

Division 17—Recreation Zone: Assessment Criteria and Assessment Tables

4.17.1 Recreation Zone

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

- overall outcomes (section 4.17.2);
- specific outcomes and probable solutions as follows—
 - effects of development – general (section 4.17.3);
 - effects of development within Sub Areas (section 4.17.4);
 - consistent and inconsistent uses, use classes and other development (section 4.17.5);
- assessment tables (Tables 4.17.1 and 4.17.2).

4.17.2 Overall Outcomes for Recreation Zone

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

NOTE 4.17.2A

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 Recreation Zone are the following—

- (a) The Recreation Zone provides for the development of an integrated open space network including the use of land for—
- (i) both active and passive recreation opportunities within parks;
 - (ii) linear/riparian corridors as open space links; and
 - (iii) private and public sporting/recreation facilities.

NOTE 4.17.2B

The recreation zone is depicted in two ways on the zoning maps—

- (a) unbroken lines – representing committed current public parks and private recreation areas; and
- (b) broken lines – indicative future recreation land, subject to further detailed assessment as part of a development application.

- (b) The Recreation Zone provides sufficient land—
 - (i) to meet the recreational needs of residents and visitors within Citywide, district and local catchments; and
 - (ii) to achieve an equitable distribution of recreational areas and facilities in suitable and accessible locations.
- (c) The Recreation Zone provides for a wide range of recreational settings, including—
 - (i) Recreation Parks;
 - (ii) Waterside Parks;
 - (iii) Sportsgrounds and Courts; and
 - (iv) Linear Parks.
- (d) Recreation Parks can be designed as civic spaces mostly in association with existing or proposed centres and include elements such as—
 - (i) feature planting; and
 - (ii) areas for picnics, barbeques, and informal recreation.
- (e) Waterside Parks are designed and located as focal parks which maximise access to permanent water bodies situated within an attractive setting, and may include jetties, ramps and launch pontoons.
- (f) Recreation Parks provide for informal recreational needs, including facilities for children's play, non-organised sporting activities, walking, nature appreciation, picnics and barbeques and community/cultural events, as appropriate, relative to the capacity of surrounding roads and other nearby land uses and the setting, amenity and character of the surrounding area.
- (g) Sportsgrounds and Courts provide for a range of indoor and outdoor facilities including—
 - (i) ovals, fields, multipurpose courts, club houses, fenced playgrounds, pools, shaded seating, grandstands; and
 - (ii) provision for night competition/activity as appropriate to the setting of the facility and the likely impacts on the amenity and character of the surrounding area.



- (h) Linear Parks—
 - (i) are primarily designed to serve a connectivity/linkage function, mostly, but not exclusively along selected riparian corridors; and
 - (ii) whilst they may remain predominantly in a natural setting and retain important environmental values, including an important role as wildlife corridors, are primarily intended to serve an urban recreation rather than conservation focus.
- (i) Uses and works within the Recreation Zone are located, designed and managed to—
 - (i) maintain residential amenity and streetscape quality;
 - (ii) maintain or enhance aspects of local character;
 - (iii) be compatible with other uses and works;
 - (iv) encourage multi use of facilities, particularly between sporting bodies and various recreation user groups; and
 - (v) minimise impacts on environmental values and places of environmental and cultural heritage significance.
- (j) Where land within the Recreation Zone is privately owned or controlled, access to the general public may be restricted.

NOTE 4.17.2C

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

4.17.3 Effects of Development – General

NOTE 4.17.3A

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

Integrated Planning, Uses and Works

Specific Outcomes

- (1)
 - (a) Regard is had to Map 1 in Schedule 7 in determining appropriate locations and embellishment levels for the different recreational settings for future Citywide and District parks.
 - (b) Major recreational facilities are developed in an integrated manner that—
 - (i) provides, where possible, for primary and secondary recreational opportunities, including opportunities for informal recreation;
 - (ii) provides for multi use opportunities and joint use arrangements;
 - (iii) addresses likely impacts on other nearby uses and include measures to mitigate adverse impacts;
 - (iv) addresses likely impact in terms of significant landmark features, view corridors, gateways and approach routes;
 - (v) addresses likely impacts in terms of the public utilities infrastructure and the transport network;
 - (vi) provides for public access and community safety;
 - (vii) addresses likely impacts on environmental values and places of cultural heritage significance or streetscape value; and
 - (viii) incorporates the specific outcomes for any relevant Sub Area.

NOTE 4.17.3B

- (1) Where involving uses that require impact assessment, a Concept Master Plan may be prepared and used for the purposes of a Preliminary Approval (including public notification) under section 3.1.6 of the IPA.
- (2) The Concept Master Plan (and associated Preliminary Approvals) should also determine the assessment process to be followed for subsequent uses and works, (e.g. whether further impact or code assessment is required).
- (3) In order to maintain relevance to the needs of a local community, it may be pertinent for the local government to include a time limit on the currency period for a preliminary approval for a Concept Master Plan.



- (c) Bushland management plans and strategies are prepared and implemented for areas containing important stands of bushland to deal with issues such as—
 - (i) introduced plants and animals;
 - (ii) fire control;
 - (iii) fragmentation – loss of continuous habitat;
 - (iv) eutrophication of stormwater runoff;
 - (v) supplementary planting and natural regeneration;
 - (vi) appropriate public access, public use and low impact recreational activities (including trail design for multi-use recreation activities) which do not diminish environmental values;
 - (vii) restoring a diversification of habitat; and
 - (viii) dumping of rubbish.

Building Design and Placement

(2) Specific Outcomes

- (a) The design and placement of buildings ensures—
 - (i) buildings generally remain subservient to and do not dominate the open landscape;
 - (ii) buildings maintain the visual prominence of any significant landmarks and conserve important view corridors;
 - (iii) public access is generally not diminished, unless privately owned or leased;
 - (iv) buildings are not significantly affected by flooding or stormwater drainage;
 - (v) buildings are sympathetic and respectful to places of cultural heritage significance;
 - (vi) effective community safety measures are incorporated;
 - (vii) large expanses of blank wall are avoided, particularly where visually prominent.
- (b) Obsolete or extraneous buildings are removed and/or screened from view.
- (c) Attention is given to the design of roof forms and the placement of plant and equipment on sites with sloping topography, or where recreation areas are readily viewed from above.

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

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

Vegetation and Landscaping

Specific Outcomes

- (a) Historic plantings and mature vegetation are conserved, where possible.
- (b) The historic layout of formal parks and gardens is conserved, where possible.
- (c) Important elements of cultural heritage fabric [e.g. historic walls and fences and indigenous scarred trees (usually called scar trees), midden sites etc] are conserved, where possible,
- (d) Riparian vegetation is conserved where possible.

Multi Use of Recreation Areas

Specific Outcome

Recreation uses are designed to—

- (a) share facilities between different user groups;
- (b) facilitate the co-location of different recreational settings; and
- (c) facilitate co-location with other community facilities to create a community focal point.

Residential Amenity

Specific Outcomes

- (a) Significant impacts of recreation facility operation are contained within the boundaries of existing and future sites, and appropriate on-site buffers are maintained, particularly where catering for night time activities and major spectator events.
- (b) Traffic impacts of recreation facility operation on nearby residential areas are minimised.
- (c) Carpark areas are designed so as not to detract from the visual amenity of recreation areas or to detract from the amenity of nearby residential areas.
- (d) Wherever possible, shared use of carparking areas occurs.



- (7) **Probable Solutions – for sub-section (6)**
- (a) Landscape buffers of a minimum width of ten (10) metres are provided to side and rear boundaries where the site abuts land in the Residential Low Density, Residential Medium Density, Large Lot Residential and Character Housing Zones.
 - (b) Landscape buffers include screen fences and/or mounding where the emission of noise, light or the visual effects of the use warrant additional screening.
 - (c) Access points, carparking, night lit facilities, spectator areas and other major noise sources are oriented and designed to minimise impacts on the amenity and character of nearby areas.

Operation of Road Network and Access

- (8) **Specific Outcomes**
- 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 direct vehicular access to Designated Roads with alternate side and rear access used where possible;
 - (d) minimise traffic and amenity impacts on nearby residential areas.

Provision of Infrastructure

- (9) **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.

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

Operational Airspace – Wildlife Hazards

- (11) **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.

- (12) **Probable Solution – for sub-section (11)(b)**

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

NOTE 4.17.3C

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.

4.17.4 Effects of Development within Sub Areas

NOTE 4.17.4A

- (1) The Recreation Zone includes eleven (11) Sub Areas, as outlined below.
- (2) The location of the Sub Areas are—
 - (a) depicted on the Zoning Maps Z3, Z6, Z7, Z8, Z9, Z14, Z15, Z16, Z17, Z23, Z24, Z25, Z26, Z32, Z33, Z34, Z41 and Z42; and
 - (b) described below.

- (1) **This section is left intentionally blank.**
- (2) **This section is left intentionally blank.**
- (3) **This section is left intentionally blank.**
- (4) **Sub Area REC4 – Timothy Maloney Oval**

Specific Outcomes

NOTE 4.17.4D

Construction and placement of buildings or other structures is constrained owing to the area's townscape prominence, location of services and the site's geotechnical condition.

- (a) The open character of the land is maintained particularly in view of its townscape setting in relation to St Mary's Church and the site's physical constraints.
- (b) The design and placement of buildings, structures and landscaping does not obscure views to the St Mary's Church and Presbytery and considers the visual impact on the historic Commercial Hotel immediately to the south.



(5) Sub Area REC5 – CBD, Former Pump Yard and RSL Park**Specific Outcomes**

- (a) The area is maintained as a formal recreation park serving shoppers, workers, Civic Hall and RSL Hall patrons, the TAFE College, nearby residents and visitors to the City.
- (b) Adaptive reuse of the RSL Hall occurs with preference to be given to community or cultural uses which retain the cultural heritage integrity of the place and which enhance public access.
- (c) The townscape significance of the area is maintained as it—
 - (i) adjoins Limestone Street, being one of the main approach routes to the City Centre;
 - (ii) contains the RSL Memorial Hall, which is a local landmark; and
 - (iii) adjoins important view corridors along Nicholas and Limestone Streets.

(6) Sub Area REC6 – Queens Park**Specific Outcomes**

- (a) Queens Park is continued to be developed and used as a formal Recreation Park.
- (b) Uses and works within the park include the following—
 - (i) facilities for family entertainment;
 - (ii) botanical gardens, including the Nerima Japanese gardens;
 - (iii) a zoological gardens and associated nature centre;
 - (iv) the enhancement of important informal recreation facilities such as picnic and barbeque facilities, children's playgrounds and walking trails;
 - (v) the enhancement of the art's industry concept;
 - (vi) the development of a tourist information centre near the 5 ways CBD gateway site near the corner of Brisbane and Chermiside Roads;
 - (vii) the conservation of significant heritage sites, buildings and mature plantings; and

- (viii) landscaping designed to compliment the above and to enhance the townscape prominence of the site including the main approach routes, gateways and view corridors.

(7) Sub Area REC7 – Cunninghams Knoll**Specific Outcomes**

- (a) The area is maintained as a Formal Civic Space including—
 - (i) conservation of the historic walls, monuments and plantings;
 - (ii) an appropriately designed parking area with direct access to Brisbane Road;
 - (iii) lookout facilities, including seating on the knoll;
 - (iv) walking trails; and
 - (v) compatible new plantings, including sub-tropical rainforest species within the gully between the two knolls.
- (b) The area retains its open space setting and with no buildings.

(8) Sub Area REC8 – Limestone Park**Specific Outcomes**

Uses and works within the park include the following—

- (a) a primary emphasis on sporting activities and multi-use facilities;
- (b) the rationalisation and shared use of parking and other facilities on-site;
- (c) scenic lookouts from vantage points;
- (d) a facility catering for outdoor performances and displays; and
- (e) landscaping which maintains the park's townscape prominence and important view corridors.

(9) Sub Area REC9 – Woodend Park**Specific Outcomes**

- (a) The Sub Area is developed as a local sportsground/courts with a linear park alongside the Bremer River.
- (b) Uses and works within the park include the following—
 - (i) sporting activities;
 - (ii) integration with North Ipswich Railyards across the river;
 - (iii) the rationalisation of parking facilities use on-site;



(iv) a trail network beside the river with picnic facilities, seating and lookouts at appropriate vantage points and direct access to the river where possible; and

(v) closing the end of Woodend Road and integrating the area of closed road as part of the park.

**(10) Sub Area REC10 – City Centre to Basin Pocket
Bremer River Parklands and North Ipswich
Bremer River Parklands**

Specific Outcomes

- (a) The land is developed for waterside and linear parks.
- (b) Uses and works within the parks include the following—
- (i) a trail network beside the river with picnic facilities, seating and lookouts at appropriate vantage points and direct access to the river where possible;
 - (ii) enhanced connectivity with active recreation uses at Cribb Park, Len Johnson Oval and the North Ipswich Reserve;
 - (iii) a jetty for tourist boats and a bus parking area near the Swing Basin (perhaps off Barry Street);
 - (iv) canoe launch pontoons and boat ramps;
 - (v) a board walk in sections along the riverfront;
 - (vi) off-street car parking areas at major recreation foci and at Jack Perrett Park and along Bremer Street;
 - (vii) public safety enhancement; and
 - (viii) closing road reserve areas and negotiating the purchase of the rear of properties to develop a continuous park system.

(11) Sub Area REC11 – Cribb Park

Specific Outcomes

- (a) The area is developed as a Local sportsground/courts and a Citywide waterside park.
- (b) Uses and works within the park include the following—
- (i) the rationalisation of parking and facilities use on-site;

(ii) the rationalisation and upgrading of on-street parking adjoining the Leagues Club in Pelican and Canning Streets;

(iii) a trail network beside the river with picnic facilities, seating and lookouts at appropriate vantage points including direct access to the river, possibly by way of a boardwalk;

(iv) enhanced planting along Pelican and Canning Streets; and

(v) public access to the playing fields when they are not being used for sporting events.

(c) The design and placement of buildings—

(i) are generally limited to 2 storeys in height and kept low scale; and

(ii) do not adversely affect views along the river or across the river from Goodwin Street, Basin Pocket to the North Ipswich School.

4.17.5 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 Recreation 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) 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 complying with the Planning Scheme Building Matters Code;
- (e) clearing of vegetation which complies with the Vegetation Management Code;
- (f) community use, if a child care centre, community centre, community hall, cultural centre, gallery, information centre, library, meeting rooms, museum, senior citizens centre or youth centre within an existing building 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);



- (g) entertainment use, if a club, exhibition or trade fair within an existing building 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) earthworks not associated with a material change of use and which complies with the Earthworks Code;
- (i) home based activity which complies with the Home Based Activities Code;
- (j) minor building work;
- (k) minor utility;
- (l) park, if—
- (i) within a designated sportsground facility listed in Schedule 10; or
 - (ii) outside the areas listed in Schedule 10 and not involving illuminated sporting activities;
- (m) placing an advertising device on premises which complies with the Advertising Devices Code.
- (2)** The following uses, use classes and other development categories are consistent with the outcomes sought for the Recreation 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) aviation use, if a helipad;
 - (d) business use, if a cafe, produce/craft market, restaurant, snack bar or takeaway food premises;
 - (e) carpark;
 - (f) carrying out operational work for reconfiguring a lot or in association with a material change of use;
 - (g) community use, if not a child care centre, community centre, community hall, cultural centre, gallery, information centre, library, meeting rooms, museum, senior citizens centre or youth centre within an existing building and 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 unless a cemetery, crematorium, or hospital;
 - (h) entertainment use, unless a club, exhibition, or trade fair within an existing building and 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);
 - (i) intensive animal husbandry, if a riding establishment or stable within Sub Area REC1 or REC2;
 - (j) major utility;
 - (k) night court;
 - (l) park, if involving illuminated sporting activities outside the areas listed in Schedule 10;
 - (m) plant nursery (wholesale);
 - (n) reconfiguring a lot;
 - (o) recreation use, unless a motor sports complex;
 - (p) temporary accommodation, if a camping ground;
 - (q) temporary use;
 - (r) tourist facility;
 - (s) wine making.
- (3)** The following uses, use classes and other development categories are inconsistent with the outcomes sought and are not located within the Recreation Zone; and constitute undesirable development which is unlikely to be approved—
- (a) aviation use, unless a helipad;
 - (b) business use, unless a cafe, garden centre, produce/craft market, restaurant, snack bar or takeaway food premises;
 - (c) community use, if a cemetery, crematorium, or hospital;
 - (d) correctional centre;
 - (e) display housing;
 - (f) dual occupancy;
 - (g) extractive industry;
 - (h) forestry;
 - (i) general industry;
 - (j) general store;
 - (j) institutional residential;
 - (k) intensive animal husbandry, unless a riding establishment or stable within Sub Area REC1 or REC2;
 - (l) multiple residential;
 - (m) nuclear industry;
 - (n) recreation use, if a motor sports complex;
 - (o) service trades use;
 - (p) shopping centre;
 - (q) single residential;
 - (r) special industry;
 - (s) temporary accommodation, unless a camping ground;
 - (t) temporary sales office.



Table 4.17.1: Assessment Categories and Relevant Assessment Criteria for Recreation Zone—Making a Material Change of Use

Column 1 Defined use or use class ¹⁴⁴	Column 2 Assessment category ¹⁴⁵	Column 3 Relevant assessment criteria ¹⁴⁶ —applicable code if development is self-assessable or requires code assessment
RESIDENTIAL		
Caretaker Residential	Code Assessable	Urban Areas Code (Part 4)—particularly the specific outcomes in section 4.3.3 and the Recreation Zone (division 17) Residential Code (Part 12, division 6)
Display Housing— inconsistent use [refer s 4.17.5(3)]	Impact Assessable	Urban Areas Code (Part 4)—particularly the specific outcomes in section 4.3.3 and the Recreation Zone (division 17) Residential Code (Part 12, division 6) Parking Code (Part 12, division 9)
Dual Occupancy— inconsistent use [refer s 4.17.5(3)]	Impact Assessable	Urban Areas Code (Part 4)—particularly the specific outcomes in section 4.3.3 and the Recreation Zone (division 17) 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 Recreation Zone (division 17).
Institutional Residential— inconsistent use class [refer s 4.17.5(3)]	Impact Assessable	Urban Areas Code (Part 4)—particularly the specific outcomes in section 4.3.3 and the Recreation Zone (division 17) Residential Code (Part 12, division 6) Parking Code (Part 12, division 9)
Multiple Residential— inconsistent use class [refer s 4.17.5(3)]	Impact Assessable	Urban Areas Code (Part 4)—particularly the specific outcomes in section 4.3.3 and the Recreation Zone (division 17) Residential Code (Part 12, division 6) Parking Code (Part 12, division 9)
Single Residential— inconsistent use [refer s 4.17.5(3)]	Impact Assessable	Residential Code (Part 12, division 6) Urban Areas Code (Part 4)—particularly the specific outcomes in section 4.3.3 and the Recreation Zone (division 17)
Temporary Accommodation— inconsistent use class unless a caravan park or camping ground [refer s 4.17.5(3)]	Impact Assessable	Urban Areas Code (Part 4)—particularly the specific outcomes in section 4.3.3 and the Recreation Zone (division 17) Residential Code (Part 12, division 6) Parking Code (Part 12, division 9)

¹⁴⁴ See Schedule 1 (dictionary), division 1 (defined uses and use classes).

¹⁴⁵ Assessment categories may also be affected by overlays. See overlay maps to determine whether the land is affected.

¹⁴⁶ 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 ¹⁴⁴	Column 2 Assessment category ¹⁴⁵	Column 3 Relevant assessment criteria ¹⁴⁶ —applicable code if development is self-assessable or requires code assessment
COMMERCIAL / INDUSTRIAL		
Business Use—inconsistent use class, unless a cafe, produce/craft market, restaurant, snack bar or takeaway food premises [refer s 4.17.5(3)]	Impact Assessable	Urban Areas Code (Part 4)—particularly the specific outcomes in section 4.3.3 and the Recreation Zone (division 17) Commercial and Industrial Code (Part 12, division 7) Parking Code (Part 12, division 9)
Extractive Industry—inconsistent use [refer s 4.17.5(3)]	Impact Assessable	Urban Areas Code (Part 4)—particularly the specific outcomes in section 4.3.3 and the Recreation Zone (division 17)
General Industry—inconsistent use class [refer s 4.17.5(3)]	Impact Assessable	Urban Areas Code (Part 4)—particularly the specific outcomes in section 4.3.3 and the Recreation Zone (division 17) Commercial and Industrial Code (Part 12, division 7) Parking Code (Part 12, division 9)
General Store—inconsistent use [refer s 4.17.5(3)]	Impact Assessable	Urban Areas Code (Part 4)—particularly the specific outcomes in section 4.3.3 and the Recreation Zone (division 17) Commercial and Industrial Code (Part 12, division 7) Parking Code (Part 12, division 9)
Nuclear Industry—inconsistent use [refer s 4.17.5(3)]	Impact Assessable	Urban Areas Code (Part 4)—particularly the specific outcomes in section 4.3.3 and the Recreation Zone (division 17) Commercial and Industrial Code (Part 12, division 7) Parking Code (Part 12, division 9)
Plant Nursery (Wholesale)	Impact Assessable	Urban Areas Code (Part 4)—particularly the specific outcomes in section 4.3.3 and the Recreation Zone (division 17) Commercial and Industrial Code (Part 12, division 7) Parking Code (Part 12, division 9)
Service Trades Use—inconsistent use class [refer s 4.17.5(3)]	Impact Assessable	Urban Areas Code (Part 4)—particularly the specific outcomes in section 4.3.3 and the Recreation Zone (division 17) Commercial and Industrial Code (Part 12, division 7) Parking Code (Part 12, division 9)
Shopping Centre—inconsistent use [refer s 4.17.5(3)]	Impact Assessable	Urban Areas Code (Part 4)—particularly the specific outcomes in section 4.3.3 and the Recreation Zone (division 17) Commercial and Industrial Code (Part 12, division 7) Parking Code (Part 12, division 9)
Special Industry—inconsistent use class [refer s 4.17.5(3)]	Impact Assessable	Urban Areas Code (Part 4)—particularly the specific outcomes in section 4.3.3 and the Recreation Zone (division 17) Commercial and Industrial Code (Part 12, division 7) Parking Code (Part 12, division 9)



Column 1 Defined use or use class ¹⁴⁴	Column 2 Assessment category ¹⁴⁵	Column 3 Relevant assessment criteria ¹⁴⁶ —applicable code if development is self-assessable or requires code assessment
Temporary Sales Office— inconsistent use class [refer s 4.17.5(3)]	Impact Assessable	Urban Areas Code (Part 4)—particularly the specific outcomes in section 4.3.3 and the Recreation Zone (division 17) Commercial and Industrial Code (Part 12, division 7) Parking Code (Part 12, division 9)
RECREATION / ENTERTAINMENT		
Entertainment Use	Exempt, if a club, exhibition or trade fair within an existing building 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). Code Assessable if a club and not within an existing building, 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). Impact Assessable otherwise.	Urban Areas Code (Part 4)—particularly the specific outcomes in section 4.3.3 and the Recreation Zone (division 17) 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 Recreation Zone (division 17)
Park	Exempt if— (a) within a designated sportsground facility listed in Schedule 10; or (b) outside the areas listed in Schedule 10 and not involving illuminated sporting activities. Code Assessable otherwise.	If Code Assessable— (a) Urban Areas Code (Part 4)—particularly the specific outcomes in section 4.3.3 and the Recreation Zone (division 17); (b) Recreation and Entertainment Code (Part 12, division 11); (c) Parking Code (Part 12, division 9).
Recreation Use—inconsistent use class if motor sports complex [refer s 4.17.5(3)]	Impact Assessable if motor sports complex. Code Assessable otherwise.	Urban Areas Code (Part 4)—particularly the specific outcomes in section 4.3.3 and the Recreation Zone (division 17) 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 fruit farming or turf farming within 8km of RAAF Base Amberley; and (c) does not involve the clearing of more than 0.5 hectares of native vegetation in any five year period; 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 Recreation Zone (division 17); (b) Vegetation Management Code (Part 12, division 4).



Column 1 Defined use or use class ¹⁴⁴	Column 2 Assessment category ¹⁴⁵	Column 3 Relevant assessment criteria ¹⁴⁶ —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) Urban Areas Code (Part 4)—particularly the specific outcomes in section 4.3.3 and the Recreation Zone (division 17); (b) Vegetation Management Code (Part 12, division 4).
Forestry—inconsistent use class [refer s 4.17.5(3)]	Impact Assessable	Urban Areas Code (Part 4)—particularly the specific outcomes in section 4.3.3 and the Recreation Zone (division 17)
Intensive Animal Husbandry—inconsistent use class unless a riding establishment or stable within REC1 or REC2 [refer s 4.17.5(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 Recreation Zone (division 17) 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 Recreation Zone (division 17) Parking Code (Part 12, division 9)
OTHER		
Aviation Use—inconsistent use class unless a helipad [refer s 4.17.5(3)]	Impact Assessable	Urban Areas Code (Part 4)—particularly the specific outcomes in section 4.3.3 and the Recreation Zone (division 17)
Carpark	Code Assessable	Urban Areas Code (Part 4)—particularly the specific outcomes in section 4.3.3 and the Recreation Zone (division 17) Parking Code (Part 12, division 9)
Community Use—inconsistent use if a cemetery, crematorium, or hospital [refer s 4.17.5(3)]	Exempt, if a child care centre, community centre, community hall, cultural centre, gallery, information centre, library, meeting rooms, museum, senior citizen centre or youth centre within an existing building 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). Code Assessable if a community centre or community hall and not within an existing building, 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). Impact Assessable otherwise.	Community Use Code (Part 12, division 12) Urban Areas Code (Part 4)—particularly the specific outcomes in section 4.3.3 and the Recreation Zone (division 17) Parking Code (Part 12, division 9)



Column 1 Defined use or use class ¹⁴⁴	Column 2 Assessment category ¹⁴⁵	Column 3 Relevant assessment criteria ¹⁴⁶ —applicable code if development is self-assessable or requires code assessment
Correctional Centre— inconsistent use [refer s 4.17.5(3)]	Impact Assessable	Urban Areas Code (Part 4)—particularly the specific outcomes in section 4.3.3 and the Recreation Zone (division 17)
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 Recreation Zone (division 17)
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 Recreation Zone (division 17)
Tourist Facility	Impact Assessable	Urban Areas Code (Part 4)—particularly the specific outcomes in section 4.3.3 and the Recreation Zone (division 17) Commercial and Industrial Code (Part 12, division 7) Residential Code (Part 12, division 6) Recreation and Entertainment Code (Part 12, division 11) Parking Code (Part 12, division 9)
Other (not defined)	Assessment Category	Relevant assessment criteria ¹⁴⁷ —applicable code if development is self-assessable or requires code assessment
All except use for a road ¹⁴⁸	Impact Assessable (refer s 2.2)	Urban Areas Code (Part 4)—particularly the specific outcomes in section 4.3.3 and the Recreation Zone (division 17)

¹⁴⁷ 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.

¹⁴⁸ 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 4.17.2: Assessment Categories and Relevant Assessment Criteria for Recreation Zone—Other Development

Column 1 Type of development	Column 2 Assessment category ¹⁴⁹	Column 3 Relevant assessment criteria ¹⁵⁰ —applicable code if development is self-assessable or requires code assessment
Carrying out building work not associated with a material change of use ¹⁵¹	Self Assessable ¹⁵² 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 Recreation Zone (division 17); (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 Recreation Zone division 17); (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 Recreation Zone (division 17) 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 Recreation Zone (division 17); (b) Planning Scheme Building Matters Code (Part 12, division 16); (c) Parking Code (Part 12 division 9).
Placing advertising device on premises	Exempt if an advertising device which meets the criteria set out in Schedule 9, Part 1. Impact Assessable if a billboard with a signface area of more than 8.0m 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 Recreation Zone (division 17)

¹⁴⁹ Assessment categories may also be affected by overlays. See overlay maps to determine whether the land is affected.

¹⁵⁰ 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.

¹⁵¹ See Ipswich Planning Scheme Users Guide 2 for examples that explain the type of development involved in different proposals.

¹⁵² 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 ¹⁴⁹	Column 3 Relevant assessment criteria ¹⁵⁰ —applicable code if development is self-assessable or requires code assessment
Reconfiguring a lot ¹⁵³	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 Recreation Zone (division 17) Vegetation Management Code (Part 12, division 4)
Carrying out operational work for reconfiguring a lot or in association with a material change of use ¹⁵³	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	

¹⁵³ 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.

