



Ipswich Planning Scheme

Determining if an Application is Required

This guide is one of a series of guides which has been prepared to assist people interpret local government planning schemes and implement the Integrated Development Assessment System (IDAS).

User's Guide 2 explains the fundamental concepts in determining whether an application is required.

WHAT DEVELOPMENT ACTIVITIES ARE INVOLVED IN THE PROPOSAL?

To require a development application a proposal must first involve an activity that falls within the definition of "development" under *Integrated Planning Act 1997* (commonly referred to as IPA).

The Definition of Development Under IPA

Development is broadly defined in IPA as one or more of the following activities—

- Carrying out building work—including building, repairing, altering, underpinning (whether by vertical or lateral support), moving or demolishing a building or other structure on the premises (e.g. designing/constructing/extending a building).
- Carrying out plumbing or drainage work—including on-site, privately owned water and sewerage services (e.g. domestic plumbing and house drainage).
- Carrying out operational work—including clearing vegetation, erecting an advertising device, filling, excavating or otherwise undertaking work in, on, over or under premises (e.g. engineering works required by the subdivision of land including the construction of a new road, the provision of water reticulation etc).
- Reconfiguring a lot—including subdivision, rearranging lot boundaries, subdivision by lease (exceeding 10 years), creating an access easement.
- Making a material change of use— including starting a new use, increasing the intensity of a use, and re-establishing an abandoned use.

A proposal will generally involve at least 2 of the above development activities. For example—

- The erection of a new office or shop involves—
 - material change of use for the start of the new use on the premises;
 - building work to erect the new building;
 - plumbing and drainage works for water and sewerage fixtures; and
 - operational works if a new vehicle crossover or open-air car parking area is proposed.

- Subdividing land for new houses involves—
 - material change of use for the change or intensification of the use of the land;
 - reconfiguring a lot to subdivide the land;
 - operational work if the subdivision involves a new road or the provision of new services such as water and sewerage reticulation.

DETERMINING IF DEVELOPMENT IS SELF ASSESSABLE OR ASSESSABLE

Not all development activities associated with a proposal require an application to be made. Instead there are 3 categories (or levels) of development—

- exempt development;
- self assessable development; and
- assessable development.

Exempt Development

Exempt development does not require an application and no codes apply. All development is exempt development unless it is made assessable or self-assessable through either a planning scheme or schedule 8 of IPA.

Self Assessable Development

Self-assessable development does not require an application to be made but it must comply with any applicable State code, or planning scheme code.

For self-assessable development the person proposing to undertake the activity must do the assessment. The development must comply with all applicable codes. If it does not comply the development is no longer self assessable but assessable.

Assessable Development

If certain development is made assessable either through a planning scheme or schedule 8 of IPA, a development application is required. Within the category of assessable development, there are two sub-categories—code and impact.

Code Assessment

If proposed development requires code assessment, it is assessed by the assessment manager against the applicable codes and the common material.

Users guide 2



Ipswich Planning Scheme

Impact Assessment

If proposed development requires impact assessment, the application is publicly notified and a broader assessment of is carried out, having regard to—

- the common material;
- the planning scheme;
- applicable State planning policies ;
- any development approval for, and lawful use of, premises the subject of the application or on adjacent land.

An application is only required if at least one of the development activities is categorised as assessable.

However, a single application may involve both code and impact assessment. This will occur when an application involves two or more assessable development activities and one of the activities is identified as code assessable under either the planning scheme or schedule 8 and another is identified as impact.

Assessment Categories

A single proposal may involve several development activities and each activity may have a different assessment category determined by the planning scheme or schedule 8 of IPA. For example the building work may be code assessable and the operational works for the advertising device self assessable.

Under a planning scheme, assessment categories are assigned generally as listed below, according to the nature or scale of the use or works, or other stated circumstances.

- Making a material change of use.
- Carrying out works not associated with a material change of use.
- Carrying out operational works for reconfiguring a lot.
- Reconfiguring a lot.

DETERMINING THE ASSESSMENT CATEGORY UNDER THE PLANNING SCHEME

To determine if a proposal involves self-assessable or assessable development first identify the zone applying to the land and refer to the relevant assessment table. *(The use definitions contained in Schedule 1 of the Ipswich Planning Scheme will assist in using the table for a material change of use).*

Secondly, if the maps indicate that the property is affected by one or more overlays, refer to the assessment table applicable to the overlay. The assessment category for an overlay may prevail over the assessment category under the zone or another overlay. The highest category prevails, as shown in the table below.

Zone Assessment Category	Overlay Assessment Category			
	Exempt	Self Assessable	Code	Impact
Exempt	Exempt	Self Assessable	Code	Impact
Self Assessable	Self Assessable	Self Assessable	Code	Impact
Code	Code	Code	Code	Impact
Impact	Impact	Impact	Impact	Impact

For more information about making an application refer to User's Guide 3.

What other Guidance is Available?

To provide further assistance, the following additional User's Guides have been prepared—

User's Guide 1: Features of the Planning Scheme and its Relationship to State Legislation

User's Guide 3: Making an Application

User's Guide 4: Assessing an Application

User's Guide 5: Acting on an Approval

User's Guide 6: Commenting on an Application

Assessment Checklist & Examples

Users Guide 2

