

Division 4—Large Lot Residential Zone: Assessment Criteria and Assessment Tables

4.4.1 Large Lot Residential Zone

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

- overall outcomes (section 4.4.2);
- specific outcomes and probable solutions as follows—
 - effects of development – general (section 4.4.3);
 - effects of development within Sub Areas (section 4.4.4);
 - consistent and inconsistent uses, use classes and other development (section 4.4.5);
- assessment tables (Tables 4.4.1 and 4.4.2).

4.4.2 Overall Outcomes for Large Lot Residential Zone

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

NOTE 4.4.2A

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

- (2) The overall outcomes sought for the Large Lot Residential Zone are the following—
- (a) The Large Lot Residential Zone caters primarily for residential uses on large suburban (i.e. acreage) lots, to the general exclusion of most other uses.
 - (b) Uses within the Large Lot Residential Zone are provided with urban services such as reticulated water, sealed roads, parks and other community facilities.
 - (c) In most cases reticulated sewerage is not provided; however adequate provision is made for on-site effluent treatment and disposal.
 - (d) Uses and works within the Large Lot Residential Zone are located and designed to maximise the efficient extension and safe operation of infrastructure.

- (e) Uses and works within the Large Lot Residential Zone are located, designed and managed to—
 - (i) maintain residential amenity;
 - (ii) be compatible with other uses and works;
 - (iii) maintain the safety of people, buildings and works;
 - (iv) protect the spacious character of the zone; and
 - (v) avoid significant adverse effects on the natural environment.

NOTE 4.4.2B

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

4.4.3 Effects of Development – General

NOTE 4.4.3A

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

Residential Uses – Density and Character

(1) Specific Outcome

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

- (a) building height;
- (b) dwelling density;
- (c) lot sizes and dimensions;
- (d) boundary clearances and the provision of space around buildings;
- (e) access to natural light and ventilation;
- (f) privacy;
- (g) noise attenuation;
- (h) vegetation protection;
- (i) landscape treatment; and
- (j) the form, scale, bulk, style, siting, orientation, roof lines, materials and detailing of buildings.



(2) Probable Solution – for sub-section (1)(b) and (c)

The overall density is 1.5 to 2.5 dwellings per hectare, with lots ranging from 4000m² to 6000m² in area.

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

Each non-residential use—

- (a) fulfils a local community need; and
- (b) is accessible to the population it serves; and
- (c) where possible, co-locates with other non-residential uses, but does not contribute to undesirable commercial ribbon development; and
- (d) does not have a significant detrimental impact on the amenity of nearby residents, including through the generation of—
 - (i) odours;
 - (ii) noise;
 - (iii) waste products;
 - (iv) dust;
 - (v) traffic;
 - (vi) chemical spray drift;
 - (vii) electrical interference; or
 - (viii) lighting; and
- (e) maintains a scale and appearance in keeping with the residential amenity and character of the locality with adequate buffering or screening to nearby residential uses (both existing and proposed).

Operation of Road Network and Access**(4) Specific Outcomes**

Uses and works are located and designed to—

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

(5) Specific Outcomes

Infrastructure is—

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

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

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

Effluent Treatment and Disposal**(7) Specific Outcome**

If connection is not available to a sewerage system, uses and lots are able to be provided with adequate on-site effluent treatment and disposal⁴.

Operational Airspace – Wildlife Hazards**(8) Specific Outcome**

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

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

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

NOTE 4.4.3A

Refer to—

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

⁴ 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.



4.4.4 Effects of Development within Sub Areas

NOTE 4.4.4A

- (1) The Large Lot Residential Zone includes four (4) Sub Areas, as outlined below.
- (2) The locations of the Sub Areas are—
 - (a) depicted on the Zoning Maps Z3, Z6, Z7, Z8, Z9, Z14, Z15, Z16, Z17, Z23, Z24, Z25, Z26, Z32 and Z33; and
 - (b) described below.

(1) Sub Area LLR1 – Land Adjoining the Brisbane Valley Highway and to the west of Velvet Street, Pine Mountain

NOTE 4.4.4B

The land above the 100 metre contour is likely to experience low water pressure.

(a) Specific Outcomes

- (i) This land is provided with a reticulated water supply network of sufficient pressure and capacity for both domestic and fire fighting purposes.
- (ii) Alternatively, the land is to remain undeveloped.

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

An elevated reservoir or a water supply booster pump is provided.

(2) Sub Area LLR2 – Aspinall Street/Chalk Street, Wulkuraka

NOTE 4.4.4C

- (1) The allotments within this area are affected by the operation of the Amberley Air Base.
- (2) The land is located between the existing urban area of Leichhardt to the south-east and a future industrial area to the north-west, and provides an opportunity to create a transition between the land uses.
- (3) The land currently includes 8 allotments ranging in size from 4000 to 8000m².
- (4) The land may also be suitable for home based businesses subject to further consideration of specific impacts on nearby residences or house sites, and having regard to the acceptable solutions, overall outcomes and specific outcomes set out in the Home Based Activities Code.

(a) Specific Outcomes

- (i) A low dwelling density is maintained, having regard to the operations of the Amberley Airbase and the proximity to the Wulkuraka industrial estate.
- (ii) Dwellings are sited to maximise separation from the industrial area to the north west.
- (iii) Lots are of sufficient size and configuration to provide for adequate on-site effluent treatment and disposal.
- (iv) Lots are provided with all weather vehicular access.
- (v) The design of roads discourages heavy vehicles and industrial traffic from entering the residential area south of Aspinall Street.

(b) Probable Solutions – for sub-section (2)(a)

- (i) The overall dwelling density is not greater than 2.5 dwellings per hectare.
- (ii) The minimum lot size is 4000m².
- (iii) Dwellings are located with frontage to Aspinall Street.
- (iv) Appropriate dwelling locations are established through identification of building envelopes.
- (v) Access restrictions in Chalk Street that prevent heavy vehicle access from the industrial area to the north west are maintained.

(3) Sub Area LLR3 – Land to the west of Old Logan Road, Camira

NOTE 4.4.4D

As a result of effluent disposal problems on some existing small lots, the local government may provide sewerage reticulation to a few select areas.

Specific Outcomes

There are no additional lots created having an area less than 4000m² unless—

- (a) the existing amenity and character of the area is improved; and
- (b) there is an identified community need for the lots; and
- (c) adequate effluent treatment and disposal is available.



(4) **Sub Area LLR4 – Lot 207 on CH31135, off South Deebing Creek Road, Deebing Heights**

NOTE 4.4.4E

- (1) The southern portion of this land may be affected by the operations of the Purga Rifle Range.
- (2) Discussions should be held with the Department of Defence and relevant acoustic assessments undertaken in order to determine an appropriate lot layout.
- (3) The land also includes prominent vegetated ridgelines.

Specific Outcomes

- (a) The lot layout is designed and building envelopes are positioned to ameliorate any adverse impacts from the operations of the Purga Rifle Range.
- (b) The lot layout and placement of buildings and infrastructure is designed to—
 - (i) protect significant stands of existing native vegetation, where possible; and
 - (ii) protect the appearance of the vegetated hillsides and ridgelines.

4.4.5 Consistent and Inconsistent Uses, Use Classes and Other Development

Specific Outcomes

- (1) The following are consistent uses, use classes and other development categories in the Large Lot Residential Zone—
 - (a) agriculture, on lots 1 or more hectares in area, unless fruit farming or turf farming within 8km of RAAF Base Amberley;
 - (b) animal husbandry, on lots 1 or more hectares in area;
 - (c) caretaker residential;
 - (d) carrying out building work not associated with a material change of use, if there is an existing building on site and complying with the Planning Scheme Building Matters Code;
 - (e) clearing of vegetation, which complies with the Vegetation Management Code;
 - (f) earthworks, not associated with a material change of use and which complies 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, if outside LLR2 and on lots 4000m² or more in area.

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

- (a) agriculture, on lots less than 1 hectare in area, or fruit farming or turf farming within 8km of RAAF Base Amberley;
- (b) animal husbandry, on lots less than 1 hectare in area;
- (c) business use, if a veterinary clinic;
- (d) carrying out operational work for reconfiguring a lot or in association with a material change of use;
- (e) community use, if not a cemetery, crematorium, emergency services depot, hospital or transit centre;
- (f) display housing;
- (g) dual occupancy;
- (h) general store, if operating between the hours of 6.00 a.m. to 9.00 p.m.;
- (i) intensive animal husbandry, if a riding establishment or stable;
- (j) major utility;
- (k) multiple residential, if a nursing home or retirement community;
- (l) night court;
- (m) park, if involving illuminated sporting activities;
- (n) plant nursery (wholesale);
- (o) reconfiguring a lot;
- (p) recreation use, unless indoor recreation or motor sports complex;
- (q) single residential, if within LLR2;
- (r) temporary sales office;
- (s) wine making.



- (3) The following uses, use classes and other development categories are inconsistent with the outcomes sought and are not located within the Large Lot Residential Zone; and constitute undesirable development which is unlikely to be approved—
- (a) aviation use;
 - (b) business use, unless a veterinary clinic;
 - (c) carpark;
 - (d) community use, if a cemetery, crematorium, emergency services depot, hospital or transit centre;
 - (e) correctional centre;
 - (f) entertainment use;
 - (g) extractive industry;
 - (h) general industry;
 - (i) general store, if operating between the hours of 9.00 p.m. to 6.00 a.m.;
 - (j) institutional residential;
 - (k) intensive animal husbandry, unless a riding establishment or stable;
 - (l) multiple residential, unless a nursing home or retirement community;
 - (m) nuclear industry;
 - (n) recreation use, if indoor recreation or motor sports complex;
 - (o) service trades use;
 - (p) shopping centre;
 - (q) special industry;
 - (r) temporary accommodation;
 - (s) tourist facility.



Table 4.4.1: Assessment Categories and Relevant Assessment Criteria for Large Lot Residential Zone—Making a Material Change of Use

Column 1 Defined use or use class ⁵	Column 2 Assessment category ⁶	Column 3 Relevant assessment criteria ⁷ —applicable code if development is self-assessable or requires code assessment
RESIDENTIAL		
Caretaker Residential	Code Assessable	Urban Areas Code (Part 4)—particularly the specific outcomes in section 4.3.3 and the Large Lot Residential Zone (division 4) Residential Code (Part 12, division 6)
Display Housing	Code Assessable if involving only one dwelling. Impact Assessable otherwise.	Urban Areas Code (Part 4)—particularly the specific outcomes in section 4.3.3 and the Large Lot Residential Zone (division 4) Residential Code (Part 12, division 6) Parking Code (Part 12, division 9)
Dual Occupancy	Code Assessable	Urban Areas Code (Part 4)—particularly the specific outcomes in section 4.3.3 and the Large Lot Residential Zone (division 4) Residential Code (Part 12, division 6) Parking Code (Part 12, division 9)
Home Based Activity	Impact Assessable if Home Industry. Self Assessable, unless Home Industry, if the applicable code for Self Assessable development is complied with. Code Assessable otherwise.	If Self Assessable—acceptable solutions in the Home Based Activities Code. If Code Assessable— (a) Home Based Activities Code (Part 12, division 2); (b) Urban Areas Code (Part 4)—particularly the specific outcomes in section 4.3.3 and the Large Lot Residential Zone (division 4).
Institutional Residential— inconsistent use class [refer s 4.4.5(3)]	Impact Assessable	Urban Areas Code (Part 4)—particularly the specific outcomes in section 4.3.3 and the Large Lot Residential Zone (division 4) Residential Code (Part 12, division 6) Parking Code (Part 12, division 9)
Multiple Residential— inconsistent use class, unless a nursing home or retirement community [refer s 4.4.5(3)]	Impact Assessable	Urban Areas Code (Part 4)—particularly the specific outcomes in section 4.3.3 and the Large Lot Residential Zone (division 4) Residential Code (Part 12, division 6) Parking Code (Part 12, division 9)
Single Residential	Self Assessable if situated outside the LLR2 Sub Area. Code Assessable if— (a) situated within the LLR2 Sub Area; or (b) the applicable code for Self Assessable development is not complied with.	If Self Assessable—where the lot is 450m ² or more in area acceptable solutions for Single Residential in section 12.6.5(8)—Table 12.6.1, in the Residential Code (Part 12, division 6), and where the lot is less than 450m ² in area acceptable solutions for Single Residential in section 12.6.5(8)—Table 12.6.2, in the Residential Code (Part 12, division 6). If Code Assessable— (a) Residential Code (Part 12, division 6); (b) Urban Areas Code (Part 4)—particularly the specific outcomes in section 4.3.3 and the Large Lot Residential Zone (division 4).
Temporary Accommodation— inconsistent use class [refer s 4.4.5(3)]	Impact Assessable	Urban Areas Code (Part 4)—particularly the specific outcomes in section 4.3.3 and the Large Lot Residential Zone (division 4) Residential Code (Part 12, division 6) Parking Code (Part 12, division 9)

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

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

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



Column 1 Defined use or use class ⁵	Column 2 Assessment category ⁶	Column 3 Relevant assessment criteria ⁷ —applicable code if development is self-assessable or requires code assessment
COMMERCIAL / INDUSTRIAL		
Business Use—inconsistent use class, unless a veterinary clinic [refer s 4.4.5(3)]	Impact Assessable	Urban Areas Code (Part 4)—particularly the specific outcomes in section 4.3.3 and the Large Lot Residential Zone (division 4) Commercial and Industrial Code (Part 12, division 7) Parking Code (Part 12, division 9)
Extractive Industry—inconsistent use [refer s 4.4.5(3)]	Impact Assessable	Urban Areas Code (Part 4)—particularly the specific outcomes in section 4.3.3 and the Large Lot Residential Zone (division 4)
General Industry—inconsistent use class [refer s 4.4.5(3)]	Impact Assessable	Urban Areas Code (Part 4)—particularly the specific outcomes in section 4.3.3 and the Large Lot Residential Zone (division 4) Commercial and Industrial Code (Part 12, division 7) Parking Code (Part 12, division 9)
General Store—inconsistent use if operating between the hours of 9.00 p.m. to 6.00 a.m. [refer s 4.4.5(3)]	Impact Assessable	Urban Areas Code (Part 4)—particularly the specific outcomes in section 4.3.3 and the Large Lot Residential Zone (division 4) Commercial and Industrial Code (Part 12, division 7) Parking Code (Part 12, division 9)
Nuclear Industry—inconsistent use [refer s 4.4.5(3)]	Impact Assessable	Urban Areas Code (Part 4)—particularly the specific outcomes in section 4.3.3 and the Large Lot Residential Zone (division 4) Commercial and Industrial Code (Part 12, division 7) Parking Code (Part 12, division 9)
Plant Nursery (Wholesale)	Code Assessable	Urban Areas Code (Part 4)—particularly the specific outcomes in section 4.3.3 and the Large Lot Residential Zone (division 4) Vegetation Management Code (Part 12, division 4) Commercial and Industrial Code (Part 12, division 7) Parking Code (Part 12, division 9)
Service Trades Use—inconsistent use class [refer s 4.4.5(3)]	Impact Assessable	Urban Areas Code (Part 4)—particularly the specific outcomes in section 4.3.3 and the Large Lot Residential Zone (division 4) Commercial and Industrial Code (Part 12, division 7) Parking Code (Part 12, division 9)
Shopping Centre—inconsistent use [refer s 4.4.5(3)]	Impact Assessable	Urban Areas Code (Part 4)—particularly the specific outcomes in section 4.3.3 and the Large Lot Residential Zone (division 4) Commercial and Industrial Code (Part 12, division 7) Parking Code (Part 12, division 9)
Special Industry—inconsistent use class [refer s 4.4.5(3)]	Impact Assessable	Urban Areas Code (Part 4)—particularly the specific outcomes in section 4.3.3 and the Large Lot Residential Zone (division 4) Commercial and Industrial Code (Part 12, division 7) Parking Code (Part 12, division 9)
Temporary Sales Office	Code Assessable	Urban Areas Code (Part 4)—particularly the specific outcomes in section 4.3.3 and the Large Lot Residential Zone (division 4) Commercial and Industrial Code (Part 12, division 7) Parking Code (Part 12, division 9)
RECREATION / ENTERTAINMENT		
Entertainment Use—inconsistent use class [refer s 4.4.5(3)]	Impact Assessable	Urban Areas Code (Part 4)—particularly the specific outcomes in section 4.3.3 and the Large Lot Residential Zone (division 4) Recreation and Entertainment Code (Part 12, division 11) Parking Code (Part 12, division 9)



Column 1 Defined use or use class ⁵	Column 2 Assessment category ⁶	Column 3 Relevant assessment criteria ⁷ —applicable code if development is self-assessable or requires code assessment
Night Court	Impact Assessable	Urban Areas Code (Part 4)—particularly the specific outcomes in section 4.3.3 and the Large Lot Residential Zone (division 4)
Park	Exempt unless involving illuminated sporting activities. Code Assessable otherwise.	If Code Assessable— (a) Recreation and Entertainment Code (Part 12, division 11); (b) Urban Areas Code (Part 4)—particularly the specific outcomes in section 4.3.3 and the Large Lot Residential Zone (division 4); (c) Parking Code (Part 12, division 9).
Recreation Use— inconsistent use class if indoor recreation, or motorsports complex [refer s 4.4.5(3)]	Impact Assessable	Urban Areas Code (Part 4)—particularly the specific outcomes in section 4.3.3 and the Large Lot Residential Zone (division 4) Recreation and Entertainment Code (Part 12, division 11) Parking Code (Part 12, division 9)
RURAL		
Agriculture	Exempt if— (a) the lot is one hectare or more in area; and (b) does not involve fruit farming or turf farming within 8km of RAAF Base Amberley; and (c) does not involve the clearing of more than 0.5 hectares of native vegetation in any five year period; and (d) where involving vegetation clearing, complies with the acceptable solutions applicable to clauses (1) to (3) in column 2 of Table 12.4.1 in the Vegetation Management Code (Part 12, division 4). Code Assessable otherwise.	If Code Assessable— (a) Urban Areas Code (Part 4)—particularly the specific outcomes in section 4.3.3 and the Large Lot Residential Zone (division 4); (b) Vegetation Management Code (Part 12, division 4).
Animal Husbandry	Exempt if— (a) the lot is one hectare or more in area; and (b) does not involve the clearing of more than 0.5 hectares of native vegetation in any five year period; and (c) where involving vegetation clearing, complies with the acceptable solutions applicable to clauses (1) to (3) in column 2 of Table 12.4.1 in the Vegetation Management Code (Part 12, division 4). Code Assessable otherwise.	If Code Assessable— (a) Urban Areas Code (Part 4)—particularly the specific outcomes in section 4.3.3 and the Large Lot Residential Zone (division 4); (b) Vegetation Management Code (Part 12, division 4).
Forestry—inconsistent use class [refer s 4.4.5(3)]	Impact Assessable	Urban Areas Code (Part 4)—particularly the specific outcomes in section 4.3.3 and the Large Lot Residential Zone (division 4)
Intensive Animal Husbandry—inconsistent use class, unless a riding establishment or stable [refer s 4.4.5(3)]	Impact Assessable	Urban Areas Code (Part 4)—particularly the specific outcomes in section 4.3.3 and the Large Lot Residential Zone (division 4) Intensive Animal Husbandry Code (Part 12, division 8) Parking Code (Part 12, division 9)
Wine Making	Impact Assessable	Urban Areas Code (Part 4)—particularly the specific outcomes in section 4.3.3 and the Large Lot Residential Zone (division 4) Parking Code (Part 12, division 9)



Column 1 Defined use or use class ⁵	Column 2 Assessment category ⁶	Column 3 Relevant assessment criteria ⁷ —applicable code if development is self-assessable or requires code assessment
OTHER		
Aviation Use—inconsistent use class [refer s 4.4.5(3)]	Impact Assessable	Urban Areas Code (Part 4)—particularly the specific outcomes in section 4.3.3 and the Large Lot Residential Zone (division 4)
Carpark—inconsistent use class [refer s 4.4.5(3)]	Impact Assessable	Urban Areas Code (Part 4)—particularly the specific outcomes in section 4.3.3 and the Large Lot Residential Zone (division 4) Parking Code (Part 12, division 9)
Community Use—inconsistent use if a cemetery, crematorium, emergency services depot, hospital or transit centre [refer s 4.4.5(3)]	Impact Assessable	Urban Areas Code (Part 4)—particularly the specific outcomes in section 4.3.3 and the Large Lot Residential Zone (division 4) Community Use Code (Part 12, division 12) Parking Code (Part 12, division 9)
Correctional Centre—inconsistent use [refer s 4.4.5(3)]	Impact Assessable	Urban Areas Code (Part 4)—particularly the specific outcomes in section 4.3.3 and the Large Lot Residential Zone (division 4)
Major Utility	Impact Assessable, if involving treatment or disposal of putrescible waste. Code Assessable otherwise.	Urban Areas Code (Part 4)— particularly the specific outcomes in section 4.3.3 and the Large Lot Residential Zone (division 4)
Minor Utility	Exempt	
Temporary Use	Code Assessable	Temporary Use Code (Part 12, division 13) Urban Areas Code (Part 4)—particularly the specific outcomes in section 4.3.3 and the Large Lot Residential Zone (division 4)
Tourist Facility—inconsistent use class [refer s 4.4.5(3)]	Impact Assessable	Urban Areas Code (Part 4)—particularly the specific outcomes in section 4.3.3 and the Large Lot Residential Zone (division 4) Parking Code (Part 12, division 9)
Other (not defined)	Assessment Category	Relevant assessment criteria⁸—applicable code if development is self-assessable or requires code assessment
All except use for a road ⁹	Impact Assessable (refer s 2.2)	Urban Areas Code (Part 4)—particularly the specific outcomes in section 4.3.3 and the Large Lot Residential Zone (division 4)

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

⁹ All roads are included in a zone but use for a road is not defined. The table indicates that use for a road remains exempt under a planning scheme.



Table 4.4.2: Assessment Categories and Relevant Assessment Criteria for Large Lot Residential Zone—Other Development

Column 1 Type of development	Column 2 Assessment category ¹⁰	Column 3 Relevant assessment criteria ¹¹ —applicable code if development is self-assessable or requires code assessment
Carrying out building work not associated with a material change of use ¹²	Self Assessable ¹³ if there is an existing building on site. Code Assessable if— (a) the Planning Scheme Building Matters Code is not complied with; or (b) no existing building on the site.	If Self Assessable—Planning Scheme Building Matters Code (Part 12, division 16). If Code Assessable— (a) Urban Areas Code (Part 4)—particularly the specific outcomes in section 4.3.3 and the Large Lot Residential Zone (division 4); (b) Planning Scheme Building Matters Code (Part 12, division 16).
Clearing of Vegetation—not associated with a material change of use	Exempt if involving vegetation clearing which complies with the acceptable solutions applicable to clause (5) in column 2 of Table 12.4.1 in the Vegetation Management Code (Part 12, division 4). Self Assessable if— (a) involving the clearing of 0.5 hectares or less of native vegetation in any five year period; and (b) the acceptable solutions of the applicable code for Self Assessable Development are complied with. Code Assessable if— (a) involving the clearing of more than 0.5 hectares of native vegetation in any five year period; or (b) the applicable code for Self Assessable Development is not complied with.	If Self Assessable—acceptable solutions applicable to clauses (1) to (4) in column 2 of Table 12.4.1 in the Vegetation Management Code (Part 12, division 4). If Code Assessable— (a) Urban Areas Code (Part 4)—particularly the specific outcomes in section 4.3.3 and the Large Lot Residential Zone (division 4); (b) Vegetation Management Code (Part 12, division 4).
Earthworks—not associated with a material change of use	Exempt if earthworks which meet the criteria set out in Schedule 8. Code Assessable if the criteria for exempt do not apply.	Earthworks Code (Part 12, division 15) Urban Areas Code (Part 4)—particularly the specific outcomes in section 4.3.3 and the Large Lot Residential 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) Urban Areas Code (Part 4)—particularly the specific outcomes in section 4.3.3 and the Large Lot Residential Zone (division 4); (b) Planning Scheme Building Matters Code (Part 12, division 16); (c) Parking Code (Part 12, division 9).
Placing advertising device on premises	Exempt if an advertising device which meets the criteria set out in Schedule 9, Part 2. Impact Assessable if a billboard with a signface area of more than 6.0m ² . Code Assessable otherwise.	Advertising Devices Code (Part 12, division 14) Urban Areas Code (Part 4)—particularly the specific outcomes in section 4.3.3 and the Large Lot Residential Zone (division 4)

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

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

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

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



Column 1 Type of development	Column 2 Assessment category ¹⁰	Column 3 Relevant assessment criteria ¹¹ —applicable code if development is self-assessable or requires code assessment
Reconfiguring a lot ¹⁴	Code Assessable	Reconfiguring a Lot Code (Part 12, division 5) Urban Areas Code (Part 4)—particularly the specific outcomes in section 4.3.3 and the Large Lot Residential Zone (division 4)
Carrying out operational work for reconfiguring a lot or in association with a material change of use ¹⁴	Code Assessable if the reconfiguring or material change of use is assessable development.	Reconfiguring a Lot Code (Part 12, division 5) Earthworks Code (Part 12, division 15) NOTE The provisions of Planning Scheme Policy 3 – General Works may also apply depending on the nature of the operational work.
Other	Exempt	

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

