column 2 Assessment category ⁵⁰	Column 3 Relevant assessment criteria ⁵¹ —applicable code if development is self-assessable or requires code assessment
Temporary Accommodation	Code Assessable, if involving a bed and breakfast establishment, boarding house or motel within the Towns of Harrisville or Marburg. Impact Assessable otherwise.	Township Areas Code (Part 9)—particularly the specific outcomes for the Township Business Zone (division 8) Residential Code (Part 12, division 6) Parking Code (Part 12, division 9)
COMMERCIAL / INDUSTRIAL		
Business Use— inconsistent use if a shop involving new building work of more than 2000m ² of gross floor area [refer s 9.30(3)]	Exempt., if— (a) located within an existing building approved for or lawfully used for a business use; and (b) operating between the hours of 6.00 a.m. to 10.00 p.m.; and (c) 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). Impact Assessable, if the predominant use of premises for a skin penetrating activity other than acupuncture or if a shop involving new building work of more than 2000m ² of gross floor area. Code Assessable otherwise.	Township Areas Code (Part 9)—particularly the specific outcomes for the Township Business Zone (division 8) Commercial and Industrial Code (Part 12, division 7) Parking Code (Part 12, division 9)
Extractive Industry— inconsistent use [refer s 9.30(3)]	Impact Assessable	Township Areas Code (Part 9)—particularly the specific outcomes for the Township Business Zone (division 8)
General Industry	Impact Assessable	Township Areas Code (Part 9)—particularly the specific outcomes for the Township Business Zone (division 8) Commercial and Industrial Code (Part 12, division 7) Parking Code (Part 12, division 9)
General Store	Exempt, if— (a) located within an existing building approved for or lawfully used for a general store or business use; and (b) operating between the hours of 6.00 a.m. to 10.00 p.m.; and (c) 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). Impact Assessable, if operating after 10.00 p.m. or before 6.00 a.m. Code Assessable otherwise.	Township Areas Code (Part 9)—particularly the specific outcomes for the Township Business Zone (division 8) Commercial and Industrial Code (Part 12, division 7) Parking Code (Part 12, division 9)
Nuclear Industry— inconsistent use [refer s 9.30(3)]	Impact Assessable	Township Areas Code (Part 9)—particularly the specific outcomes for the Township Business Zone (division 8) Commercial and Industrial Code (Part 12, division 7) Parking Code (Part 12, division 9)



Column 1 Defined use or use class ⁴⁹	Column 2 Assessment category ⁵⁰	Column 3 Relevant assessment criteria ⁵¹ —applicable code if development is self-assessable or requires code assessment
Plant Nursery (Wholesale)	Code Assessable	Township Areas Code (Part 9)—particularly the specific outcomes for the Township Business Zone (division 8) Vegetation Management Code (Part 12, division 4). Commercial and Industrial Code (Part 12, division 7) Parking Code (Part 12, division 9)
Service/Trades Use	Impact Assessable	Township Areas Code (Part 9)—particularly the specific outcomes for the Township Business Zone (division 8) Commercial and Industrial Code (Part 12, division 7) Parking Code (Part 12, division 9)
Shopping Centre— inconsistent use if more than 2000m ² of gross floor area [refer s 9.30(3)]	Impact Assessable, if more than 2000m ² of gross floor area. Code Assessable otherwise.	Township Areas Code (Part 9)—particularly the specific outcomes for the Township Business Zone (division 8) Commercial and Industrial Code (Part 12, division 7) Parking Code (Part 12, division 9)
Special Industry— inconsistent use class [refer s 9.30(3)]	Impact Assessable	Township Areas Code (Part 9)—particularly the specific outcomes for the Township Business Zone (division 8) Commercial and Industrial Code (Part 12, division 7) Parking Code (Part 12, division 9)
Temporary Sales Office	Code Assessable	Township Areas Code (Part 9)—particularly the specific outcomes for the Township Business Zone (division 8). Commercial and Industrial Code (Part 12, division 7) Parking Code (Part 12, division 9)
RECREATION / ENTERTAINMENT		
Entertainment Use— inconsistent use if drive in theatre [refer s 9.30(3)]	Impact Assessable if— (a) drive in theatre; or (b) operating after 10.00 p.m. or before 6.00 a.m. Code Assessable otherwise.	Township Areas Code (Part 9)—particularly the specific outcomes for the Township Business Zone (division 8) Recreation and Entertainment Code (Part 12, division 11) Parking Code (Part 12, division 9)
Night Court	Impact Assessable	Township Areas Code (Part 9)—particularly the specific outcomes for the Township Business Zone (division 8)
Park	Exempt unless involving illuminated sporting activities. Code Assessable otherwise.	Township Areas Code (Part 9)—particularly the specific outcomes for the Township Business Zone (division 8) Recreation and Entertainment Code (Part 12, division 11) Parking Code (Part 12, division 9)



Column 1 Defined use or use class ⁴⁹	Column 2 Assessment category ⁵⁰	Column 3 Relevant assessment criteria ⁵¹ —applicable code if development is self-assessable or requires code assessment
Recreation Use— inconsistent use class if motorsports [refer s 9.30(3)]	Code Assessable, if indoor recreation or outdoor recreation operating between the hours of 6.00 a.m. to 10.00 p.m. Impact Assessable otherwise.	Township Areas Code (Part 9)—particularly the specific outcomes for the Township Business Zone (division 8) Recreation and Entertainment Code (Part 12, division 11) Parking Code (Part 12, division 9)
RURAL		
Agriculture—inconsistent use class [refer s 9.30(3)]	Impact Assessable	Township Areas Code (Part 9)—particularly the specific outcomes for the Township Business Zone (division 8)
Animal Husbandry—inconsistent use class [refer s 9.30(3)]	Impact Assessable	Township Areas Code (Part 9)—particularly the specific outcomes for the Township Business Zone (division 8)
Forestry—inconsistent use class [refer s 9.30(3)]	Impact Assessable	Township Areas Code (Part 9)—particularly the specific outcomes for the Township Business Zone (division 8)
Intensive Animal Husbandry—inconsistent use class [refer s 9.30(3)]	Impact Assessable	Township Areas Code (Part 9)—particularly the specific outcomes for the Township Business Zone (division 8) Intensive Animal Husbandry Code (Part 12, division 8)
Wine Making	Code Assessable	Township Areas Code (Part 9)—particularly the specific outcomes for the Township Business Zone (division 8) Parking Code (Part 12, division 9)
OTHER		
Aviation Use—inconsistent use class [refer s 9.30(3)]	Impact Assessable	Township Areas Code (Part 9)—particularly the specific outcomes for the Township Business Zone (division 8)
Carpark	Code Assessable	Township Areas Code (Part 9)—particularly the specific outcomes for the Township Business Zone (division 8) Parking Code (Part 12, division 9)
Community Use—inconsistent use if a cemetery or crematorium [refer s 9.30(3)]	Impact Assessable if a cemetery or crematorium. Exempt, unless cemetery or crematorium, if— (a) located within an existing building approved or lawfully used for a community use or business use; and (b) operating between the hours of 6.00 a.m. and 10.00 p.m.; and (c) 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.	Township Areas Code (Part 9)—particularly the specific outcomes for the Township Business Zone (division 8) Community Use Code (Part 12, division 12) Parking Code (Part 12, division 9)



Column 1 Defined use or use class ⁴⁹	Column 2 Assessment category ⁵⁰	Column 3 Relevant assessment criteria ⁵¹ —applicable code if development is self-assessable or requires code assessment
Correctional Centre— inconsistent use [refer s 9.30(3)]	Impact Assessable	Township Areas Code (Part 9)—particularly the specific outcomes for the Township Business Zone (division 8)
Major Utility	Impact Assessable, if involving treatment or disposal of putrescible waste. Code Assessable otherwise.	Township Areas Code (Part 9)—particularly the specific outcomes for the Township Business Zone (division 8)
Minor Utility	Exempt	
Temporary Use	Code Assessable	Temporary Use Code (Part 12, division 13) Township Areas Code (Part 9)—particularly the specific outcomes for the Township Business Zone (division 8)
Tourist Facility	Code Assessable	Township Areas Code (Part 9)—particularly the specific outcomes for the Township Business Zone (division 8) 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 ⁴¹ —applicable code if development is self-assessable or requires code assessment
All except use for a road ⁴²	Impact Assessable (refer s 2.2)	Township Areas Code (Part 9)—particularly the specific outcomes for the Township Business Zone (division 8)

⁴¹ 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.

⁴² 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 9.10: Assessment Categories and Relevant Assessment Criteria for Township Business Zone—Other Development

Column 1 Type of development	Column 2 Assessment category ⁴³	Column 3 Relevant assessment criteria ⁴⁴ —applicable code if development is self-assessable or requires code assessment
Carrying out building work not associated with a material change of use ⁴⁵	Self Assessable ⁴⁶ 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) Township Areas Code (Part 9)—particularly the specific outcomes for the Township Business Zone (division 8); (b) Planning Scheme Building Matters Code (Part 12, division 16).
Clearing of Vegetation—not associated with a material change of use	Exempt	
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) Township Areas Code (Part 9)—particularly the specific outcomes for the Township Business Zone (division 8)
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) Township Areas Code (Part 9)—particularly the specific outcomes for the Township Business Zone (division 8); (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 5. Code Assessable otherwise.	Advertising Devices Code (Part 12, division 14) Township Areas Code (Part 9)—particularly the specific outcomes for the Township Business Zone (division 8)
Reconfiguring a lot ⁴⁷	Impact Assessable where involving land within a Residential Zone. Code Assessable otherwise.	Reconfiguring a Lot Code (Part 12, division 5) Township Areas Code (Part 9)—particularly the specific outcomes for the Township Business Zone (division 8)
Carrying out operational work for reconfiguring a lot or in association with a material change of use ⁵⁸	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) NOTE The provisions of Planning Scheme Policy 3 – General Works may also apply depending on the nature of the operational work.
Other	Exempt	

⁴³ Assessment categories may also be affected by overlays. See overlay maps to determine whether the land is affected.

⁴⁴ 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.

⁴⁵ See Ipswich Planning Scheme Users Guide 2 for examples that explain the type of development involved in different proposals.

⁴⁶ 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.

⁴⁷ 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.



Division 9—Showgrounds, Sport, Recreation, Service Trades and Trotting Zone: Assessment Criteria and Assessment Tables

9.31 Showgrounds, Sport, Recreation, Service Trades and Trotting Zone

- (1) The provisions in this division relate to the Showgrounds, Sport, Recreation, Service Trades and Trotting Zone as follows—
- overall outcomes (section 9.32);
 - specific outcomes and probable solutions as follows—
 - effects of development – general (section 9.33);
 - consistent and inconsistent uses, use classes and other development (section 9.34);
 - assessment tables (Tables 9.11 and 9.12).

9.32 Overall Outcomes for Showgrounds, Sport, Recreation, Service Trades and Trotting Zone

- (1) The overall outcomes are the purpose of the Showgrounds, Sport, Recreation, Service Trades and Trotting Zone.

NOTE 9.32A

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 Showgrounds, Sport, Recreation, Service Trades and Trotting Zone are as follows—
- (a) The Zone provides for the continued use and operation of the Marburg Showgrounds and Trotting Track.
 - (b) The Zone provides a range of sport, recreation and entertainment uses.
 - (c) The Zone provides a range of service trades and business uses on serviced land, in particular those activities associated with Harness Racing or other equestrian and coursing sports.
 - (d) Services trades and businesses in the zone cater to the needs of the local community (including the harness racing community) and the surrounding rural areas and provide local employment opportunities.
 - (e) Uses and works present a high standard of visual amenity with regard to both their built form and landscape setting, including—
 - (i) locating lower impact and high quality uses on the periphery of the zone;
 - (ii) provision of buffering to roads and nearby residential areas; and

- (iii) positioning any facilities or arenas to ameliorate any adverse impacts on nearby residents or businesses.

- (f) The zone is developed in a cohesive manner in order to—
- (i) ensure a coordinated layout and built form;
 - (ii) minimise direct individual use access to frontage roads and incorporate integrated access and circulation.

NOTE 9.32B

- (1) It is expected that the Marburg Showgrounds and Trotting Track will continue to operate during the life of this Plan, and that the trotting track will be upgraded to racing status.
- (2) The zone includes the Marburg Trotting Complex and provides an opportunity to provide for commercial stables, veterinary clinics and equestrian business and industry uses associated with one of the best harness training facilities in South East Queensland.
- (3) The zone may create a land use theme and potential synergies to form a 'niche market' in the harness racing and training, equestrian sports and tourism (particularly day tripper) markets.
- (4) Some of the land within the Showgrounds, Sport, Recreation, Service Trades and Trotting Zone is affected by development constraints including flooding.
- (5) Refer to the overlay maps and Part 11 to determine whether a proposal is affected by an overlay.

9.33 Effects of Development – General

NOTE 9.33A

The specific outcomes which are sought to apply generally throughout the Showgrounds, Sport, Recreation, Service Trades and Trotting Zone are set out below.

Building Setbacks and Height

(1) Specific Outcomes

The height and setback of buildings are designed to—

- (a) promote compatibility between nearby residential and service trades uses; and
- (b) conserve important view corridors along major approach routes to Marburg.



- (2) **Probable Solutions – for sub-section (1)**
- (a) Building height is generally limited to a single storey.
 - (b) New uses or works with frontage to Queen Street are set back 6 metres from the road frontage, however where situated between existing buildings with different setbacks the average of the two setbacks is used.
 - (c) New uses or works with frontage to Kennedy Street are set back 6 metres from the road.

Streetscape and Visual/Aesthetic Considerations

(3) **Specific Outcomes**

NOTE 9.33B

- (1) Land in the zone is significant in townscape terms as the Queen Street frontage accentuates a view corridor along the street and into the hinterland and adjoins one of the main gateways to Marburg.
- (2) New uses and works in this zone should take account of and protect the zone's townscape features and prominence.

- (a) New uses and works take account of and protect where possible, the townscape features.
- (b) New uses and works—
 - (i) include detailed treatment of buildings at the street alignment;
 - (ii) include attractively designed buildings;
 - (iii) avoid large expanses of blank walls, particularly where such walls are visually prominent;
 - (iv) provide appropriate landscaped treatment, including street trees to soften building outlines and to enhance the overall appearance of the area;
 - (v) conserve existing large/mature vegetation where possible;
 - (vi) include a consistent footpath surface; and
 - (vii) provide a vegetated buffer between the zone and nearby residential uses.
- (c) New uses and works strengthen the zone's key focal points at the entrance to the Showgrounds and to the trotting track, particularly opposite Lawrence Street.

Operation of Road Network and Access

(4) **Specific Outcomes**

Uses and works are located and designed to—

- (a) enhance the integration of traffic movements within the zone, in particular to avoid the creation of a new traffic hazard or the increase of an existing traffic hazard;

- (b) ensure the safe and efficient operation of the road network, including the strategic network as outlined in Map 4a and Map 4b in Schedule 7;
- (c) minimise and integrate direct vehicular access to Queen Street;
- (d) restrict vehicular access to Kennedy Street unless the premises do not have an alternative access;
- (e) be served by associated carparking; and
- (f) share access and parking arrangements where possible to allow minimisation of access points to Queen Street.

Pedestrian/Bridleway Network

(5) **Specific Outcomes**

- (a) Active and attractive streetscapes are created.
- (b) Pedestrian treatments are improved along Queen Street.
- (c) The land provides suitable 'bridleway' access points to the Marburg Trotting Complex.
- (d) Potential pedestrian/vehicle and bridleway/vehicle conflict points are minimised.

NOTE 9.33C

It is expected that the Lawrence Street link across Queen Street will be at grade (although slightly elevated) to encourage traffic calmed behaviour at this location.

Provision of Infrastructure

(6) **Specific Outcomes**

Infrastructure is—

- (a) integrated with existing systems;
- (b) provided to meet appropriate standards (including as a minimum a constructed bitumen sealed road, kerb and channelling, reticulated water, footpaths, electricity, telecommunications and garbage services).

(7) **Probable Solutions – for sub-section (6)**

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



- Effluent Treatment and Disposal**
- (8) **Specific Outcomes**
Uses and lots are provided with adequate on-site effluent treatment and disposal⁴⁸.

9.34 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 Showgrounds, Sport, Recreation, Service Trades and Trotting Zone—
- (a) animal husbandry, if conducted as part of the operations of the Marburg Showgrounds and Trotting Track;
 - (b) business use unless bulky goods sales, fast food premises, hotel, produce/craft market or shop;
 - (c) caretaker residential;
 - (d) 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;
 - (e) clearing of vegetation;
 - (f) community use, if—
 - (i) conducted as part of the operations of the Marburg Showgrounds and Trotting Track; and
 - (ii) involving the use of existing land and buildings only; and
 - (iii) operating between the hours of 6.00 a.m. to 10.00 p.m.; and
 - (iv) 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);
 - (g) earthworks not associated with a material change of use and which complies with the Earthworks Code;
 - (h) entertainment use, if within the Marburg Showgrounds and Trotting Track and operating between the hours of 6.00 a.m. to 10.00 p.m.;
 - (i) home based activity;
 - (j) intensive animal husbandry, if—
 - (i) conducted as part of the operations of the Marburg Showgrounds and Trotting Track; and
 - (ii) involving the use of existing land and buildings only;

- (k) minor building work;
- (l) minor utility;
- (m) park, if not involving illuminated sporting activities;
- (n) placing an advertising device on premises which complies with the Advertising Devices Code;
- (o) plant nursery (wholesale);
- (p) recreation use, if—
 - (i) equestrian and coursing sports, indoor recreation, or outdoor recreation; and
 - (ii) conducted as part of the operations of the Marburg Showgrounds and Trotting Track; and
 - (iii) involving the use of existing land and buildings only; and
 - (iv) operating between the hours of 6.00 a.m. to 10.00 p.m.; and
 - (v) 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);
- (q) service trades use, if within an existing building and operating between the hours of 6.00 a.m. to 10.00 p.m.;
- (r) temporary accommodation, if—
 - (i) conducted as part of the operations of the Marburg Showgrounds and Trotting Track; and
 - (ii) involving the use of existing land and buildings only.

- (2) The following uses, use classes and other development categories are consistent with the outcomes sought for the Showgrounds, Sport, Recreation, Service Trades and Trotting 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;
- (b) animal husbandry, if conducted other than as part of the operations of the Marburg Showgrounds and Trotting Track;
- (c) aviation use, if a helipad;
- (d) business use if bulky goods sales, fast food premises, produce/craft market or shop;
- (e) carrying out operational work for reconfiguring a lot or in association with a material change of use;
- (f) community use, unless cemetery, crematorium or hospital;

⁴⁸ For further information about requirements for on-site effluent treatment and disposal, refer to Standard Sewerage Law and On-Site Sewerage Code.



- (g) carpark;
 - (h) entertainment use, if conducted outside the Marburg Showgrounds and Trotting Track or between the hours of 10.00 p.m. to 6.00 a.m.;
 - (i) general industry;
 - (j) general store;
 - (k) intensive animal husbandry, if—
 - (i) involving the erection of new buildings as part of the operations of the Marburg Showgrounds and Trotting Track; or
 - (ii) a riding establishment or stable;
 - (l) major utility;
 - (m) night court;
 - (n) park, if involving illuminated sporting activities;
 - (o) reconfiguring a lot;
 - (p) recreation use, if—
 - (i) equestrian and coursing sports, indoor recreation or outdoor recreation and not conducted as part of the operations of the Marburg Showgrounds and Trotting Track; or
 - (ii) if operating after 10.00 p.m. or before 6.00 a.m.; or
 - (iii) if involving the erection of new buildings; or
 - (iv) the requisite number of parking spaces are not provided for the use in accordance with Table 12.9.1 of the Parking Code (Part 12, division 9);
 - (q) service trades use, other than within an existing building, or if operating before 6.00 a.m. or after 10.00 p.m.;
 - (r) special industry;
 - (s) temporary accommodation, if—
 - (i) conducted as part of the operations of the Marburg Showgrounds and Trotting Track; and
 - (ii) involving new building work;
- (3) The following uses, use classes and other development categories are inconsistent with the outcomes sought and are not located within the Showgrounds, Sport, Recreation, Service Trades and Trotting Zone; and constitute undesirable development which is unlikely to be approved—
- (a) aviation use, unless a helipad;
 - (b) business use, if hotel;
 - (c) community use if cemetery, crematorium or hospital;
 - (d) correctional centre;
 - (e) display housing;
 - (f) dual occupancy;
 - (g) extractive industry;
 - (h) forestry;
 - (i) institutional residential;
 - (j) intensive animal husbandry, unless—
 - (i) conducted as part of the operations of the Marburg Showgrounds and Trotting Track; or
 - (ii) a riding establishment or stable;
 - (k) multiple residential;
 - (l) nuclear industry;
 - (m) recreation use, if motor sports;
 - (n) shopping centre;
 - (o) single residential;
 - (p) temporary accommodation, unless conducted as part of the operations of the Marburg Showgrounds and Trotting Track.



Table 9.11: Assessment Categories and Relevant Assessment Criteria for Showgrounds, Sport, Recreation, Service Trades and Trotting Zone—Making a Material Change of Use

Column 1 Defined use or use class ⁴⁹	Column 2 Assessment category ⁵⁰	Column 3 Relevant assessment criteria ⁵¹ —applicable code if development is self-assessable or requires code assessment
RESIDENTIAL		
Caretaker Residential	Code Assessable	Township Areas Code (Part 9)—particularly the specific outcomes for the Showgrounds, Sport, Recreation, Service Trades and Trotting Zone (division 9) Residential Code (Part 12, division 6)
Display Housing—inconsistent use class [refer s 9.34(3)]	Impact Assessable	Township Areas Code (Part 9)—particularly the specific outcomes for the Showgrounds, Sport, Recreation, Service Trades and Trotting Zone (division 9) Residential Code (Part 12, division 6) Parking Code (Part 12, division 9)
Dual Occupancy—inconsistent use class [refer s 9.34(3)]	Impact Assessable	Township Areas Code (Part 9)—particularly the specific outcomes for the Showgrounds, Sport, Recreation, Service Trades and Trotting Zone (division 9) Residential Code (Part 12, division 6) Parking Code (Part 12, division 9)
Home Based Activity	Self Assessable; or Code Assessable if the applicable code for Self Assessable development is not complied with.	If Self Assessable—acceptable solutions in the Home Based Activity Code. If Code Assessable— (a) Home Based Activity Code (Part 12, division 2); (b) Township Areas Code (Part 9)—particularly the specific outcomes for the Showgrounds, Sport, Recreation, Service Trades and Trotting Zone (division 9); (c) Parking Code (Part 12, division 9); (d) Commercial and Industrial Code (Part 12, division 7).
Institutional Residential—inconsistent use class [refer s 9.34(3)]	Impact Assessable	Township Areas Code (Part 9)—particularly the specific outcomes for the Showgrounds, Sport, Recreation, Service Trades and Trotting Zone (division 9) Residential Code (Part 12, division 6) Parking Code (Part 12, division 9)
Multiple Residential—inconsistent use class [refer s 9.34(3)]	Impact Assessable	Township Areas Code (Part 9)—particularly the specific outcomes for the Showgrounds, Sport, Recreation, Service Trades and Trotting Zone (division 9) Residential Code (Part 12, division 6) Parking Code (Part 12, division 9)
Single Residential—inconsistent use class [refer s 9.34(3)]	Impact Assessable	Township Areas Code (Part 9)—particularly the specific outcomes for the Showgrounds, Sport, Recreation, Service Trades and Trotting Zone (division 9) Residential Code (Part 12, division 6) Parking Code (Part 12, division 9)

⁴⁹ See Schedule 1 (dictionary), division 1 (defined uses and use classes).

⁵⁰ Assessment categories may also be affected by overlays. See overlay maps to determine whether the land is affected.

⁵¹ 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 ⁶⁰	Column 2 Assessment category ⁶¹	Column 3 Relevant assessment criteria ⁶² —applicable code if development is self-assessable or requires code assessment
Temporary Accommodation—inconsistent use, unless conducted as part of the operations of the Marburg Showgrounds and Trotting Track [refer s 9.34(3)]	Exempt, if— (a) conducted as part of the operations of the Marburg Showgrounds and Trotting Track; and (b) involving the use of existing land and buildings only. Code Assessable, if as per exempt, but involving the erection of new buildings. Impact Assessable otherwise.	Township Areas Code (Part 9)—particularly the specific outcomes for the Showgrounds, Sport, Recreation, Service Trades and Trotting Zone (division 9) Residential Code (Part 12, division 6) Parking Code (Part 12, division 9)
COMMERCIAL / INDUSTRIAL		
Business Use—inconsistent use if hotel refer s 9.34(3)]	Impact Assessable if – bulky goods sales, fast food premises, hotel, produce/craft market or shop. Code Assessable otherwise.	Township Areas Code (Part 9)—particularly the specific outcomes for the Showgrounds, Sport, Recreation, Service Trades and Trotting Zone (division 9) Commercial and Industrial Code (Part 12, division 7) Parking Code (Part 12, division 9)
Extractive Industry—inconsistent use [refer s 9.34(3)]	Impact Assessable	Township Areas Code (Part 9)—particularly the specific outcomes for the Showgrounds, Sport, Recreation, Service Trades and Trotting Zone (division 9)
General Industry	Code Assessable	Township Areas Code (Part 9)—particularly the specific outcomes for the Showgrounds, Sport, Recreation, Service Trades and Trotting Zone (division 9) Commercial and Industrial Code (Part 12, division 7) Parking Code (Part 12, division 9)
General Store	Impact Assessable	Township Areas Code (Part 9)—particularly the specific outcomes for the Showgrounds, Sport, Recreation, Service Trades and Trotting Zone (division 9) Commercial and Industrial Code (Part 12, division 7) Parking Code (Part 12, division 9)
Nuclear Industry—inconsistent use [refer s 9.34(3)]	Impact Assessable	Township Areas Code (Part 9)—particularly the specific outcomes for the Showgrounds, Sport, Recreation, Service Trades and Trotting Zone (division 9) Commercial and Industrial Code (Part 12, division 7) Parking Code (Part 12, division 9)
Plant Nursery (Wholesale)	Code Assessable	Township Areas Code (Part 9)—particularly the specific outcomes for the Showgrounds, Sport, Recreation, Service Trades and Trotting Zone (division 9) Vegetation Management Code (Part 12, division 4) Commercial and Industrial Code (Part 12, division 7) Parking Code (Part 12, division 9)
Service Trades Use	Exempt, if— (a) located within an existing building approved or lawfully used for a service trades or business use; and (b) operating between the hours of 6.00 a.m. and 10.00 p.m.; and (c) 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); and (d) an adopted infrastructure charge has been paid or unused infrastructure credits (including deemed credits) apply at an equivalent rate for the proposed use. Code Assessable otherwise.	Township Areas Code (Part 9)—particularly the specific outcomes for the Showgrounds, Sport, Recreation, Service Trades and Trotting Zone (division 9) Commercial and Industrial Code (Part 12, division 7) Parking Code (Part 12, division 9)



Column 1 Defined use or use class ⁶⁰	Column 2 Assessment category ⁶¹	Column 3 Relevant assessment criteria ⁶² —applicable code if development is self-assessable or requires code assessment
Shopping Centre— inconsistent use [refer s 9.34(3)]	Impact Assessable	Township Areas Code (Part 9)—particularly the specific outcomes for the Showgrounds, Sport, Recreation, Service Trades and Trotting Zone (division 9) Commercial and Industrial Code (Part 12, division 7) Parking Code (Part 12, division 9)
Special Industry	Impact Assessable	Township Areas Code (Part 9)—particularly the specific outcomes for the Showgrounds, Sport, Recreation, Service Trades and Trotting Zone (division 9) Commercial and Industrial Code (Part 12, division 7) Parking Code (Part 12, division 9)
Temporary Sales Office	Code Assessable	Township Areas Code (Part 9)—particularly the specific outcomes for the Showgrounds, Sport, Recreation, Service Trades and Trotting Zone (division 9) Commercial and Industrial Code (Part 12, division 7) Parking Code (Part 12, division 9)
RECREATION / ENTERTAINMENT		
Entertainment Use	Exempt, if— (a) conducted as part of the operations of the Marburg Showgrounds and Trotting Track; and (b) operating between the hours of 6.00 a.m. to 10.00 p.m.; and (c) involving the use of existing land and buildings only; and (d) 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, if as per exempt, but involving the erection of new buildings. Impact Assessable otherwise.	Township Areas Code (Part 9)—particularly the specific outcomes for the Showgrounds, Sport, Recreation, Service Trades and Trotting Zone (division 9) Recreation and Entertainment Code (Part 12, division 11) Parking Code (Part 12, division 9)
Night Court	Impact Assessable	Township Areas Code (Part 9)—particularly the specific outcomes for the Showgrounds, Sport, Recreation, Service Trades and Trotting Zone (division 9)
Park	Exempt where not involving illuminated sporting activities. Code Assessable otherwise.	If Code Assessable— (a) Township Areas Code (Part 9)—particularly the specific outcomes for the Showgrounds, Sport, Recreation, Service Trades and Trotting Zone (division 9); (b) Recreation and Entertainment Code (Part 12, division 11); (c) Parking Code (Part 12, division 9).
Recreation Use—inconsistent use if motor sports [refer s 9.34(3)]	Exempt, if— (a) equestrian and coursing sports, indoor recreation or outdoor recreation conducted as part of the operations of the Marburg Showgrounds and Trotting Track; and (b) operating between the hours of 6.00 a.m. to 10.00 p.m.; and (c) involving the use of existing land and buildings only; and (d) 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, if as per exempt, but involving the erection of new buildings. Impact Assessable otherwise.	Township Areas Code (Part 9)—particularly the specific outcomes for the Showgrounds, Sport, Recreation, Service Trades and Trotting Zone (division 9) Recreation and Entertainment Code (Part 12, division 11) Parking Code (Part 12, division 9)



Column 1 Defined use or use class ⁶⁰	Column 2 Assessment category ⁶¹	Column 3 Relevant assessment criteria ⁶² —applicable code if development is self-assessable or requires code assessment
RURAL		
Agriculture	Code Assessable	Township Areas Code (Part 9)—particularly the specific outcomes for the Showgrounds, Sport, Recreation, Service Trades and Trotting Zone (division 9) Vegetation Management Code (Part 12, division 4)
Animal Husbandry	Exempt, if— (a) conducted as part of the operations of the Marburg Showgrounds and Trotting Track; and (b) 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) Township Areas Code (Part 9)—particularly the specific outcomes for the Showgrounds, Sport, Recreation, Service Trades and Trotting Zone (division 9); (b) Vegetation Management Code (Part 12, division 4).
Forestry—inconsistent use class [refer s 9.34(3)]	Impact Assessable	Township Areas Code (Part 9)—particularly the specific outcomes for the Showgrounds, Sport, Recreation, Service Trades and Trotting Zone (division 9)
Intensive Animal Husbandry—inconsistent use class if— (a) conducted other than as part of the operations of the Marburg Showgrounds and Trotting Track; or (b) unless riding establishment or stable. [refer s 9.34(3)]	Exempt, if— (a) conducted as part of the operations of the Marburg Showgrounds and Trotting Track; and (b) involving the use of existing land and buildings only. Code Assessable, if— (a) as per exempt, but involving the erection of new buildings; or (b) riding establishment or stable. Impact Assessable otherwise.	Township Areas Code (Part 9)—particularly the specific outcomes for the Showgrounds, Sport, Recreation, Service Trades and Trotting Zone (division 9) Intensive Animal Husbandry Code (Part 12, division 8)
Wine Making	Code Assessable	Township Areas Code (Part 9)—particularly the specific outcomes for the Showgrounds, Sport, Recreation, Service Trades and Trotting Zone (division 9) Parking Code (Part 12, division 9)
OTHER		
Aviation Use—inconsistent use unless a helipad [refer s 9.34(3)]	Impact Assessable	Township Areas Code (Part 9)—particularly the specific outcomes for the Showgrounds, Sport, Recreation, Service Trades and Trotting Zone (division 9) Parking Code (Part 12, division 9)
Carpark	Code Assessable	Township Areas Code (Part 9)—particularly the specific outcomes for the Showgrounds, Sport, Recreation, Service Trades and Trotting Zone (division 9) Parking Code (Part 12, division 9)
Community Use—inconsistent use if, cemetery, crematorium or hospital [refer s 9.34(3)]	Impact Assessable if cemetery, child care centre, crematorium, hospital or school. Exempt, unless cemetery, child care centre, crematorium, hospital or school, if— (a) conducted as part of the operations of the Marburg Showgrounds and Trotting Track; and (b) operating between the hours of 6.00 a.m. and 10.00 p.m.; and (c) involving the use of an existing building(s); and (d) 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.	Township Areas Code (Part 9)—particularly the specific outcomes for the Showgrounds, Sport, Recreation, Service Trades and Trotting Zone (division 9) Community Use Code (Part 12, division 12) Parking Code (Part 12, division 9)



Column 1 Defined use or use class ⁶⁰	Column 2 Assessment category ⁶¹	Column 3 Relevant assessment criteria ⁶² —applicable code if development is self-assessable or requires code assessment
Correctional Centre— inconsistent use [refer s 9.34(3)]	Impact Assessable	Township Areas Code (Part 9)—particularly the specific outcomes for the Showgrounds, Sport, Recreation, Service Trades and Trotting Zone (division 9)
Major Utility	Impact Assessable, if involving treatment or disposal of putrescible waste. Code Assessable otherwise.	Township Areas Code (Part 9)—particularly the specific outcomes for the Showgrounds, Sport, Recreation, Service Trades and Trotting Zone (division 9)
Minor Utility	Exempt	
Temporary Use	Code Assessable	Temporary Use Code (Part 12, division 13) Township Areas Code (Part 9)—particularly the specific outcomes for the Showgrounds, Sport, Recreation, Service Trades and Trotting Zone (division 9)
Tourist Facility	Impact Assessable	Township Areas Code (Part 9)—particularly the specific outcomes for the Showgrounds, Sport, Recreation, Service Trades and Trotting Zone (division 9) 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 ⁶² —applicable code if development is self-assessable or requires code assessment
All except use for a road ⁵³	Impact Assessable (refer s 2.2)	Township Areas Code (Part 9)—particularly the specific outcomes for the Showgrounds, Sport, Recreation, Service Trades and Trotting Zone (division 9)

⁵² 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.

⁵³ 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 9.12: Assessment Categories and Relevant Assessment Criteria for Showgrounds, Sport, Recreation, Service Trades and Trotting Zone—Other Development

Column 1 Type of development	Column 2 Assessment category ⁵⁴	Column 3 Relevant assessment criteria ⁵⁵ —applicable code if development is self-assessable or requires code assessment
Carrying out building work not associated with a material change of use ⁵⁶	Self Assessable ⁵⁷ 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) Township Areas Code (Part 9)—particularly the specific outcomes for the Showgrounds, Sport, Recreation, Service Trades and Trotting Zone (division 9); (b) Planning Scheme Building Matters Code (Part 12, division 16).
Clearing of Vegetation—not associated with a material change of use	Exempt	
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) Township Areas Code (Part 9)—particularly the specific outcomes for the Showgrounds, Sport, Recreation, Service Trades and Trotting Zone (division 9)
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) Township Areas Code (Part 9)—particularly the specific outcomes for the Showgrounds, Sport, Recreation, Service Trades and Trotting Zone (division 9); (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 4. Impact Assessable if a billboard with a signface of more than 8.0m ² . Code Assessable otherwise.	Advertising Devices Code (Part 12, division 14) Township Areas Code (Part 9)—particularly the specific outcomes for the Showgrounds, Sport, Recreation, Service Trades and Trotting Zone (division 9)
Reconfiguring a lot ⁵⁸	Impact Assessable where involving land within a Residential Zone. Code Assessable otherwise.	Reconfiguring a Lot Code (Part 12, division 5) Township Areas Code (Part 9)—particularly the specific outcomes for the Showgrounds, Sport, Recreation, Service Trades and Trotting Zone (division 9)
Carrying out operational work for reconfiguring a lot or in association with a material change of use ⁶⁹	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) NOTE The provisions of Planning Scheme Policy 3 – General Works may also apply depending on the nature of the operational work.
Other	Exempt	

⁵⁴ Assessment categories may also be affected by overlays. See overlay maps to determine whether the land is affected.

⁵⁵ 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.

⁵⁶ See Ipswich Planning Scheme Users Guide 2 for examples that explain the type of development involved in different proposals.

⁵⁷ 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.

⁵⁸ 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.



Division 10—Special Uses Zone: Assessment Criteria and Assessment Tables

9.35 Special Uses Zone

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

- overall outcomes (section 9.36);
- specific outcomes and probable solutions as follows—
 - effects of development – general (section 9.37);
 - effects of development within Sub Areas (section 9.38);
 - consistent and inconsistent uses, use classes and other development (section 9.39);
- assessment tables (Tables 9.14 and 9.15).

9.36 Overall Outcomes for Special Use Zone

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

NOTE 9.36A

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 Special Uses Zone are the following—
- (a) The Special Uses Zone caters primarily for specified uses and works which include—
- (i) land used, owned or operated by Federal, State or Local Government for purposes such as municipal services, public utilities, educational establishments, transport networks and community services;
 - (ii) uses and works which by virtue of the location, intensity, combination of uses, operations and/or site characteristics are best managed in a use-specific designation; or
 - (iii) private community services and facilities including religious, educational and health activities; or
 - (iv) land which is currently used for the purpose of providing areas for parks, recreational and sporting pursuits.
- (b) Uses within the Special Uses Zone are provided with a level of infrastructure appropriate to the existing approved uses for the Sub Areas comprising the zone, in particular suitable road access, electricity, telecommunications and adequate provision for reticulated or on-site potable water storage, on-site effluent treatment and disposal and garbage disposal.

- (c) Reconfigurations within the Special Uses Zone are generally limited to the 'amalgamation' or 'consolidation' of existing lots to the general exclusion of most other lot reconfigurations.
- (d) Uses and works within the Special Uses Zone are located, designed and managed to—
- (i) be compatible with the amenity and character of adjacent property;
 - (ii) facilitate the development of the Sub Areas comprising the zone for their approved use;
 - (iii) maintain townscape character and amenity;
 - (iv) conserve places of cultural significance or streetscape value;
 - (v) maintain the safety of people, buildings and works; and
 - (vi) avoid significant adverse effects on the natural environment.

NOTE 9.36B

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

9.37 Effects of Development – General

NOTE 9.37A

The specific outcomes which are sought to apply generally throughout the Special Use 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 view corridors and landmark features within each town having regard to—
- (i) building height;
 - (ii) places of cultural significance or streetscape value;
 - (iii) boundary clearances/buffers and in particular the possible implications for adjoining lands, including the potential effect on the current or future use of such land;



- (iv) maintaining a scale and appearance in keeping with the amenity and character of the area;
 - (v) building setbacks from the road network, and in particular along Designated Roads;
 - (vi) the maintenance of setback alignments generally to that of existing buildings;
 - (vii) the form, scale, bulk, style and siting of buildings; and
 - (viii) the use of landscaping or existing vegetation to 'soften' building or facility outlines.
- (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) operation of machinery or equipment;
 - (ii) emission of odours, noise, dust, wastewater, waste products, light, electrical interference or otherwise; or
 - (iii) generation of traffic (including dust) travelling to or from the site.

Plan of Development

(2) Specific Outcome

Land included in the Special Uses Zone is developed generally in accordance with a Plan of Development indicating—

- (a) the type and location of uses on the site; and
- (b) the density or intensity of uses and works and, where known, the size and location of proposed buildings and other structures and details regarding vehicle access and movement onto and through the site.

NOTE 9.37B
The level of detail required for preparation of a Plan of Development will vary from site to site according to the area of land involved and the range of activities proposed for that site.

Operation of Road Network and Access

(3) 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) avoid significant adverse effects (e.g. by noise or dust generated) from use of the road network.

Provision of Infrastructure

(4) Specific Outcomes

Infrastructure is—

- (a) integrated with existing systems;
- (b) provided to service the approved use for each Sub Area (including suitable road access, electricity, telecommunications, garbage services and adequate reticulated water or on-site potable water storage);
- (c) provided to meet appropriate standards, in particular that roads providing access to each Sub Area are constructed to a bitumen road standard; and
- (d) comprised of components and materials that are readily accessible and available from local sources.

(5) Probable Solutions – for sub-section (4)

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

Effluent Treatment and Disposal

(6) Specific Outcome

Uses are provided with adequate on-site effluent treatment and disposal⁵⁹.

9.38 Effects of Development within Sub Areas

NOTE 9.38A

- (1) The Special Uses Zone includes twenty-three (23) Sub Areas.
- (2) It is envisaged that existing approved uses on most special use sites will continue.
- (3) The locations of the Sub Areas are—
 - (a) depicted on the Zoning Maps Z5, Z19, Z20, Z41, Z47 and Z48; and
 - (b) described below, where specific provisions apply.
- (4) It is preferred that community uses share facilities rather than duplicate facilities.
- (5) Within some Sub Areas there are specific outcomes sought in relation to design elements as detailed in sections (2) to (7) which follow Table 9.13.

(1) Existing Approved Uses for Sub Areas

Table 9.13 sets out the existing approved uses for the Sub Areas within the zone.

⁵⁹ For further information about requirements for on-site effluent treatment and disposal, refer to Standard Sewerage Law and On-Site Sewerage Code.



Table 9.13: Special Uses Zone—Existing Approved Uses for Sub Areas

Sub Area Reference	Existing Approved Use
SU1	School/Educational Establishment
SU4	Place of Worship
SU14	Retirement Community
SU15	Local Government Purposes
SU16	State Government Purposes
SU21	Electricity Sub-Station
SU22	Community Hall
SU29	Cemetery
SU33	Fire Station
SU59	Emergency Services Depot
SU60	Police Station
SU62	Park
SU63	Bowls Club
SU64	Stock Salesyard
SU65	Museum
SU66	Emergency Services Depot and Water Reservoir
SU67	Sawmill, Tourism and Caretaker's Residence
SU68	General Store and Hotel
SU69	Road Purposes
SU70	Park, Recreation and Community Uses
SU71	Recreation and Agistment
SU72	Highway Oriented Uses, Business Uses, Service Trades Uses, Recreation and Community Uses
SU73	Highway Oriented Uses, Business Uses, Service Trades Uses and Light Engineering/Metal Fabrication Works

(2) Sub Area SU1 – School/Educational Establishment

NOTE 9.38B

(1) The Sub Area includes the Harrisville State School, Marburg State School and Peak Crossing State School.

(2) The schools are intended to continue to be used for educational purposes, with after hours use of school facilities encouraged for a range of community and recreational uses.

Specific Outcomes

- (a) The use of school facilities after school hours is extended to encompass a range of community and recreational uses which do not adversely affect the amenity of nearby residential areas.
- (b) All important historic buildings and mature vegetation are conserved, where possible.
- (c) New buildings and works are carefully designed to be sympathetic and respectful of the character buildings on site.

(3) Sub Area SU4 – Place of Worship

NOTE 9.38C

(1) The Sub Area includes the various church sites within the towns of Harrisville, Marburg and Peak Crossing.

(2) It is intended that the churches will remain and continue in use for religious purposes with the use of church facilities encouraged for a range of community and recreational uses.

(3) Potential exists for infill development to occur on some areas or lots surrounding the actual church buildings.

(4) The preferred form of infill development is low density housing or a consolidation of community facilities.

(5) Should any church group determine to cease operations or relocate in the future, it is intended that the character buildings be retained.

(6) Adaptive reuse of buildings is encouraged, preferably for community or residential uses.

Specific Outcomes

- (a) The use of church facilities is extended to encompass a range of community and recreational uses which do not adversely affect the amenity of nearby residential areas.
- (b) All important character buildings and mature vegetation are conserved, where possible.
- (c) New uses and works are designed to ensure that they do not detract from, or obscure existing character buildings and to maintain the cultural significance and streetscape value of these buildings.

Probable Solution – for sub-section (3)(c)

- (d) New buildings are generally limited to one (1) storey in height, and are set back from, and preferably to the rear of, existing character buildings.



(4) Sub Area SU70 – Park, Recreation and Community Uses**NOTE 9.38D**

- (1) This Sub Area generally includes land between Edmond and Lawrence Streets, Marburg that is extensively affected by flooding and drainage problems, particularly that land adjacent to Black Snake Creek.
- (2) Much of the land consists of small existing lots held in common ownership by Council and other land owners.
- (3) Unmade gazetted roads separate the land parcel groupings.
- (4) It is intended that the groups of lots and road reservations be treated as one (1) land parcel.
- (5) The Sub Area is highly significant in a townscape context as it is situated in a prominent position, in the centre of the town, and when viewed from the surrounding elevated residential areas.
- (6) There is also an opportunity to integrate the development of this Sub Area with the Marburg Showgrounds and Trotting Track to the east and any development in the Sub Area should reinforce that integration in terms of pedestrian/bridleway connectivity.
- (7) Future uses of the Sub Area may include parkland or recreation uses, particularly those related to equine activities (e.g. equestrian “common”, pony club activities, junior equestrian and coursing sports) subject to flooding investigations to determine site suitability.

Specific Outcomes

- (a) The Sub Area is developed for park, recreation and community uses.
- (b) Uses and works on the land—
 - (i) maximise opportunities for integration with the Marburg Showgrounds and Trotting Track (particularly through strong pedestrian/bridleway connections);
 - (ii) provide adequate buffering and setbacks in order to maintain the amenity of nearby residences;

- (iii) are able to withstand flooding impacts; and
- (iv) present a well landscaped, high quality design, particularly when viewed from nearby roads.

- (c) All significant vegetation is retained, where possible.
- (d) Future uses in the Sub Area may include—
 - (i) open parkland or other recreation uses forming part of the Black Snake Creek open space corridor connecting to Marburg Community Park;
 - (ii) equestrian and coursing sports; or
 - (iii) community uses or other land extensive, low key activities.
- (e) Future activities are compatible with the area’s flooding and drainage problems and have minimal building requirements.
- (f) Residential uses are discouraged owing to the flooding and drainage impacts.

(5) Sub Area SU71 – Recreation and Agistment**NOTE 9.38E**

- (1) This Sub Area includes land south of Edmond Street, bounded by Kennedy and Dance Streets, Marburg.
- (2) The Sub Area is extensively affected by flooding and drainage problems.

Specific Outcomes

- (a) Future activities are compatible with the area’s severe flooding and drainage problems.
- (b) This may include agistment in support of the Marburg Showgrounds and Trotting Track, recreation uses (including ‘wetlands’) that are able to withstand flooding impacts and which have no building requirements and maintain the existing amenity of nearby residences.
- (c) Uses and works present a well landscaped, high quality design, particularly when viewed from Edmond Street.



(6) Sub Area SU72 – Highway Oriented Uses, Business Uses, Service Trades Uses, Recreation and Community Uses

NOTE 9.38F

- (1) This Sub Area includes land north of Edmond Street, bounded generally by the Warrego Highway and Queen Street, Marburg.
- (2) The Sub Area is affected by flooding/drainage problems and noise impacts from the Warrego Highway.
- (3) The Sub Area is highly significant in a townscape context as it is situated in a prominent position when viewed from the Warrego Highway and Edmond Street.
- (4) Future uses of the Sub Area may include on the flood free land, highway oriented uses, low impact business uses supporting the main street, and, subject to flooding investigations to determine site suitability, recreation and community uses.

Specific Outcomes

- (a) Future activities are compatible with the area’s flooding and drainage problems.
- (b) For the flood affected areas this may include open parkland, recreation uses, community uses or other land extensive, low key activities that are able to withstand flooding impacts and which have no building requirements.
- (c) For the flood free land or land where the effect of flooding can be mitigated, uses may include—
 - (i) low key business and commercial uses which support the town’s main street;
 - (ii) community uses;
 - (iii) low impact service trade activities which expand upon the Marburg Town Business Zone;
 - (iv) highway related uses (e.g. motel, service station, fast food, etc) taking advantage of the site’s exposure to the highway.
- (d) Future uses—
 - (i) resolve drainage and flooding issues;
 - (ii) provide safe access which does not adversely affect the operations of the Warrego Highway;
 - (iii) do not adversely affect the amenity of nearby residential areas; and
 - (iv) provide controlled signage.

- (e) Residential uses are discouraged owing to the flooding, drainage and noise impacts.
- (f) Uses and works present a well landscaped, high quality design, particularly when viewed from the Warrego Highway and Edmond Street.
- (g) The landscape treatment of the land softens building outlines and enhances the overall appearance of the Sub Area, particularly when viewed from the Warrego Highway.
- (h) Large expanses of blank walls are avoided, particularly where visually prominent.
- (i) Consideration is given to the minimisation of impacts in terms of traffic generation, noise, lighting and privacy on nearby residential land.

(7) Sub Area SU73 – Highway Oriented Uses, Business Uses, Service Trades Uses and Light Engineering/Metal Fabrication Works

NOTE 9.38G

- (1) This Sub Area comprises the industrial sheds on Edmond Street at the eastern entrance to the town of Marburg.
- (2) It is likely that the use of the land for light engineering works/metal fabrication will continue, however the land does have considerable potential for highway oriented uses and service trades/business uses supporting the main street.
- (3) The Sub Area is highly significant in a townscape context as it is situated in a prominent position when viewed from the Warrego Highway and Edmond Street.

Specific Outcomes

- (a) Uses may include—
 - (i) low key business and commercial uses which support the town’s main street;
 - (ii) low impact service trade activities which expand upon the Marburg Town Business Zone;
 - (iii) highway related uses (e.g. motel, service station, fast food, etc) taking advantage of the site’s exposure to the highway.
- (b) Future uses—
 - (i) resolve drainage and flooding issues;
 - (ii) provide safe access which does not adversely affect the operations of the Warrego Highway;
 - (iii) do not adversely affect the amenity of nearby residential areas; and



- (iv) provide controlled signage.
- (c) Residential uses are discouraged owing to the flooding, drainage and noise impacts.
- (d) Uses and works present a well landscaped, high quality design, particularly when viewed from the Warrego Highway and Edmond Street.
- (e) The landscape treatment of the land softens building outlines and enhances the overall appearance of the Sub Area, particularly when viewed from the Warrego Highway.
- (f) Large expanses of blank walls are avoided, particularly where visually prominent.
- (g) Consideration is given to the minimisation of impacts in terms of traffic generation, noise, lighting and privacy on nearby residential land.

9.39 Consistent and Inconsistent Uses, Use Classes and Other Development

Specific Outcomes

- (1) The following defined uses, use classes and other development categories are consistent uses in the Special Uses Zone—
 - (a) caretaker residential;
 - (b) 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;
 - (c) clearing of vegetation which complies with the Vegetation Management Code;
 - (d) earthworks not associated with a material change of use and which comply with the Earthworks Code;
 - (e) minor building work;

- (f) minor utility;
- (g) park, if not involving illuminated sporting activities;
- (h) placing an advertising device on premises which complies with the Advertising Devices Code;
- (i) uses listed in Table 9.13 for the specified Sub Area;
- (j) uses which are consistent uses in the predominant zone surrounding the specified Sub Area.

- (2) The following defined uses, use classes and other development categories are consistent with the outcomes sought for the Special Uses 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) uses which may be consistent uses in the predominant zone surrounding the specified Sub Area;
- (b) carrying out operational work for reconfiguring a lot or in association with a material change of use;
- (c) major utility;
- (d) park, if involving illuminated sporting activities;
- (e) reconfiguring a lot.

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

- (a) uses, unless listed in Table 9.13 for the specified Sub Area, which are inconsistent uses in the predominant zone surrounding the specified Sub Area.



Table 9.14: Assessment Categories and Relevant Assessment Criteria for Special Uses Zone—Making a Material Change of Use

Column 1 Defined use or use class⁶⁰ or specified use (refer Table 9.13)	Column 2 Assessment category⁶¹	Column 3 Relevant assessment criteria⁶²—applicable code if development is self-assessable or requires code assessment
Caretaker Residential	Code Assessable	Township Areas Code (Part 9)—particularly the specific outcomes for the Special Uses Zone (division 10) Residential Code (Part 12, division 6)
Minor Utility	Exempt	
Major Utility	Impact Assessable, if involving treatment or disposal of putrescible waste. Code Assessable otherwise.	Township Areas Code (Part 9)—particularly the specific outcomes for the Special Uses Zone (division 10)
Park	Exempt unless involving illuminated sporting activities. Code Assessable otherwise.	If Code Assessable— (a) Township Areas Code (Part 9)—particularly the specific outcomes for the Special Uses Zone (division 10); (b) Recreation and Entertainment Code (Part 12, division 11); (c) Parking Code (Part 12, division 9).
Specified use listed in Table 9.13 for the specified Sub Area	Exempt, if located within an existing building approved or lawfully used for a specified use listed in Table 9.13 for the specified Sub Area. Code Assessable otherwise.	Township Areas Code (Part 9)—particularly the specific outcomes for the Special Uses Zone (division 10) Residential Code (Part 12, division 6) Recreation and Entertainment Code (Part 12, division 11) Commercial and Industrial Code (Part 12, division 7) Community Use Code (Part 12, division 12) Parking Code (Part 12, division 9)
Other (defined use or use class)	Assessment Category	Relevant assessment criteria⁶¹—applicable code if development is self-assessable or requires code assessment
All except uses otherwise identified in this Table	Self Assessable, if the use is a self assessable use in the predominant zone surrounding the specified Sub Area. Code Assessable, if the use is a code assessable use in the predominant zone surrounding the specified Sub Area. Impact Assessable otherwise.	If Self Assessable—the acceptable solutions for the use in the applicable code for the relevant zone. If Code Assessable— (a) the applicable codes for the use in the relevant zone; (b) Township Areas Code (Part 9)—particularly the specific outcomes for the Special Uses Zone (division 10).
Other (not defined)	Assessment Category	Relevant assessment criteria⁶¹—applicable code if development is self-assessable or requires code assessment
All except use for a road ⁶³	Impact Assessable (refer s 2.2)	Township Areas Code (Part 9)—particularly the specific outcomes for the Special Uses Zone (division 10)

⁶⁰ See Schedule 1 (dictionary), Division 1 (defined uses and use classes).

⁶¹ Assessment categories may also be affected by overlays. See overlay maps to determine whether the land is affected.

⁶² 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.

⁶³ 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 9.15: Assessment Categories and Relevant Assessment Criteria for Special Uses Zone—Other Development

Column 1 Type of development	Column 2 Assessment category ⁶⁴	Column 3 Relevant assessment criteria ⁶⁵ —applicable code if development is self-assessable or requires code assessment
Carrying out building work not associated with a material change of use ⁶⁶	Self Assessable ⁶⁷ 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) Township Areas Code (Part 9)—particularly the specific outcomes for the Special Uses Zone (division 10); (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) Township Areas Code (Part 9)—particularly the specific outcomes for the Special Uses Zone (division 10). (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) Township Areas Code (Part 9)—particularly the specific outcomes for the Special Uses Zone (division 10) 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) Township Areas Code (Part 9)—particularly the specific outcomes for the Special Uses Zone (division 10); (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 6. Impact Assessable if a billboard with a signface area of more than 8.0m ² . Code Assessable otherwise.	Advertising Devices Code (Part 12, division 14) Township Areas Code (Part 9)—particularly the specific outcomes for the Special Uses Zone (division 10)

⁶⁴ Assessment categories may also be affected by overlays. See overlay maps to determine whether the land is affected.

⁶⁵ 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.

⁶⁶ See Ipswich Planning Scheme Users Guide 2 for examples that explain the type of development involved in different proposals.

⁶⁷ 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 ⁷⁵	Column 3 Relevant assessment criteria ⁷⁶ —applicable code if development is self-assessable or requires code assessment
Reconfiguring a lot ⁶⁸	Impact Assessable where involving land within a Residential Zone. Code Assessable otherwise.	Reconfiguring a Lot Code (Part 12, division 5) Township Areas Code (Part 9)—particularly the specific outcomes for the Special Uses Zone (division 10) Vegetation Management Code (Part 12, division 4)
Carrying out operational work for reconfiguring a lot or in association with a material change of use ⁷⁹	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) NOTE The provisions of Planning Scheme Policy 3 – General Works may also apply depending on the nature of the operational work.
Other	Exempt	

⁶⁸ 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.

