



Ipswich Planning Scheme

Examples Using the Assessment Checklist

These examples are part of a series of guides which has been prepared to assist people to interpret the Ipswich Planning Scheme and implement the Integrated Development Assessment System (IDAS). The proposed development sites are fictitious.

EXAMPLE 1 A New House on Vacant Land

Step 1 Proposed Development Site	
23 Pleasant Street, described as Lots 1 and 2 on RP 122234.	
Step 2 Applicable Planning Scheme	
The development site is located within Ipswich City Council and is covered by the Ipswich Planning Scheme.	
Step 3 Zone	
Zone maps show the development site is in the Residential Low Density Zone (<i>in an area identified for residential use and which is serviced with a water supply and a sewerage system</i>).	
Step 4 Overlay	
Overlay maps indicate that no overlay applies to the development site.	
Step 5 Type of Development	
<input checked="" type="checkbox"/> Material Change of Use Premises (<i>changing from vacant to residential</i>) <input checked="" type="checkbox"/> Building Work (<i>constructing the house</i>) <input checked="" type="checkbox"/> Operational Works (<i>constructing a vehicle cross-over and driveway</i>) <input type="checkbox"/> Reconfiguring a Lot <input checked="" type="checkbox"/> Plumbing and Drainage Work (<i>installing water and sewerage fixtures</i>)	
Step 6 Assessment Category Under the Planning Scheme	
Definition of Use — Single Residential	
Assessment Categories and Relevant Assessment Criteria for Residential Low Density Zone - Other Development	
Material change of use of premises (<i>including associated works</i>).	Self Assessable if the lot is 450m ² or more in area. Code Assessable if— (a) the lot is less than 450m ² in area; or (b) the applicable code for Self Assessable development is not complied with.
Applicable Codes	
Material change of use of premises.	Self Assessable—acceptable solutions for Single Residential in section 12.6.5(8)(b) in the Residential Code (Part 12, division 6). 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).
<i>NB. No other development is separately assessable and the development is not assessable under an overlay.</i>	
Step 7 Assessment Category under Schedule 8 of IPA	
Assessment Category	
Building work assessable under schedule 8 of IPA	Code
Operational work	Exempt
Plumbing and drainage work	Exempt—Currently not integrated into IDAS and therefore not assessable under schedule 8 of IPA (<i>Note: an application will be required under the Sewerage and Water Supply Act 1949</i>)
Applicable Codes	
Building work assessable under schedule 8 of IPA	Standard Building Regulation

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EXAMPLE 2 A 30m² extension to an existing 400m² hotel located in a business area. The extension involves new refrigeration and storage, new street access, driveways and advertising sign (above awning sign).

examples

Step 1 Proposed Development Site	
64 Clear Street, described as Lot 5 on RP 995567.	
Step 2 Applicable Planning Scheme	
The development site is located within Ipswich City Council and is covered by the Ipswich Planning Scheme.	
Step 3 Zone	
Zone maps show the development site is in Local Retail and Commercial Zone (<i>in an area identified for business use</i>).	
Step 4 Overlay	
Overlay maps indicate that no overlay applies to the development site.	
Step 5 Type of Development	
<input type="checkbox"/> Material Change of Use Premises (<i>given that the use of the premises remains a hotel and the nature and size of the proposed extensions will not significantly intensify the activity, the proposal does not constitute a material change of use</i>)	
<input checked="" type="checkbox"/> Building Work (<i>constructing the house</i>)	
<input checked="" type="checkbox"/> Operational Works (<i>constructing a vehicle cross-over and driveway, erecting an advertising device</i>)	
<input type="checkbox"/> Reconfiguring a Lot	
<input checked="" type="checkbox"/> Plumbing and Drainage Work (<i>including new water features</i>)	
Step 6 Assessment Category Under the Planning Scheme	
Definition of Use — Business Use (hotel)	
Assessment Category and Relevant Assessment Criteria for Local Retail and Commercial Zone - Other Development	
Building work	Self Assessable 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.
Operational work—placing an advertising device on premises	Exempt if an advertising device which meets the criteria set out in Schedule 9, Part 5. Code Assessable otherwise.
Operational work—other	Exempt if earthworks which meet the criteria set out in Schedule 8. Code Assessable if the criteria for exempt do not apply.
Applicable Codes	
Building work	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 Local Retail and Commercial Zone (division 10); and (b) Planning Scheme Building Matters Code (Part 12, division 16).
Operational works—placing an advertising device on premises	Advertising Devices Code (Part 12, division 14); and Urban Area Code (Part 4)—particularly the specific outcomes in section 4.3.3 and the Local Retail and Commercial Zone (division 10).
Step 7 Assessment Category under Schedule 8 of IPA	
Assessment Category	
Building work assessable under schedule 8 of IPA	Code
Operational works	Exempt
Plumbing and drainage work	Exempt—Currently not integrated into IDAS and therefore not assessable under schedule 8 of IPA (<i>Note: an application will be required under the Sewerage and Water Supply Act 1949</i>)
Applicable Codes	
Building work assessable under schedule 8 of IPA	Standard Building Regulation



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Step 8A Self-Assessing the Proposal	
Compliance check against the Planning Scheme Building Matters Code and the Advertising Devices Code	If the proposal does not comply, it is code assessable under the planning scheme and an application is required.
Step 8A Self-Assessing the Proposal	
Form 1 Development Application	
<ul style="list-style-type: none"> Part A—to be completed for all applications. Part B—for building work assessable against the Building Act. If code assessable under the planning scheme, Part E and the Referrals Checklist—for building and/or operational works not associated with a material change of use. 	

EXAMPLE 3 New eco-tourist accommodation on pastoral land on the Tallegalla escarpment . The development will accommodate 10 people and includes a working farm for cattle grazing, bushland, 15 self contained accommodation units, landscaping and signage.

Step 1 Proposed Development Site																														
Tallegalla Road, described as Lot 7 on RP 123456																														
Step 2 Applicable Planning Scheme																														
The development site is located within Ipswich City Council and is covered by the Ipswich Planning Scheme.																														
Step 3 Zone																														
Zone maps show the development site is in Rural B (Pastoral) Zone, Sub Area RB1.																														
Step 4 Overlay																														
Overlay maps indicate that the Difficult Topography Overlay applies to the development site.																														
Step 5 Type of Development																														
<input checked="" type="checkbox"/> Material Change of Use Premises (<i>changing from grazing to grazing and tourist business</i>) <input checked="" type="checkbox"/> Building Work (<i>constructing new buildings and structures</i>) <input checked="" type="checkbox"/> Operational Works (<i>erecting an advertising device</i>) <input type="checkbox"/> Reconfiguring a Lot <input checked="" type="checkbox"/> Plumbing and Drainage Work (<i>including water and sewerage fixtures</i>)																														
Step 6 Assessment Category Under the Planning Scheme																														
Definition of Use — Tourist Facility																														
Assessment Categories and Relevant Assessment Criteria for Rural B (Pastoral) Zone - Making a Material Change of Use																														
Material change of use of premises (<i>including associated works</i>)	<table border="1"> <thead> <tr> <th rowspan="2">Zone Assessment Category</th> <th colspan="4">Overlay Assessment Category</th> </tr> <tr> <th>Exempt</th> <th>Self Assessable</th> <th>Code</th> <th>Impact</th> </tr> </thead> <tbody> <tr> <td>Exempt</td> <td>Exempt</td> <td>Self Assessable</td> <td>Code</td> <td>Impact</td> </tr> <tr> <td>Self Assessable</td> <td>Self Assessable</td> <td>Self Assessable</td> <td>Code</td> <td>Impact</td> </tr> <tr> <td>Code</td> <td>Code</td> <td>Code</td> <td>Code</td> <td>Impact</td> </tr> <tr> <td>Impact</td> <td>Impact</td> <td>Impact</td> <td>Impact</td> <td>Impact</td> </tr> </tbody> </table> <p>NB For land covered by an overlay, the assessment category for the overlay may be different from the assessment category for the zone.</p> <p>In the Rural B (Pastoral) Zone Sub Area RB1 - Tallegalla Tourist Focus Precinct - code assessable Under the Difficult Topography overlay - code assessable Overall - code assessable Code Assessable when situated within the RB1 Sub Area. Impact Assessable otherwise.</p>	Zone Assessment Category	Overlay Assessment Category				Exempt	Self Assessable	Code	Impact	Exempt	Exempt	Self Assessable	Code	Impact	Self Assessable	Self Assessable	Self Assessable	Code	Impact	Code	Code	Code	Code	Impact	Impact	Impact	Impact	Impact	Impact
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Code	Code	Code	Code	Impact																										
Impact	Impact	Impact	Impact	Impact																										



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Applicable Codes	
Material change of use of premises (including associated works)	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); and Development Constraints Overlay Code (Part 11, division 6).

Assessment Categories and Relevant Assessment Criteria for Development Constraints Overlays - Other Development

Clearing of Vegetation—not associated with a material change of use	Self Assessable if— (a) the acceptable solutions of the applicable code for Self Assessable development are complied with; and (b) involving clearing of less than 100m ² in area in any one year; and (c) situated within difficult topography development constraint overlay (refer Map OV4). Code 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 Assessable— (a) Development Constraints Overlay Code (Part 11, division 6); and (b) Vegetation Management Code (Part 12, division 4).
Placing an advertising device on premises	Rural Areas Code (Part 10)—particularly the specific outcomes for the Rural B (Pastoral) Zone (division 5); and Advertising Devices Code (Part 12, division 14).

Step 7 Assessment Category under Schedule 8 of IPA

Assessment Category

Building work assessable under schedule 8 of IPA	Code
Operational work	Exempt
Plumbing and drainage work	Exempt—Currently not integrated into IDAS and therefore not assessable under schedule 8 of IPA (Note: an application will be required under the Sewerage and Water Supply Act 1949)

Applicable Codes

Building work assessable under schedule 8 of IPA	Standard Building Regulation
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Step 8B Making the Application

Form 1 Development Application

- Part A—to be completed for all applications.
- Part B—for building work assessable under schedule 8 of IPA.
- Part D—for the material change of use and associated works.
- The Referrals Checklist.

Note: As the use of leasehold land is subject to the conditions of the lease, a proposed use outside the lease arrangements would require the approval of the Department of Natural Resources and Mines (DNR&M). The IDAS application to the local government also requires the owner's consent to the making of the application. Accordingly, the proponent should first obtain approval from DNR&M to change the lease before making the application to the local Government.