

Division 10—Local Retail and Commercial Zone: Assessment Criteria and Assessment Tables

4.10.1 Local Retail and Commercial Zone

The provisions in this division relate to the Local Retail and Commercial Zone as follows—

- overall outcomes (section 4.10.2);
- specific outcomes and probable solutions as follows—
 - effects of development – general (section 4.10.3);
 - effects of development within Sub Areas (section 4.10.4);
 - consistent and inconsistent uses, use classes and other development (section 4.10.5);
- assessment tables (Tables 4.10.1 and 4.10.2).

4.10.2 Overall Outcomes for Local Retail and Commercial Zone

- (1) The overall outcomes are the purpose of the Local Retail and Commercial Zone.

NOTE 4.10.2A

- (1) 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) For the Springfield Town Centre and Springfield neighbourhood centres, refer to Part 14—Springfield Structure Plan.

- (2) The overall outcomes sought for the Local Retail and Commercial Zone are the following—

Land Use Mix and Centres Development Strategy

- (a) Uses and works within the Local Retail and Commercial Zone support the development of—
- (i) the Ipswich City Centre as a Key Centre for South East Queensland;
 - (ii) a network of Major Centres at Springfield (refer Part 14), Goodna, Redbank, Redbank Plains, Booval, Brassall, Walloon, Rosewood, Yamanto and Ripley; and

- (iii) a network of neighbourhood centres and local retail and commercial areas as depicted in Map 3 in Schedule 7.

- (b) The Local Retail and Commercial Zone primarily services the convenience shopping needs of localised population catchments, and provides limited access to comparison shopping, speciality shopping, lower order professional offices and business, and financial or personal services.
- (c) The Local Retail and Commercial Zone operates in conjunction with other nearby community service functions such as schools, meeting places, service stations and local entertainment facilities (e.g. hotels, clubs and food and beverage outlets) in order to create local activity centres/nodes.
- (d) Significant increases in the range of activities or of gross floor area in existing Local Retail and Commercial areas, or proposals to establish new Local Retail and Commercial areas is supported by—
- (i) demonstrated growth in terms of population or disposable income; and
 - (ii) a social and economic impact assessment which justifies the increase in the range of activities or gross floor area of the operations.

Transport and Access

- (e) An integrated efficient, safe and attractive transport network is provided for a full range of transport modes including public transport, passenger vehicles, delivery/freight vehicles, pedestrians and cyclists.
- (f) Pedestrian, cycle and vehicle connectivity and ease of mobility are provided within and between local retail and commercial areas, major centres, surrounding neighbourhoods, employment areas and public transport interchanges.
- (g) Conflict between local and through traffic and between pedestrians, cyclists and vehicles is minimised.



Environmental Management and Greenspace

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

Infrastructure Efficiency

- (j) Uses and works support the efficient provision or extension of infrastructure, including both physical infrastructure and human services and facilities.

Urban Design, Heritage, Townscape and Image

- (k) Uses and works contribute to the overall attractiveness of the area through the use of high quality design which gives due regard to the cultural heritage significance of the locality and protects view corridors and landmark features throughout the zone.

NOTE 4.10.2B

- (1) Some of the land within the Local Retail and Commercial Zone is affected by development constraints, including flooding and cultural features.
- (2) Refer to the overlay maps and Part 11 to determine whether a proposal is affected by an overlay.

4.10.3 Effects of Development – General**NOTE 4.10.3A**

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

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 having regard to—

- (a) building height;
- (b) lot sizes and dimensions;
- (c) boundary clearances and the provision of space around buildings;
- (d) access to natural light and ventilation;
- (e) privacy;
- (f) noise attenuation;
- (g) vegetation protection;

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

Streetscape and Visual/Aesthetic Considerations**NOTE 4.10.3B**

- (1) Local Retail and Commercial zoned lands, particularly where containing neighbourhood centres, are intended to become a focus for local communities.
- (2) Many of the areas have strong visual appeal, which include both man made and natural features.
- (3) These features include—
 - (a) major topographic features, including prominent ridges, knolls and hillsides;
 - (b) buildings and streetscapes of cultural heritage significance;
 - (c) major City approach routes and gateways;
 - (d) major landmarks including significant public parks; and
 - (e) important view corridors.
- (4) The planning scheme seeks to ensure that where appropriate each area maintains a distinctive character by conserving its visual assets, particularly—
 - (a) its major landmarks and important view corridors;
 - (b) its heritage character;
 - (c) the short distance views to prominent hillsides; and
 - (d) the uninterrupted long range views to the hinterland.
- (5) The planning scheme seeks to enhance the overall visual quality of Local Retail and Commercial areas by—
 - (a) appropriate treatments along the main City approach routes and gateways;
 - (b) ensuring high quality in the design, construction and landscaped treatment of new buildings, with particular attention to details which are easily viewed by passers by; and
 - (c) the development of new landmark buildings and structures in appropriate locations.



Building Setbacks**(2) Specific Outcomes**

Buildings are designed and located—

- (a) to provide a spacious/transitional character between low impact uses (e.g. residential) and higher impact uses associated with retail or commercial activities;
- (b) to ensure that the use has no significant amenity or environmental impacts outside of the zone.

(3) Probable Solutions – for sub-section (2)

- (a) The frontage setback of buildings is consistent with that of buildings on adjoining sites.
- (b) Where there is no obvious building setback reference, the frontage setback is six (6) metres or half the height of the building, whichever is the greater.
- (c) Where new uses and works do not have a detrimental impact on the amenity and character of adjacent sensitive land uses, buildings are either built up to the side and rear boundaries or have a minimum setback of four (4) metres.

NOTE 4.10.3C

Building height provisions are specified for each Sub Area (refer section 4.10.4).

Building Articulation/Design**(4) Specific Outcomes**

- (a) Where appropriate the design cues for new uses are taken from the design of the existing dominant building vernacular (this may be adjacent heritage places) within each Sub Area.
- (b) Buildings are designed to be attractive.
- (c) Large expanses of blank walls are avoided, particularly in situations where such walls are likely to be visually prominent.
- (d) Buildings are designed to maintain—
 - (i) a human scale, particularly at the street level; and
 - (ii) the visual prominence of significant landscape features (including landmark sites) and to conserve important view corridors.
- (e) Faces of buildings align with the adjacent street grid and adverse visual impacts on key focal points/landmarks are avoided.

Building Entrances**(5) Specific Outcomes**

Entrances to buildings are emphasised by—

- (a) provision of a recessed entrance or use of protruding elements at the entrance point;
- (b) a size of entrance of an appropriate scale and presence on the street;
- (c) use of high quality materials and high levels of detailing around the entrance;
- (d) use of individual canopy elements over the entrance; or
- (e) avoiding stairs to building entrances.

Building Orientation**(6) Specific Outcomes**

- (a) Buildings address the street frontage or frontages rather than being aligned at right angles or diagonal to the street.
- (b) Buildings are designed so that opportunities for overlooking and casual surveillance of public spaces, pedestrian paths and car parking areas are provided.

Corner Sites**(7) Specific Outcomes****NOTE 4.10.3D**

- (1) Corner sites are of particular importance owing to their visual prominence within the grid pattern of streets.
- (2) Accordingly, the quality of the design of buildings on corner sites will have a significant impact on the achievement of the City's desired character.

- (a) Buildings on corner sites—
 - (i) contribute to the clear definition of the street intersection and entrances to the building;
 - (ii) are built to both street frontages and parallel to the street alignment;
 - (iii) are higher, or at least as high, as those buildings adjacent;
 - (iv) provide detailing on corner facades including prominent building entrances and windows;
 - (v) use high quality appropriate materials;
 - (vi) utilise a short splay or chamfered edge to the corner of the building closest to the intersection; or



- (vii) include other focal points such as a tower clock, visual display, or artwork.

- (b) As a general principle at active intersections there is no major indentation of the building at the corner to create a plaza or the like.

Skyline Elements/Rooftop Design

(8) Specific Outcomes

The design of roof forms ensure that—

- (a) plant rooms and equipment are appropriately concealed; and
- (b) appropriately coloured roof treatments are used and contrasting coloured roof treatments are avoided.

NOTE 4.10.3E

- (1) Special attention needs to be given to the design of roof forms and the location and concealing of plant and equipment.
- (2) The design of rooftops and projections is to be treated as an integral part of the building envelope design.

Street Awnings

(9) Specific Outcomes

Street awnings—

- (a) provide continuous weather protection for pedestrians where buildings adjoin a street alignment;
- (b) are designed to maintain the continuity and character of adjacent awnings, especially in relation to height and fascia depth;
- (c) are incorporated as part of the building design and generally are not freestanding;
- (d) are provided along the full frontage of the development;
- (e) within historic streetscapes, are designed to complement historic style awnings (e.g. post supported awnings); and
- (f) do not break the continuity of the edge fascia (e.g. with strongly geometrical forms, such as triangular or barrel vaulted shapes).

(10)

Non Retail or Commercial Uses

Specific Outcomes

Each non retail or commercial 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 retail or commercial uses, but does not contribute to undesirable development; and
- (d) does not have a significant detrimental impact on the amenity of nearby residences or retail or commercial uses, 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 amenity and character of the locality with adequate buffering or screening to nearby uses (both existing and proposed).

(11)

Paving Materials and Street Furniture

Specific Outcomes

The materials and colours used for footpath paving and street furniture, are consistent with those identified in the local government’s adopted standards.

Parking

(12)

Specific Outcomes

- (a) Where ever possible, there is an integrated design and layout for adjoining parking areas.
- (b) Car parking areas are attractive and contribute to, rather than detract from local character.
- (c) Car parking areas are designed and located to minimise disruption to traffic flow and to minimise pedestrian/vehicle conflicts.



Service and Delivery Areas

(13)

Specific Outcomes

- (a) Service and delivery areas provide safe and efficient access to sites.
- (b) Service and delivery areas are designed and located to suit the scale of existing and future uses of the site and the type of vehicles that may service the site.

Provision of Infrastructure

(14)

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.

(15)

Probable Solutions – for sub-section (14)

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

Transport and Access

(16)

Specific Outcomes

Uses and works are located and designed to—

- (a) create compact local retail and commercial nodes where all facilities are easily accessible by walking;
- (b) ensure the safe and efficient operation of the road network;
- (c) avoid multiple access points along major roads;
- (d) avoid significant adverse effects (e.g. by noise or dust generated) from use of the road network; and
- (e) enhance the integration of traffic movements within the zone.

4.10.4 Effects of Development within Sub Areas

NOTE 4.10.4A

- (1) The Local Retail and Commercial 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, Z13, Z14, Z15, Z16, Z17, Z22, Z23, Z24 and Z25; and
 - (b) described below.

(1)

Sub Area LC1 – Major Neighbourhood Centres

NOTE 4.10.4B

- (1) Major Neighbourhood Centres represent important community focal points and clusters of local business and community service activities.
- (2) Major Neighbourhood Centres also play an important role in fostering a positive community image and identity.

Building Height

(a) Specific Outcomes

A low rise, human-scale building profile is achieved, which offers an attractive, comfortable and safe pedestrian environment.

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

Buildings are limited to two (2) storeys in height, unless appropriate with—

- (i) the scale of adjoining development; and
- (ii) the extent of fall across the site; and
- (iii) the character and amenity of the area and the overall townscape.

Streetscape and Visual/Aesthetic Considerations

(c) Specific Outcomes

- (i) New uses and works—
 - (A) contribute to the area’s local character;



- (B) avoid the use of bulky non-articulated buildings (i.e. blank walls);
 - (C) provide appropriate landscaping, including street trees and street furniture, to soften buildings and enhance the overall appearance of the centre; and
 - (D) are designed to complement the existing character and make a more attractive, safe and convenient centre.
- (ii) Large, unbroken expanses of hard paving (such as for carparking) are appropriately screened from surrounding streets and incorporate shade planting.

Business/Land use Mix

(d) Specific Outcomes

- (i) Major Neighbourhood Centres are the main nodes for the provision of convenience-type shopping facilities servicing local communities with—
 - (A) limited comparison/ speciality shopping having regard to the function and intended catchment of the Centre;
 - (B) support facilities to satisfy the needs of surrounding residents including some professional offices, low-impact, local business and industry activities, medical facilities, community services, recreational facilities and the like which strengthen community identity and the ability of the centre to support public transport services; and
 - (C) local cafes, restaurants and other food and beverage establishments.
- (ii) New major neighbourhood centres—
 - (A) are positioned to take advantage of major entry/exit points to residential communities with primary access from frontage roads;
 - (B) are directly accessible and visible to distributor roads and public transport routes and conveniently accessible by bikeways and walkways;
 - (C) are conveniently accessible and central, to a catchment with a population range of 5,000-15,000 persons;
 - (D) provide for retail/commercial space in the range of 2,000-6,000m² of gross floor area with adequate adjacent land to support co-location of community facilities assessed as appropriate in such nodes;
 - (E) provide a focus for community interaction and meet demonstrated community needs;
 - (F) are sized and located so as not to compromise the viability of higher order centres or other existing or planned neighbourhood centres;
 - (G) are located near schools, parkland, and community facilities in order to form part of a community node;
 - (H) provide for extensive landscaping around the perimeter; and
 - (I) provide adequate off-street parking and shared driveway access.



(2) **Sub Area LC2 – Local Neighbourhood Shopping and Other Commercial Lands****NOTE 4.10.4C**

- (1) The Local Neighbourhood Shopping and Other Commercial Lands Sub Area represents dispersed shopping and commercial activities.
- (2) These areas range from a single retail or commercial outlet to small neighbourhood centres which are less than 2000m² in gross floor area.
- (3) The Sub Area also includes some historical, 'inconsistent' uses and local entertainment facilities such as hotels and clubs.

Building Height**(a) Specific Outcomes**

A low rise, human-scale building profile is achieved, which offers an attractive, comfortable and safe pedestrian environment.

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

Buildings are limited to one (1) storey in height, unless appropriate with—

- (i) the scale of adjoining development; and
- (ii) the extent of fall across the site; and
- (iii) the character and amenity of the area and the overall townscape.

Streetscape and Visual/Aesthetic Considerations**(c) Specific Outcomes**

New uses and works—

- (i) conserve and reinforce the built form and landscape elements which contribute to the area's local character;
- (ii) promote the domestic scale and forms of the local area;
- (iii) avoid the use of bulky non-articulated buildings;
- (iv) avoid the use of large expanses of blank walls; and

- (v) provide appropriate landscaping including street trees and street furniture to soften buildings and enhance the overall appearance of the centre.

Brisbane Road, Redbank**(d) Specific Outcomes**

New uses and works—

- (i) complement the prevailing historic character and amenity of the area;
- (ii) create attractive frontages to Brisbane Road, Redbank incorporating high standard edge treatments and built form;
- (iii) provide attractive corner treatments for the lots fronting Mine Street / Brisbane Road and Kerwick Street / Brisbane Road, Redbank;
- (iv) maintain 'main street' style development where buildings provide 'active / shop front' uses which contribute to the overall attractiveness of the area;
- (v) ensure that buildings front all street alignments;
- (vi) ensure buildings are setback to the alignment of adjoining buildings and are aligned parallel with the street frontages, unless it can be demonstrated that an alternative arrangement is suitable with regard to the character and amenity of the area and the overall townscape; and
- (vii) ensure parking areas and parking structures are located or 'sleeved' behind the built form to ensure parking areas do not dominate the streetscape.

Business/Land Use Mix**(e) Specific Outcomes**

Local Neighbourhood Shopping and Other Commercial Lands—

- (i) are distributed across the City to service the immediate convenience needs of local communities;



- (ii) range in size from a single shop or commercial outlet to small clusters of shops less than 2000m² in gross floor area;
- (iii) generally serve a population of less than 5000 persons;
- (iv) service the local community with—
 - (A) convenience shopping;
 - (B) limited comparison shopping or specialist retail outlets;
 - (C) small scale professional offices, business or personal services; and
 - (D) local community facilities.
- (ii) unless a veterinary clinic for the keeping of animals overnight; or
- (iii) unless the use operates before 6.00 a.m. or after 10.00 p.m.; or
- (iv) if involving the use of an existing building for other than a funeral premises, service station, shop or veterinary clinic for the keeping of animals overnight; or
- (v) unless 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);
- (b) caretaker residential;
- (c) carrying out building work not associated with a material change of use, if building work on existing buildings on site and if complying with the Planning Scheme Building Matters Code;
- (d) clearing of vegetation;
- (e) community use, unless cemetery, crematorium or emergency service depot;
- (f) earthworks not associated with a material change of use and which complies with the Earthworks Code;
- (g) general store, if operating between the hours of 6.00 a.m. and 10.00 p.m.;
- (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 a premises which complies with the Advertising Devices Code.

New Local Neighbourhood Shopping and Other Commercial Lands

(f) Specific Outcomes

New Local Neighbourhood Shopping and Other Commercial Lands should—

- (i) provide a focus for local community interaction;
- (ii) be conveniently and safely accessible by car, walking and bicycle to a definable residential community of 1000-1500 households;
- (iii) be located near schools, parkland and community facilities in order to form part of a community node;
- (iv) be generally located on a public transport route; and
- (v) be situated on a site having sufficient area and dimensions to accommodate buildings, associated parking areas, service vehicle requirements and landscaping.

(2)

The following uses, use classes and other development categories are consistent with the outcomes sought for the Local Retail and Commercial 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—
 - (i) if a veterinary clinic for the keeping of animals overnight; or
 - (ii) operating after 10.00 p.m. or before 6.00 a.m.; or

4.10.5 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 Local Retail and Commercial Zone—

- (a) business use—
 - (i) unless a funeral premises or service station; or



- (iii) if a funeral premises or a service station; or
 - (iv) if the requisite number of parking spaces are not provided for the use in accordance with Table 12.9.1 of the Parking Code (Part 12, division 9);
 - (b) carpark;
 - (c) carrying out operational work for reconfiguring a lot or in association with a material change of use;
 - (d) community use, if emergency service depot;
 - (e) display housing;
 - (f) dual occupancy;
 - (g) entertainment use, unless a multi-screen cinema complex;
 - (h) general store, if operating after 10.00 p.m. or before 6.00 a.m.;
 - (i) institutional residential;
 - (j) major utility;
 - (k) multiple residential, unless caravan park;
 - (l) night court;
 - (m) park, if involving illuminated sporting activities;
 - (n) reconfiguring a lot;
 - (o) recreation use, unless equestrian and coursing sports or motor sports;
 - (p) shopping centre, if the use is less than 6000m² of gross floor area in the LC1 Sub Area or 2000m² of gross floor area in the LC2 Sub Area;
 - (q) single residential;
 - (r) service trades use;
 - (s) temporary accommodation, unless camping ground, caravan park or farm stay accommodation;
 - (t) temporary sales office;
 - (u) temporary use;
 - (v) tourist facility;
 - (w) wine making.
- (3)** The following uses, use classes and other development categories are inconsistent with the outcomes sought and are not located within the Local Retail and Commercial Zone; and constitute undesirable development which is unlikely to be approved—
- (a) agriculture;
 - (b) animal husbandry;
 - (c) aviation use;
 - (d) business use, if a shop or bulky goods sales involving the use of more than 6000m² of gross floor area in the LC1 Sub Area or greater than 2000m² of gross floor area in the LC2 Sub Area;
 - (e) community use, if a cemetery or crematorium;
 - (f) correctional centre;
 - (g) entertainment use, if a multi-screen cinema complex;
 - (h) extractive industry;
 - (i) forestry;
 - (j) general industry;
 - (k) intensive animal husbandry;
 - (l) multiple residential, if caravan park;
 - (m) nuclear industry;
 - (n) plant nursery (wholesale);
 - (o) recreation use, if equestrian and coursing sports or motorsports;
 - (p) shopping centre, if the use exceeds 6000m² of gross floor area in the LC1 Sub Area or 2000m² of gross floor area in the LC2 Sub Area;
 - (q) special industry;
 - (r) temporary accommodation, if camping ground, caravan park or farm stay accommodation.



Table 4.10.1: Assessment Categories and Relevant Assessment Criteria for Local Retail and Commercial Zone—Making a Material Change of Use

Column 1 Defined use or use class ⁷⁰	Column 2 Assessment category ⁷¹	Column 3 Relevant assessment criteria ⁷² —applicable code if development is self-assessable or requires code assessment
RESIDENTIAL		
Caretaker Residential	Code Assessable	Urban Area Code (Part 4)—particularly the specific outcomes in section 4.3.3 and the Local Retail and Commercial Zone (division 10) Residential Code (Part 12, division 6)
Display Housing	Code Assessable	Urban Area Code (Part 4)—particularly the specific outcomes in section 4.3.3 and the Local Retail and Commercial Zone (division 10) Residential Code (Part 12, division 6) Parking Code (Part 12, division 9)
Dual Occupancy	Code Assessable	Urban Area Code (Part 4)—particularly the specific outcomes in section 4.3.3 and the Local Retail and Commercial Zone (division 10) 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 Activities Code. If Code Assessable— (a) Home Based Activities Code (Part 12, division 2); (b) Urban Area Code (Part 4)—particularly the specific outcomes in section 4.3.3 and the Local Retail and Commercial Zone (division 10).
Institutional Residential	Impact Assessable	Urban Area Code (Part 4)—particularly the specific outcomes in section 4.3.3 and the Local Retail and Commercial Zone (division 10) Residential Code (Part 12, division 6) Parking Code (Part 12, division 9)
Multiple Residential— inconsistent use class if caravan park [refer s 4.10.5(3)]	Impact Assessable	Urban Area Code (Part 4)—particularly the specific outcomes in section 4.3.3 and the Local Retail and Commercial Zone (division 10) Residential Code (Part 12, division 6) Parking Code (Part 12, division 9)
Single Residential	Code Assessable	Urban Area Code (Part 4)—particularly the specific outcomes in section 4.3.3 and the Local Retail and Commercial Zone (division 10) Residential Code (Part 12, division 6)

⁷⁰ See Schedule 1 (dictionary), division 1 (defined uses and use classes).

⁷¹ Assessment categories may also be affected by overlays. See overlay maps to determine whether the land is affected.

⁷² 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 ⁷⁰	Column 2 Assessment category ⁷¹	Column 3 Relevant assessment criteria ⁷² —applicable code if development is self-assessable or requires code assessment
Temporary Accommodation— inconsistent use class if camping ground, caravan park or farm stay accommodation [refer s 4.10.5(3)]	Impact Assessable.	Urban Area Code (Part 4)—particularly the specific outcomes in section 4.3.3 and the Local Retail and Commercial Zone (division 10) Residential Code (Part 12, division 6) Parking Code (Part 12, division 9)
COMMERCIAL / INDUSTRIAL		
Business Use— inconsistent use if shop or bulky goods sales involving the use of more than 6000m ² of gross floor area in the LC1 Sub Area or more than 2000m ² of gross floor area in LC2 Sub Area [refer s 4.10.5(3)]	Exempt if— <ul style="list-style-type: none"> (a) (i) a shop located within an existing building approved or lawfully used for a business use and involving the use of less than 6000m² of gross floor area in the LC1 Sub Area, or the use of less than 2000m² of gross floor area in the LC2 Sub Area; or (ii) a business use, other than a shop, located within an existing building approved or lawfully used for a business use; and (b) operating between the hours of 6.00 a.m. and 10.00 p.m.; and (c) 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). Impact Assessable if— <ul style="list-style-type: none"> (a) a funeral premises or a service station; or (b) a shop or bulky goods sales involving the use of more than 6000m² of gross floor area in the LC1 Sub Area, or the use of more than 2000m² of gross floor area in the LC2 Sub Area; or (c) a veterinary clinic for the keeping of animals overnight; or (d) the predominant use of premises for a skin penetrating activity other than acupuncture. Code Assessable otherwise.	Urban Area Code (Part 4)—particularly the specific outcomes in section 4.3.3 and the Local Retail and Commercial Zone (division 10) Commercial and Industrial Code (Part 12, division 7) Parking Code (Part 12, division 9)
Extractive Industry— inconsistent use [refer s 4.10.5(3)]	Impact Assessable	Urban Area Code (Part 4)—particularly the specific outcomes in section 4.3.3 and the Local Retail and Commercial Zone (division 10) Commercial and Industrial Code (Part 12, division 7) Parking Code (Part 12, division 9)
General Industry— inconsistent use class [refer s 4.10.5(3)]	Impact Assessable	Urban Area Code (Part 4)—particularly the specific outcomes in section 4.3.3 and the Local Retail and Commercial Zone (division 10) Commercial and Industrial Code (Part 12, division 7) Parking Code (Part 12, division 9)



Column 1 Defined use or use class ⁷⁰	Column 2 Assessment category ⁷¹	Column 3 Relevant assessment criteria ⁷² —applicable code if development is self-assessable or requires code assessment
General Store	Exempt if— (a) within an existing building approved for or lawfully used for a general store or business use; and (b) operating between the hours of 6.00 a.m. to 10.00 p.m.; and (c) 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). Impact Assessable, if operating after 10.00 p.m. or before 6.00 a.m. Code Assessable otherwise.	Urban Area Code (Part 4)—particularly the specific outcomes in section 4.3.3 and the Local Retail and Commercial Zone (division 10) Commercial and Industrial Code (Part 12, division 7) Parking Code (Part 12, division 9)
Nuclear Industry— inconsistent use [refer s 4.10.5(3)]	Impact Assessable	Urban Area Code (Part 4)—particularly the specific outcomes in section 4.3.3 and the Local Retail and Commercial Zone (division 10) Commercial and Industrial Code (Part 12, division 7) Parking Code (Part 12, division 9)
Plant Nursery (Wholesale) inconsistent use [refer s 4.10.5(3)]	Impact Assessable	Urban Area Code (Part 4)—particularly the specific outcomes in section 4.3.3 and the Local Retail and Commercial Zone (division 10) Commercial and Industrial Code (Part 12, division 7) Parking Code (Part 12, division 9)
Service Trades Use	Impact Assessable	Urban Area Code (Part 4)—particularly the specific outcomes in section 4.3.3 and the Local Retail and Commercial Zone (division 10) Commercial and Industrial Code (Part 12, division 7) Parking Code (Part 12, division 9)
Shopping Centre— inconsistent use if more than 6000m ² of gross floor area in LC1 Sub Area, or more than 2000m ² of gross floor area in LC2 Sub Area [refer s 4.10.5(3)]	Impact Assessable, if the use exceeds 6000m ² of gross floor area in the LC1 Sub Area, or 2000m ² of gross floor area in the LC2 Sub Area. Code Assessable otherwise.	Urban Area Code (Part 4)—particularly the specific outcomes in section 4.3.3 and the Local Retail and Commercial Zone (division 10) Commercial and Industrial Code (Part 12, division 7) Parking Code (Part 12, division 9)
Special Industry— inconsistent use [refer s 4.10.5(3)]	Impact Assessable	Urban Area Code (Part 4)—particularly the specific outcomes in section 4.3.3 and the Local Retail and Commercial Zone (division 10) Commercial and Industrial Code (Part 12, division 7) Parking Code (Part 12, division 9)
Temporary Sales Office	Code Assessable	Urban Area Code (Part 4)—particularly the specific outcomes in section 4.3.3 and the Local Retail and Commercial Zone (division 10) Commercial and Industrial Code (Part 12, division 7) Parking Code (Part 12, division 9)
RECREATION / ENTERTAINMENT		
Entertainment Use— inconsistent use if a multi-screen cinema complex [refer s 4.10.5(3)]	Impact Assessable if— (a) a multi-screen cinema complex; or (b) operating after 10.00 p.m. or before 6.00 a.m. Code Assessable otherwise.	Urban Area Code (Part 4)—particularly the specific outcomes in section 4.3.3 and the Local Retail and Commercial Zone (division 10) Recreation and Entertainment Code (Part 12, division 11) Parking Code (Part 12, division 9)



Column 1 Defined use or use class ⁷⁰	Column 2 Assessment category ⁷¹	Column 3 Relevant assessment criteria ⁷² —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 Local Retail and Commercial Zone (division 10)
Park	Exempt where not involving illuminated sporting activities. Code Assessable otherwise.	If Code Assessable— (a) Urban Area Code (Part 4)—particularly the specific outcomes in section 4.3.3 and the Local Retail and Commercial Zone (division 10); (b) Recreation and Entertainment Code (Part 12, division 11); (c) Parking Code (Part 12, division 9).
Recreation Use— inconsistent use class if equestrian and coursing sports or motorsports [refer s 4.10.5(3)]	Code Assessable, if indoor recreation. Impact Assessable otherwise.	Urban Area Code (Part 4)—particularly the specific outcomes in section 4.3.3 and the Local Retail and Commercial Zone (division 10) Recreation and Entertainment Code (Part 12, division 11) Parking Code (Part 12, division 9)
RURAL		
Agriculture—inconsistent use [refer s 4.10.5(3)]	Impact Assessable	Urban Area Code (Part 4)—particularly the specific outcomes in section 4.3.3 and the Local Retail and Commercial Zone (division 10)
Animal Husbandry—inconsistent use [refer s 4.10.5(3)]	Impact Assessable	Urban Area Code (Part 4)—particularly the specific outcomes in section 4.3.3 and the Local Retail and Commercial Zone (division 10)
Forestry—inconsistent use [refer s 4.10.5(3)]	Impact Assessable	Urban Area Code (Part 4)—particularly the specific outcomes in section 4.3.3 and the Local Retail and Commercial Zone (division 10)
Intensive Animal Husbandry—inconsistent use [refer s 4.10.5(3)]	Impact Assessable	Urban Area Code (Part 4)—particularly the specific outcomes in section 4.3.3 and the Local Retail and Commercial Zone (division 10) Intensive Animal Husbandry Code (Part 12, division 8) Parking Code (Part 12, division 9)
Wine Making	Impact Assessable	Urban Area Code (Part 4)—particularly the specific outcomes in section 4.3.3 and the Local Retail and Commercial Zone (division 10) Parking Code (Part 12, division 9)
OTHER		
Aviation Use—inconsistent use [refer s 4.10.5(3)]	Impact Assessable	Urban Area Code (Part 4)—particularly the specific outcomes in section 4.3.3 and the Local Retail and Commercial Zone (division 10)
Carpark	Code Assessable	Urban Area Code (Part 4)—particularly the specific outcomes in section 4.3.3 and the Local Retail and Commercial Zone (division 10) Parking Code (Part 12, division 9)
Community Use—inconsistent use if, cemetery or crematorium [refer s 4.10.5(3)]	Impact Assessable if cemetery, crematorium or emergency service depot. Exempt unless cemetery, crematorium or emergency service depot, if within an existing building, and 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.	Urban Area Code (Part 4)—particularly the specific outcomes in section 4.3.3 and the Local Retail and Commercial Zone (division 10) Community Use Code (Part 12, division 12) Parking Code (Part 12, division 9)



Column 1 Defined use or use class ⁷⁰	Column 2 Assessment category ⁷¹	Column 3 Relevant assessment criteria ⁷² —applicable code if development is self-assessable or requires code assessment
Correctional Centre— inconsistent use [refer s 4.10.5(3)]	Impact Assessable	Urban Area Code (Part 4)—particularly the specific outcomes in section 4.3.3 and the Local Retail and Commercial Zone (division 10)
Major Utility	Impact Assessable, if involving treatment or disposal of putrescible waste. Code Assessable otherwise.	Urban Area Code (Part 4)—particularly the specific outcomes in section 4.3.3 and the Local Retail and Commercial Zone (division 10)
Minor Utility	Exempt	
Temporary Use	Code Assessable	Temporary Use Code (Part 12, division 13) Urban Area Code (Part 4)—particularly the specific outcomes in section 4.3.3 and the Local Retail and Commercial Zone (division 10)
Tourist Facility	Impact Assessable	Urban Area Code (Part 4)—particularly the specific outcomes in section 4.3.3 and the Local Retail and Commercial Zone (division 10) 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 ⁷³ —applicable code if development is self-assessable or requires code assessment
All except use for a road ⁷⁴	Impact Assessable (refer s 2.2)	Urban Area Code (Part 4)—particularly the specific outcomes in section 4.3.3 and the Local Retail and Commercial Zone (division 10)

⁷³ 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.

⁷⁴ 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 4.10.2: Assessment Categories and Relevant Assessment Criteria for Local Retail and Commercial Zone—Other Development

Column 1 Type of development	Column 2 Assessment category ⁷⁵	Column 3 Relevant assessment criteria ⁷⁶ —applicable code if development is self-assessable or requires code assessment
Carrying out building work not associated with a material change of use ⁷⁷	Self Assessable ⁷⁸ 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) Urban Area Code (Part 4)—particularly the specific outcomes in section 4.3.3 and the Local Retail and Commercial Zone (division 10); (b) Planning Scheme Building Matters Code (Part 12, division 16).
Clearing of Vegetation—not associated with a material change of use	Exempt	
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 Area Code (Part 4)—particularly the specific outcomes in section 4.3.3 and the Local Retail and Commercial Zone (division 10)
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 Area Code (Part 4)—particularly the specific outcomes in section 4.3.3 and the Local Retail and Commercial Zone (division 10); (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 5. Code Assessable otherwise.	Advertising Devices Code (Part 12, division 14) Urban Area Code (Part 4)—particularly the specific outcomes in section 4.3.3 and the Local Retail and Commercial Zone (division 10)
Reconfiguring a lot ⁷⁹	Impact Assessable where involving land within a Residential Zone. Code Assessable otherwise.	Reconfiguring a Lot Code (Part 12, division 5) Urban Area Code (Part 4)—particularly the specific outcomes in section 4.3.3 and the Local Retail and Commercial Zone (division 10)
Carrying out operational work for reconfiguring a lot or in association with a material change of use ⁷⁹	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	

⁷⁵ Assessment categories may also be affected by overlays. See overlay maps to determine whether the land is affected.

⁷⁶ 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.

⁷⁷ See Ipswich Planning Scheme Users Guide 2 for examples that explain the type of development involved in different proposals.

⁷⁸ 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.

⁷⁹ 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.

