

Division 5—Residential Low Density Zone: Assessment Criteria and Assessment Tables

4.5.1 Residential Low Density Zone

The provisions in this division relate to the Residential Low Density Zone as follows—

- overall outcomes (section 4.5.2);
- specific outcomes and probable solutions as follows—
 - effects of development – general (section 4.5.3);
 - effects of development within Sub Areas (section 4.5.4);
 - consistent and inconsistent uses, use classes and other development (section 4.5.5);
- assessment tables (Tables 4.5.1 and 4.5.2).

4.5.2 Overall Outcomes for Residential Low Density Zone

- (1) The overall outcomes are the purpose of the Residential Low Density Zone.

NOTE 4.5.2A

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 Residential Low Density Zone are the following—
- (a) The Residential Low Density Zone caters primarily for low density, sewerred, urban residential development and associated uses, to the general exclusion of most other uses including unsewerred, acreage housing.
 - (b) Uses within the Residential Low Density Zone are provided with full urban services such as reticulated water, sewerage, sealed roads, parks and other community facilities.
 - (c) Uses within the Residential Low Density Zone provide a mix of low to medium density housing types and allotment sizes in response to community housing needs.
 - (d) Uses and works within the Residential Low Density Zone are located and designed to maximise the efficient extension and safe operation of infrastructure.

- (e) Uses and works within the Residential Low Density Zone are located, designed and managed to—
 - (i) maintain residential amenity;
 - (ii) maintain or enhance important aspects of local character and places of cultural significance or streetscape value;
 - (iii) be compatible with other uses and works;
 - (iv) avoid significant adverse effects on the natural environment; and
 - (v) maintain the safety of people, buildings and works.

NOTE 4.5.2B

- (1) Some of the land within the Residential Low Density 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.

4.5.3 Effects of Development – General

NOTE 4.5.3A

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

Residential Uses – Density and Character

(1) Specific Outcomes

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;
- (j) places of cultural significance or streetscape value; and
- (k) the form, scale, bulk, style, siting, orientation, roof lines, materials and detailing of buildings.



- (2) **Probable Solution – for sub-section (1)(a)**
- (a) For infill development, where nearby uses are predominantly single storey, buildings are one storey in height.
 - (b) A second storey is not provided unless appropriate with—
 - (i) the scale of adjoining development; and
 - (ii) the extent of fall across the land; and
 - (iii) the character and amenity of the area and overall townscape.

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) electrical interference; or
 - (vii) 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).

Vegetation and Landscaping

- (4) **Specific Outcomes**
- (a) Appropriate landscaping, including street trees, is used to soften building outlines and enhance the overall appearance of the area.
 - (b) Buildings on stumps/piers are provided in preference to slab on ground construction, where located within vegetated areas and on steeply sloping land.
 - (c) All significant trees are retained, where possible, particularly on heavily treed, large lots.

- (d) Uses and works at the rear of existing dwellings are designed to avoid adverse impact on established vegetation and the amenity of neighbouring properties.

Building Setbacks

- (5) **Specific Outcome**
- New buildings are setback to the alignment of adjoining buildings unless an alternative setback does not detrimentally affect the character and amenity of the area and the overall townscape.

Operation of Road Network and Access

- (6) **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) ensure that the principal access for the area between Melrose Drive and Reif Street, Flinders View is via Fischer Road, to avoid amenity concerns and traffic congestion within the residential area to the north of Melrose Drive, Flinders View; and
 - (d) avoid significant adverse effects (e.g. by noise or dust generated) from use of the road network; and
 - (e) ensure reconfiguration of the existing historic lots to the south of Berry Street and in the vicinity of Phoenix Court, Churchill provide for the construction of appropriate road reserves and suitable building envelopes.

NOTE 4.5.3B

The narrow strips of land which currently link the separate lots to the south of Berry Street and in the vicinity of Phoenix Court, Churchill are not dedicated road reserves.

Provision of Infrastructure

- (7) **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.

- (8) **Probable Solutions – for sub-section (7)**
- Infrastructure is provided to the standards stated in Part 13—Local Government Infrastructure Plan and Planning Scheme Policy 3—General Works.



4.5.4 Effects of Development within Sub Areas

NOTE 4.5.4A

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

(1) Sub Area RL1

(a) Specific Outcomes

- (i) The established low density residential character and lot sizes are maintained.
- (ii) The existing detached housing character is maintained through appropriate placement of individual buildings.
- (iii) Larger lots are maintained for buffering, land use transition (e.g. adjacent to non-residential land uses) and management of constrained land (e.g. adjacent to sensitive landscapes/environments, on steeply sloping land and adjoining heavily trafficked roads).

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

The overall dwelling density is 4 to 6 dwellings per hectare.

(2) Sub Area RL2

(a) Specific Outcomes

- (i) The established traditional inner suburban residential character is maintained.
- (ii) Uses and reconfiguring of lots provide for select residential consolidation (infill) within 500 metres of existing or committed centres, major open space areas, major employment nodes, concentrations of community facilities, schools and public transport routes and nodes.
- (iii) A mix of housing types and lot sizes are provided in greenfield and outer infill areas.
- (iv) The creation of additional large lots and the placement of buildings and infrastructure does not prejudice the future rational and orderly conversion of lands for urban residential purposes.

NOTE 4.5.4B

- (1) The southern portion of the land identified below in (v) 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.

(v) In respect of Lot 207 on CH31135, off South Deebing Creek Road, Deebing Heights—

- (A) the lot layout is designed and building envelopes are positioned to ameliorate any adverse impacts from the operations of the Purga Rifle Range; and
- (B) whilst it is desired to achieve an average density of 10 dwellings per hectare within the RL2 Sub Area, constrained lands (e.g. slopes in excess of 10%) may require larger lots; and
- (C) further opportunities for increased densities may be achieved, principally in the northern portion of the site and depending upon the location and design of the South West Regional Transport Corridor and associated uses, particularly where involving the development of a neighbourhood centre; and
- (D) the lot layout and placement of buildings and infrastructure is designed to protect, where possible, the appearance of the vegetated hillsides and ridgelines.

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

The overall dwelling density is 10 to 15 dwellings per hectare.



4.5.5 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 Residential Low Density Zone—
- (a) caretaker residential;
 - (b) 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;
 - (c) clearing of vegetation which complies with the Vegetation Management Code;
 - (d) earthworks not associated with a material change of use, and which complies with the Earthworks Code;
 - (e) home based activity which complies with the Home Based Activities Code;
 - (f) minor building work;
 - (g) minor utility;
 - (h) park, if not involving illuminated sporting activities;
 - (i) placing an advertising device on premises which complies with the Advertising Devices Code;
 - (j) single residential, if the lot is 450m² or more in area.
- (2) The following uses, use classes and other development categories are consistent with the outcomes sought for the Residential Low Density 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 one hectare or more in area;
 - (b) animal husbandry, if the lot is one hectare or more in area;
 - (c) business use, if a medical centre;
 - (d) carrying out operational work for reconfiguring a lot or in association with a material change of use;
 - (e) community use, unless 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) major utility;
 - (j) multiple residential, unless a caravan park, or if involving buildings of 1-2 storeys in height and a dwelling density which is within the dwelling range for the relevant Sub Area;
- (k) night court;
 - (l) park, if involving illuminated sporting activities;
 - (m) plant nursery (wholesale);
 - (n) reconfiguring a lot;
 - (o) recreation use, if outdoor recreation;
 - (p) single residential, if the lot is less than 450m² in area;
 - (q) temporary accommodation, if a boarding house;
 - (r) temporary sales office;
 - (s) temporary use.
- (3) The following defined uses, use classes and other development categories are inconsistent with the outcomes sought and are not located within the Residential Low Density Zone; and constitute undesirable development which is unlikely to be approved—
- (a) agriculture, if the lot is less than one hectare in area;
 - (b) animal husbandry, if the lot is less than one hectare in area;
 - (c) aviation use;
 - (d) business use, unless a medical centre;
 - (e) carpark;
 - (f) community use, if a cemetery, crematorium, emergency services depot, hospital or transit centre;
 - (g) correctional centre;
 - (h) entertainment use;
 - (i) extractive industry;
 - (j) forestry;
 - (k) general industry;
 - (l) general store, if operating between the hours of 9.00 p.m. to 6.00 a.m.;
 - (m) institutional residential;
 - (n) intensive animal husbandry;
 - (o) multiple residential, if a caravan park; or if involving buildings greater than 2 storeys in height, or a dwelling density which exceeds the density range for the relevant Sub Area;
 - (p) nuclear industry;
 - (q) recreation use, unless outdoor recreation;
 - (r) service trades use;
 - (s) shopping centre;
 - (t) special industry;
 - (u) temporary accommodation, unless a boarding house;
 - (v) tourist facility;
 - (w) wine making.



Table 4.5.1: Assessment Categories and Relevant Assessment Criteria for Residential Low Density Zone—Making a Material Change of Use

Column 1 Defined use or use class ¹⁵	Column 2 Assessment category ¹⁶	Column 3 Relevant assessment criteria ¹⁷ —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 Residential Low Density Zone (division 5) 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 Residential Low Density Zone (division 5) Residential Code (Part 12, division 6) Parking Code (Part 12, division 9)
Dual Occupancy	Code Assessable where the lot is 800m ² or more in area. Impact Assessable otherwise.	Urban Areas Code (Part 4)—particularly the specific outcomes in section 4.3.3 and the Residential Low Density Zone (division 5) 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 Residential Low Density Zone (division 5).
Institutional Residential—inconsistent use class [refer s 4.5.5(3)]	Impact Assessable	Urban Areas Code (Part 4)—particularly the specific outcomes in section 4.3.3 and the Residential Low Density Zone (division 5) Residential Code (Part 12, division 6) Parking Code (Part 12, division 9)
Multiple Residential—inconsistent use if— (a) a caravan park; or (b) involving buildings more than 2 storeys in height; or (c) involving a dwelling density which exceeds the density range for the relevant Sub Area [refer s 4.5.5(3)]	Impact Assessable	Urban Areas Code (Part 4)—particularly the specific outcomes in section 4.3.3 and the Residential Low Density Zone (division 5) Residential Code (Part 12, division 6) Parking Code (Part 12, division 9)

¹⁵ See Schedule 1 (dictionary), division 1 (defined uses and use classes).

¹⁶ Assessment categories may also be affected by overlays. See overlay maps to determine whether the land is affected.

¹⁷ 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 ¹⁵	Column 2 Assessment category ¹⁶	Column 3 Relevant assessment criteria ¹⁷ —applicable code if development is self-assessable or requires code assessment
Single Residential	Self Assessable if the applicable code for Self Assessable development is complied with. Code Assessable otherwise.	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 Residential Low Density Zone (division 5).
Temporary Accommodation— inconsistent use class unless a boarding house [refer s 4.5.5(3)]	Impact Assessable	Urban Areas Code (Part 4)—particularly the specific outcomes in section 4.3.3 and the Residential Low Density Zone (division 5) Residential Code (Part 12, division 6) Parking Code (Part 12, division 9)
COMMERCIAL / INDUSTRIAL		
Business Use— inconsistent use class, unless a medical centre [refer s 4.5.5(3)]	Impact Assessable	Urban Areas Code (Part 4)—particularly the specific outcomes in section 4.3.3 and the Residential Low Density Zone (division 5) Commercial and Industrial Code (Part 12, division 7) Parking Code (Part 12, division 9)
Extractive Industry— inconsistent use [refer s 4.5.5(3)]	Impact Assessable	Urban Areas Code (Part 4)—particularly the specific outcomes in section 4.3.3 and the Residential Low Density Zone (division 5)
General Industry— inconsistent use class [refer s 4.5.5(3)]	Impact Assessable	Urban Areas Code (Part 4)—particularly the specific outcomes in section 4.3.3 and the Residential Low Density Zone (division 5) 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 4.5.5(3)]	Impact Assessable	Urban Areas Code (Part 4)—particularly the specific outcomes in section 4.3.3 and the Residential Low Density Zone (division 5) Commercial and Industrial Code (Part 12, division 7) Parking Code (Part 12, division 9)
Nuclear Industry— inconsistent use [refer s 4.5.5(3)]	Impact Assessable	Urban Areas Code (Part 4)—particularly the specific outcomes in section 4.3.3 and the Residential Low Density Zone (division 5) Commercial and Industrial Code (Part 12, division 7) Parking Code (Part 12, division 9)
Plant Nursery (Wholesale)	Impact Assessable	Urban Areas Code (Part 4)—particularly the specific outcomes in section 4.3.3 and the Residential Low Density Zone (division 5) Commercial and Industrial Code (Part 12, division 7) Parking Code (Part 12, division 9)
Service Trades Use— inconsistent use class [refer s 4.5.5(3)]	Impact Assessable	Urban Areas Code (Part 4)—particularly the specific outcomes in section 4.3.3 and the Residential Low Density Zone (division 5) Commercial and Industrial Code (Part 12, division 7) Parking Code (Part 12, division 9)



Column 1 Defined use or use class ¹⁵	Column 2 Assessment category ¹⁶	Column 3 Relevant assessment criteria ¹⁷ —applicable code if development is self-assessable or requires code assessment
Shopping Centre— inconsistent use [refer s 4.5.5(3)]	Impact Assessable	Urban Areas Code (Part 4)—particularly the specific outcomes in section 4.3.3 and the Residential Low Density Zone (division 5) Commercial and Industrial Code (Part 12, division 7) Parking Code (Part 12, division 9)
Special Industry— inconsistent use class [refer s 4.5.5(3)]	Impact Assessable	Urban Areas Code (Part 4)—particularly the specific outcomes in section 4.3.3 and the Residential Low Density Zone (division 5) 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 Residential Low Density Zone (division 5). Commercial and Industrial Code (Part 12, division 7) Parking Code (Part 12, division 9)
RECREATION / ENTERTAINMENT		
Entertainment Use— inconsistent use class [refer s 4.5.5(3)]	Impact Assessable	Urban Areas Code (Part 4)—particularly the specific outcomes in section 4.3.3 and the Residential Low Density Zone (division 5) Recreation and Entertainment Code (Part 12, division 11) Parking Code (Part 12, division 9)
Night Court	Impact Assessable	Urban Areas Code (Part 4)—particularly the specific outcomes in section 4.3.3 and the Residential Low Density Zone (division 5)
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 Residential Low Density Zone (division 5); (c) Parking Code (Part 12, division 9).
Recreation Use— inconsistent use class if not for outdoor recreation [refer s 4.5.5(3)]	Impact Assessable	Urban Areas Code (Part 4)—particularly the specific outcomes in section 4.3.3 and the Residential Low Density Zone (division 5) Recreation and Entertainment Code (Part 12, division 11) Parking Code (Part 12, division 9)
RURAL		
Agriculture—inconsistent use class, if the lot is less than one hectare in area [refer s 4.5.5(3)]	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). Impact Assessable otherwise.	If Impact Assessable— (a) Urban Areas Code (Part 4)—particularly the specific outcomes in section 4.3.3 and the Residential Low Density Zone (division 5); (b) Vegetation Management Code (Part 12, division 4).



Column 1 Defined use or use class ¹⁵	Column 2 Assessment category ¹⁶	Column 3 Relevant assessment criteria ¹⁷ —applicable code if development is self-assessable or requires code assessment
Animal Husbandry— inconsistent use class, if the lot is less than one hectare in area [refer s 4.5.5(3)]	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). Impact Assessable otherwise.	If Impact Assessable— (a) Urban Areas Code (Part 4)—particularly the specific outcomes in section 4.3.3 and the Residential Low Density Zone (division 5); (b) Vegetation Management Code (Part 12, division 4).
Forestry—inconsistent use class [refer s 4.5.5(3)]	Impact Assessable	Urban Areas Code (Part 4)—particularly the specific outcomes in section 4.3.3 and the Residential Low Density Zone (division 5)
Intensive Animal Husbandry—inconsistent use class [refer s 4.5.5(3)]	Impact Assessable	Urban Areas Code (Part 4)—particularly the specific outcomes in section 4.3.3 and the Residential Low Density Zone (division 5) Intensive Animal Husbandry Code (Part 12, division 8) Parking Code (Part 12, division 9)
Wine Making—inconsistent use class [refer s 4.5.5(3)]	Impact Assessable	Urban Areas Code (Part 4)—particularly the specific outcomes in section 4.3.3 and the Residential Low Density Zone (division 5) Parking Code (Part 12, division 9)
OTHER		
Aviation Use—inconsistent use class [refer s 4.5.5(3)]	Impact Assessable	Urban Areas Code (Part 4)—particularly the specific outcomes in section 4.3.3 and the Residential Low Density Zone (division 5)
Carpark	Impact Assessable	Urban Areas Code (Part 4)—particularly the specific outcomes in section 4.3.3 and the Residential Low Density Zone (division 5) Parking Code (Part 12, division 9)
Community Use—inconsistent use if a cemetery, crematorium, emergency services depot, hospital or transit centre [refer s 4.5.5(3)]	Impact Assessable	Urban Areas Code (Part 4)—particularly the specific outcomes in section 4.3.3 and the Residential Low Density Zone (division 5) Community Use Code (Part 12, division 12) Parking Code (Part 12, division 9)
Correctional Centre—inconsistent use [refer s 4.5.5(3)]	Impact Assessable	Urban Areas Code (Part 4)—particularly the specific outcomes in section 4.3.3 and the Residential Low Density Zone (division 5)
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 Residential Low Density Zone (division 5)
Minor Utility	Exempt	



Column 1 Defined use or use class¹⁵	Column 2 Assessment category¹⁶	Column 3 Relevant assessment criteria¹⁷—applicable code if development is self-assessable or requires code assessment
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 Residential Low Density Zone (division 5)
Tourist Facility— inconsistent use class [refer s 4.5.5(3)]	Impact Assessable	Urban Areas Code (Part 4)—particularly the specific outcomes in section 4.3.3 and the Residential Low Density Zone (division 5)
Other (not defined)	Assessment Category	Relevant assessment criteria¹⁸—applicable code if development is self-assessable or requires code assessment
All except use for a road ¹⁹	Impact Assessable (refer s 2.2)	Urban Areas Code (Part 4)—particularly the specific outcomes in section 4.3.3 and the Residential Low Density Zone (division 5)

¹⁸ 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.

¹⁹ 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 4.5.2: Assessment Categories and Relevant Assessment Criteria for Residential Low Density Zone—Other Development

Column 1 Type of development	Column 2 Assessment category ²⁰	Column 3 Relevant assessment criteria ²¹ —applicable code if development is self-assessable or requires code assessment
Carrying out building work not associated with a material change of use ²²	Self Assessable ²³ 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 Residential Low Density 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— (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 Residential Low Density Zone (division 5). (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 Residential Low Density Zone (division 5) 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) Urban Areas Code (Part 4)—particularly the specific outcomes in section 4.3.3 and the Residential Low Density 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 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 Residential Low Density Zone (division 5)

²⁰ Assessment categories may also be affected by overlays. See overlay maps to determine whether the land is affected.

²¹ 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.

²² See Ipswich Planning Scheme Users Guide 2 for examples that explain the type of development involved in different proposals.

²³ 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 ²⁰	Column 3 Relevant assessment criteria ²¹ —applicable code if development is self-assessable or requires code assessment
Reconfiguring a lot ²⁴	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 Residential Low Density Zone (division 5) Vegetation Management Code (Part 12, division 4)
Carrying out operational work for reconfiguring a lot or in association with a material change of use ²⁴	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	

²⁴ 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.

