

Division 19—Limited Development (Constrained) Zone: Assessment Criteria and Assessment Tables

4.19.1 Limited Development (Constrained) Zone

The provisions in this division relate to the Limited Development (Constrained) Zone as follows—

- overall outcomes (section 4.19.2);
- specific outcomes and probable solutions as follows—
 - effects of development – general (section 4.19.3);
 - consistent and inconsistent uses, use classes and other development (section 4.19.4);
- assessment tables (Tables 4.19.1 and 4.19.2).

4.19.2 Overall Outcomes for the Limited Development (Constrained) Zone

- (1) The overall outcomes are the purpose of the Limited Development (Constrained) Zone.

NOTE 4.19.2A

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

- (2) The overall outcomes sought for the Limited Development (Constrained) Zone are the following—

- (a) The Limited Development (Constrained) Zone contains land known to be affected by at least one significant constraint upon development.
- (b) Such constraints upon development may include—
 - (i) areas in which there are severe reservations about the suitability of land for urban purposes as a result of past mining activities;
 - (ii) land which is significantly affected by future mining or extractive industry operations;
 - (iii) areas unsuitable for urban purposes as a result of flooding;

- (iv) areas, which if used for urban purposes, would create seriously incompatible land uses adjacent to, or could compromise the integrity of the Amberley Air Base, Swanbank Power Station, Local Government Wastewater Treatment Plants, Willowbank Motorsport Complex or the Ebenezer/Willowbank Industrial Area;
- (v) isolated parcels of land, whose amenity has been severely impacted upon by major transport corridors; and
- (vi) areas which lack appropriate urban services owing to historical reconfigurations of a lot.

- (c) Further housing or reconfigurations of a lot are generally not approved.
- (d) Uses generally comprise those of a low intensity non-urban/rural nature, with residential, commercial and industrial uses discouraged.
- (e) Recreation uses may be appropriate subject to an assessment of access/traffic considerations and likely impact on the amenity of nearby residences.
- (f) Uses within the Limited Development (Constrained) Zone are provided with a level of infrastructure appropriate to the zone, in particular suitable road access, electricity, telecommunications and adequate water supply, effluent treatment and disposal and garbage disposal.
- (g) Uses and works within the Limited Development (Constrained) Zone are located, designed and managed to—
 - (i) be compatible with the amenity and character of surrounding lands;
 - (ii) maintain the safety of people, buildings and works;
 - (iii) conserve places of cultural significance and streetscape value;
 - (iv) maintain views to places of cultural significance and streetscape value; and
 - (v) avoid significant adverse effects on the natural environment.



NOTE 4.19.2B

- (1) The land within the Limited Development (Constrained) Zone is affected by development constraints, particularly flooding, mining, defence requirements, Motorsport buffers, Wastewater Treatment Plant buffers, and Swanbank Power Station buffer.
- (2) Refer to the overlay maps and Part 11 to determine which overlays affect the land.

4.19.3 Effects of Development – General**NOTE 4.19.3A**

The specific outcomes which are sought to apply generally throughout the Limited Development (Constrained) 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 views along important view corridors and landmark features 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 restriction on the current or future use of such land;
 - (iv) building setbacks from the road network in particular along Designated Roads; and
 - (v) the form, scale, bulk, style and siting of buildings.
- (b) Uses and works do not have a significant detrimental impact on the amenity of nearby residents or the surrounding area, including through the—
- (i) emission of odours, noise, dust, waste products, light, electrical interference or otherwise; or
 - (ii) generation of traffic travelling to or from the site.
- (c) Non-residential uses and works pay particular attention to mitigating potential noise impacts for nearby residents on the periphery of the Sub Area.

- (d) Appropriate measures may include—
- (i) minimal to no openings in building walls facing residences;
 - (ii) enclosure or other suitable acoustic treatment for machinery;
 - (iii) careful placement and screening of outdoor storage and work areas; and
 - (iv) provision of adequate physical separation and appropriate landscaped treatment including establishing planted buffer areas and acoustic mounds or fencing.
- (e) New dwellings, if any, are designed and sited to minimise impacts on residential amenity, having regard to—
- (i) prevailing winds;
 - (ii) the topography of the site and surrounding area;
 - (iii) noise attenuation and other abatement measures; and
 - (iv) use of intervening vegetation.
- (f) The owner/applicant for a new dwelling provides a written acknowledgment of the likely impacts on residential amenity.

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

- (a) Buildings are limited to one storey in height.
- (b) Additional storeys are 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.
- (c) New buildings are setback from the street frontage to the alignment of adjoining buildings, and behind historic buildings, unless alternative arrangements do not detrimentally affect the character of the area.



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 uses (including suitable road access, electricity, telecommunications and adequate water supply and effluent treatment and disposal);
- (c) provided to meet appropriate standards, in particular that roads are constructed to a bitumen road standard;
- (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.

Vegetation/Landscaping

(6) 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.

Operational Airspace – Wildlife Hazards

(7) Specific Outcome

- (a) Particular attention is given to the covering or containment of food and waste sources so as not to attract wildlife (particularly birds or bats) that are likely to affect the operational airspace within 8km of RAAF Base Amberley.

- (b) Turf farming and fruit farming are managed within 8km of RAAF Base Amberley to avoid the attraction of wildlife (particularly birds or bats) that is likely to affect the operational airspace of RAAF Base Amberley.

(8) Probable Solution – for sub-section (7)(b)

Turf farming and fruit farming are avoided within 3km of RAAF Base Amberley.

NOTE 4.19.3B

Refer to—

- (a) Map OV7B;
- (b) State Planning Policy 1/02 – Development in the Vicinity of Certain Airports and Aviation Facilities; and
- (c) Table 11.4.2, section 11.4.9 (Defence Facilities), Part 11 (Overlays) of this Planning Scheme.

4.19.4 Consistent and Inconsistent Uses, Use Classes and Other Development

Specific Outcomes

(1)

The following are consistent uses, use classes and other development categories in the Limited Development (Constrained) Zone—

- (a) agriculture, on lots 1 or more hectares in area, unless fruit farming or turf farming within 8km of RAAF Base Amberley;
- (b) animal husbandry, if the lot is one hectare or more in area;
- (c) caretakers' residential;
- (d) carrying out building work, not associated with a material change of use, if building work on existing buildings on site and which complies 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 complies with the Earthworks Code;
- (g) home based activity, if complying with the Home Based Activities Code;
- (h) minor building work;
- (i) minor utility;
- (j) park, if not involving illuminated sporting activities;
- (k) placing an advertising device 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 Limited Development (Constrained) 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, on lots less than 1 hectare in area, or fruit farming or turf farming within 8km of RAAF Base Amberley;
 - (b) animal husbandry, if the lot is less than one hectare in area;
 - (c) business use;
 - (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 or crematorium;
 - (g) display housing;
 - (h) dual occupancy;
 - (i) entertainment use, unless a cinema;
 - (j) extractive industry;
 - (k) forestry;
 - (l) general industry;
 - (m) general store;
 - (n) intensive animal husbandry, if a stable or riding establishment;
 - (o) major utility;
 - (p) night court;
 - (q) park, if involving illuminated sporting activities;
 - (r) plant nursery (wholesale);
 - (s) reconfiguring a lot;
 - (t) recreation use, unless a motorsports complex;
 - (u) service trades use;
 - (v) single residential;
 - (w) temporary sales office;
 - (x) temporary use;
 - (y) tourist facility;
 - (z) 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 Limited Development (Constrained) Zone; and constitute undesirable development which is unlikely to be approved—
- (a) aviation use;
 - (b) community use, if a cemetery or crematorium;
 - (c) correctional centre;
 - (d) entertainment use, if a cinema;
 - (e) institutional residential;
 - (f) intensive animal husbandry, unless a riding establishment or a stable;
 - (g) multiple residential;
 - (h) nuclear industry;
 - (i) recreation use, if a motorsports complex;
 - (j) shopping centre;
 - (k) special industry;
 - (l) temporary accommodation.



Table 4.19.1: Assessment Categories and Relevant Assessment Criteria for Limited Development (Constrained) Zone—Making a Material Change of Use

Column 1 Defined use or use class ¹⁶⁵	Column 2 Assessment category ¹⁶⁶	Column 3 Relevant assessment criteria ¹⁶⁷ —applicable code if development is self-assessable or requires code assessment
RESIDENTIAL		
Caretakers' Residential	Code Assessable	Urban Areas Code (Part 4)—particularly the specific outcomes in section 4.3.3 and the Limited Development (Constrained) Zone (division 19) Residential Code (Part 12, division 6)
Display Housing	Impact Assessable	Urban Areas Code (Part 4)—particularly the specific outcomes in section 4.3.3 and the Limited Development (Constrained) Zone (division 19) Residential Code (Part 12, division 6) Parking Code (Part 12, division 9)
Dual Occupancy	Impact Assessable	Urban Areas Code (Part 4)—particularly the specific outcomes in section 4.3.3 and the Limited Development (Constrained) Zone (division 19) Residential Code (Part 12, division 6) Parking Code (Part 12, division 9)
Home Based Activity	Impact Assessable if Home Industry. Self Assessable, unless Home Industry, if the applicable code for Self Assessable development is complied with. Code Assessable otherwise.	If Self Assessable—acceptable solutions in the Home Based Activities Code. If Code Assessable— (a) Home Based Activities Code (Part 12, division 2); (b) Urban Areas Code (Part 4)—particularly the specific outcomes in section 4.3.3 and the Limited Development (Constrained) Zone (division 19).
Institutional Residential—inconsistent use class [refer s 4.19.4(3)]	Impact Assessable	Urban Areas Code (Part 4)—particularly the specific outcomes in section 4.3.3 and the Limited Development (Constrained) Zone (division 19) Residential Code (Part 12, division 6) Parking Code (Part 12, division 9)
Multiple Residential—inconsistent use class [refer s 4.19.4(3)]	Impact Assessable	Urban Areas Code (Part 4)—particularly the specific outcomes in section 4.3.3 and the Limited Development (Constrained) Zone (division 19) Residential Code (Part 12, division 6) Parking Code (Part 12, division 9)
Single Residential	Code Assessable	Residential Code (Part 12, division 6) Urban Areas Code (Part 4)—particularly the specific outcomes in section 4.3.3 and the Limited Development (Constrained) Zone (division 19)
Temporary Accommodation—inconsistent use class [refer s 4.19.4(3)]	Impact Assessable	Urban Areas Code (Part 4)—particularly the specific outcomes in section 4.3.3 and the Limited Development (Constrained) Zone (division 19) Residential Code (Part 12, division 6) Parking Code (Part 12, division 9)
COMMERCIAL / INDUSTRIAL		
Business Use	Impact Assessable	Urban Areas Code (Part 4)—particularly the specific outcomes in section 4.3.3 and the Limited Development (Constrained) Zone (division 19) Commercial and Industrial Code (Part 12, division 7) Parking Code (Part 12, division 9)
Extractive Industry	Impact Assessable	Urban Areas Code (Part 4)—particularly the specific outcomes in section 4.3.3 and the Limited Development (Constrained) Zone (division 19)

¹⁶⁵ See Schedule 1 (dictionary), division 1 (defined uses and use classes).

¹⁶⁶ Assessment categories may also be affected by overlays. See overlay maps to determine whether the land is affected.

¹⁶⁷ 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 ¹⁶⁵	Column 2 Assessment category ¹⁶⁶	Column 3 Relevant assessment criteria ¹⁶⁷ —applicable code if development is self-assessable or requires code assessment
General Industry	Impact Assessable	Urban Areas Code (Part 4)—particularly the specific outcomes in section 4.3.3 and the Limited Development (Constrained) Zone (division 19) Commercial and Industrial Code (Part 12, division 7) Parking Code (Part 12, division 9)
General Store	Impact Assessable	Urban Areas Code (Part 4)—particularly the specific outcomes in section 4.3.3 and the Limited Development (Constrained) Zone (division 19) Commercial and Industrial Code (Part 12, division 7) Parking Code (Part 12, division 9)
Nuclear Industry—inconsistent use [refer s 4.19.4(3)]	Impact Assessable	Urban Areas Code (Part 4)—particularly the specific outcomes in section 4.3.3 and the Limited Development (Constrained) Zone (division 19) Commercial and Industrial Code (Part 12, division 7) Parking Code (Part 12, division 9)
Plant Nursery (Wholesale)	Code Assessable	Urban Areas Code (Part 4)—particularly the specific outcomes in section 4.3.3 and the Limited Development (Constrained) Zone (division 19) 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	Urban Areas Code (Part 4)—particularly the specific outcomes in section 4.3.3 and the Limited Development (Constrained) Zone (division 19) Commercial and Industrial Code (Part 12, division 7) Parking Code (Part 12, division 9)
Shopping Centre—inconsistent use [refer s 4.19.4(3)]	Impact Assessable	Urban Areas Code (Part 4)—particularly the specific outcomes in section 4.3.3 and the Limited Development (Constrained) Zone (division 19) Commercial and Industrial Code (Part 12, division 7) Parking Code (Part 12, division 9)
Special Industry—inconsistent use class [refer s 4.19.4(3)]	Impact Assessable	Urban Areas Code (Part 4)—particularly the specific outcomes in section 4.3.3 and the Limited Development (Constrained) Zone (division 19) Commercial and Industrial Code (Part 12, division 7) Parking Code (Part 12, division 9)
Temporary Sales Office	Impact Assessable	Urban Areas Code (Part 4)—particularly the specific outcomes in section 4.3.3 and the Limited Development (Constrained) Zone (division 19) Commercial and Industrial Code (Part 12, division 7) Parking Code (Part 12, division 9)
RECREATION / ENTERTAINMENT		
Entertainment Use—inconsistent use class if a cinema [refer s 4.19.4(3)]	Impact Assessable	Urban Areas Code (Part 4)—particularly the specific outcomes in section 4.3.3 and the Limited Development (Constrained) Zone (division 19) Recreation and Entertainment Code (Part 12, division 11) Parking Code (Part 12, division 9)
Night Court	Code Assessable	Urban Areas Code (Part 4)—particularly the specific outcomes in section 4.3.3 and the Limited Development (Constrained) Zone (division 19)
Park	Exempt unless involving illuminated sporting activities. Code Assessable otherwise.	If Code Assessable— (a) Recreation and Entertainment Code (Part 12, division 11); (b) Urban Areas Code (Part 4)—particularly the specific outcomes in section 4.3.3 and the Limited Development (Constrained) Zone (division 19); (c) Parking Code (Part 12, division 9).



Column 1 Defined use or use class ¹⁶⁵	Column 2 Assessment category ¹⁶⁶	Column 3 Relevant assessment criteria ¹⁶⁷ —applicable code if development is self-assessable or requires code assessment
Recreation Use—inconsistent use class if motorsports complex [refer s 4.19.4(3)]	Impact Assessable	Urban Areas Code (Part 4)—particularly the specific outcomes in section 4.3.3 and the Limited Development (Constrained) Zone (division 19) 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 0.5 hectares or less of native vegetation in any five year period; and (c) does not involve fruit farming or turf farming within 8km of RAAF Base Amberley; and (d) where involving vegetation clearing, complies with the acceptable solutions applicable to clauses (1) to (3) in column 2 of Table 12.4.1 in the Vegetation Management Code (Part 12, division 4). Code Assessable otherwise.	If Code Assessable— (a) Urban Areas Code (Part 4)—particularly the specific outcomes in section 4.3.3 and the Limited Development (Constrained) Zone (division 19); (b) Vegetation Management Code (Part 12, division 4).
Animal Husbandry	Exempt if— (a) the lot is one hectare or more in area; and (b) does not involve the clearing of 0.5 hectares or less of native vegetation in any five year period; and (c) where involving vegetation clearing, complies with the acceptable solutions applicable to clauses (1) to (3) in column 2 of Table 12.4.1 in the Vegetation Management Code (Part 12, division 4). Code Assessable otherwise.	If Code Assessable— (a) Urban Areas Code (Part 4)—particularly the specific outcomes in section 4.3.3 and the Limited Development (Constrained) Zone (division 19); (b) Vegetation Management Code (Part 12, division 4).
Forestry	Impact Assessable	Urban Areas Code (Part 4)—particularly the specific outcomes in section 4.3.3 and the Limited Development (Constrained) Zone (division 19)
Intensive Animal Husbandry—inconsistent use class, unless a riding establishment or stable [refer s 4.19.4(3)]	Code Assessable if a stable. Impact Assessable otherwise.	Urban Areas Code (Part 4)—particularly the specific outcomes in section 4.3.3 and the Limited Development (Constrained) Zone (division 19) Intensive Animal Husbandry Code (Part 12, division 8) Parking Code (Part 12, division 9)
Wine Making	Impact Assessable	Urban Areas Code (Part 4)—particularly the specific outcomes in section 4.3.3 and the Limited Development (Constrained) Zone (division 19) Parking Code (Part 12, division 9)
OTHER		
Aviation Use—inconsistent use class [refer s 4.19.4(3)]	Impact Assessable	Urban Areas Code (Part 4)—particularly the specific outcomes in section 4.3.3 and the Limited Development (Constrained) Zone (division 19)
Carpark	Impact Assessable	Urban Areas Code (Part 4)—particularly the specific outcomes in section 4.3.3 and the Limited Development (Constrained) Zone (division 19) Parking Code (Part 12, division 9)



Column 1 Defined use or use class ¹⁶⁵	Column 2 Assessment category ¹⁶⁶	Column 3 Relevant assessment criteria ¹⁶⁷ —applicable code if development is self-assessable or requires code assessment
Community Use—inconsistent use if a cemetery or crematorium [refer s 4.19.4(3)]	Impact Assessable	Urban Areas Code (Part 4)—particularly the specific outcomes in section 4.3.3 and the Limited Development (Constrained) Zone (division 19) Community Use Code (Part 12, division 12) Parking Code (Part 12, division 9)
Correctional Centre—inconsistent use [refer s 4.19.4(3)]	Impact Assessable	Urban Areas Code (Part 4)—particularly the specific outcomes in section 4.3.3 and the Limited Development (Constrained) Zone (division 19)
Major Utility	Impact Assessable, if involving treatment or disposal of putrescible waste. Code Assessable otherwise.	Urban Areas Code (Part 4)— particularly the specific outcomes in section 4.3.3 and the Limited Development (Constrained Zone) (division 19).
Minor Utility	Exempt	
Temporary Use	Code Assessable	Temporary Use Code (Part 12, division 13) Urban Areas Code (Part 4)—particularly the specific outcomes in section 4.3.3 and the Limited Development (Constrained) Zone (division 19)
Tourist Facility	Impact Assessable	Urban Areas Code (Part 4)—particularly the specific outcomes in section 4.3.3 and the Limited Development (Constrained) Zone (division 19) Commercial and Industrial Code (Part 12, division 7) Recreation and Entertainment Code (Part 12, division 11) Parking Code (Part 12, division 9)
Other (not defined)	Assessment Category	Relevant assessment criteria ¹⁶⁸ —applicable code if development is self-assessable or requires code assessment
All except use for a road ¹⁶⁹	Impact Assessable (refer s 2.2)	Urban Areas Code (Part 4)—particularly the specific outcomes in section 4.3.3 and the Limited Development (Constrained) Zone (division 19)

¹⁶⁸ 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.

¹⁶⁹ All roads are included in a zone but use for a road is not defined. The table indicates that use for a road remains exempt under a planning scheme.



Table 4.19.2: Assessment Categories and Relevant Assessment Criteria for Limited Development (Constrained) Zone—Other Development

Column 1 Type of development	Column 2 Assessment category ¹⁷⁰	Column 3 Relevant assessment criteria ¹⁷¹ —applicable code if development is self-assessable or requires code assessment
Carrying out building work not associated with a material change of use ¹⁷²	Self Assessable ¹⁷³ if building work on an existing building on site. Code Assessable if— <ul style="list-style-type: none"> (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— <ul style="list-style-type: none"> (a) Urban Areas Code (Part 4)—particularly the specific outcomes in section 4.3.3 and the Limited Development (Constrained) Zone (division 19); (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— <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 clauses (1) to (4) in column 2 of Table 12.4.1 in the Vegetation Management Code (Part 12, division 4). If Code Assessable— <ul style="list-style-type: none"> (a) Urban Areas Code (Part 4)—particularly the specific outcomes in section 4.3.3 and the Limited Development (Constrained) Zone (division 19); (b) Vegetation Management Code (Part 12, division 4).
Earthworks—not associated with a material change of use	Exempt if earthworks which meet the criteria set out in Schedule 8. Code Assessable if the criteria for exempt do not apply.	Earthworks Code (Part 12, division 15) Urban Areas Code (Part 4)—particularly the specific outcomes in section 4.3.3 and the Limited Development (Constrained) Zone (division 19) Vegetation Management Code (Part 12, division 4)
Minor Building Work	Exempt, if— <ul style="list-style-type: none"> (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— <ul style="list-style-type: none"> (a) Urban Areas Code (Part 4)—particularly the specific outcomes in section 4.3.3 and the Limited Development (Constrained) Zone (division 19); (b) Planning Scheme Building Matters Code (Part 12, division 16); (c) Parking Code (Part 12 division 9).

¹⁷⁰ Assessment categories may also be affected by overlays. See overlay maps to determine whether the land is affected.

¹⁷¹ 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.

¹⁷² See Ipswich Planning Scheme Users Guide 2 for examples that explain the type of development involved in different proposals.

¹⁷³ 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 ¹⁷⁰	Column 3 Relevant assessment criteria ¹⁷¹ —applicable code if development is self-assessable or requires code assessment
Placing advertising device on premises	Exempt if an advertising device which meets the criteria set out in Schedule 9, Part 1. Impact Assessable if a billboard with a signface area of more than 8.0m ² . Code Assessable otherwise.	Advertising Devices Code (Part 12, division 14) Urban Areas Code (Part 4)—particularly the specific outcomes in section 4.3.3 and the Limited Development (Constrained) Zone (division 19)
Reconfiguring a lot ¹⁷⁴	Code Assessable	Reconfiguring a Lot Code (Part 12, division 5) Urban Areas Code (Part 4)—particularly the specific outcomes in section 4.3.3 and the Limited Development (Constrained) Zone (division 19) Vegetation Management Code (Part 12, division 4)
Carrying out operational work for reconfiguring a lot or in association with a material change of use ¹⁷⁴	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	

¹⁷⁴ 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.

