

## PART 10—RURAL AREAS

### *Division 1—Preliminary*

#### 10.1 Rural Areas Provisions

- (1) The following provisions in this part comprise the Rural Areas Code—
- compliance with the Rural Areas Code (division 3, section 10.5);
  - overall outcomes for the Rural Areas (division 3, section 10.6);
  - assessment criteria for each zone in the Rural Areas as follows—
    - Rural A (Agricultural) Zone (division 4, sections 10.7 to 10.10);
    - Rural B (Pastoral) Zone (division 5, sections 10.11 to 10.15);
    - Rural C (Rural Living) Zone (division 6, sections 10.16 to 10.19);
    - Rural D (Conservation) Zone (division 7, sections 10.20 to 10.23);
    - Rural E (Special Land Management) Zone (division 8, sections 10.24 to 10.27);
    - Special Uses Zone (division 9, sections 10.28 to 10.32).
- (2) The following provisions in this part relate to the assessment tables for the zones in the Rural Areas—
- general provisions (division 2);
  - assessment tables for each zone (divisions 4-9, Tables 10.1 to 10.10, 10.12 and 10.13).

### *Division 2—General Provisions for Assessment Tables*

#### 10.2 Assessment Categories for Zones

The assessment categories<sup>1</sup> are identified for development in each zone in column 2 of tables 10.1 to 10.10, 10.12 and 10.13 as follows—

- (a) tables 10.1, 10.3, 10.5, 10.7, 10.9 and 10.12—making a material change of use<sup>2</sup> for a defined use, or another use in a defined use class, listed in column 1; or

- (b) tables 10.2, 10.4, 10.6, 10.8, 10.10 and 10.13—other development<sup>3</sup> 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.

#### 10.3 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 10.1 to 10.10, 10.12 and 10.13.
- (2) For self assessable development and development requiring code assessment, the relevant assessment criteria are applicable codes.

#### 10.4 Uses Consistent or Inconsistent with the Outcomes Sought for a Zone

- (1) In accordance with section 10.10, 10.15, 10.19, 10.23, 10.27 and 10.32, 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 tables 10.1 to 10.10, 10.12 and 10.13, as applicable to that zone.
- (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 10.10, 10.15, 10.19, 10.23, 10.27 and 10.32, as applicable.

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

<sup>2</sup> 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.

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



### Division 3—Overall Outcomes for the Rural Areas

#### 10.5 Compliance with the Rural Areas Code

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

#### 10.6 Overall Outcomes for Rural Areas

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

##### NOTE 10.6A

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 Rural Areas are the following—

##### Overall Vision

- (a) Rural lands are managed to cater for a wide variety of rural uses, sustainable economic growth, protection of rural amenity and ecological sustainability.

##### Good Quality Agricultural/Pastoral Land

- (b) Uses and works are located and designed to provide for the appropriate and continued productive use of these lands, including use for both traditional and new and emerging agricultural activities.

##### Nature Conservation

- (c) Important ecological areas, including significant native vegetation and wetlands are conserved and, where appropriate, are used for eco-tourism activities.

##### Rural Living

- (d) Rural living areas are established to meet reasonable rural housing needs in discrete areas close to rural or urban service centres.
- (e) Residential (including rural residential and rural living) uses do not encroach upon the continued viability or use of land identified for agriculture, mining, quarrying or nature conservation purposes.

##### Mining and Quarrying

- (f) Identified resources of regional significance are protected to enable the continuation of current and future operations.

##### Development Constraints

- (g) Uses and works are located and designed to minimise risks and nuisance to people and property.
- (h) Degraded or contaminated sites are rehabilitated and used in an appropriate manner.

##### Infrastructure

- (i) Uses and works support the provision or extension of infrastructure to reflect the 'rural character' of an area or that required to actually service the use.

##### Amenity

- (j) There is a high standard of amenity in rural areas and uses in these areas are compatible with the overall rural setting.

##### Rural Landscape

- (k) Uses and works are designed and located in a manner which is appropriate and compatible with—
- (i) the extensive view corridors to rivers, hillsides, prominent ridgelines and peaks; and
- (ii) the maintenance of the rural landscape quality, including existing building styles and local character, major approach routes and gateways and landmark features and sites.

##### Recreation and Open Space

- (l) A range of recreation, eco-tourism and other holiday/tourism/leisure opportunities are provided including farm stays, wineries, trail destination parks, regional parks, equestrian uses and historic railways.
- (m) An integrated open space network is provided, consisting of both public and private lands.

##### Cultural Significance and Streetscape Value

- (n) Places of cultural significance or streetscape value are conserved and used for appropriate purposes.
- (o) Uses and works are designed and located in a manner which is appropriate and compatible with identified places of cultural significance or streetscape value.

##### Waste Treatment and Disposal

- (p) Provision is made for the ecologically sustainable treatment and disposal of wastes.

##### Zones

- (q) The overall outcomes for each zone within the rural areas as stated in the following sections—
- (i) Rural A (Agricultural) Zone – section 10.8;
- (ii) Rural B (Pastoral) Zone – section 10.12;
- (iii) Rural C (Rural Living) Zone – section 10.17;
- (iv) Rural D (Conservation) Zone – section 10.21;
- (v) Rural E (Special Land Management) Zone – section 10.25;
- (vi) Special Uses Zone – section 10.29.



## Division 4—Rural A (Agricultural) Zone: Assessment Criteria and Assessment Tables

### 10.7 Rural A (Agricultural) Zone

The provisions in this division relate to the Rural A (Agricultural) Zone as follows—

- overall outcomes (section 10.8);
- specific outcomes and probable solutions as follows—
  - effects of development – general (section 10.9);
  - consistent and inconsistent uses, use classes and other development (section 10.10);
- assessment tables (Tables 10.1 and 10.2).

### 10.8 Overall Outcomes for Rural A (Agricultural) Zone

- (1) The overall outcomes are the purpose of the Rural A (Agricultural) Zone.

#### NOTE 10.8A

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 Rural A (Agricultural) Zone are the following—
- (a) The Rural A (Agricultural) Zone protects good quality agricultural land and caters for both traditional and new and emerging agricultural activities, including commercial cropping, forage, plant nurseries, cut flowers and farm forestry, to the general exclusion of most other uses.
  - (b) Uses within the Rural A (Agricultural) Zone are provided with basic levels of service which reflect their rural location and character.
  - (c) Uses and works within the Rural A (Agricultural) Zone are located, designed and managed to—
    - (i) maintain the agricultural use of the land;
    - (ii) be compatible with surrounding uses and works;
    - (iii) protect the character of the nearby area;
    - (iv) maintain rural amenity;
    - (v) maintain the safety of people, buildings and works;
    - (vi) avoid significant adverse effects on the natural environment; and

- (vii) avoid the establishment of non-rural type uses such as urban residential uses.

#### NOTE 10.8B

- (1) Much of the land within the Rural A (Agricultural) 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.

### 10.9 Effects of Development – General

#### NOTE 10.9A

The specific outcomes which are sought to apply generally throughout the Rural A (Agricultural) Zone are set out below.

#### Uses and Works

- (1) Specific Outcomes

- (a) Uses and works reflect the local character, the amenity of the surrounding area and protect and enhance important rural vistas and landmark features having regard to—
  - (i) building height;
  - (ii) lot sizes and dimensions;
  - (iii) boundary clearances and in particular the potential restriction on the current or future use of adjoining land, as a result of the erection of new dwellings;
  - (iv) building setbacks from the road network in particular along Designated Roads;
  - (v) vegetation protection;
  - (vi) places of cultural significance and streetscape value; and
  - (vii) the form, scale, bulk, style and siting of buildings.
- (b) Non residential 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;
  - (iii) chemical spray draft over nearby properties; or



- (iv) generation of traffic (including dust) travelling to or from the use.

#### Operation of Road Network and Access

### (2) 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 the increase of an existing traffic hazard;
- (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 the land to a constructed road on the maintenance list.

#### Provision of Infrastructure

### (3) Specific Outcomes

Infrastructure is—

- (a) not provided beyond that needed to service the majority of rural pursuits (including gravel road suitable to gain access, electricity and telecommunications);
- (b) provided to meet appropriate standards, in particular that roads providing access to rural housing are constructed to warrant inclusion on the maintenance list;
- (c) comprised of components and materials that are readily accessible and available from local sources.

### (4) Probable Solutions – for sub-section (3)

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

#### Waste Treatment and Disposal

### (5) Specific Outcome

Uses and lots provide for ecologically sustainable waste treatment and disposal, including on-site effluent treatment and disposal<sup>4</sup>.

### (6) Reconfiguring a Lot Specific Outcomes

Reconfigurations within the Rural A (Agricultural) Zone are generally limited to the 'amalgamation' or 'consolidation' of existing lots, boundary realignments, farm restructuring lots and new rural producers lots to the general exclusion of most other lot reconfigurations, including additional rural living lots.

#### NOTE 10.9B

Also refer to the provisions contained in the Reconfiguring a Lot Code – Part 12, division 5, section 12.5.5.

## 10.10 Consistent and Inconsistent Uses, Use Classes and Other Development

### (1) Specific Outcomes

The following are consistent uses, use classes and other development categories in the Rural A (Agricultural) Zone—

- (a) agriculture;
- (b) animal husbandry;
- (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 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 comply with the Earthworks Code;
- (g) forestry;
- (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 an advertising device on premises which complies with the Advertising Devices Code;
- (m) plant nursery (wholesale).

<sup>4</sup> For further information about requirements for on-site effluent treatment and disposal, refer to Plumbing and Drainage Act 2002 and the Queensland Plumbing and Wastewater Code.



- (2) The following uses, use classes and other development categories are consistent with the outcomes sought for the Rural A (Agricultural) 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) aviation use, if helipad;
  - (b) business use, if research and associated technology activities where relating to agriculture or animal husbandry, a farm produce stall, or a garden centre/plant nursery (retail);
  - (c) carrying out operational work for reconfiguring a lot or in association with a material change of use;
  - (d) dual occupancy if not located on a lot created by farm restructuring;
  - (e) extractive industry, if involving the extraction of 5000 tonnes or less of material;
  - (f) intensive animal husbandry, if aquaculture, dairy or a stable;
  - (g) major utility;
  - (h) night court;
  - (i) park, if involving illuminated sporting activities;
  - (j) reconfiguring a lot, if for boundary realignment, or for farm restructuring lot or for new rural producers lot;
  - (k) single residential, if not located on a lot created by farm restructuring;
  - (l) temporary accommodation, if farm stay accommodation;
  - (m) temporary use;
  - (n) tourist facility, if involving the growing, production, sale or processing of rural products produced on-site;
  - (o) wine making.
- (3) The following uses, use classes and other development categories are inconsistent with the outcomes sought and are not located within the Rural A (Agricultural) Zone; and constitute undesirable development which is unlikely to be approved—
- (a) aviation use, unless a helipad;
  - (b) business use, unless research and associated technology activities where relating to agriculture or animal husbandry, a farm produce stall or a garden centre/plant nursery (retail);
  - (c) carpark;
  - (d) community use;
  - (e) correction centre;
  - (f) display housing;
  - (g) dual occupancy, if located on a lot created by farm restructuring;
  - (h) entertainment use;
  - (i) extractive industry, if involving the extraction of more than 5000 tonnes of material;
  - (j) general industry;
  - (k) general store;
  - (l) institutional residential;
  - (m) intensive animal husbandry, unless aquaculture, dairy or a stable;
  - (n) multiple residential;
  - (o) nuclear industry;
  - (p) reconfiguring a lot, unless for boundary realignment, or for farm restructuring lot or for new rural producers lot;
  - (q) recreation use;
  - (r) services/trades use;
  - (s) shopping centre;
  - (t) single residential, if located on a lot created by farm restructuring;
  - (u) special industry;
  - (v) temporary accommodation, unless farm stay accommodation;
  - (w) temporary sales office;
  - (x) tourist facility, unless involving the growing, production, sale or processing of rural products produced on-site.



Table 10.1: Assessment Categories and Relevant Assessment Criteria for Rural A (Agricultural) Zone—Making a Material Change of Use

Column 1 Defined use or use class <sup>5</sup>	Column 2 Assessment category <sup>6</sup>	Column 3 Relevant assessment criteria <sup>7</sup> —applicable code if development is self-assessable or requires code assessment
<b>RESIDENTIAL</b>		
Caretaker Residential	Code Assessable	Rural Areas Code (Part 10)—particularly the specific outcomes for the Rural A (Agricultural) Zone (division 4) Residential Code (Part 12, division 6)
Display Housing—inconsistent use class [refer s 10.10(3)]	Impact Assessable	Rural Areas Code (Part 10)—particularly the specific outcomes for the Rural A (Agricultural) Zone (division 4)
Dual Occupancy—inconsistent use if located on a lot created by farm restructuring [refer s 10.10(3)]	Impact Assessable if located on a lot created by farm restructuring. Code Assessable otherwise.	Rural Areas Code (Part 10)—particularly the specific outcomes for the Rural A (Agricultural) Zone (division 4) 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) Rural Areas Code (Part 10)—particularly the specific outcomes for the Rural A (Agricultural) Zone (division 4).
Institutional Residential—inconsistent use class [refer s 10.10(3)]	Impact Assessable	Rural Areas Code (Part 10)—particularly the specific outcomes for the Rural A (Agricultural) Zone (division 4) Residential Code (Part 12, division 6) Parking Code (Part 12, division 9)
Multiple Residential—inconsistent use class [refer s 10.10(3)]	Impact Assessable	Rural Areas Code (Part 10)—particularly the specific outcomes for the Rural A (Agricultural) Zone (division 4) Residential Code (Part 12, division 6) Parking Code (Part 12, division 9)
Single Residential—inconsistent use if located on a lot created by farm restructuring [refer s 10.10(3)]	Impact Assessable if located on a lot created by farm restructuring. Code Assessable otherwise.	Rural Areas Code (Part 10)—particularly the specific outcomes for the Rural A (Agricultural) Zone (division 4) Residential Code (Part 12, division 6)
Temporary Accommodation—inconsistent use class, unless farm stay accommodation [refer s 10.10(3)]	Code Assessable if involving farm stay accommodation. Impact Assessable otherwise.	Rural Areas Code (Part 10)—particularly the specific outcomes for the Rural A (Agricultural) Zone (division 4) Residential Code (Part 12, division 6) Parking Code (Part 12, division 9)
<b>COMMERCIAL / INDUSTRIAL</b>		
Business Use—inconsistent use class, unless research and associated technology activities (where relating to agriculture and animal husbandry), farm produce stall, or garden centre/plant nursery retail [refer s 10.10(3)]	Code Assessable if involving research and associated technology activities (where relating to agriculture and animal husbandry), farm produce stall, or garden centre/plant nursery retail. Impact Assessable otherwise.	Rural Areas Code (Part 10)—particularly the specific outcomes for the Rural A (Agricultural) Zone (division 4) Commercial and Industrial Code (Part 12, division 7) Parking Code (Part 12, division 9)

<sup>5</sup> See Schedule 1 (dictionary), Division 1 (defined uses and use classes).

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

<sup>7</sup> For impact assessable development, 'relevant assessment criteria' are provided to assist the preparation of an application and in no way affect the regard given to the planning scheme as a whole in accordance with Section 3.5.5 of the IPA.



Column 1 Defined use or use class <sup>5</sup>	Column 2 Assessment category <sup>6</sup>	Column 3 Relevant assessment criteria <sup>7</sup> —applicable code if development is self-assessable or requires code assessment
Extractive Industry—inconsistent use class where more than 5000 tonnes of material is to be extracted [refer s 10.10(3)]	Code Assessable if involving the extraction of less than 5000 tonnes of material. Impact Assessable otherwise.	Rural Areas Code (Part 10)—particularly the specific outcomes for the Rural A (Agricultural) Zone (division 4) Commercial and Industrial Code (Part 12, division 7) Parking Code (Part 12, division 9)
General Industry—inconsistent use class [refer s 10.10(3)]	Impact Assessable	Rural Areas Code (Part 10)—particularly the specific outcomes for the Rural A (Agricultural) Zone (division 4)
General Store—inconsistent use class [refer s 10.10(3)]	Impact Assessable	Rural Areas Code (Part 10)—particularly the specific outcomes for the Rural A (Agricultural) Zone (division 4)
Nuclear Industry—inconsistent use class [refer s 10.10(3)]	Impact Assessable	Rural Areas Code (Part 10)—particularly the specific outcomes for the Rural A (Agricultural) Zone (division 4)
Plant Nursery (Wholesale)	Exempt unless involving vegetation clearing which does not comply 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) Rural Areas Code (Part 10)—particularly the specific outcomes for the Rural A (Agricultural) Zone (division 4); (b) Commercial and Industrial Code (Part 12, division 7); (c) Parking Code (Part 12, division 9); (d) Vegetation Management Code (Part 12, division 4).
Service/Trades Use—inconsistent use class [refer s 10.10(3)]	Impact Assessable	Rural Areas Code (Part 10)—particularly the specific outcomes for the Rural A (Agricultural) Zone (division 4)
Shopping Centre—inconsistent use class [refer s 10.10(3)]	Impact Assessable	Rural Areas Code (Part 10)—particularly the specific outcomes for the Rural A (Agricultural) Zone (division 4)
Special Industry—inconsistent use class [refer s 10.10(3)]	Impact Assessable	Rural Areas Code (Part 10)—particularly the specific outcomes for the Rural A (Agricultural) Zone (division 4)
Temporary Sales Office—inconsistent use class [refer s 10.10(3)]	Impact Assessable	Rural Areas Code (Part 10)—particularly the specific outcomes for the Rural A (Agricultural) Zone (division 4)
<b>RECREATION / ENTERTAINMENT</b>		
Entertainment Use—inconsistent use class [refer s 10.10(3)]	Impact Assessable	Rural Areas Code (Part 10)—particularly the specific outcomes for the Rural A (Agricultural) Zone (division 4) Recreation and Entertainment Code (Part 12, division 11) Parking Code (Part 12, division 9)
Night Court	Code Assessable	Rural Areas Code (Part 10)—particularly the specific outcomes for the Rural A (Agricultural) Zone (division 4)
Park	Exempt unless involving illuminated sporting activities. Code Assessable otherwise.	If Code Assessable— (a) Rural Areas Code (Part 10)—particularly the specific outcomes for the Rural A (Agricultural) Zone (division 4); (b) Recreation and Entertainment Code (Part 12, division 11); (c) Parking Code (Part 12, division 9).
Recreation Use—inconsistent use class [refer s 10.10(3)]	Impact Assessable	Rural Areas Code (Part 10)—particularly the specific outcomes for the Rural A (Agricultural) Zone (division 4) Recreation and Entertainment Code (Part 12, division 11) Parking Code (Part 12, division 9)



Column 1 Defined use or use class <sup>5</sup>	Column 2 Assessment category <sup>6</sup>	Column 3 Relevant assessment criteria <sup>7</sup> —applicable code if development is self-assessable or requires code assessment
<b>RURAL</b>		
Agriculture	Exempt unless involving vegetation clearing which does not comply 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) Rural Areas Code (Part 10)—particularly the specific outcomes for the Rural A (Agricultural) Zone (division 4); (b) Vegetation Management Code (Part 12, division 4).
Animal Husbandry	Exempt unless involving vegetation clearing which does not comply 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) Rural Areas Code (Part 10)—particularly the specific outcomes for the Rural A (Agricultural) Zone (division 4); (b) Vegetation Management Code (Part 12, division 4).
Forestry	Code Assessable	Rural Areas Code (Part 10)—particularly the specific outcomes for the Rural A (Agricultural) Zone (division 4).
Intensive Animal Husbandry—inconsistent use class, unless aquaculture, dairy or stable [refer s 10.10(3)]	Self Assessable if involving a stable which is designed to accommodate up to 2 horses. Code Assessable if— (a) aquaculture; or (b) dairy; or (c) stable – if the criteria for self assessable do not apply. Impact Assessable otherwise.	If Self Assessable—acceptable solutions in the Intensive Animal Husbandry Code (Part 12, division 8, sections 12.8.4(2)(g) and (11)) . If Code Assessable— (a) Rural Areas Code (Part 10)—particularly the specific outcomes for the Rural A (Agricultural) Zone (division 4); (b) Intensive Animal Husbandry Code (Part 12, division 8).
Wine Making	Code Assessable	Rural Areas Code (Part 10)—particularly the specific outcomes for the Rural A (Agricultural) Zone (division 4) Parking Code (Part 12, division 9)
<b>OTHER</b>		
Aviation Use—inconsistent use class, unless a helipad [refer s 10.10(3)]	Impact Assessable	Rural Areas Code (Part 10)—particularly the specific outcomes for the Rural A (Agricultural) Zone (division 4) Parking Code (Part 12, division 9)
Carpark—inconsistent use class [refer s 10.10(3)]	Impact Assessable	Rural Areas Code (Part 10)—particularly the specific outcomes for the Rural A (Agricultural) Zone (division 4) Parking Code (Part 12, division 9)
Community Use—inconsistent use class [refer s 10.10(3)]	Impact Assessable	Rural Areas Code (Part 10)—particularly the specific outcomes for the Rural A (Agricultural) Zone (division 4)
Correctional Centre—inconsistent use class [refer s 10.10(3)]	Impact Assessable	Rural Areas Code (Part 10)—particularly the specific outcomes for the Rural A (Agricultural) Zone (division 4)
Major Utility	Impact Assessable, if involving treatment or disposal of putrescible waste. Code Assessable otherwise.	Rural Areas Code (Part 10)—particularly the specific outcomes for the Rural A (Agricultural) Zone (division 4)
Minor Utility	Exempt	
Temporary Use	Code Assessable	Temporary Use Code (Part 12, division 13) Rural Areas Code (Part 10)—particularly the specific outcomes for the Rural A (Agricultural) Zone (division 4)





Column 1 Defined use or use class <sup>5</sup>	Column 2 Assessment category <sup>6</sup>	Column 3 Relevant assessment criteria <sup>7</sup> —applicable code if development is self-assessable or requires code assessment
Tourist Facility— inconsistent use class, unless the use involves the growing, production, sale or processing of rural products produced on the farm holding [refer s 10.10(3)]	Impact Assessable	Rural Areas Code (Part 10)—particularly the specific outcomes for the Rural A (Agricultural) 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 criteria <sup>8</sup> —applicable code if development is self-assessable or requires code assessment
All except use for a road <sup>9</sup>	Impact Assessable (refer s 2.2)	Rural Areas Code (Part 10)—particularly the specific outcomes for the Rural A (Agricultural) Zone (division 4)
Road	Exempt if the use for a road is associated with— (a) the construction (including maintenance, rehabilitation or repair work) of existing roads; or (b) the construction of new roads within an existing area of land dedicated for public use as a road; or (c) a State-controlled road. Code Assessable otherwise.	Rural Areas Code (Part 10)—particularly the specific outcomes for the Rural A (Agricultural) Zone (division 4)

<sup>8</sup> For impact assessable development, 'relevant assessment criteria' are provided to assist the preparation of an application and in no way affect the regard given to the planning scheme as a whole in accordance with Section 3.5.5 of the IPA.

<sup>9</sup> All roads are included in a zone but use for a road is not defined. The table indicates the assessment category under a planning scheme.



**Table 10.2: Assessment Categories and Relevant Assessment Criteria for Rural A (Agricultural) Zone—Other Development**

Column 1 Type of development	Column 2 Assessment category <sup>10</sup>	Column 3 Relevant assessment criteria <sup>11</sup> —applicable code if development is self-assessable or requires code assessment
Carrying out building work not associated with a material change of use <sup>12</sup>	Self Assessable <sup>13</sup> if building work on an existing building on site. Code Assessable if— (a) the Planning Scheme Building Matters Code is not complied with; or (b) building work other than on an existing building on the site.	If Self Assessable—Planning Scheme Building Matters Code (Part 12, division 16). If Code Assessable— (a) Rural Areas Code (Part 10)—particularly the specific outcomes for the Rural A (Agricultural) 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 the acceptable solutions of the applicable code for Self Assessable Development are complied with. Code Assessable if the applicable code for Self Assessable Development is not complied with.	If Self Assessable—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). If Code Assessable— (a) Rural Areas Code (Part 10)—particularly the specific outcomes for the Rural A (Agricultural) 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) Rural Areas Code (Part 10)—particularly the specific outcomes for the Rural A (Agricultural) Zone (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) Rural Areas Code (Part 10)—particularly the specific outcomes for the Rural A (Agricultural) 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 1. Impact Assessable if a billboard with a signface area of more than 8.0m <sup>2</sup> . Code Assessable otherwise.	Advertising Devices Code (Part 12, division 14) Rural Areas Code (Part 10)—particularly the specific outcomes for the Rural A (Agricultural) Zone (division 4)

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

<sup>11</sup> For impact assessable development, 'relevant assessment criteria' are provided to assist the preparation of an application and in no way affect the regard given to the planning scheme as a whole in accordance with section 3.5.5 of the IPA.

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

<sup>13</sup> This does not include building work that under IPA Schedule 8, is exempt and cannot be made self-assessable or assessable by a planning scheme.



Column 1 Type of development	Column 2 Assessment category <sup>10</sup>	Column 3 Relevant assessment criteria <sup>11</sup> —applicable code if development is self-assessable or requires code assessment
Reconfiguring a lot— inconsistent development unless reconfiguration for boundary realignment, new rural producers lot or farm restructuring lot [refer s 10.10(3)] <sup>14</sup>	Code Assessable if involving reconfiguration for— (a) boundary realignment; (b) new rural producers lot; or (c) farm restructuring lot. Impact Assessable otherwise.	Reconfiguring a Lot Code (Part 12, division 5) Rural Areas Code (Part 10)—particularly the specific outcomes for the Rural A (Agricultural) Zone (division 4)
Carrying out operational work for reconfiguring a lot or in association with a material change of use <sup>14</sup>	Code Assessable if the reconfiguring or material change of use is assessable development.	Reconfiguring a Lot Code (Part 12, division 5) Earthworks Code (Part 12, division 15) <b>NOTE</b> The provisions of Planning Scheme Policy 3 – General Works may also apply depending on the nature of the operational work.
Other	Exempt	

<sup>14</sup> Under IPA, Schedule 9, the reconfiguring of a lot is exempt and cannot be made self-assessable or assessable by a planning scheme if the proposal is for amalgamating 2 or more lots, for a building format plan that does not subdivide the land, in relation to the Acquisition of Land Act 1967, or on Strategic Port Land.



## Division 5—Rural B (Pastoral) Zone: Assessment Criteria and Assessment Tables

### 10.11 Rural B (Pastoral) Zone

The provisions in this division relate to the Rural B (Pastoral) Zone as follows—

- overall outcomes (section 10.12);
- specific outcomes and probable solutions as follows—
  - effects of development – general (section 10.13);
  - effects of development within Sub Areas (section 10.14);
  - consistent and inconsistent uses, use classes and other development (section 10.15);
- assessment tables (Tables 10.3 and 10.4).

### 10.12 Overall Outcomes for Rural B (Pastoral) Zone

- (1) The overall outcomes are the purpose of the Rural B (Pastoral) Zone.

#### NOTE 10.12A

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 Rural B (Pastoral) Zone are the following—
- (a) The Rural B (Pastoral) Zone caters primarily for commercial pastoral activities, forestry or other sustainable rural activities (including both traditional and new and emerging rural activities such as wineries, nurseries, wholesale plants, shrubs and cut flower suppliers) although some lands may be suitable for rural support activities.
  - (b) The Rural B (Pastoral) Zone also caters for rural based tourism and recreational activities, including provision of accommodation and support services for eco-tourism within nearby rural conservation areas.
  - (c) Uses within the Rural B (Pastoral) Zone are provided with basic levels of service which reflect their rural location and character.
  - (d) Uses and works within the Rural B (Pastoral) Zone are located, designed and managed to—
    - (i) maintain the productive use of the land;

#### NOTE 10.12B

Where possible, uses which have the potential to alienate the land resource should be located on the native pasture land rather than the improved pasture land.

- (ii) be compatible with surrounding uses and works, in particular where adjacent to closely settled areas or the Rural C (Rural Living) Zone or within water supply catchment areas;
- (iii) protect the character of the nearby area;
- (iv) maintain rural amenity;
- (v) maintain the distinct 'greenbelt' between the urban areas and townships which contributes significantly to the rural landscape character and the 'sense of community' for the towns, villages and urban areas;
- (vi) maintain the safety of people, buildings and works; and
- (vii) avoid significant adverse effects on the natural environment.

#### NOTE 10.12C

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

### 10.13 Effects of Development – General

#### NOTE 10.13A

The specific outcomes which are sought to apply generally throughout the Rural B (Pastoral) Zone are set out below.

#### Uses and Works

##### Specific Outcomes

- (1)
- (a) Uses and works reflect the local character, the amenity of the surrounding area and protect and enhance important rural vistas and landmark features having regard to—
    - (i) building height;
    - (ii) lot sizes and dimensions;
    - (iii) boundary clearances and in particular the potential restriction on the current or future use of adjoining land as a result of the erection of new dwellings;



- (iv) building setbacks from the road network in particular along Designated Roads;
  - (v) vegetation protection;
  - (vi) places of cultural significance and streetscape value; and
  - (vii) the form, scale, bulk, style and siting of buildings.
- (b) Non residential 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;
  - (iii) chemical spray draft over nearby properties; or
  - (iv) generation of traffic (including dust) travelling to or from the use.

**Operation of Road Network and Access**

(2) **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;
- (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 the land to a constructed road on the maintenance list.

**Provision of Infrastructure**

(3) **Specific Outcomes**

Infrastructure is—

- (a) not provided beyond that needed to service the majority of rural pursuits (including gravel road suitable to gain access, electricity and telecommunications);
- (b) provided to meet appropriate standards, in particular that roads providing access to rural housing are constructed to warrant inclusion on the maintenance list;
- (c) comprised of components and materials that are readily accessible and available from local sources.

(4) **Probable Solutions – for sub-section (3)**

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

**Waste Treatment and Disposal**

(5) **Specific Outcome**

Uses and lots provide for ecologically sustainable waste treatment and disposal, including on-site effluent treatment and disposal<sup>15</sup>.

**Reconfiguring a Lot**

(6) **Specific Outcomes**

Reconfigurations within the Rural B (Pastoral) Zone are generally limited to the ‘amalgamation’ or ‘consolidation’ of existing lots, boundary realignments, farm restructuring lots, new producers lots or lots for new rural support activities with the required development approval, to the general exclusion of most other lot reconfigurations, including additional rural living lots.

**NOTE 10.13B**

Also refer to the provisions contained in the Reconfiguring a Lot Code – Part 12, division 5, section 12.5.5.

**10.14 Effects of Development within Sub Areas**

**NOTE 10.14A**

- (1) The Rural B (Pastoral) Zone includes one (1) Sub Area, as outlined below.
- (2) The location of the Sub Area is—
  - (a) depicted on the Zoning Maps Z11 and Z12; and
  - (b) described below.

(1) **Sub Area RB1 – Tallegalla Tourist Focus Precinct and Environmental Centre including land within and adjacent to the former Tallegalla School linking to the Tallegalla Cemetery**

**NOTE 10.14B**

- (1) The land provides an opportunity to establish an Environmental Centre, Tourist Focus Precinct, Recreational Walking Circuit and associated eco-tourism facilities.
- (2) The land includes prominent vegetated ridgelines and highly significant remnant native vegetation (e.g. Rosewood Scrub).
- (3) The use of the land should not significantly affect the amenity of any nearby residents.

**Specific Outcomes**

- (a) Uses are designed and buildings are positioned to—
  - (i) ameliorate any adverse impacts on surrounding residents;

<sup>15</sup> For further information about requirements for on-site effluent treatment and disposal, refer to Plumbing and Drainage Act 2002 and the Queensland Plumbing and Wastewater Code.



- (ii) maintain the existing rural character of the area;
  - (iii) protect the expansive views over the attractive rural countryside
  - (iv) protect significant stands of existing native vegetation; and
  - (v) protect the appearance of the vegetated ridgelines.
- (b) The land is provided with all weather vehicular access and access points are located to ensure traffic safety.
- (c) The land is provided with an adequate on-site potable water supply and adequate on-site effluent treatment and disposal.

## 10.15 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 Rural B (Pastoral) Zone—

- (a) agriculture;
- (b) animal husbandry;
- (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 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 comply with the Earthworks Code;
- (g) forestry;
- (h) home based activity which complies with the Home Based Activities Code;
- (i) intensive animal husbandry if a stable which complies with the Intensive Animal Husbandry Code;
- (j) minor building work;
- (k) minor utility;
- (l) park, if not involving illuminated sporting activities;
- (m) placing an advertising device on premises which complies with the Advertising Devices Code;
- (n) plant nursery (wholesale);
- (o) single residential, if not located on a lot created by farm restructuring.

- (2) The following uses, use classes and other development categories are consistent with the outcomes sought for the Rural B (Pastoral) 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) aviation use;
- (b) business use—
  - (i) if broadcasting station, farm supply outlet, farm produce stall, garden centre/plant nursery (retail), produce/craft market, research and associated technology activities (where relating to agriculture or animal husbandry), vehicle sales premises (where relating to the display, sales or service of agricultural machinery only), veterinary clinic; or
  - (ii) if situated within the RB1 Sub Area and a cafe, cake shop, hot bread shop, hotel, produce/craft market, restaurant, shop, snack bar or take away food premises;
- (c) carpark;
- (d) carrying out operational work for reconfiguring a lot or in association with a material change of use;
- (e) community use if—
  - (i) cemetery, crematorium, community hall, emergency services depot, place of worship, school; or
  - (ii) situated within the RB1 Sub Area;
- (f) dual occupancy, if not located on a lot created by farm restructuring;
- (g) extractive industry;
- (h) general industry if truck depot;
- (i) intensive animal husbandry, if aquaculture, cattery, dairy, feedlot, kennels, piggery, riding establishment or stock sales market;
- (j) major utility;
- (k) night court;
- (l) park, if involving illuminated sporting activities;
- (m) reconfiguring a lot, if for boundary realignment, or for farm restructuring lot, or for a new rural producers lot or for a new rural support activities lot with the required development approval;
- (n) recreation use, if for equestrian and coursing sports or outdoor recreation;
- (o) temporary accommodation;
- (p) temporary use;



- (q) tourist facility if relating to rural based or eco-tourism or activities intended for Sub Area RB1; and
  - (r) wine making.
- (3) The following uses, use classes and other development categories are inconsistent with the outcomes sought and are not located within the Rural B (Pastoral) Zone; and constitute undesirable development which is unlikely to be approved—
- (a) business use, unless—
    - (i) broadcasting station, farm supply outlet, farm produce stall, garden centre/plant nursery (retail), produce/craft market (where located on a Designated Road), research and associated technology activities (where relating to agriculture or animal husbandry), vehicle sales premises (where relating to the display, sales or service of agricultural machinery only), veterinary clinic; or
    - (ii) situated within the RB1 Sub Area and a cafe, cake shop, hot bread shop, hotel, produce/craft market, restaurant, shop, snack bar or take away food premises;
  - (b) community use, unless cemetery, crematorium, community hall, emergency services depot, place of worship, school or situated within the RB1 Sub Area;
  - (c) correctional centre;
  - (d) display housing;
  - (e) dual occupancy, if located on a lot created by farm restructuring;
  - (f) entertainment use;
  - (g) general industry, unless truck depot;
  - (h) general store;
  - (i) institutional residential;
  - (j) intensive animal husbandry, if a poultry feedlot where the animals are kept predominantly in cages (e.g. battery hens) or in other enclosures;
  - (k) multiple residential;
  - (l) nuclear industry;
  - (m) reconfiguring a lot unless for boundary realignment, or for farm restructuring lot, or for new rural producers lot, or for new rural support activities lot;
  - (n) recreation use, unless equestrian and coursing sports or outdoor recreation;
  - (o) services/trades use;
  - (p) shopping centre;
  - (q) single residential, if located on a lot created by farm restructuring;
  - (r) special industry;
  - (s) temporary sales office;
  - (t) tourist facility, unless relating to rural based or eco-tourism or activities intended for Sub Area RB1.



Table 10.3: Assessment Categories and Relevant Assessment Criteria for Rural B (Pastoral) Zone—Making a Material Change of Use

Column 1 Defined use or use class <sup>16</sup>	Column 2 Assessment category <sup>17</sup>	Column 3 Relevant assessment criteria <sup>18</sup> —applicable code if development is self-assessable or requires code assessment
<b>RESIDENTIAL</b>		
Caretaker Residential	Code Assessable	Rural Areas Code (Part 10)—particularly the specific outcomes for the Rural B (Pastoral) Zone (division 5) Residential Code (Part 12, division 6)
Display Housing— inconsistent use class [refer s 10.15(3)]	Impact Assessable	Rural Areas Code (Part 10)—particularly the specific outcomes for the Rural B (Pastoral) Zone (division 5) Residential Code (Part 12, division 6) Parking Code (Part 12, division 9)
Dual Occupancy— inconsistent use if located on a lot created by farm restructuring [refer s 10.15(3)]	Impact Assessable if located on a lot created by farm restructuring. Code Assessable otherwise.	Rural Areas Code (Part 10)—particularly the specific outcomes for the Rural B (Pastoral) Zone (division 5) 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) Rural Areas Code (Part 10)—particularly the specific outcomes for the Rural B (Pastoral) Zone (division 5).
Institutional Residential— inconsistent use class [refer s 10.15(3)]	Impact Assessable	Rural Areas Code (Part 10)—particularly the specific outcomes for the Rural B (Pastoral) Zone (division 5) Residential Code (Part 12, division 6) Parking Code (Part 12, division 9)
Multiple Residential— inconsistent use class [refer s 10.15(3)]	Impact Assessable	Rural Areas Code (Part 10)—particularly the specific outcomes for the Rural B (Pastoral) Zone (division 5) Residential Code (Part 12, division 6) Parking Code (Part 12, division 9)
Single Residential— inconsistent use if located on a lot created by farm restructuring [refer s 10.15(3)]	Self Assessable; or Code Assessable if the applicable code for Self Assessable development is not complied with. Impact Assessable if located on a lot created by farm restructuring.	If Self Assessable—acceptable solutions for Single Residential in section 12.6.5 (8)—Table 12.6.1, in the Residential Code (Part 12, division 6). If Code Assessable— (a) Residential Code (Part 12, division 6); (b) Rural Areas Code (Part 10)—particularly the specific outcomes for the Rural B (Pastoral) Zone (division 5).
Temporary Accommodation	Code Assessable if— (a) farm stay accommodation; or (b) situated within the RB1 Sub Area. Impact Assessable otherwise.	Rural Areas Code (Part 10)—particularly the specific outcomes for the Rural B (Pastoral) Zone (division 5) Residential Code (Part 12, division 6) Parking Code (Part 12, division 9)

<sup>16</sup> See Schedule 1 (dictionary), Division 1 (defined uses and use classes).

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

<sup>18</sup> For impact assessable development, 'relevant assessment criteria' are provided to assist the preparation of an application and in no way affect the regard given to the planning scheme as a whole in accordance with Section 3.5.5 of the IPA.





Column 1 Defined use or use class <sup>16</sup>	Column 2 Assessment category <sup>17</sup>	Column 3 Relevant assessment criteria <sup>18</sup> —applicable code if development is self-assessable or requires code assessment
<b>COMMERCIAL / INDUSTRIAL</b>		
<p>Business Use— inconsistent use class, unless—</p> <ul style="list-style-type: none"> <li>(a) broadcasting station;</li> <li>(b) farm supply outlet;</li> <li>(c) farm produce stall;</li> <li>(d) garden centre/plant nursery (retail);</li> <li>(e) produce/craft market;</li> <li>(f) vehicle sales premises (where relating to the display, sales or service of agricultural machinery only);</li> <li>(g) veterinary clinic;</li> <li>(h) research and associated technology activities (where relating to agriculture or animal husbandry);</li> <li>(i) situated within the RB1 Sub Area and a cake shop, cafe, hot bread shop, hotel, produce/craft market, restaurant, shop, snack bar or take away food premises.</li> </ul> <p>[refer s 10.15(3)]</p>	<p>Code Assessable, if—</p> <ul style="list-style-type: none"> <li>(a) research and associated technology activities (where relating to agriculture or animal husbandry);</li> <li>(b) farm produce stall;</li> <li>(c) garden centre/plant nursery (retail);</li> <li>(d) cake shop, cafe, hot bread shop, hotel, produce/craft market, restaurant, shop, snack bar or take away food premises within the RB1 Sub Area.</li> </ul> <p>Impact Assessable otherwise.</p>	<p>Rural Areas Code (Part 10)—particularly the specific outcomes for the Rural B (Pastoral) Zone (division 5)</p> <p>Commercial and Industrial Code (Part 12, division 7)</p> <p>Parking Code (Part 12, division 9)</p>
<p>Extractive Industry</p>	<p>Code Assessable if involving the extraction of less than 5000 tonnes of material.</p> <p>Impact Assessable otherwise.</p>	<p>Rural Areas Code (Part 10)—particularly the specific outcomes for the Rural B (Pastoral) Zone (division 5)</p> <p>Commercial and Industrial Code (Part 12, division 7)</p> <p>Parking Code (Part 12, division 9)</p>
<p>General Industry— inconsistent use class, unless a truck depot [refer s 10.15(3)]</p>	<p>Impact Assessable</p>	<p>Rural Areas Code (Part 10)—particularly the specific outcomes for the Rural B (Pastoral) Zone (division 5)</p> <p>Commercial and Industrial Code (Part 12, division 7)</p> <p>Parking Code (Part 12, division 9)</p>
<p>General Store— inconsistent use class [refer s 10.15(3)]</p>	<p>Impact Assessable</p>	<p>Rural Areas Code (Part 10)—particularly the specific outcomes for the Rural B (Pastoral) Zone (division 5)</p>
<p>Nuclear Industry— inconsistent use class [refer s 10.15(3)]</p>	<p>Impact Assessable</p>	<p>Rural Areas Code (Part 10)—particularly the specific outcomes for the Rural B (Pastoral) Zone (division 5)</p>



Column 1 Defined use or use class <sup>16</sup>	Column 2 Assessment category <sup>17</sup>	Column 3 Relevant assessment criteria <sup>18</sup> —applicable code if development is self-assessable or requires code assessment
Plant Nursery (Wholesale)	Exempt unless involving vegetation clearing which does not comply 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) Rural Areas Code (Part 10)—particularly the specific outcomes for the Rural B (Pastoral) Zone (division 5); (b) Commercial and Industrial Code (Part 12, division 7); (c) Parking Code (Part 12, division 9); (d) Vegetation Management Code (Part 12, division 4).
Service/Trades Use— inconsistent use class [refer s 10.15(3)]	Impact Assessable	Rural Areas Code (Part 10)—particularly the specific outcomes for the Rural B (Pastoral) Zone (division 5)
Shopping Centre— inconsistent use class [refer s 10.15(3)]	Impact Assessable	Rural Areas Code (Part 10)—particularly the specific outcomes for the Rural B (Pastoral) Zone (division 5)
Special Industry— inconsistent use class [refer s 10.15(3)]	Impact Assessable	Rural Areas Code (Part 10)—particularly the specific outcomes for the Rural B (Pastoral) Zone (division 5)
Temporary Sales Office— inconsistent use class [refer s 10.15(3)]	Impact Assessable	Rural Areas Code (Part 10)—particularly the specific outcomes for the Rural B (Pastoral) Zone (division 5)
<b>RECREATION / ENTERTAINMENT</b>		
Entertainment Use— inconsistent use class [refer s 10.15(3)]	Impact Assessable	Rural Areas Code (Part 10)—particularly the specific outcomes for the Rural B (Pastoral) Zone (division 5) Recreation and Entertainment Code (Part 12, division 11) Parking Code (Part 12, division 9)
Night Court	Code Assessable	Rural Areas Code (Part 10)—particularly the specific outcomes for the Rural B (Pastoral) Zone (division 5)
Park	Exempt unless involving illuminated sporting activities. Code Assessable otherwise.	If Code Assessable— (a) Rural Areas Code (Part 10)—particularly the specific outcomes for the Rural B (Pastoral) Zone (division 5); (b) Recreation and Entertainment Code (Part 12, division 11); (c) Parking Code (Part 12, division 9).
Recreation Use— inconsistent use class, unless equestrian and coursing sports or outdoor recreation [refer s 10.15(3)]	Impact Assessable	Rural Areas Code (Part 10)—particularly the specific outcomes for the Rural B (Pastoral) Zone (division 5) Recreation and Entertainment Code (Part 12, division 11) Parking Code (Part 12, division 9)
<b>RURAL</b>		
Agriculture	Exempt unless involving vegetation clearing which does not comply 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) Rural Areas Code (Part 10)—particularly the specific outcomes for the Rural A (Agricultural) Zone (division 4); (b) Vegetation Management Code (Part 12, division 4).
Animal Husbandry	Exempt unless involving vegetation clearing which does not comply 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) Rural Areas Code (Part 10)—particularly the specific outcomes for the Rural A (Agricultural) Zone (division 4); (b) Vegetation Management Code (Part 12, division 4).



Column 1 Defined use or use class <sup>16</sup>	Column 2 Assessment category <sup>17</sup>	Column 3 Relevant assessment criteria <sup>18</sup> —applicable code if development is self-assessable or requires code assessment
Forestry	Code Assessable	Rural Areas Code (Part 10)—particularly the specific outcomes for the Rural B (Pastoral) Zone (division 5)
Intensive Animal Husbandry—inconsistent use class, if a poultry feedlot particularly where the animals are kept predominantly in cages (e.g. battery hens) or in other enclosures [refer s 10.15(3)]	Self Assessable if involving a stable which is designed to accommodate up to 2 horses. Code Assessable if— (a) aquaculture; or (b) dairy; or (c) riding establishment; or (d) stable, if the criteria for self assessable do not apply. Impact Assessable otherwise.	If Self Assessable—acceptable solutions in the Intensive Animal Husbandry Code (Part 12, division 8, sections 12.8.4(2)(g) and (11)). If Code Assessable— (a) Intensive Animal Husbandry Code (Part 12, division 8); (b) Rural Areas Code (Part 10)—particularly the specific outcomes for the Rural B (Pastoral) Zone (division 5).
Wine Making	Code Assessable	Rural Areas Code (Part 10)—particularly the specific outcomes for the Rural B (Pastoral) Zone (division 5) Parking Code (Part 12, division 9)
<b>OTHER</b>		
Aviation Use	Impact Assessable	Rural Areas Code (Part 10)—particularly the specific outcomes for the Rural B (Pastoral) Zone (division 5) Parking Code (Part 12, division 9)
Carpark	Impact Assessable	Rural Areas Code (Part 10)—particularly the specific outcomes for the Rural B (Pastoral) Zone (division 5) Parking Code (Part 12, division 9)
Community Use—inconsistent use class, unless cemetery, crematorium, community hall, emergency services depot, place of worship or school or when situated within the RB1 Sub Area [refer s 10.15(3)]	Code Assessable if— (a) community hall; (b) emergency services depot; or (c) situated within the RB1 Sub Area. Impact Assessable otherwise.	Rural Areas Code (Part 10)—particularly the specific outcomes for the Rural B (Pastoral) Zone (division 5) Community Use Code (Part 12, division 12) Parking Code (Part 12, division 9)
Correctional Centre—inconsistent use class [refer s 10.15(3)]	Impact Assessable	Rural Areas Code (Part 10)—particularly the specific outcomes for the Rural B (Pastoral) Zone (division 5) Parking Code (Part 12, division 9)
Major Utility	Impact Assessable, if involving treatment or disposal of putrescible waste. Code Assessable otherwise.	Rural Areas Code (Part 10)—particularly the specific outcomes for the Rural B (Pastoral) Zone (division 5)
Minor Utility	Exempt	
Temporary Use	Code Assessable	Temporary Use Code (Part 12, division 13) Rural Areas Code (Part 10)—particularly the specific outcomes for the Rural B (Pastoral) Zone (division 5)



Column 1 Defined use or use class <sup>16</sup>	Column 2 Assessment category <sup>17</sup>	Column 3 Relevant assessment criteria <sup>18</sup> —applicable code if development is self-assessable or requires code assessment
Tourist Facility— inconsistent use class unless the use relates to rural based or eco-tourism or activities intended for Sub Area RB1 [refer s 10.15(3)]	Code Assessable when situated within the RB1 Sub Area. Impact Assessable otherwise.	Rural Areas Code (Part 10)—particularly the specific outcomes for the Rural B (Pastoral) Zone (division 5) Commercial and Industrial Code (Part 12, division 7) Recreation and Entertainment Code (Part 12, division 11) Residential Code (Part 12, division 6) Parking Code (Part 12, division 9)
Other (not defined)	Assessment Category	Relevant assessment criteria <sup>19</sup> —applicable code if development is self-assessable or requires code assessment
All except use for a road <sup>20</sup>	Impact Assessable (refer s 2.2)	Rural Areas Code (Part 10)—particularly the specific outcomes for the Rural B (Pastoral) Zone (division 5)

<sup>19</sup> For impact assessable development, 'relevant assessment criteria' are provided to assist the preparation of an application and in no way affect the regard given to the planning scheme as a whole in accordance with Section 3.5.5 of the IPA.

<sup>20</sup> All roads are included in a zone but use for a road is not defined. The table indicates that use for a road remains exempt under a planning scheme.



Table 10.4: Assessment Categories and Relevant Assessment Criteria for Rural B (Pastoral) Zone—Other Development

Column 1 Type of development	Column 2 Assessment category <sup>21</sup>	Column 3 Relevant assessment criteria <sup>22</sup> —applicable code if development is self-assessable or requires code assessment
Carrying out building work not associated with a material change of use <sup>23</sup>	Self Assessable <sup>24</sup> if building work on an existing building on site. Code Assessable if— (a) the Planning Scheme Building Matters Code is not complied with; or (b) building work other than on an existing building on the site.	If Self Assessable—Planning Scheme Building Matters Code (Part 12, division 16). If Code Assessable— (a) Rural Areas Code (Part 10)—particularly the specific outcomes for the Rural B (Pastoral) Zone (division 5); (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 the acceptable solutions of the applicable code for Self Assessable Development are complied with. Code Assessable if the applicable code for Self Assessable Development is not complied with.	If Self Assessable—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). If Code Assessable— (a) Rural Areas Code (Part 10)—particularly the specific outcomes for the Rural A (Agricultural) 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) Rural Areas Code (Part 10)—particularly the specific outcomes for the Rural B (Pastoral) Zone (division 5)
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) Rural Areas Code (Part 10)—particularly the specific outcomes for the Rural B (Pastoral) Zone (division 5); (b) Planning Scheme Building Matters Code (Part 12, division 16); (c) Parking Code (Part 12, division 9).
Placing advertising device on premises	Exempt if an advertising device which meets the criteria set out in Schedule 9, Part 1. Impact Assessable if a billboard with a signface area of more than 8.0m <sup>2</sup> . Code Assessable otherwise.	Advertising Devices Code (Part 12, division 14) Rural Areas Code (Part 10)—particularly the specific outcomes for the Rural B (Pastoral) Zone (division 5)

<sup>21</sup> Assessment categories may also be affected by overlays. See overlay maps to determine whether the land is affected.

<sup>22</sup> For impact assessable development, 'relevant assessment criteria' are provided to assist the preparation of an application and in no way affect the regard given to the planning scheme as a whole in accordance with section 3.5.5 of the IPA.

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

<sup>24</sup> This does not include building work that under IPA Schedule 8, is exempt and cannot be made self-assessable or assessable by a planning scheme.



Column 1 Type of development	Column 2 Assessment category <sup>21</sup>	Column 3 Relevant assessment criteria <sup>22</sup> —applicable code if development is self-assessable or requires code assessment
Reconfiguring a lot— inconsistent development unless reconfiguration for boundary realignment, new rural producers lot, or farm restructuring lot, or for a rural support activity lot with the required development approval [refer s 10.15(3)] <sup>25</sup>	Code Assessable if involving reconfiguration for a— (a) boundary realignment; (b) new rural producers lot; (c) farm restructuring lot; or (d) rural support activity lot with the required development approval. Impact Assessable otherwise.	Reconfiguring a Lot Code (Part 12, division 5) Rural Areas Code (Part 10)—particularly the specific outcomes for the Rural B (Pastoral) Zone (division 5)
Carrying out operational work for reconfiguring a lot or in association with a material change of use <sup>25</sup>	Code Assessable if the reconfiguring or material change of use is assessable development.	Reconfiguring a Lot Code (Part 12, division 5) Earthworks Code (Part 12, division 15) <b>NOTE</b> The provisions of Planning Scheme Policy 3 – General Works may also apply depending on the nature of the operational work.
Other	Exempt	

<sup>25</sup> Under IPA, Schedule 9, the reconfiguring of a lot is exempt and cannot be made self-assessable or assessable by a planning scheme if the proposal is for amalgamating 2 or more lots, for a building format plan that does not subdivide the land, in relation to the Acquisition of Land Act 1967, or on Strategic Port Land.



*Division 6—Rural C (Rural Living) Zone: Assessment Criteria and Assessment Tables*

**10.16 Rural C (Rural Living) Zone**

The provisions in this division relate to the Rural C (Rural Living) Zone as follows—

- overall outcomes (section 10.17);
- specific outcomes and probable solutions as follows—
  - effects of development – general (section 10.18);
  - consistent and inconsistent uses, use classes and other development (section 10.19);
- assessment tables (Tables 10.5 and 10.6).

**10.17 Overall Outcomes for Rural C (Rural Living) Zone**

- (1) The overall outcomes are the purpose of the Rural C (Rural Living) Zone.

**NOTE 10.17A**  
 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 Rural C (Rural Living) Zone are the following—
- (a) The Rural C (Rural Living) Zone caters primarily for rural living opportunities (i.e. rural housing) in discrete areas close to rural or urban service centres.
  - (b) Reconfigurations which create additional rural housing lots within the Rural C (Rural Living) Zone create no net increase in the number of lots within the Rural Locality.

**NOTE 10.17B**

(1) In order to achieve 'no net increase' in the number of lots within the Rural Locality, proposals to create additional rural housing lots will need to demonstrate that an equivalent number of rural lots have been amalgamated or consolidated.

(2) This may be achieved by amalgamating or consolidating—

- (a) rural producers lots;
- (b) land contained within the development constraints overlays;
- (c) land situated within the Rural D (Conservation) or Rural E (Special Land Management) Zones; or
- (d) land containing the Future Investigation Areas depicted in Map 2 in Schedule 7.

- (c) Uses (and in particular rural housing), within the Rural C (Rural Living) Zone are provided with an appropriate level of service and infrastructure which reflects their rural location and character.
- (d) Uses and works within the Rural C (Rural Living) Zone are located, designed and managed to—
  - (i) maintain the 'quiet' rural residential lifestyle of these areas;
  - (ii) be compatible with surrounding uses and works in particular adjoining agricultural or pastoral farming operations;
  - (iii) protect the character of the zone in particular to maintain aspects of the local character of the area;
  - (iv) maintain rural amenity;
  - (v) maintain the safety of people, buildings and works; and
  - (vi) avoid significant adverse effects on the natural environment.

**NOTE 10.17C**

(1) Some of the land within the Rural C (Rural Living) Zone is affected by development constraints, particularly bushfire risks, flooding and noise.

(2) The constrained lands 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.

**10.18 Effects of Development – General**

**NOTE 10.18A**  
 The specific outcomes which are sought to apply generally throughout the Rural C (Rural Living) Zone are set out below.

**Uses and Works**

- (1) **Specific Outcomes**
- (a) Uses and works reflect the local character, the amenity of the surrounding area and protect and enhance important rural vistas and landmark features having regard to—
    - (i) building height;
    - (ii) lot sizes and dimensions, in particular that any lot size is consistent with the existing lot sizes predominant within the surrounding areas;



- (iii) boundary clearances/buffers and in particular the potential restriction on the current or future use of adjoining land especially for agricultural purposes as a result of the erection of new dwellings;
  - (iv) building setbacks from the road network in particular along Designated Roads;
  - (v) vegetation protection;
  - (vi) places of cultural significance and streetscape value; and
  - (vii) the form, scale, bulk, style and siting of buildings, particularly in any bushfire risk areas.
- (b) Non residential 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 use.

#### Operation of Road Network and Access

#### (2) 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 the increase of an existing traffic hazard;
- (d) avoid significant adverse effects (e.g. by noise or dust generated) from use of the road network; and
- (e) provide at least a practical means of vehicular access from residential uses to a constructed road on the maintenance list.

#### Provision of Infrastructure

#### (3) Specific Outcomes

Infrastructure is—

- (a) not provided beyond that needed to primarily service rural housing (including as a minimum a gravel road suitable for inclusion on the maintenance list, electricity, telecommunications and garbage services);

- (b) provided to meet appropriate standards, in particular that uses and lots are provided with adequate on-site potable water storage and for those uses and lots located within any bushfire risk area adequate on-site water storage to assist in combating bushfires;
- (c) comprised of components and materials that are readily accessible and available from local sources.

#### (4) Probable Solutions – for sub-section (3)

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

#### Waste Treatment and Disposal

#### (5) Specific Outcome

Uses and lots provide for ecologically sustainable waste treatment and disposal, including on-site effluent treatment and disposal<sup>26</sup>.

#### Rural Living Lots

#### (6) Specific Outcomes

New rural living lots are created only if the Local Government is satisfied there is no net increase in the number of lots within the Rural Locality.

#### (7) Probable Solution – for sub-section (6)

The applicant provides evidence to the Local Government before approval of the Plan of Subdivision that an equivalent number of rural lots have been amalgamated or consolidated.

#### NOTE 10.18B

Also refer to the provisions contained in the Reconfiguring a Lot Code – Part 12, division 5, section 12.5.5.

## 10.19 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 Rural C (Rural Living) Zone—
  - (a) agriculture, if the lot is 1 hectare or more in area;
  - (b) animal husbandry;
  - (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 complying with the Planning Scheme Building Matters Code;

<sup>26</sup> For further information about requirements for on-site effluent treatment and disposal, refer to Plumbing and Drainage Act 2002 and the Queensland Plumbing and Wastewater Code.





- (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 an advertising device on premises which complies with the Advertising Devices Code;
  - (l) single residential.
- (2) The following uses, use classes and other development categories are consistent with the outcomes sought for the Rural C (Rural Living) 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 1 hectare in area;
  - (b) aviation use, if helipad;
  - (c) business use, if farm produce stall or veterinary clinic;
  - (d) carrying out operational work for reconfiguring a lot or in association with a material change of use;
  - (e) community use, if child care centre, community centre, community hall, emergency services depot, meeting rooms, neighbourhood centre, place of worship or school;
  - (f) dual occupancy;
  - (g) general store;
  - (h) intensive animal husbandry, if a stable;
  - (i) major utility;
  - (j) night court;
  - (k) park, if involving illuminated sporting activities;
  - (l) plant nursery (wholesale);
  - (m) reconfiguring a lot—
    - (i) if a boundary realignment;
    - (ii) for farm restructuring; or
    - (iii) where the land is situated wholly outside the development constraints overlays (see Part 11) and it can be demonstrated that there has been no net increase in the number of lots within the Rural Locality;
- (n) temporary accommodation, if farm stay accommodation;
  - (o) temporary sales office;
  - (p) temporary use;
  - (q) wine making.
- (3) The following uses, use classes and other development categories are inconsistent with the outcomes sought and are not located within the Rural C (Rural Living) Zone; and constitute undesirable development which is unlikely to be approved—
- (a) aviation use, unless a helipad;
  - (b) business use, unless farm produce stall or veterinary clinic;
  - (c) carpark;
  - (d) community use, unless child care centre, community centre, community hall, emergency services depot, meeting rooms, neighbourhood centre, place of worship or school;
  - (e) correctional centre;
  - (f) display housing;
  - (g) entertainment use;
  - (h) extractive industry;
  - (i) forestry;
  - (j) general industry;
  - (k) institutional residential;
  - (l) intensive animal husbandry, unless a stable;
  - (m) multiple residential;
  - (n) nuclear industry;
  - (o) reconfiguring a lot unless—
    - (i) a boundary realignment;
    - (ii) for farm restructuring; or
    - (iii) where it can be demonstrated that the land is free from development constraints (see Part 11) and there has been no net increase in the number of lots within the Rural Locality;
  - (p) recreation use;
  - (q) services/trades use;
  - (r) shopping centre;
  - (s) special industry;
  - (t) temporary accommodation, unless farm stay accommodation;
  - (u) tourist facility.



Table 10.5: Assessment Categories and Relevant Assessment Criteria for Rural C (Rural Living) Zone—Making a Material Change of Use

Column 1 Defined use or use class <sup>27</sup>	Column 2 Assessment category <sup>28</sup>	Column 3 Relevant assessment criteria <sup>29</sup> —applicable code if development is self-assessable or requires code assessment
<b>RESIDENTIAL</b>		
Caretaker Residential	Code Assessable	Rural Areas Code (Part 10)—particularly the specific outcomes for the Rural C (Rural Living) Zone (division 6) Residential Code (Part 12, division 6)
Display Housing— inconsistent use class [refer s 10.19(3)]	Impact Assessable	Rural Areas Code (Part 10)—particularly the specific outcomes for the Rural C (Rural Living) Zone (division 6) Residential Code (Part 12, division 6) Parking Code (Part 12, division 9)
Dual Occupancy	Code Assessable	Rural Areas Code (Part 10)—particularly the specific outcomes for the Rural C (Rural Living) Zone (division 6) 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) Rural Areas Code (Part 10)—particularly the specific outcomes for the Rural C (Rural Living) Zone (division 6).
Institutional Residential— inconsistent use class [refer s 10.19(3)]	Impact Assessable	Rural Areas Code (Part 10)—particularly the specific outcomes for the Rural C (Rural Living) Zone (division 6) Residential Code (Part 12, division 6) Parking Code (Part 12, division 9)
Multiple Residential— inconsistent use class [refer s 10.19(3)]	Impact Assessable	Rural Areas Code (Part 10)—particularly the specific outcomes for the Rural C (Rural Living) Zone (division 6) Residential Code (Part 12, division 6) Parking Code (Part 12, division 9)
Single Residential	Self Assessable; or Code Assessable if the applicable code for Self Assessable development is not complied with.	If Self Assessable—acceptable solutions for Single Residential in section 12.6.5 (8)—Table 12.6.1 in the Residential Code (Part 12, division 6). If Code Assessable— (a) Residential Code (Part 12, division 6); (b) Rural Areas Code (Part 10)—particularly the specific outcomes for the Rural C (Rural Living) Zone (division 6).
Temporary Accommodation— inconsistent use class, unless farm stay accommodation [refer s 10.19(3)]	Code Assessable if involving farm stay accommodation. Impact Assessable otherwise.	Rural Areas Code (Part 10)—particularly the specific outcomes for the Rural C (Rural Living) Zone (division 6) Residential Code (Part 12, division 6) Parking Code (Part 12, division 9)

<sup>27</sup> See Schedule 1 (dictionary), Division 1 (defined uses and use classes).

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

<sup>29</sup> For impact assessable development, 'relevant assessment criteria' are provided to assist the preparation of an application and in no way affect the regard given to the planning scheme as a whole in accordance with Section 3.5.5 of the IPA.



Column 1 Defined use or use class <sup>27</sup>	Column 2 Assessment category <sup>28</sup>	Column 3 Relevant assessment criteria <sup>29</sup> —applicable code if development is self-assessable or requires code assessment
<b>COMMERCIAL / INDUSTRIAL</b>		
Business Use— inconsistent use class, unless farm produce stall or veterinary clinic [refer s 10.19(3)]	Code Assessable, if involving a farm produce stall. Impact Assessable otherwise.	Rural Areas Code (Part 10)—particularly the specific outcomes for the Rural C (Rural Living) Zone (division 6) Commercial and Industrial Code (Part 12, division 7) Parking Code (Part 12, division 9)
Extractive Industry— inconsistent use class [refer s 10.19(3)]	Impact Assessable	Rural Areas Code (Part 10)—particularly the specific outcomes for the Rural C (Rural Living) Zone (division 6).
General Industry— inconsistent use class [refer s 10.19(3)]	Impact Assessable	Rural Areas Code (Part 10)—particularly the specific outcomes for the Rural C (Rural Living) Zone (division 6)
General Store	Impact Assessable	Rural Areas Code (Part 10)—particularly the specific outcomes for the Rural C (Rural Living) Zone (division 6) Commercial and Industrial Code (Part 12, division 7) Parking Code (Part 12, division 9)
Nuclear Industry— inconsistent use class [refer s 10.19(3)]	Impact Assessable	Rural Areas Code (Part 10)—particularly the specific outcomes for the Rural C (Rural Living) Zone (division 6)
Plant Nursery (Wholesale)	Code Assessable	Rural Areas Code (Part 10)—particularly the specific outcomes for the Rural C (Rural Living) Zone (division 6) Commercial and Industrial Code (Part 12, division 7) Parking Code (Part 12, division 9)
Service/Trades Use— inconsistent use class [refer s 10.19(3)]	Impact Assessable	Rural Areas Code (Part 10)—particularly the specific outcomes for the Rural C (Rural Living) Zone (division 6)
Shopping Centre— inconsistent use class [refer s 10.19(3)]	Impact Assessable	Rural Areas Code (Part 10)—particularly the specific outcomes for the Rural C (Rural Living) Zone (division 6)
Special Industry— inconsistent use class [refer s 10.19(3)]	Impact Assessable	Rural Areas Code (Part 10)—particularly the specific outcomes for the Rural C (Rural Living) Zone (division 6)
Temporary Sales Office	Impact Assessable	Rural Areas Code (Part 10)—particularly the specific outcomes for the Rural C (Rural Living) Zone (division 6)
<b>RECREATION / ENTERTAINMENT</b>		
Entertainment Use— inconsistent use class [refer s 10.19(3)]	Impact Assessable	Rural Areas Code (Part 10)—particularly the specific outcomes for the Rural C (Rural Living) Zone (division 6) Recreation and Entertainment Code (Part 12, division 11) Parking Code (Part 12, division 9)
Night Court	Impact Assessable	Rural Areas Code (Part 10)—particularly the specific outcomes for the Rural C (Rural Living) Zone (division 6)
Park	Exempt unless involving illuminated sporting activities. Code Assessable otherwise.	If Code Assessable— (a) Rural Areas Code (Part 10)—particularly the specific outcomes for the Rural C (Rural Living) Zone (division 6); (b) Recreation and Entertainment Code (Part 12, division 11); (c) Parking Code (Part 12, division 9).
Recreation Use— inconsistent use class [refer s 10.19(3)]	Impact Assessable	Rural Areas Code (Part 10)—particularly the specific outcomes for the Rural C (Rural Living) Zone (division 6) Recreation and Entertainment Code (Part 12, division 11) Parking Code (Part 12, division 9)



Column 1 Defined use or use class <sup>27</sup>	Column 2 Assessment category <sup>28</sup>	Column 3 Relevant assessment criteria <sup>29</sup> —applicable code if development is self-assessable or requires code assessment
<b>RURAL</b>		
Agriculture	Exempt if— <ul style="list-style-type: none"> <li>(a) the lot is one hectare or more in area; and</li> <li>(b) does not involve the clearing of more than 0.5 hectares of native vegetation in any five year period; and</li> <li>(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).</li> </ul> Code Assessable otherwise.	If Code Assessable— <ul style="list-style-type: none"> <li>(a) Rural Areas Code (Part 10)—particularly the specific outcomes for the Rural C (Rural Living) Zone (division 6);</li> <li>(b) Vegetation Management Code (Part 12, division 4).</li> </ul>
Animal Husbandry	Exempt if— <ul style="list-style-type: none"> <li>(a) does not involve the clearing of more than 0.5 hectares of native vegetation in any five year period; and</li> <li>(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).</li> </ul> Code Assessable otherwise.	If Code Assessable— <ul style="list-style-type: none"> <li>(a) Rural Areas Code (Part 10)—particularly the specific outcomes for the Rural C (Rural Living) Zone (division 6);</li> <li>(b) Vegetation Management Code (Part 12, division 4).</li> </ul>
Forestry—inconsistent use class [refer s 10.19(3)]	Impact Assessable	Rural Areas Code (Part 10)—particularly the specific outcomes for the Rural C (Rural Living) Zone (division 6).
Intensive Animal Husbandry—inconsistent use class, unless stable [refer s 10.19(3)]	Self Assessable if involving a stable which is designed to accommodate up to 2 horses. Code Assessable if a stable and the criteria for self assessable do not apply. Impact Assessable otherwise.	If Self Assessable—acceptable solutions in the Intensive Animal Husbandry code (Part 12, division 8 sections 12.8.4(2)(g) and (11)). If Code Assessable— <ul style="list-style-type: none"> <li>(a) Intensive Animal Husbandry Code (Part 12, division 8)</li> <li>(b) Rural Areas Code (Part 10)—particularly the specific outcomes for Rural C (Rural Living) Zone (division 6); and</li> <li>(c) Parking Code (Part 12, division 9)</li> </ul>
Wine Making	Impact Assessable	Rural Areas Code (Part 10)—particularly the specific outcomes for the Rural C (Rural Living) Zone (division 6) Parking Code (Part 12, division 9)
<b>OTHER</b>		
Aviation Use—inconsistent use class, unless a helipad [refer s 10.19(3)]	Impact Assessable	Rural Areas Code (Part 10)—particularly the specific outcomes for the Rural C (Rural Living) Zone (division 6) Parking Code (Part 12, division 9)
Carpark—inconsistent use class [refer s 10.19(3)]	Impact Assessable	Rural Areas Code (Part 10)—particularly the specific outcomes for the Rural C (Rural Living) Zone (division 6) Parking Code (Part 12, division 9)



Column 1 Defined use or use class <sup>27</sup>	Column 2 Assessment category <sup>28</sup>	Column 3 Relevant assessment criteria <sup>29</sup> —applicable code if development is self-assessable or requires code assessment
Community Use— inconsistent use class unless child care centre, community centre, community hall, emergency services depot, meeting rooms, neighbourhood centre, place of worship or school [refer s 10.19(3)]	Impact Assessable	Rural Areas Code (Part 10)—particularly the specific outcomes for the Rural C (Rural Living) Zone (division 6) Community Use Code (Part 12, division 12) Parking Code (Part 12, division 9)
Correctional Centre— inconsistent use class [refer s 10.19(3)]	Impact Assessable	Rural Areas Code (Part 10)—particularly the specific outcomes for the Rural C (Rural Living) Zone (division 6)
Major Utility	Impact Assessable, if involving treatment or disposal of putrescible waste. Code Assessable otherwise.	Rural Areas Code (Part 10)—particularly the specific outcomes for the Rural C (Rural Living) Zone (division 6)
Minor Utility	Exempt	
Temporary Use	Code Assessable	Temporary Use Code (Part 12, division 13) Rural Areas Code (Part 10)—particularly the specific outcomes for the Rural C (Rural Living) Zone (division 6)
Tourist Facility— inconsistent use class [refer s 10.19(3)]	Code Assessable, when situated within the RL2 Sub Area. Impact Assessable otherwise.	Rural Areas Code (Part 10)—particularly the specific outcomes for the Rural C (Rural Living) Zone (division 6) 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)
<b>Other (not defined)</b>	<b>Assessment Category</b>	<b>Relevant assessment criteria<sup>30</sup>—applicable code if development is self-assessable or requires code assessment</b>
All except use for a road <sup>31</sup>	Impact Assessable (refer s 2.2)	Rural Areas Code (Part 10)—particularly the specific outcomes for the Rural C (Rural Living) Zone (division 6)

<sup>30</sup> For impact assessable development, 'relevant assessment criteria' are provided to assist the preparation of an application and in no way affect the regard given to the planning scheme as a whole in accordance with Section 3.5.5 of the IPA.

<sup>31</sup> All roads are included in a zone but use for a road is not defined. The table indicates that use for a road remains exempt under a planning scheme.



Table 10.6: Assessment Categories and Relevant Assessment Criteria for Rural C (Rural Living) Zone—Other Development

Column 1 Type of development	Column 2 Assessment category <sup>32</sup>	Column 3 Relevant assessment criteria <sup>33</sup> —applicable code if development is self-assessable or requires code assessment
Carrying out building work not associated with a material change of use <sup>34</sup>	Self Assessable <sup>35</sup> 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) Rural Areas Code (Part 10)—particularly the specific outcomes for the Rural C (Rural Living) Zone (division 6); (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) Rural Areas Code (Part 10)—particularly the specific outcomes for the Rural C (Rural Living) Zone (division 6); (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) Rural Areas Code (Part 10)—particularly the specific outcomes for the Rural C (Rural Living) Zone (division 6) 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) Rural Areas Code (Part 10)—particularly the specific outcomes for the Rural C (Rural Living) Zone (division 6); (b) Planning Scheme Building Matters Code (Part 12, division 16); (c) Parking Code (Part 12, division 9).

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

<sup>33</sup> For impact assessable development, 'relevant assessment criteria' are provided to assist the preparation of an application and in no way affect the regard given to the planning scheme as a whole in accordance with section 3.5.5 of the IPA.

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

<sup>35</sup> This does not include building work that under IPA Schedule 8, is exempt and cannot be made self-assessable or assessable by a planning scheme.



Column 1 Type of development	Column 2 Assessment category <sup>32</sup>	Column 3 Relevant assessment criteria <sup>33</sup> —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 <sup>2</sup> . Code Assessable otherwise.	Advertising Devices Code (Part 12, division 14) Rural Areas Code (Part 10)—particularly the specific outcomes for the Rural C (Rural Living) Zone (division 6)
Reconfiguring a lot <sup>36</sup> —inconsistent development unless— (a) a boundary realignment; (b) for farm restructuring; or (c) where it can be demonstrated that the land is free from development constraints (see Part 11) and there has been no net increase in the number of lots within the Rural Locality. [refer s 10.19(3)]	Code Assessable if involving reconfiguration for— (a) boundary realignment; (b) farm restructuring; or (c) where it can be demonstrated that the land is free from development constraints (see Part 11) and there has been no net increase in the number of lots within the Rural Locality. Impact Assessable otherwise.	Reconfiguring a Lot Code (Part 12, division 5) Rural Areas Code (Part 10)—particularly the specific outcomes for the Rural C (Rural Living) Zone (division 6) Vegetation Management Code (Part 12, division 4)
Carrying out operational work for reconfiguring a lot or in association with a material change of use <sup>36</sup>	Code Assessable if the reconfiguring or material change of use is assessable development.	Reconfiguring a Lot Code (Part 12, division 5) Earthworks Code (Part 12, division 15) <b>NOTE</b> The provisions of Planning Scheme Policy 3 – General Works may also apply depending on the nature of the operational work.
Other	Exempt	

<sup>36</sup> Under IPA, Schedule 9, the reconfiguring of a lot is exempt and cannot be made self-assessable or assessable by a planning scheme if the proposal is for amalgamating 2 or more lots, for a building format plan that does not subdivide the land, in relation to the Acquisition of Land Act 1967, or on Strategic Port Land.



## Division 7—Rural D (Conservation) Zone: Assessment Criteria and Assessment Tables

### 10.20 Rural D (Conservation) Zone

The provisions in this division relate to the Rural D (Conservation) Zone as follows—

- overall outcomes (section 10.21);
- specific outcomes and probable solutions as follows—
  - effects of development – general (section 10.22);
  - consistent and inconsistent uses, use classes and other development (section 10.23);
- assessment tables (Tables 10.7 and 10.8).

### 10.21 Overall Outcomes for Rural D (Conservation) Zone

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

#### NOTE 10.21A

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 Rural D (Conservation) Zone are the following—

- (a) The Rural D (Conservation) Zone primarily conserves—
- (i) areas or features of particular habitat significance;
  - (ii) the diversity of habitats for flora and fauna;
  - (iii) land which acts as wildlife corridors;
  - (iv) important areas of remnant, endangered, vulnerable, rare and other significant vegetation;
  - (v) significant wetlands; and
  - (vi) natural areas of particular importance in terms of scenic amenity;

to the general exclusion of the majority of land uses.

- (b) Provision is made for eco-tourism and other ecologically sustainable land uses on public and private lands.
- (c) Uses within the Rural D (Conservation) Zone are provided with basic levels of service which reflect their rural location and character.

- (d) Uses and works within the Rural D (Conservation) Zone are located, designed and managed to—
- (i) conserve the natural features of the land;
  - (ii) conserve places of cultural significance or streetscape value;
  - (iii) maintain the conservation status of the land;
  - (iv) be compatible with surrounding uses and work, in particular any declared nature conservation areas, regional recreation parks or areas subject to a conservation agreement;
  - (v) minimise soil erosion, landslip and siltation of watercourses and achieve sound catchment management outcomes;
  - (vi) maintain the scenic value and visual quality of areas within the zone, particularly prominent ridgelines and escarpments;
  - (vii) maintain the safety of people, buildings and works; and
  - (viii) avoid significant adverse effects on the natural environment.

#### NOTE 10.21B

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

### 10.22 Effects of Development – General

#### NOTE 10.22A

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

#### Uses and Works

#### (1) Specific Outcomes

- (a) Uses and works (including any clearing) protect the native flora and fauna found in the area, blend with the surrounding landscape and conserve or enhance the scenic quality of the land having regard to—
- (i) building height;
  - (ii) the colour and type of materials;





- (iii) boundary clearances, in particular the potential affect on adjoining land;
  - (iv) building setbacks from the road network, in particular along Designated Roads;
  - (v) vegetation protection;
  - (vi) places of cultural significance or streetscape value; and
  - (vii) the form, scale, bulk, style and siting of buildings, particularly in any bushfire risk areas.
- (b) Non residential uses and works do not have a significant detrimental impact on the amenity of the surrounding area, including through the—
- (i) operation of machinery or equipment;
  - (ii) emission of odours, noise, dust, waste products, light, electrical interference or otherwise;
  - (iii) disposal of sewerage effluent/wastewater and stormwater drainage into ground and surface waters; or
  - (iv) generation of traffic (including dust) travelling to and/or from the use.
- (c) Wherever possible, sites used for buildings and related works for eco-tourism and other uses, encompass existing cleared land, or land outside the Rural D (Conservation) Zone.

#### Operation of Road Network and Access

#### (2) 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;
- (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 the land to a constructed road.

#### Provision of Infrastructure

#### (3) Specific Outcomes

Infrastructure is—

- (a) not provided beyond that needed to service the majority of rural pursuits (including gravel road suitable to gain access, electricity and telecommunications);
- (b) provided to meet appropriate standards, in particular—
  - (i) that roads providing access to rural housing are adequately constructed; and
  - (ii) dwellings are provided with adequate on-site potable water storage and within any bushfire risk area, adequate on-site water storage to assist in combating bushfires;
- (c) comprised of components and materials that are readily accessible and available from local sources.

#### (4) Probable Solutions – for sub-section (3)

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

#### Waste Treatment and Disposal

#### (5) Specific Outcome

Uses and lots provide for ecologically sustainable waste treatment and disposal, including on-site effluent treatment and disposal<sup>37</sup>.

#### Tourism Facilities

#### (6) Specific Outcomes

Any tourist facility—

- (a) is provided with an adequate on-site potable water supply system of sufficient pressure and size to cater for both facility use and fire fighting purposes;
- (b) is provided with an adequate on-site effluent treatment and disposal system which does not adversely effect surface and groundwater;
- (c) is designed and positioned to ameliorate any adverse impacts on the environment and nearby residents;
- (d) maintains the character of the area, in particular that buildings 'blend' with the natural landscape and are of a scale that they do not dominate/affect the landscape, any view corridors or the appearance of the vegetated hillsides and ridgelines;

<sup>37</sup> For further information about requirements for on-site effluent treatment and disposal, refer to Plumbing and Drainage Act 2002 and the Queensland Plumbing and Wastewater Code.



- (e) are sympathetic and respectful of any cultural heritage places or cultural fabric within or adjoining the land;
- (f) ensure, as far as possible, that the attraction should be the site's proximity to natural areas not the tourist facility itself;
- (g) is provided with all weather vehicular access;
- (h) provides a suitable number of 'pedestrian' access points to the trail destination parks, or Environmental Education Visitor Centres;
- (i) does not diminish public access;
- (j) ensure, as far as possible, that the location of vehicular access points does not permit traffic from entering the land via any unmade or unmaintained roads; and
- (k) wherever possible, utilises existing cleared land for the placement of buildings and related works, in lieu of clearing existing vegetation.

#### Reconfiguring a Lot

#### (7) Specific Outcomes

Reconfigurations within the Rural D (Conservation) Zone are generally limited to the 'amalgamation' or 'consolidation' of existing lots, boundary realignments and farm restructuring lots to the general exclusion of most other lot reconfigurations.

#### NOTE 10.22B

Also refer to the provisions contained in the Reconfiguring a Lot Code – Part 12, division 5, section 12.5.5.

### 10.23 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 Rural D (Conservation) Zone—
  - (a) animal husbandry;
  - (b) caretaker residential;
  - (c) carrying out building work not associated with a material change of use, if there is an existing building on site and complying with the Planning Scheme Building Matters Code;
  - (d) clearing of vegetation which complies with the Vegetation Management Code;
  - (e) earthworks which comply with the Earthworks Code;
  - (f) home based activity which complies with the Home Based Activities Code;
  - (g) minor building work;

- (h) minor utility;
- (i) placing an advertising device on premises which complies with the Advertising Devices Code.

(2) The following uses, use classes and other development categories are consistent with the outcomes sought for the Rural D (Conservation) Zone if of a type and scale appropriate for the prevailing nature of the area and the particular circumstances of the site and its surrounds—

- (a) business use, if broadcasting station;
- (b) carrying out operational work for reconfiguring a lot or in association with a material change of use;
- (c) dual occupancy;
- (d) intensive animal husbandry, if riding establishment or stable;
- (e) major utility;
- (f) park;
- (g) reconfiguring a lot, if for boundary realignment or farm restructuring lot;
- (h) recreation use, if for the purposes of bush walking or nature observation;
- (i) single residential, unless located on a lot created by farm restructuring;
- (j) temporary accommodation;
- (k) temporary use;
- (l) tourist facility, if relating to 'natural area tourism' or 'eco-tourism'.

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

- (a) agriculture;
- (b) aviation use;
- (c) business use, unless broadcasting station;
- (d) carpark;
- (e) clearing of vegetation, which does not comply with the Vegetation Management Code;
- (f) community use;
- (g) correctional centre;
- (h) display housing;
- (i) entertainment use;
- (j) extractive industry;
- (k) forestry;
- (l) general industry;
- (m) general store;



- (n) institutional residential;
- (o) intensive animal husbandry, unless riding establishment or a stable;
- (p) multiple residential;
- (q) night court;
- (r) nuclear industry;
- (s) plant nursery (wholesale);
- (t) reconfiguring a lot, unless for boundary realignment or for farm restructuring lot;
- (u) recreation use, unless for the purposes of bush walking or nature observation;
- (v) services/trades use;
- (w) shopping centre;
- (x) single residential, if located on a lot created by farm restructuring;
- (y) special industry;
- (z) temporary sales office;
- (aa) tourist facility, unless relating to 'natural area tourism' or 'eco-tourism';
- (bb) wine making



Table 10.7: Assessment Categories and Relevant Assessment Criteria for Rural D (Conservation) Zone—Making a Material Change of Use

Column 1 Defined use or use class <sup>38</sup>	Column 2 Assessment category <sup>39</sup>	Column 3 Relevant assessment criteria <sup>40</sup> —applicable code if development is self-assessable or requires code assessment
<b>RESIDENTIAL</b>		
Caretaker Residential	Code Assessable	Rural Areas Code (Part 10)—particularly the specific outcomes for the Rural D (Conservation) Zone (division 7) Residential Code (Part 12, division 6)
Display Housing— inconsistent use class [refer s 10.23(3)]	Impact Assessable	Rural Areas Code (Part 10)—particularly the specific outcomes for the Rural D (Conservation) Zone (division 7) Residential Code (Part 12, division 6) Parking Code (Part 12, division 9)
Dual Occupancy	Impact Assessable	Rural Areas Code (Part 10)—particularly the specific outcomes for the Rural D (Conservation) Zone (division 7) 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) Rural Areas Code (Part 10)—particularly the specific outcomes for the Rural D (Conservation) Zone (division 7).
Institutional Residential— inconsistent use class [refer s 10.23(3)]	Impact Assessable	Rural Areas Code (Part 10)—particularly the specific outcomes for the Rural D (Conservation) Zone (division 7) Residential Code (Part 12, division 6) Parking Code (Part 12, division 9)
Multiple Residential— inconsistent use class [refer s 10.23(3)]	Impact Assessable	Rural Areas Code (Part 10)—particularly the specific outcomes for the Rural D (Conservation) Zone (division 7) Residential Code (Part 12, division 6) Parking Code (Part 12, division 9)
Single Residential— inconsistent use if located on a lot created by farm restructuring [refer s 10.23(3)]	Impact Assessable if located on a lot created by farm restructuring. Code Assessable otherwise.	Rural Areas Code (Part 10)—particularly the specific outcomes for the Rural D (Conservation) Zone (division 7) Residential Code (Part 12, division 6)
Temporary Accommodation	Impact Assessable	Rural Areas Code (Part 10)—particularly the specific outcomes for the Rural D (Conservation) Zone (division 7) Residential Code (Part 12, division 6) Parking Code (Part 12, division 9)

<sup>38</sup> See Schedule 1 (dictionary), Division 1 (defined uses and use classes).

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

<sup>40</sup> For impact assessable development, 'relevant assessment criteria' are provided to assist the preparation of an application and in no way affect the regard given to the planning scheme as a whole in accordance with Section 3.5.5 of the IPA.



Column 1 Defined use or use class <sup>38</sup>	Column 2 Assessment category <sup>39</sup>	Column 3 Relevant assessment criteria <sup>40</sup> —applicable code if development is self-assessable or requires code assessment
<b>COMMERCIAL / INDUSTRIAL</b>		
Business Use— inconsistent use class, unless a broadcasting station [refer s 10.23(3)]	Impact Assessable	Rural Areas Code (Part 10)—particularly the specific outcomes for the Rural D (Conservation) Zone (division 7)
Extractive Industry— inconsistent use class [refer s 10.23(3)]	Impact Assessable	Rural Areas Code (Part 10)—particularly the specific outcomes for the Rural D (Conservation) Zone (division 7)
General Industry— inconsistent use class [refer s 10.23(3)]	Impact Assessable	Rural Areas Code (Part 10)—particularly the specific outcomes for the Rural D (Conservation) Zone (division 7)
General Store— inconsistent use class [refer s 10.23(3)]	Impact Assessable	Rural Areas Code (Part 10)—particularly the specific outcomes for the Rural D (Conservation) Zone (division 7)
Nuclear Industry— inconsistent use class [refer s 10.23(3)]	Impact Assessable	Rural Areas Code (Part 10)—particularly the specific outcomes for the Rural D (Conservation) Zone (division 7)
Plant Nursery (Wholesale)—inconsistent use class [refer s 10.23(3)]	Impact Assessable	Rural Areas Code (Part 10)—particularly the specific outcomes for the Rural D (Conservation) Zone (division 7)
Service/Trades Use— inconsistent use class [refer s 10.23(3)]	Impact Assessable	Rural Areas Code (Part 10)—particularly the specific outcomes for the Rural D (Conservation) Zone (division 7)
Shopping Centre— inconsistent use class [refer s 10.23(3)]	Impact Assessable	Rural Areas Code (Part 10)—particularly the specific outcomes for the Rural D (Conservation) Zone (division 7)
Special Industry— inconsistent use class [refer s 10.23(3)]	Impact Assessable	Rural Areas Code (Part 10)—particularly the specific outcomes for the Rural D (Conservation) Zone (division 7)
Temporary Sales Office— inconsistent use class [refer s 10.23(3)]	Impact Assessable	Rural Areas Code (Part 10)—particularly the specific outcomes for the Rural D (Conservation) Zone (division 7)
<b>RECREATION / ENTERTAINMENT</b>		
Entertainment Use— inconsistent use class [refer s 10.23(3)]	Impact Assessable	Rural Areas Code (Part 10)—particularly the specific outcomes for the Rural D (Conservation) Zone (division 7)
Night Court—inconsistent use class [refer s 10.23(3)]	Impact Assessable	Rural Areas Code (Part 10)—particularly the specific outcomes for the Rural D (Conservation) Zone (division 7)
Park	Code Assessable	Rural Areas Code (Part 10)—particularly the specific outcomes for the Rural D (Conservation) Zone (division 7) Recreation and Entertainment Code (Part 12, division 11) Parking Code (Part 12, division 9)
Recreation Use— inconsistent use class, unless for the purposes of bush walking or nature observation [refer s 10.23(3)]	Exempt, if for the purposes of bush walking or nature observation. Impact Assessable otherwise.	Rural Areas Code (Part 10)—particularly the specific outcomes for the Rural D (Conservation) Zone (division 7) Recreation and Entertainment Code (Part 12, division 11) Parking Code (Part 12, division 9)



Column 1 Defined use or use class <sup>38</sup>	Column 2 Assessment category <sup>39</sup>	Column 3 Relevant assessment criteria <sup>40</sup> —applicable code if development is self-assessable or requires code assessment
<b>RURAL</b>		
Agriculture—inconsistent use class [refer s 10.23(3)]	Impact Assessable	Rural Areas Code (Part 10)—particularly the specific outcomes for the Rural D (Conservation) Zone (division 7)
Animal Husbandry	Exempt unless involving vegetation clearing which does not comply with the acceptable solutions applicable to clauses (1) to (4) in column 2 of Table 12.4.1 in the Vegetation Management Code (Part 12, division 4). Code Assessable otherwise.	If Code Assessable— (a) Rural Areas Code (Part 10)—particularly the specific outcomes for the Rural D (Conservation) Zone (division 7); (b) Vegetation Management Code (Part 12, division 4).
Forestry—inconsistent use class [refer s 10.23(3)]	Impact Assessable	Rural Areas Code (Part 10)—particularly the specific outcomes for the Rural D (Conservation) Zone (division 7)
Intensive Animal Husbandry—inconsistent use class, unless riding establishment or stable [refer s 10.23(3)]	Code Assessable if involving a stable. Impact Assessable otherwise.	Rural Areas Code (Part 10)—particularly the specific outcomes for the Rural D (Conservation) Zone (division 7) Intensive Animal Husbandry Code (Part 12, division 8) Parking Code (Part 12, division 9)
Wine Making—inconsistent use class [refer s 10.23(3)]	Impact Assessable	Rural Areas Code (Part 10)—particularly the specific outcomes for the Rural D (Conservation) Zone (division 7) Parking Code (Part 12, division 9)
<b>OTHER</b>		
Aviation Use—inconsistent use class [refer s 10.23(3)]	Impact Assessable	Rural Areas Code (Part 10)—particularly the specific outcomes for the Rural D (Conservation) Zone (division 7)
Carpark—inconsistent use class [refer s 10.23(3)]	Impact Assessable	Rural Areas Code (Part 10)—particularly the specific outcomes for the Rural D (Conservation) Zone (division 7) Parking Code (Part 12, division 9)
Community Use—inconsistent use class [refer s 10.23(3)]	Impact Assessable	Rural Areas Code (Part 10)—particularly the specific outcomes for the Rural D (Conservation) Zone (division 7) Community Use Code (Part 12, division 12) Parking Code (Part 12, division 9)
Correctional Centre—inconsistent use class [refer s 10.23(3)]	Impact Assessable	Rural Areas Code (Part 10)—particularly the specific outcomes for the Rural D (Conservation) Zone (division 7)
Major Utility	Impact Assessable	Rural Areas Code (Part 10)—particularly the specific outcomes for the Rural D (Conservation) Zone (division 7)
Minor Utility	Code Assessable	Rural Areas Code (Part 10)—particularly the specific outcomes for the Rural D (Conservation) Zone (division 7)
Temporary Use	Code Assessable	Temporary Use Code (Part 12, division 13) Rural Areas Code (Part 10)—particularly the specific outcomes for the Rural D (Conservation) Zone (division 7)



Column 1 Defined use or use class <sup>38</sup>	Column 2 Assessment category <sup>39</sup>	Column 3 Relevant assessment criteria <sup>40</sup> —applicable code if development is self-assessable or requires code assessment
Tourist Facility— inconsistent use class, unless the use relates to 'natural area tourism' or 'eco-tourism' [refer s 10.23(3)]	Impact Assessable	Rural Areas Code (Part 10)—particularly the specific outcomes for the Rural D (Conservation) Zone (division 7) Commercial and Industrial Code (Part 12, division 7) Recreation and Entertainment Code (Part 12, division 11) Residential Code (Part 12, division 6) Parking Code (Part 12, division 9)
Other (not defined)	Assessment Category	Relevant assessment criteria <sup>41</sup> —applicable code if development is self-assessable or requires code assessment
All except use for a road <sup>42</sup>	Impact Assessable (refer s 2.2)	Rural Areas Code (Part 10)—particularly the specific outcomes for the Rural D (Conservation) Zone (division 7)
Road	Exempt if the use for a road is associated with the construction (including maintenance, rehabilitation or repair work) of existing roads. Code Assessable otherwise.	Rural Areas Code (Part 10)—particularly the specific outcomes for the Rural D (Conservation) Zone (division 7)

<sup>41</sup> For impact assessable development, 'relevant assessment criteria' are provided to assist the preparation of an application and in no way affect the regard given to the planning scheme as a whole in accordance with Section 3.5.5 of the IPA.

<sup>42</sup> All roads are included in a zone but use for a road is not defined. The table indicates the assessment category under a planning scheme.



Table 10.8: Assessment Categories and Relevant Assessment Criteria for Rural D (Conservation) Zone—Other Development

Column 1 Type of development	Column 2 Assessment category <sup>43</sup>	Column 3 Relevant assessment criteria <sup>44</sup> —applicable code if development is self-assessable or requires code assessment
Carrying out building work not associated with a material change of use <sup>45</sup>	Self Assessable <sup>46</sup> 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) Rural Areas Code (Part 10)—particularly the specific outcomes for the Rural D (Conservation) Zone (division 7); (b) Planning Scheme Building Matters Code (Part 12, division 16).
Clearing of Vegetation—not associated with a material change of use—inconsistent development unless it complies with the Vegetation Management Code [refer s 10.23(3)]	Exempt if involving vegetation clearing which complies with the acceptable solutions applicable to clause (5) in column 2 of Table 12.4.1 in the Vegetation Management Code (Part 12, division 4). Self Assessable if the acceptable solutions of the applicable code for Self Assessable Development are complied with. Code Assessable if— (a) the applicable code for self assessable development is not complied with; and (b) involving the clearing of no more than 0.5 hectares of native vegetation in any five year period. Impact Assessable otherwise.	If Self Assessable—acceptable solutions applicable to clauses (1) to (4) in column 2 of Table 12.4.1 in the Vegetation Management Code (Part 12, division 4). If Code or Impact Assessable— (a) Vegetation Management Code (Part 12, division 4); (b) Rural Areas Code (Part 10)—particularly the specific outcomes for the Rural D (Conservation) Zone (division 7).
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) Rural Areas Code (Part 10)—particularly the specific outcomes for the Rural D (Conservation) Zone (division 7) 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) Rural Areas Code (Part 10)—particularly the specific outcomes for the Rural D (Conservation) Zone (division 7); (b) Planning Scheme Building Matters Code (Part 12, division 16); (c) Parking Code (Part 12, division 9).

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

<sup>44</sup> For impact assessable development, 'relevant assessment criteria' are provided to assist the preparation of an application and in no way affect the regard given to the planning scheme as a whole in accordance with section 3.5.5 of the IPA.

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

<sup>46</sup> This does not include building work that under IPA Schedule 8, is exempt and cannot be made self-assessable or assessable by a planning scheme.





Column 1 Type of development	Column 2 Assessment category <sup>43</sup>	Column 3 Relevant assessment criteria <sup>44</sup> —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 <sup>2</sup> . Code Assessable otherwise.	Advertising Devices Code (Part 12, division 14) Rural Areas Code (Part 10)—particularly the specific outcomes for the Rural D (Conservation) Zone (division 7)
Reconfiguring a lot—inconsistent development unless reconfiguration for boundary realignment or for farm restructuring lot [refer s 10.23(3)] <sup>47</sup>	Code Assessable if the reconfiguring is for boundary realignment, or farm restructuring lot. Impact Assessable otherwise.	Reconfiguring a Lot Code (Part 12, division 5) Rural Areas Code (Part 10)—particularly the specific outcomes for the Rural D (Conservation) Zone (division 7) Vegetation Management Code (Part 12, division 4)
Carrying out operational work for reconfiguring a lot or in association with a material change of use <sup>47</sup>	Code Assessable if the reconfiguring or material change of use is assessable development.	Reconfiguring a Lot Code (Part 12, division 5) Earthworks Code (Part 12, division 15) <b>NOTE</b> The provisions of Planning Scheme Policy 3 – General Works may also apply depending on the nature of the operational work.
Other	Exempt	

<sup>47</sup> Under IPA, Schedule 9, the reconfiguring of a lot is exempt and cannot be made self-assessable or assessable by a planning scheme if the proposal is for amalgamating 2 or more lots, for a building format plan that does not subdivide the land, in relation to the Acquisition of Land Act 1967, or on Strategic Port Land.



### *Division 8—Rural E (Special Land Management) Zone: Assessment Criteria and Assessment Tables*

#### 10.24 Rural E (Special Land Management) Zone

The provisions in this division relate to the Rural E (Special Land Management) Zone as follows—

- overall outcomes (section 10.25);
- specific outcomes and probable solutions as follows—
  - effects of development – general (section 10.26);
  - consistent and inconsistent uses, use classes and other development (section 10.27);
- assessment tables (Tables 10.9 and 10.10).

#### 10.25 Overall Outcomes for Rural E (Special Land Management) Zone

- (1) The overall outcomes are the purpose of the Rural E (Special Land Management) Zone.

##### **NOTE 10.25A**

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 Rural E (Special Land Management) Zone are the following—
- (a) The important and valuable role of existing rural landowners in caring for the land and the need for partnerships to secure sustainable, ongoing and future land uses are acknowledged.
  - (b) The land is managed in a manner which generates an economic return for landowners whilst providing for the responsible and sustainable management of natural resources.
  - (c) The Zone conserves—
    - (i) areas or features of particular habitat significance;
    - (ii) the diversity of habitats for flora and fauna;
    - (iii) land which acts as wildlife corridors;

- (iv) important areas of remnant, endangered, vulnerable, rare and other significant vegetation;
  - (v) significant wetlands; and
  - (vi) natural areas of particular importance in terms of scenic amenity.
- (d) Traditional rural land use activities, such as grazing, which operate in a sustainable manner and which protect important rural landscape and nature conservation values are supported.
- (e) New rural enterprises (including low impact business activities, and eco/rural tourism activities) are supported and generate concentrated, high value returns from part of the site in a manner which is compatible with other nearby uses and which retain or enhance native vegetation and rural landscape values on the balance of the site.
- (f) Uses within the Zone are provided with basic levels of service which reflect their rural location and character, and the intensity of the use.
- (g) Uses and works within the Zone are located, designed and managed to—
- (i) conserve the natural features of the land;
  - (ii) conserve places of cultural significance or streetscape value;
  - (iii) be compatible with surrounding uses and works;
  - (iv) minimise soil erosion, landslip and siltation of watercourses and achieve sound catchment management outcomes;
  - (v) maintain the scenic value and visual quality of areas within the zone, particularly along prominent view corridors, ridgelines and escarpments;
  - (vi) maintain the amenity of nearby residences;
  - (vii) maintain the safety of people, buildings and works; and
  - (viii) avoid significant adverse effects on the natural environment.



**NOTE 10.25B**

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

**10.26 Effects of Development – General****NOTE 10.26A**

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

**Uses and Works****(1)****Specific Outcomes**

- (a) Uses and works protect the native flora and fauna found in the area, and, where visually prominent, blend with the surrounding landscape, conserve or enhance the scenic quality of the land and protect and enhance important rural vistas and landscape features having regard to—
  - (i) building height;
  - (ii) the colour and type of materials;
  - (iii) boundary clearances, in particular the potential affect on adjoining land;
  - (iv) building setbacks from the road network, in particular along Designated Roads;
  - (v) vegetation protection and minimising any tree clearing associated with new uses;
  - (vi) places of cultural significance or streetscape value; and
  - (vii) the form, scale, bulk, style and siting of buildings.
- (b) Non residential uses and works do not have a significant detrimental impact on the amenity of the surrounding area, including through the—
  - (i) operation of machinery or equipment;
  - (ii) emission of odours, noise, dust, waste products, light, electrical interference or otherwise;
  - (iii) disposal of sewerage effluent/wastewater and stormwater drainage into ground and surface waters;

- (iv) storage or disposal of solid wastes; or
- (v) generation of traffic (including dust) travelling to or from the use.

- (c) Wherever possible, sites used for buildings and related works encompass existing cleared land, or land adjoining existing cleared land, and thereby minimise additional clearing of existing tree canopy areas.

**Operation of Road Network and Access****(2)****Specific Outcomes**

Uses are located and designed to—

- (a) ensure the safe and efficient operation of the road network;
- (b) avoid direct 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;
- (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 the land to a constructed road.

**Provision of Infrastructure****(3)****Specific Outcomes**

Infrastructure is—

- (a) generally not provided beyond that needed to service the majority of rural pursuits (including gravel road suitable to gain access, electricity and telecommunications);
- (b) provided to meet appropriate standards having regard to the likely intensity and nature of the proposed use, in particular—
  - (i) that roads providing access to rural housing and relevant business activities are constructed to warrant inclusion of the maintenance list; and
  - (ii) dwellings and relevant business activities are provided with adequate on-site potable water storage and within any bushfire risk area, adequate on-site water storage to assist in combating bushfires;



- (c) comprised of components and materials that are readily accessible and available from local sources.

(4) **Probable Solutions – for sub-section (3)**

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

**Waste Treatment and Disposal**

(5) **Specific Outcome**

Uses and lots provide for ecologically sustainable waste treatment and disposal, including on-site effluent treatment and disposal which does not adversely effect surface and groundwater<sup>48</sup>.

**NOTE 10.26B**

- (1) The local government intends to adopt a flexible approach to imposing development conditions, which—
- (a) encourages development to occur in an economic manner;
  - (b) gives due regard to—
    - (i) the nature and intensity of the proposed use;
    - (ii) the likely impact on the environment and nearby lands/uses; and
    - (iii) the site's location and the character and 'standard of service' of infrastructure in the surrounding area.
- (2) As an example of (1) above, for low traffic generating land uses unsealed access roads and parking areas will normally suffice unless a dust nuisance or traffic hazard is likely to be generated.

**Reconfiguring a Lot**

(6) **Specific Outcomes**

Reconfigurations within the Zone are generally limited to the 'amalgamation' or 'consolidation' of existing lots, boundary realignments and farm restructuring lots to the general exclusion of most other lot reconfigurations.

**NOTE 10.26C**

Also refer to the provisions contained in the Reconfiguring a Lot Code – Part 12, division 5, section 12.5.5.

**10.27 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 Zone—
- (a) animal husbandry;
  - (b) agriculture, if within an existing cleared 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 which complies with the Planning Scheme Building Matters Code;
  - (e) clearing of vegetation which complies with the Vegetation Management Code;
  - (f) earthworks 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) placing an advertising device on premises which complies with the Advertising Devices Code;
  - (k) recreation use, if for the purposes of bush walking or nature observation.
- (2) The following uses, use classes and other development categories may be consistent with the outcomes sought for the 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, where of a scale and intensity that is not likely to adversely affect the amenity of other nearby uses, particularly residences, or lead to significant removal of existing tree canopy;
  - (b) carrying out operational work for reconfiguring a lot or in association with a material change of use;
  - (c) dual occupancy, unless located on a lot created for farm restructuring;
  - (d) community use, where of a scale and intensity that is not likely to adversely affect the amenity of other nearby uses, particularly residences, or lead to significant removal of existing tree canopy;
  - (e) forestry, unless involving the clearing of native vegetation;
  - (f) general industry, where of a scale and intensity that is not likely to adversely affect the amenity of other nearby uses, particularly residences, or lead to significant removal of existing tree canopy;

<sup>48</sup> For further information about requirements for on-site effluent treatment and disposal, refer to Plumbing and Drainage Act 2002 and the Queensland Plumbing and Wastewater Code.



- (g) general store;
  - (h) intensive animal husbandry, unless a poultry feedlot, or otherwise, where of a scale and intensity that is not likely to adversely affect the amenity of other nearby uses, particularly residences, or lead to significant removal of existing tree canopy;
  - (i) major utility;
  - (j) night court;
  - (k) park;
  - (l) plant nursery (wholesale);
  - (m) reconfiguring a lot, if for boundary realignment or farm restructuring lot;
  - (n) recreation use, other than for the purposes of bush walking or nature observation;
  - (o) service trades use, where of a scale and intensity that is not likely to adversely affect the amenity of other nearby uses, particularly residences, or lead to significant removal of existing tree canopy;
  - (p) single residential, unless located on a lot created by farm restructuring;
  - (q) special industry, where of a scale and intensity that is not likely to adversely affect the amenity of other nearby uses, particularly residences, or lead to significant removal of existing tree canopy;
  - (r) temporary accommodation;
  - (s) temporary sales office;
  - (t) temporary use;
  - (u) tourist facility;
  - (v) wine making.
- (3) The following uses, use classes and other development categories are inconsistent with the outcomes sought and are not located within the Zone; and constitute undesirable development which is unlikely to be approved—
- (a) aviation use;
  - (b) business use, where of a scale and intensity that is likely to adversely affect the amenity of other nearby uses, particularly residences, or lead to significant removal of existing tree canopy;
  - (c) clearing of vegetation, which does not comply with the Vegetation Management Code;
  - (d) community use, where of a scale and intensity that is likely to adversely affect the amenity of other nearby uses, particularly residences, or lead to significant removal of existing tree canopy;
  - (e) correctional centre;
  - (f) display housing;
  - (g) dual occupancy, if located on a lot created by farm restructuring;
  - (h) entertainment use;
  - (i) extractive industry;
  - (j) forestry, if involving the clearing of native vegetation;
  - (k) general industry, where of a scale and intensity that is likely to adversely affect the amenity of other nearby uses, particularly residences, or lead to significant removal of existing tree canopy;
  - (l) institutional residential;
  - (m) intensive animal husbandry, if a poultry feedlot, or otherwise, where of a scale and intensity that is likely to adversely affect the amenity of other nearby uses, particularly residences, or lead to significant removal of existing tree canopy;
  - (n) multiple residential;
  - (o) nuclear industry;
  - (p) reconfiguring a lot, unless for boundary realignment or for farm restructuring lot;
  - (q) service trades use, where of a scale and intensity that is likely to adversely affect the amenity of other nearby uses, particularly residences, or lead to significant removal of existing tree canopy;
  - (r) shopping centre;
  - (s) single residential, if located on a lot created by farm restructuring;
  - (t) special industry, where of a scale and intensity that is likely to adversely affect the amenity of other nearby uses, particularly residences, or lead to significant removal of existing tree canopy.



**Table 10.9: Assessment Categories and Relevant Assessment Criteria for Rural E (Special Land Management) Zone—Making a Material Change of Use**

Column 1 Defined use or use class <sup>49</sup>	Column 2 Assessment category <sup>50</sup>	Column 3 Relevant assessment criteria <sup>51</sup> —applicable code if development is self-assessable or requires code assessment
<b>RESIDENTIAL</b>		
Caretaker Residential	Code Assessable	Rural Areas Code (Part 10)—particularly the specific outcomes for the Rural E (Special Land Management) Zone (division 8) Residential Code (Part 12, division 6)
Display Housing—inconsistent use class [refer s 10.27(3)]	Impact Assessable	Rural Areas Code (Part 10)—particularly the specific outcomes for the Rural E (Special Land Management) Zone (division 8) Residential Code (Part 12, division 6) Parking Code (Part 12, division 9)
Dual Occupancy—inconsistent use if located on a lot created by farm restructuring [refer s 10.27(3)]	Impact Assessable if located on a lot created by farm restructuring. Code Assessable otherwise.	Rural Areas Code (Part 10)—particularly the specific outcomes for the Rural E (Special Land Management) Zone (division 8) 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) Rural Areas Code (Part 10)—particularly the specific outcomes for the Rural E (Special Land Management) Zone (division 8).
Institutional Residential—inconsistent use class [refer s 10.27(3)]	Impact Assessable	Rural Areas Code (Part 10)—particularly the specific outcomes for the Rural E (Special Land Management) Zone (division 8) Residential Code (Part 12, division 6) Parking Code (Part 12, division 9)
Multiple Residential—inconsistent use class [refer s 10.27(3)]	Impact Assessable	Rural Areas Code (Part 10)—particularly the specific outcomes for the Rural E (Special Land Management) Zone (division 8) Residential Code (Part 12, division 6) Parking Code (Part 12, division 9)
Single Residential—inconsistent use if located on a lot created by farm restructuring [refer s 10.27(3)]	Impact Assessable if located on a lot created by farm restructuring. Code Assessable otherwise.	Rural Areas Code (Part 10)—particularly the specific outcomes for the Rural E (Special Land Management) Zone (division 8) Residential Code (Part 12, division 6)
Temporary Accommodation	Code Assessable if— (a) located 100m or more from the perimeter of the land; and (b) generating 50 vehicle trips or less per day. Impact Assessable otherwise.	Rural Areas Code (Part 10)—particularly the specific outcomes for the Rural E (Special Land Management) Zone (division 8) Residential Code (Part 12, division 6) Parking Code (Part 12, division 9)

<sup>49</sup> See Schedule 1 (dictionary), Division 1 (defined uses and use classes).

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

<sup>51</sup> For impact assessable development, 'relevant assessment criteria' are provided to assist the preparation of an application and in no way affect the regard given to the planning scheme as a whole in accordance with Section 3.5.5 of the IPA.



Column 1 Defined use or use class <sup>49</sup>	Column 2 Assessment category <sup>50</sup>	Column 3 Relevant assessment criteria <sup>51</sup> —applicable code if development is self-assessable or requires code assessment
<b>COMMERCIAL / INDUSTRIAL</b>		
Business Use—inconsistent use class, where of a scale or intensity that is likely to affect other nearby uses, particularly residences or lead to significant removal of existing tree canopy [refer s 10.27(3)]	Code Assessable if— (a) located 100m or more from the perimeter of the land; and (b) generating 50 vehicle trips or less per day; and (c) involving the use of 500m <sup>2</sup> or less of gross floor area; and (d) operating between the hours of 6.30 a.m. and 6.30 p.m. Impact Assessable otherwise.	Rural Areas Code (Part 10)—particularly the specific outcomes for the Rural E (Special Land Management) Zone (division 8) Commercial and Industrial Code (Part 12, division 7) Parking Code (Part 12, division 9)
Extractive Industry—inconsistent use class [refer s 10.27(3)]	Impact Assessable	Rural Areas Code (Part 10)—particularly the specific outcomes for the Rural E (Special Land Management) Zone (division 8)
General Industry—inconsistent use class, where of a scale or intensity that is likely to affect other nearby uses, particularly residences or lead to significant removal of existing tree canopy [refer s 10.27(3)]	Code Assessable if— (a) located 100m or more from the perimeter of the land; and (b) generating 50 vehicle trips or less per day; and (c) involving the use of 500m <sup>2</sup> or less of gross floor area; and (d) operating between the hours of 6.30 a.m. and 6.30 p.m. Impact Assessable otherwise.	Rural Areas Code (Part 10)—particularly the specific outcomes for the Rural E (Special Land Management) Zone (division 8) Commercial and Industrial Code (Part 12, division 7) Parking Code (Part 12, division 9)
General Store	Impact Assessable	Rural Areas Code (Part 10)—particularly the specific outcomes for the Rural E (Special Land Management) Zone (division 8) Commercial and Industrial Code (Part 12, division 7) Parking Code (Part 12, division 9)
Nuclear Industry—inconsistent use class [refer s 10.27(3)]	Impact Assessable	Rural Areas Code (Part 10)—particularly the specific outcomes for the Rural E (Special Land Management) Zone (division 8)
Plant Nursery (Wholesale)	Code Assessable	Rural Areas Code (Part 10)—particularly the specific outcomes for the Rural E (Special Land Management) Zone (division 8) Commercial and Industrial Code (Part 12, division 7) Parking Code (Part 12, division 9)
Service/Trades Use—inconsistent use class, where of a scale or intensity that is likely to affect other nearby uses, particularly residences or lead to significant removal of existing tree canopy [refer s 10.27(3)]	Code Assessable if— (a) located 100m or more from the perimeter of the land; and (b) generating 50 vehicle trips or less per day; and (c) involving the use of 500m <sup>2</sup> or less of gross floor area; and (d) operating between the hours of 6.30 a.m. and 6.30 p.m. Impact Assessable otherwise.	Rural Areas Code (Part 10)—particularly the specific outcomes for the Rural E (Special Land Management) Zone (division 8) Commercial and Industrial Code (Part 12, division 7) Parking Code (Part 12, division 9)



Column 1 Defined use or use class <sup>49</sup>	Column 2 Assessment category <sup>50</sup>	Column 3 Relevant assessment criteria <sup>51</sup> —applicable code if development is self-assessable or requires code assessment
Shopping Centre—inconsistent use class [refer s 10.27(3)]	Impact Assessable	Rural Areas Code (Part 10)—particularly the specific outcomes for the Rural E (Special Land Management) Zone (division 8)
Special Industry—inconsistent use class, where of a scale or intensity that is likely to affect other nearby uses, particularly residences or lead to significant removal of existing tree canopy [refer s 10.27(3)]	Impact Assessable	Rural Areas Code (Part 10)—particularly the specific outcomes for the Rural E (Special Land Management) Zone (division 8) Commercial and Industrial Code (Part 12, division 7) Parking Code (Part 12, division 9)
Temporary Sales Office	Code Assessable	Rural Areas Code (Part 10)—particularly the specific outcomes for the Rural E (Special Land Management) Zone (division 8) Commercial and Industrial Code (Part 12, division 7) Parking Code (Part 12, division 9)
<b>RECREATION / ENTERTAINMENT</b>		
Entertainment Use—inconsistent use class [refer s 10.27(3)]	Impact Assessable	Rural Areas Code (Part 10)—particularly the specific outcomes for the Rural E (Special Land Management) Zone (division 8)
Night Court	Code Assessable	Rural Areas Code (Part 10)—particularly the specific outcomes for the Rural E (Special Land Management) Zone (division 8)
Park	Exempt unless involving illuminated sporting activities. Code Assessable otherwise.	Rural Areas Code (Part 10)—particularly the specific outcomes for the Rural E (Special Land Management) Zone (division 8) Recreation and Entertainment Code (Part 12, division 11) Parking Code (Part 12, division 9)
Recreation Use—inconsistent use class, where of a scale or intensity that is likely to affect other nearby uses, particularly residences or lead to significant removal of existing tree canopy [refer s 10.27(3)]	Exempt, if for the purposes of bush walking or nature observation. Impact Assessable otherwise.	Rural Areas Code (Part 10)—particularly the specific outcomes for the Rural E (Special Land Management) Zone (division 8) Recreation and Entertainment Code (Part 12, division 11) Parking Code (Part 12, division 9)
<b>RURAL</b>		
Agriculture	Exempt unless involving vegetation clearing which does not comply with the acceptable solutions applicable to clauses (1) to (4) in column 2 of Table 12.4.1 in the Vegetation Management Code (Part 12, division 4). Code Assessable otherwise.	If Code Assessable— (a) Rural Areas Code (Part 10)—particularly the specific outcomes for the Rural E (Special Land Management) Zone (division 8); (b) Vegetation Management Code (Part 12, division 4).
Animal Husbandry	Exempt unless involving vegetation clearing which does not comply with the acceptable solutions applicable to clauses (1) to (4) in column 2 of Table 12.4.1 in the Vegetation Management Code (Part 12, division 4). Code Assessable otherwise.	If Code Assessable— (a) Rural Areas Code (Part 10)—particularly the specific outcomes for the Rural E (Special Land Management) Zone (division 8); (b) Vegetation Management Code (Part 12, division 4).
Forestry—inconsistent use class if involving the clearing of native vegetation [refer s 10.27(3)]	Impact Assessable, if involving the clearing of native vegetation. Code Assessable otherwise.	Rural Areas Code (Part 10)—particularly the specific outcomes for the Rural E (Special Land Management) Zone (division 8)





Column 1 Defined use or use class <sup>49</sup>	Column 2 Assessment category <sup>50</sup>	Column 3 Relevant assessment criteria <sup>51</sup> —applicable code if development is self-assessable or requires code assessment
Intensive Animal Husbandry— inconsistent use class if a poultry feedlot or where of a scale, or intensity that is likely to affect other nearby uses, particularly residences or lead to significant removal of existing tree canopy [refer s 10.27(3)]	Code Assessable if involving a stable. Impact Assessable otherwise.	Rural Areas Code (Part 10)—particularly the specific outcomes for the Rural E (Special Land Management) Zone (division 8) Intensive Animal Husbandry Code (Part 12, division 8) Parking Code (Part 12, division 9)
Wine Making	Code Assessable if— (a) located 100m or more from the perimeter of the land; and (b) generating 50 vehicle trips or less per day; and (c) involving the use of 500m <sup>2</sup> or less of gross floor area; and (d) operating between the hours of 6.30 a.m. and 6.30 p.m. Impact Assessable otherwise.	Rural Areas Code (Part 10)—particularly the specific outcomes for the Rural E (Special Land Management) Zone (division 8) Parking Code (Part 12, division 9)
<b>OTHER</b>		
Aviation Use—inconsistent use class [refer s 10.27(3)]	Impact Assessable	Rural Areas Code (Part 10)—particularly the specific outcomes for the Rural E (Special Land Management) Zone (division 8)
Carpark	Code Assessable	Rural Areas Code (Part 10)—particularly the specific outcomes for the Rural E (Special Land Management) Zone (division 8) Parking Code (Part 12, division 9)
Community Use—inconsistent use class, where of a scale or intensity that is likely to affect other nearby uses, particularly residences or lead to significant removal of existing tree canopy [refer s 10.27(3)]	Impact Assessable	Rural Areas Code (Part 10)—particularly the specific outcomes for the Rural E (Special Land Management) Zone (division 8) Community Use Code (Part 12, division 12) Parking Code (Part 12, division 9)
Correctional Centre—inconsistent use class [refer s 10.27(3)]	Impact Assessable	Rural Areas Code (Part 10)—particularly the specific outcomes for the Rural E (Special Land Management) Zone (division 8)
Major Utility	Impact Assessable	Rural Areas Code (Part 10)—particularly the specific outcomes for the Rural E (Special Land Management) Zone (division 8)
Minor Utility	Code Assessable	Rural Areas Code (Part 10)—particularly the specific outcomes for the Rural E (Special Land Management) Zone (division 8)
Temporary Use	Code Assessable	Temporary Use Code (Part 12, division 13) Rural Areas Code (Part 10)—particularly the specific outcomes for the Rural E (Special Land Management) Zone (division 8)



Column 1 Defined use or use class <sup>49</sup>	Column 2 Assessment category <sup>50</sup>	Column 3 Relevant assessment criteria <sup>51</sup> —applicable code if development is self-assessable or requires code assessment
Tourist Facility	Impact Assessable	Rural Areas Code (Part 10)—particularly the specific outcomes for the Rural E (Special Land Management) 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 <sup>52</sup> —applicable code if development is self-assessable or requires code assessment
All except use for a road <sup>53</sup>	Impact Assessable (refer s 2.2)	Rural Areas Code (Part 10)—particularly the specific outcomes for the Rural E (Special Land Management) Zone (division 8)
Road	Exempt if the use for a road is associated with the construction (including maintenance, rehabilitation or repair work) of existing roads. Code Assessable otherwise.	Rural Areas Code (Part 10)—particularly the specific outcomes for the Rural E (Special Land Management) Zone (division 8)

<sup>52</sup> For impact assessable development, 'relevant assessment criteria' are provided to assist the preparation of an application and in no way affect the regard given to the planning scheme as a whole in accordance with Section 3.5.5 of the IPA.

<sup>53</sup> All roads are included in a zone but use for a road is not defined. The table indicates the assessment category under a planning scheme.



**Table 10.10: Assessment Categories and Relevant Assessment Criteria for Rural E (Special Land Management) Zone—Other Development**

Column 1 Type of development	Column 2 Assessment category <sup>54</sup>	Column 3 Relevant assessment criteria <sup>55</sup> —applicable code if development is self-assessable or requires code assessment
Carrying out building work not associated with a material change of use <sup>56</sup>	Self Assessable <sup>57</sup> 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) Rural Areas Code (Part 10)—particularly the specific outcomes for the Rural E (Special Land Management) Zone (division 8); (b) Planning Scheme Building Matters Code (Part 12, division 16).
Clearing of Vegetation—not associated with a material change of use—inconsistent development unless it complies with the Vegetation Management Code [refer s 10.27(3)]	Exempt if involving vegetation clearing which complies with the acceptable solutions applicable to clause (5) in column 2 of Table 12.4.1 in the Vegetation Management Code (Part 12, division 4). Self Assessable if the acceptable solutions of the applicable code for Self Assessable Development are complied with. Code Assessable if— (a) the applicable code for self assessable development is not complied with; and (b) involving the clearing of no more than 0.5 hectares of native vegetation in any five year period. Impact Assessable otherwise.	If Self Assessable—acceptable solutions applicable to clauses (1) to (4) in column 2 of Table 12.4.1 in the Vegetation Management Code (Part 12, division 4). If Code or Impact Assessable— (a) Vegetation Management Code (Part 12, division 4); (b) Rural Areas Code (Part 10)—particularly the specific outcomes for the Rural E (Special Land Management) Zone (division 8).
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) Rural Areas Code (Part 10)—particularly the specific outcomes for the Rural E (Special Land Management) Zone (division 8) 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) Rural Areas Code (Part 10)—particularly the specific outcomes for the Rural E (Special Land Management) Zone (division 8); (b) Planning Scheme Building Matters Code (Part 12, division 16); (c) Parking Code (Part 12, division 9).

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

<sup>55</sup> For impact assessable development, 'relevant assessment criteria' are provided to assist the preparation of an application and in no way affect the regard given to the planning scheme as a whole in accordance with section 3.5.5 of the IPA.

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

<sup>57</sup> This does not include building work that under IPA Schedule 8, is exempt and cannot be made self-assessable or assessable by a planning scheme.



Column 1 Type of development	Column 2 Assessment category <sup>54</sup>	Column 3 Relevant assessment criteria <sup>55</sup> —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 <sup>2</sup> . Code Assessable otherwise.	Advertising Devices Code (Part 12, division 14) Rural Areas Code (Part 10)—particularly the specific outcomes for the Rural E (Special Land Management) Zone (division 8)
Reconfiguring a lot—inconsistent development unless reconfiguration for boundary realignment or for farm restructuring lot [refer s 10.27(3)] <sup>58</sup>	Code Assessable if the reconfiguring is for boundary realignment, or farm restructuring lot. Impact Assessable otherwise.	Reconfiguring a Lot Code (Part 12, division 5) Rural Areas Code (Part 10)—particularly the specific outcomes for the Rural E (Special Land Management) Zone (division 8) Vegetation Management Code (Part 12, division 4)
Carrying out operational work for reconfiguring a lot or in association with a material change of use <sup>58</sup>	Code Assessable if the reconfiguring or material change of use is assessable development.	Reconfiguring a Lot Code (Part 12, division 5) Earthworks Code (Part 12, division 15) <b>NOTE</b> The provisions of Planning Scheme Policy 3 – General Works may also apply depending on the nature of the operational work.
Other	Exempt	

<sup>58</sup> Under IPA, Schedule 9, the reconfiguring of a lot is exempt and cannot be made self-assessable or assessable by a planning scheme if the proposal is for amalgamating 2 or more lots, for a building format plan that does not subdivide the land, in relation to the Acquisition of Land Act 1967, or on Strategic Port Land.



*Division 9—Special Uses Zone: Assessment Criteria and Assessment Tables*

**10.28 Special Uses Zone**

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

- overall outcomes (section 10.29);
- specific outcomes and probable solutions as follows—
  - effects of development – general (section 10.30);
  - effects of development in Sub Areas (section 10.31);
  - consistent and inconsistent uses, use classes and other development (section 10.32);
- assessment tables (Tables 10.12 and 10.13).

**10.29 Overall Outcomes for Special Uses Zone**

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

**NOTE 10.29A**

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;
  - (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.

- (c) Uses and works within the Special Uses Zone are located, designed and managed to—
- (i) be compatible with the amenity and character of nearby lands;
  - (ii) facilitate the development of the Sub Areas comprising the zone for their approved use;
  - (iii) maintain rural 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 10.29B**

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

**10.30 Effects of Development – General**

**NOTE 10.30A**

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 rural vistas 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) maintaining a scale and appearance in keeping with the amenity and character of the area;
  - (v) building setbacks from the road network 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 use.

#### 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 10.30B

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) provided to service the approved use for each Sub Area (including suitable road access, electricity, telecommunications, garbage services (where applicable) and adequate reticulated water or on-site potable water storage);
- (b) provided to meet appropriate standards, in particular that roads providing access to each Sub Area are constructed to a bitumen road or Local Government maintained gravel standard; and
- (c) 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.

#### Waste Treatment and Disposal

#### (6) Specific Outcome

Uses provide for ecologically sustainable waste treatment and disposal, including on-site effluent treatment and disposal<sup>59</sup>.

#### Reconfiguring a Lot

#### (7) Specific Outcomes

Reconfigurations within the Special Uses Zone are generally limited to the 'amalgamation' or 'consolidation' of existing lots, boundary realignments, lots for new rural support activities with the required development approval or farm restructuring lots to the general exclusion of most other lot reconfigurations.

#### NOTE 10.30C

Also refer to the provisions contained in the Reconfiguring a Lot Code – Part 12, division 5, section 12.5.5.

<sup>59</sup> For further information about requirements for on-site effluent treatment and disposal, refer to Plumbing and Drainage Act 2002 and the Queensland Plumbing and Wastewater Code.



10.31 Effect of Development within Sub Areas

**NOTE 10.31A**

- (1) The Special Uses Zone includes twenty-five (25) 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, Z6, Z7, Z11, Z12, Z13, Z14, Z19, Z20, Z21, Z22, Z23, Z39, Z40 and Z46; 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 (5) which follow Table 10.11.

(1) Existing Approved Uses for Sub Areas

Table 10.11 sets out the existing approved uses for the Sub Areas within the zone.

**Table 10.11: Special Uses Zone—Existing Approved Uses for Sub Areas**

Sub Area Reference	Existing Approved Use
SU1	School/Educational Establishment
SU2	Railways
SU4	Place of Worship
SU15	Local Government Purposes
SU16	State Government Purposes
SU19	Water Supply Purposes
SU21	Electricity Sub-Station
SU22	Community Hall
SU28	Telecommunications
SU29	Cemetery
SU33	Fire Station
SU40	Service Station, Restaurant and Fast Food Store
SU57	Main Roads Depot
SU62	Park
SU69	Road Purposes
SU74	Waste Disposal Reserve
SU75	Welding and Engineering Works
SU76	Service Station, Manager's Residence, Shop, Restaurant with fast food components
SU77	Highway Oriented Uses, Business Uses, Service Trade Uses and Hotel
SU78	Educational Establishment, Sport and Recreation, Accommodation Building
SU79	Club, Licensed Club, Place of Assembly, Indoor Entertainment and Ancillary Parking

Sub Area Reference	Existing Approved Use
SU81	Highway Service Centre comprising Service Station, Automatic/Manual Car Wash, Shop not exceeding 100m <sup>2</sup> GFA, Restaurants, Fast Food Stores, Accommodation and Ancillary Uses.
SU82	Shopping Centre

(2) Sub Area SU1 – School/Educational Establishment

**NOTE 10.31B**

- (1) The Sub Area includes the Grandchester State School, Ashwell State School, Mt Marrow State School, Haigslea State School, Mutdapilly State School and West Moreton Anglican College.
- (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 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 SU2 – Railways – Rosewood Historical Railway (former Cabanda/Rosewood Rail Line and Station)

**NOTE 10.31C**

- (1) The land provides the potential for the former Cabanda Railway Station and Cabanda/Rosewood rail line to be reopened and used as a tourist attraction.
- (2) The land (being a former rail line) winds from the former Cabanda Station (Ashwell) to the Town of Rosewood through some visually significant areas and important approach routes and gateways to Rosewood.

**Specific Outcomes**

- (a) Uses and works on the former Cabanda Railway Station site or nearby land—
  - (i) are provided with an adequate on-site potable water supply and adequate on-site effluent treatment and disposal;
  - (ii) are designed and positioned to ameliorate any adverse impacts on surrounding residents;



(iii) maintain the existing rural character of the area, in particular that buildings are of a scale such that they do not dominate the open landscape or view corridors; and

(iv) are sympathetic and respectful of any heritage buildings within or adjoining the land.

(b) The land is provided with all weather vehicular access.

(4) **Sub Area SU4 – Place of Worship**

**NOTE 10.31D**

- (1) The Sub Area includes the various church sites located within the Rural Areas.
- (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) Should any church group determine to cease operations or relocate in the future, it is intended that the character buildings be retained.
- (4) Adaptive reuse of buildings is encouraged, preferably for community or rural 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 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.

(5) **Sub Area SU77 – Highway Oriented Uses, Business Uses, Service Trades Uses and Hotel**

**NOTE 10.31E**

- (1) This Sub Area comprises the Haigslea Hotel on the Warrego Highway Service Road about 1 kilometre east of the Town of Marburg.
- (2) It is likely that the use of the land for a hotel will continue, however the land does have considerable potential for highway oriented uses and service trades/business uses supporting the surrounding rural living area.
- (3) The Sub Area is highly significant in a view corridor and landmark context as it is situated in a prominent position when viewed from the Warrego Highway.

**Specific Outcomes**

- (a) Uses may include—
  - (i) low key business and commercial uses which are compatible with and do not jeopardise the function of the Marburg Town Business Zone;
  - (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) provide safe access which does not adversely affect the operations of the Warrego Highway and the use of designated haul routes by local quarry trucks;
  - (ii) do not adversely affect the amenity of nearby rural living areas; and
  - (iii) provide controlled signage.
- (c) Residential uses are discouraged owing to the highway noise impacts.
- (d) Uses and works present a well landscaped, high quality design, particularly when viewed from the Warrego Highway.
- (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 rural living land.





### 10.32 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 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 which complies 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 10.11 for the specified Sub Area;
  - (j) uses which are consistent uses in the predominant zone surrounding the specified Sub Area.
- (2) The following 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, if for boundary realignment, lots for new rural support activities with the required development approval, or for farm restructuring lots.
- (3) The following 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 10.11 for the specified Sub Area, which are inconsistent uses in the predominant zone surrounding the specified Sub Area;
  - (b) reconfiguring a lot unless for boundary realignments, lots for new rural support activities with the required development approval, or for farm restructuring lots.



**Table 10.12: Assessment Categories and Relevant Assessment Criteria for Special Uses Zone—Making a Material Change of Use**

Column 1 Defined use or use class <sup>60</sup> or specified use (refer Table 10.11)	Column 2 Assessment category <sup>61</sup>	Column 3 Relevant assessment criteria <sup>62</sup> —applicable code if development is self-assessable or requires code assessment
Caretaker Residential	Code Assessable	Rural Areas Code (Part 10)—particularly the specific outcomes for the Special Uses Zone (division 9) Residential Code (Part 12, division 6)
Major Utility	Impact Assessable, if involving treatment or disposal of putrescible waste. Code Assessable otherwise.	Rural Areas Code (Part 10)—particularly the specific outcomes for the Special Uses Zone (division 9)
Minor Utility	Exempt	
Park	Exempt unless involving illuminated sporting activities. Code Assessable otherwise.	Rural Areas Code (Part 10)—particularly the specific outcomes for the Special Uses Zone (division 9) Recreation and Entertainment Code (Part 12, division 11) Parking Code (Part 12, division 9)
Specified use listed in Table 10.11 for the specified Sub Area	Exempt, if located within an existing building approved or lawfully used for a specified use listed in Table 10.11 for the specified Sub Area. Code Assessable otherwise.	Rural Areas Code (Part 10)—particularly the specific outcomes for the Special Uses Zone (division 9) Intensive Animal Husbandry Code (Part 12, division 8) Residential Code (Part 12, division 6) Recreation and Entertainment Code (Part 12, division 11) Commercial and Industrial Code (Part 12, division 7) Parking Code (Part 12, division 9)
Other (defined use or use class)	Assessment Category	Relevant assessment criteria <sup>61</sup> —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) Rural Areas Code (Part 10)—particularly the specific outcomes for the Special Uses Zone (division 9).
Other (not defined)	Assessment Category	Relevant assessment criteria <sup>61</sup> —applicable code if development is self-assessable or requires code assessment
All except use for a road <sup>63</sup>	Impact Assessable (refer s 2.2)	Rural Areas Code (Part 10)—particularly the specific outcomes for the Special Uses Zone (division 9)

<sup>60</sup> See Schedule 1 (dictionary), Division 1 (defined uses and use classes).

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

<sup>62</sup> For impact assessable development, 'relevant assessment criteria' are provided to assist the preparation of an application and in no way affect the regard given to the planning scheme as a whole in accordance with Section 3.5.5 of the IPA.

<sup>63</sup> All roads are included in a zone but use for a road is not defined. The table indicates that use for a road remains exempt under a planning scheme.



**Table 10.13: Assessment Categories and Relevant Assessment Criteria for Special Uses Zone—Other Development**

Column 1 Type of development	Column 2 Assessment category <sup>64</sup>	Column 3 Relevant assessment criteria <sup>65</sup> —applicable code if development is self-assessable or requires code assessment
Carrying out building work not associated with a material change of use <sup>66</sup>	Self Assessable <sup>67</sup> if building work on an existing building on site. Code Assessable if— (a) the Planning Scheme Building Matters Code is not complied with; or (b) building work other than on an existing building on the site.	If Self Assessable—Planning Scheme Building Matters Code (Part 12, division 16). If Code Assessable— (a) Rural Areas Code (Part 10)—particularly the specific outcomes for the Special Uses Zone (division 9); (b) Planning Scheme Building Matters Code (Part 12, division 16).
Clearing of Vegetation—not associated with a material change of use	Self Assessable if the acceptable solutions of the applicable code for Self Assessable Development are complied with. Code Assessable if 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) Rural Areas Code (Part 10)—particularly the specific outcomes for the Special Uses Zone (division 9); (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) Rural Areas Code (Part 10)—particularly the specific outcomes for the Special Uses Zone (division 9) 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) Rural Areas Code (Part 10)—particularly the specific outcomes for the Special Uses 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 6. Impact Assessable if a billboard with a signface area of more than 8.0m <sup>2</sup> . Code Assessable otherwise.	Advertising Devices Code (Part 12, division 14) Rural Areas Code (Part 10)—particularly the specific outcomes for the Special Uses Zone (division 9)
Reconfiguring a lot <sup>68</sup>	Code Assessable	Reconfiguring a Lot Code (Part 12, division 5) Rural Areas Code (Part 10)—particularly the specific outcomes for the Special Uses Zone (division 9) Vegetation Management Code (Part 12, division 4)
Carrying out operational work for reconfiguring a lot or in association with a material change of use <sup>68</sup>	Code Assessable if the reconfiguring or material change of use is assessable development.	Reconfiguring a Lot Code (Part 12, division 5) Earthworks Code (Part 12, division 15) <b>NOTE</b> The provisions of Planning Scheme Policy 3 – General Works may also apply depending on the nature of the operational work.
Other	Exempt	

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

<sup>65</sup> For impact assessable development, 'relevant assessment criteria' are provided to assist the preparation of an application and in no way affect the regard given to the planning scheme as a whole in accordance with section 3.5.5 of the IPA.

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

<sup>67</sup> This does not include building work that under IPA Schedule 8, is exempt and cannot be made self-assessable or assessable by a planning scheme.

<sup>68</sup> Under IPA, Schedule 9, the reconfiguring of a lot is exempt and cannot be made self-assessable or assessable by a planning scheme if the proposal is for amalgamating 2 or more lots, for a building format plan that does not subdivide the land, in relation to the Acquisition of Land Act 1967, or on Strategic Port Land.

