

Division 7—Character Areas – Housing Zone: Assessment Criteria and Assessment Tables

4.7.1 Character Areas – Housing Zone

The provisions in this division relate to the Character Areas – Housing Zone as follows—

- overall outcomes (section 4.7.2);
- specific outcomes and probable solutions as follows—
 - effects of development – general (section 4.7.3);
 - effects of development within Sub Areas (section 4.7.4);
 - consistent and inconsistent uses, use classes and other development (section 4.7.5);
- assessment tables (Tables 4.7.1 and 4.7.2).

4.7.2 Overall Outcomes for the Character Areas – Housing Zone

- (1) The overall outcomes are the purpose of the Character Areas – Housing Zone.

NOTE 4.7.2A

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 Character Areas – Housing Zone are the following—

- (a) The existing 'timber and tin' historic character of the zone is maintained through the conservation of mature plantings and pre-1946 buildings.
- (b) New uses and works are designed in a manner compatible with the zone's established and preferred character.

NOTE 4.7.2B

Key character provisions for this zone include—

- (a) demolition and removal controls for pre-1946 buildings (refer Assessment Table 4.7.2); and
- (b) sympathetic design guidelines which strongly reflect pre-1946 architectural themes (refer Character Code).

- (c) The Character Areas – Housing Zone caters primarily for seweraged, urban residential development and associated uses, to the general exclusion of most other uses.

- (d) Uses within the Character Areas – Housing Zone provide a mix of low to medium density housing types and lot sizes in response to community housing needs.
- (e) Non-residential uses are excluded, unless appropriately located and designed, low key uses which service the day to day needs of the local community.
- (f) Uses within the Character Areas – Housing Zone are provided with full urban services such as reticulated water, sewerage, sealed roads, parks and other community facilities.
- (g) Uses and works within the Character Areas – Housing Zone are located and designed to maximise the efficient extension and safe operation of infrastructure, with particular regard to the likely impact upon the major stormwater drainage system and trunk sewers.
- (h) Uses and works within the Character Areas – Housing Zone are located, designed and managed to—
 - (i) maintain residential amenity;
 - (ii) be compatible with other uses and works;
 - (iii) avoid significant adverse effects on the natural environment; and
 - (iv) maintain the safety of people, buildings and works.

NOTE 4.7.2C

- (1) Some of the land within the Character Areas – Housing 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.

4.7.3 Effects of Development – General

NOTE 4.7.3A

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

Character and Density

Specific Outcomes

- (1)
- (a) Pre-1946 buildings are conserved by—
 - (i) retaining intact, pre-1946 buildings at the front of new development (i.e. facing the street); and



- (ii) restoring or reconstructing, where possible pre-1946 buildings which have been altered.
- (b) New uses and works reflect the established and preferred built character, maintain amenity and protect and enhance important townscape and landscape elements within local areas having regard to—
 - (i) building height;
 - (ii) dwelling density;
 - (iii) lot sizes and dimensions;
 - (iv) boundary clearances and the provision of space around buildings;
 - (v) access to natural light and ventilation;
 - (vi) privacy;
 - (vii) noise attenuation;
 - (viii) vegetation protection;
 - (ix) landscape treatment;
 - (x) places of cultural significance and streetscape value; and
 - (xi) the form, scale, bulk, style, siting, orientation, roof lines and shapes, rhythm, materials, colours and detailing of buildings.

NOTE 4.7.3B

- (1) Building height, density and setbacks are specified for each Sub Area in section 4.7.4.
- (2) The Character Code (refer Part 12, division 10) sets out the planning scheme requirements and design guidelines for collective qualities and visual cohesion; scale, form, mass and rhythm; roof form, roof top design and skyline elements; subdivision pattern; setbacks and spacing; corner sites; pedestrian access; stairways; fenestration; building articulation; facade elements; raising, lowering or building underneath a character building; fences; carparking and vehicular access; service areas; street furniture and paving; materials; colour; signage; demolition and removal; adaptive reuse; vegetation, landscaping and character trees; and dealing with difficult topography.
- (3) The Residential Code (refer Part 12, division 6) provides additional planning scheme requirements and guidelines for privacy, noise, lighting, climate control, recreation space, safety and security and specific types of residential uses.

(2) **Visual Framework**
Specific Outcome

New uses and works take account of and protect where possible, the townscape features and view corridors (as identified in Figures 4.3.1 and 4.3.2 and Tables 4.3.1, 4.3.2 and 4.3.3).

(3) **Non Residential Uses**
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).

(4) **Operation of Road Network and Access**
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) **Provision of Infrastructure**
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.

4.7.4 Effects of Development within Sub Areas

NOTE 4.7.4A

- (1) The Character Areas – Housing Zone includes two (2) Sub Areas plus precincts, as outlined below.
- (2) The locations of the Sub Areas are—
 - (a) depicted on the Zoning Maps Z7, Z14, Z15, Z16 and Z17; and
 - (b) described below.

(1) **Sub Area CHL (Character Housing Low Density)**

NOTE 4.7.4B

- (1) The Character Housing Low Density Sub Area is predominantly used for detached housing, with a strong heritage character evident in the dominance of traditional painted timber houses.
- (2) Most of the dwellings are of a single storey.
- (3) Future uses and works retain the low density residential nature of the Sub Area, and maintain and enhance the identified historic character.
- (4) Some of the land within the Character Housing Low Density Sub Area is affected by development constraints, particularly mining.
- (5) Refer to the overlay maps and Part 11 to determine whether a proposal is affected by an overlay.

Specific Outcomes

- (a) The established, traditional, detached housing character and lot sizes are retained.
- (b) Infill development mainly in the form of dual occupancies and low density clusters of attached or detached housing, is located—
 - (i) as redevelopment of sites which—
 - (A) contain pre-1946 buildings which have been significantly altered to the extent that they have lost their cultural significance and streetscape value; or
 - (B) contain buildings with an architectural style from the post second world war period (i.e. buildings erected after 1946); or

- (i) on large allotments, at the rear of existing buildings, and subject to an assessment of the impact on established vegetation and the amenity of neighbouring properties.

- (c) Appropriate uses and works are characterised by individual buildings reflecting the Sub Area's existing traditional detached housing character.
- (d) Careful attention is given to the design and placement of new buildings within the Sub Area.

Probable Solutions – for sub-section (1)(a)-(d)

- (e) 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.
- (f) Buildings are generally in the range of one to two storeys in height (including single storey, high set), with an emphasis placed on elevated buildings on stumps, consistent with the height of adjoining buildings.
- (g) An additional storey is not provided unless appropriate with regard to—
 - (i) the character and amenity of the area and the overall townscape;
 - (ii) the scale of adjoining development and the predominant height of buildings within the street;
 - (iii) the retention of important view corridors;
 - (iv) the retention of the significance of landmark sites and structures; and
 - (v) the extent of fall across the site.
- (h) The maximum dwelling density does not exceed 15 dwellings per hectare.

Precincts

NOTE 4.7.4C

- (1) For the purpose of more detailed planning considerations, the Character Housing Low Density Sub Area includes five (5) Precincts, as detailed below.
- (2) The locations of the Precincts are—
 - (a) depicted on the Zoning Maps Z14 and Z15; and
 - (b) described below.



- (i) **Precinct 1 (CHL1)** – Woodend Road, Woodend—

NOTE 4.7.4D

- (1) This Precinct includes properties situated at 4 to 10 Woodend Road, Woodend.
- (2) The Precinct includes a highly attractive setting of historic houses with a distinctive and unique angled setting to the road frontage of Woodend Road.
- (3) It is intended that this setting be retained and that any future uses and works are consistent with and enhance the Precinct's existing setting and streetscape appearance.

Specific Outcomes

- (i) The existing historic built character of the Precinct is maintained through the conservation of pre-1946 buildings and mature plantings, with a particular focus on retention of the unique building alignments, i.e. the consistent placement of buildings at an angle to the road.
- (ii) The existing streetscape setting is retained and enhanced.

Probable Solutions – for sub-section (1)(i)(i) and (ii)

- (iii) New buildings with frontage to Woodend Road—
 - (A) are set at an angle to the road frontage which is consistent with existing buildings in the Precinct; and
 - (B) are setback from Woodend Road to the alignment of adjoining buildings.

- (j) **Precinct 2 (CHL2)** – Lennon Lane, North Ipswich—

NOTE 4.7.4E

- (1) This Precinct includes properties situated at Lawrence Street, Lennon Lane, Canning and Pine Streets, North Ipswich.
- (2) The Precinct contains an historic setting of small cottages which represent a unique and coherent rhythm through their consistency of form and setting.
- (3) It is intended that the setting of the Precinct be retained through careful design and placement of new buildings.

Specific Outcomes

- (i) The existing historic built character of the Precinct is maintained through the conservation of pre-1946 buildings and mature plantings, with a particular focus on retention of the existing building styles.
- (ii) The existing setting and rhythm of the Precinct, featuring small cottages with a consistent built form and presentation is retained and enhanced.

Probable Solutions – for sub-section (1)(j)(i) and (ii)

- (iii) New buildings—
 - (A) are limited to a single storey;
 - (B) are setback from the street frontage to the alignment of adjoining buildings; and
 - (C) are aligned parallel with the street frontages.

- (k) **Precinct 3 (CHL3)** – North Street, North Ipswich—

NOTE 4.7.4F

- (1) This Precinct includes properties fronting North Street, North Ipswich between Ferguson and Wyndham Streets.
- (2) The Precinct contains an historic cluster of worker's cottages which represent an attractive and cohesive setting to the street frontage.
- (3) It is intended that the character of the area be retained and enhanced with any new uses and works to be designed to reflect the existing consistent rhythm and setting of housing styles, with a particular focus on roof shapes.

Specific Outcomes

- (i) The existing historic built character of the area is maintained through the conservation of pre-1946 buildings and mature plantings, with a particular focus on the protection and enhancement of the existing building styles.
- (ii) The existing streetscape setting is retained and enhanced.



Probable Solutions – for sub-section (1)(k)(i) and (ii)

- (iii) New buildings are—
 - (A) designed to retain the existing rhythm and historic character of housing styles, and particularly roof forms;
 - (B) limited to a single storey;
 - (C) setback from the street frontage to the alignment of the setback of adjoining buildings; and
 - (D) aligned parallel with the street frontage.

- (l) **Precinct 4 (CHL4) – Salisbury Road, Ipswich—**

NOTE 4.7.4G

- (1) This Precinct is located at Salisbury Road, Ipswich and includes properties fronting Salisbury Road between 33 and 63 Salisbury Road.
- (2) The Precinct includes a significant area of character housing situated on predominantly larger urban lots which presents a unique and attractive streetscape in a highly visually significant location.
- (3) It is intended that the historic character of the Precinct be retained through conservation of historic pre-1946 buildings, maintaining the existing large lot sizes and by ensuring that new uses and works retain and enhance the character and streetscape of the Precinct.

Specific Outcomes

- (i) The existing historic character of the Precinct is maintained, particularly through the conservation of pre-1946 buildings and mature plantings and retention of existing large lot sizes.
- (ii) The existing streetscape setting is retained and enhanced.

Probable Solutions – for sub-section (1)(l)(i) and (ii)

- (iii) There is no further reconfiguration of lots.
- (iv) New buildings are situated to the rear of existing buildings.
- (v) Where new buildings are proposed to have street frontage, the building setback is to the alignment of buildings on adjoining sites.

- (m) **Precinct 5 (CHL5) – Blackstone—**

NOTE 4.7.4H

- (1) This Precinct includes the historic mining village at Blackstone.
- (2) The Precinct is unique in its—
 - (a) separation from other more continuous and integrated urban areas;
 - (b) recognisable identity as an historic mining village;
 - (c) quite low densities of residential development;
 - (d) few local supporting services and remoteness from significant shopping and community services; and
 - (e) focus on a local primary school.
- (3) It is intended that future uses and works should contribute to the enhancement of the 'village-like' character of the existing historic settlement.

Specific Outcomes

- (i) The existing historic built character of the Precinct is maintained through the conservation of pre-1946 buildings and mature plantings and particularly through maintaining the existing 'village setting' in the area.
- (ii) The current low density character of the Precinct is retained.

Probable Solutions – for sub-section (1)(m)(i) and (ii)

- (iii) Where a reconfiguration of allotments is approved, the minimum allotment size is 800m².
- (iv) New buildings are situated to the rear of existing buildings.
- (v) Where new buildings are proposed to have street frontage, the building setback is to the alignment of buildings on adjoining sites.



(2) Sub Area CHM (Character Housing Mixed Density)**NOTE 4.7.4I**

- (1) The Character Housing Mixed Density Sub Area is currently dominated by detached housing, most of which possesses a strong heritage character.
- (2) It is intended that the pre-1946 architectural and streetscape character of the area is retained—
 - (a) through the conservation of the existing pre-1946 buildings and mature vegetation; and
 - (b) by permitting compatible medium-low density housing on sites which are underdeveloped or on which existing dwellings are not of heritage or streetscape character significance.
- (3) Land within the zone is generally situated within close proximity to retail/commercial centres, transport nodes (including railway stations) or offers attractive views.
- (4) Accordingly, the precinct is likely to develop over time with a predominance of mixed density housing, whilst retaining its overall heritage character.

Specific Outcomes**Building Character**

- (a) The historic residential character of the Sub Area is maintained through—
 - (i) retaining intact, pre-1946 buildings and mature vegetation wherever possible;
 - (ii) redevelopment of existing housing and providing infill medium-low density development where it replaces houses which do not contribute to the Sub Area's historic character;
 - (iii) limiting development to predominantly residential uses and works and small-scale non-residential uses and works which service their locality; and
 - (iv) ensuring that new buildings and landscaping compliment the prevailing townscape character, with particular regard to compatibility with adjoining sites and the predominant pattern within the street.

Probable Solutions – Building Height

- (b) Buildings are generally limited to two (2) storeys in height.

- (c) An additional storey may be provided if appropriate with regard to—
 - (i) the character and amenity of the area and the overall townscape;
 - (ii) the scale of adjoining development and the predominant height of buildings within the street;
 - (iii) the retention of important view corridors;
 - (iv) the retention of the significance of landmark sites and structures; and
 - (v) the extent of fall across the site.

Probable Solutions – Density

- (d) The maximum dwelling density does not exceed 50 dwellings per hectare.
- (e) Buildings are comparable in size and/or scale to existing detached houses and include design solutions for larger developments which incorporate a site layout comprising a number of buildings rather than one large building.
- (f) 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.

NOTE 4.7.4J

As a result of the steep topography in some parts of the zone, particularly on Denmark Hill, the potential may exist to develop buildings up to three (3) storeys in height without adversely affecting the surrounding area's character and amenity.

4.7.5 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 Character Areas – Housing Zone—
 - (a) caretaker residential;
 - (b) carrying out building work not associated with a material change of use, if complying with the Character 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 utility;



- (g) park, if not involving illuminated sporting activities;
- (h) placing an advertising device on premises which complies with the Advertising Devices Code.
- (2) The following uses and use classes and other development categories are consistent with the outcomes sought for the Character Areas – Housing 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) car park;
- (b) carrying out operational work for reconfiguring a lot or in association with a material change of use;
- (c) community use, unless a cemetery, crematorium, emergency services depot, hospital or transit centre;
- (d) display housing;
- (e) dual occupancy;
- (f) general store, if operating between the hours of 6.00 a.m. to 9.00 p.m.;
- (g) institutional residential, if situated within the CHM Sub Area;
- (h) major utility;
- (i) multiple residential, unless a caravan park and unless exceeding the following building heights or densities—
- (i) CHL – 2 storeys, 15 dwellings per hectare;
- (ii) CHM – 3 storeys, 50 dwellings per hectare;
- (j) night court;
- (k) park, if involving illuminated sporting activities;
- (l) reconfiguring a lot;
- (m) single residential;
- (n) temporary accommodation, if a boarding house or motel;
- (o) temporary sales office;
- (p) temporary use;
- (q) tourist facility, if situated within the CHM Sub Area.
- (3) The following uses, use classes and other development categories are inconsistent with the outcomes sought are not located within the Character Areas – Housing Zone; and constitute undesirable development which is unlikely to be approved—
- (a) agriculture;
- (b) animal husbandry;
- (c) aviation use;
- (d) business use;
- (e) community use, if a cemetery, crematorium, emergency services depot, hospital or transit centre;
- (f) correctional centre;
- (g) demolition or removal of a place of cultural significance or streetscape value, unless listed as exempt or unless there is no prudent or feasible alternative;
- (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, if situated within the CHL Sub Area;
- (n) intensive animal husbandry;
- (o) multiple residential, if a caravan park; or if exceeding the following building heights or densities—
- (i) CHL – 2 storeys, 15 dwellings per hectare;
- (ii) CHM – 3 storeys, 50 dwellings per hectare;
- (p) nuclear industry;
- (q) plant nursery (wholesale);
- (r) recreation use;
- (s) service trades use;
- (t) shopping centre;
- (u) special industry;
- (v) temporary accommodation, unless a boarding house or motel;
- (w) tourist facility, if situated within the CHL Sub Area;
- (x) wine making.



Table 4.7.1: Assessment Categories and Relevant Assessment Criteria for Character Areas – Housing Zone—Making a Material Change of Use

Column 1 Defined use or use class ³⁵	Column 2 Assessment category ³⁶	Column 3 Relevant assessment criteria ³⁷ —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 Character Areas – Housing Zone (division 7) Character Code (Part 12, division 10) 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 Character Areas – Housing Zone (division 7) Character Code (Part 12, division 10) Residential Code (Part 12, division 6) Parking Code (Part 12, division 9)
Dual Occupancy	Impact Assessable	Urban Areas Code (Part 4)—particularly the specific outcomes in section 4.3.3 and the Character Areas – Housing Zone (division 7) Character Code (Part 12, division 10) 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 Character Areas – Housing Zone (division 7); (c) Character Code (Part 12, division 10).
Institutional Residential—inconsistent use class, if situated within the CHL Sub Area [refer s 4.7.5(3)]	Impact Assessable	Urban Areas Code (Part 4)—particularly the specific outcomes in section 4.3.3 and the Character Areas – Housing Zone (division 7) Character Code (Part 12, division 10) Residential Code (Part 12, division 6) Parking Code (Part 12, division 9)
Multiple Residential—inconsistent use if— (a) a caravan park; or (b) exceeding the following building heights or densities— (i) CHL – 2 storeys, 15 dwellings per hectare; (ii) CHM – 3 storeys, 50 dwellings per hectare. [refer s 4.7.5(3)]	Impact Assessable	Urban Areas Code (Part 4)—particularly the specific outcomes in section 4.3.3 and the Character Areas – Housing Zone (division 7) Character Code (Part 12, division 10) Residential Code (Part 12, division 6) Parking Code (Part 12, division 9)

³⁵ See Schedule 1 (dictionary), division 1 (defined uses and use classes).

³⁶ Assessment categories may also be affected by overlays. See overlay maps to determine whether the land is affected.

³⁷ 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 ³⁵	Column 2 Assessment category ³⁶	Column 3 Relevant assessment criteria ³⁷ —applicable code if development is self-assessable or requires code assessment
Single Residential	Self Assessable where involving the change of use of a building which was originally designed for use as a dwelling. Code Assessable otherwise	Urban Areas Code (Part 4)—particularly the specific outcomes in section 4.3.3 and the Character Areas – Housing Zone (division 7) Character Code (Part 12, division 10) Residential Code (Part 12, division 6)
Temporary Accommodation—inconsistent use class unless a boarding house or motel [refer s 4.7.5(3)]	Impact Assessable	Urban Areas Code (Part 4)—particularly the specific outcomes in section 4.3.3 and the Character Areas – Housing Zone (division 7) Character Code (Part 12, division 10) Residential Code (Part 12, division 6)
COMMERCIAL / INDUSTRIAL		
Business Use—inconsistent use class [refer s 4.7.5(3)]	Impact Assessable	Urban Areas Code (Part 4)—particularly the specific outcomes in section 4.3.3 and the Character Areas – Housing Zone (division 7) Commercial and Industrial Code (Part 12, division 7) Parking Code (Part 12, division 9) Character Code (Part 12, division 10)
Extractive Industry—inconsistent use [refer s 4.7.5(3)]	Impact Assessable	Urban Areas Code (Part 4)—particularly the specific outcomes in section 4.3.3 and the Character Areas – Housing Zone (division 7)
General Industry—inconsistent use class [refer s 4.7.5(3)]	Impact Assessable	Urban Areas Code (Part 4)—particularly the specific outcomes in section 4.3.3 and the Character Areas – Housing Zone (division 7) Commercial and Industrial Code (Part 12, division 7) Parking Code (Part 12, division 9) Character Code (Part 12, division 10)
General Store—inconsistent use if operating between the hours of 9.00 p.m. to 6.00 a.m. [refer s 4.7.5(3)]	Impact Assessable	Urban Areas Code (Part 4)—particularly the specific outcomes in section 4.3.3 and the Character Areas – Housing Zone (division 7) Commercial and Industrial Code (Part 12, division 7) Parking Code (Part 12, division 9) Character Code (Part 12, division 10)
Nuclear Industry—inconsistent use [refer s 4.7.5(3)]	Impact Assessable	Urban Areas Code (Part 4)—particularly the specific outcomes in section 4.3.3 and the Character Areas – Housing Zone (division 7) Commercial and Industrial Code (Part 12, division 7) Parking Code (Part 12, division 9) Character Code (Part 12, division 10)
Plant Nursery (Wholesale)—inconsistent use [refer s 4.7.5(3)]	Impact Assessable	Urban Areas Code (Part 4)—particularly the specific outcomes in section 4.3.3 and the Character Areas – Housing Zone (division 7) Commercial and Industrial Code (Part 12, division 7) Parking Code (Part 12, division 9) Character Code (Part 12, division 10)
Service Trades Use—inconsistent use class [refer s 4.7.5(3)]	Impact Assessable	Urban Areas Code (Part 4)—particularly the specific outcomes in section 4.3.3 and the Character Areas – Housing Zone (division 7) Commercial and Industrial Code (Part 12, division 7) Parking Code (Part 12, division 9) Character Code (Part 12, division 10)



Column 1 Defined use or use class ³⁵	Column 2 Assessment category ³⁶	Column 3 Relevant assessment criteria ³⁷ —applicable code if development is self-assessable or requires code assessment
Shopping Centre—inconsistent use [refer s 4.7.5(3)]	Impact Assessable	Urban Areas Code (Part 4)—particularly the specific outcomes in section 4.3.3 and the Character Areas – Housing Zone (division 7) Commercial and Industrial Code (Part 12, division 7) Parking Code (Part 12, division 9) Character Code (Part 12, division 10)
Special Industry—inconsistent use class [refer s 4.7.5(3)]	Impact Assessable	Urban Areas Code (Part 4)—particularly the specific outcomes in section 4.3.3 and the Character Areas – Housing Zone (division 7) Commercial and Industrial Code (Part 12, division 7) Parking Code (Part 12, division 9) Character Code (Part 12, division 10)
Temporary Sales Office	Code Assessable	Urban Areas Code (Part 4)—particularly the specific outcomes in section 4.3.3 and the Character Areas – Housing Zone (division 7) Commercial and Industrial Code (Part 12, division 7) Parking Code (Part 12, division 9) Character Code (Part 12, division 10)
RECREATION / ENTERTAINMENT		
Entertainment Use—inconsistent use class [refer s 4.7.5(3)]	Impact Assessable	Urban Areas Code (Part 4)—particularly the specific outcomes in section 4.3.3 and the Character Areas – Housing Zone (division 7) Recreation and Entertainment Code (Part 12, division 11) Parking Code (Part 12, division 9) Character Code (Part 12, division 10)
Night Court	Impact Assessable	Urban Areas Code (Part 4)—particularly the specific outcomes in section 4.3.3 and the Character Areas – Housing Zone (division 7)
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 Character Areas – Housing Zone (division 7); (c) Parking Code (Part 12, division 9); (d) Character Code (Part 12, division 10).
Recreation Use—inconsistent use class [refer s 4.7.5(3)]	Impact Assessable	Urban Areas Code (Part 4)—particularly the specific outcomes in section 4.3.3 and the Character Areas – Housing Zone (division 7) Recreation and Entertainment Code (Part 12, division 11) Parking Code (Part 12, division 9) Character Code (Part 12, division 10)
RURAL		
Agriculture—inconsistent use class [refer s 4.7.5(3)]	Impact Assessable	Urban Areas Code (Part 4)—particularly the specific outcomes in section 4.3.3 and the Character Areas – Housing Zone (division 7)
Animal Husbandry—inconsistent use class [refer s 4.7.5(3)]	Impact Assessable	Urban Areas Code (Part 4)—particularly the specific outcomes in section 4.3.3 and the Character Areas – Housing Zone (division 7)
Forestry—inconsistent use class [refer s 4.7.5(3)]	Impact Assessable	Urban Areas Code (Part 4)—particularly the specific outcomes in section 4.3.3 and the Character Areas – Housing Zone (division 7)
Intensive Animal Husbandry—inconsistent use class [refer s 4.7.5(3)]	Impact Assessable	Urban Areas Code (Part 4)—particularly the specific outcomes in section 4.3.3 and the Character Areas – Housing Zone (division 7) Intensive Animal Husbandry Code (Part 12, division 8) Parking Code (Part 12, division 9)



Column 1 Defined use or use class ³⁵	Column 2 Assessment category ³⁶	Column 3 Relevant assessment criteria ³⁷ —applicable code if development is self-assessable or requires code assessment
Wine Making—inconsistent use class [refer s 4.7.5(3)]	Impact Assessable	Urban Areas Code (Part 4)—particularly the specific outcomes in section 4.3.3 and the Character Areas – Housing Zone (division 7) Parking Code (Part 12, division 9)
OTHER		
Aviation Use—inconsistent use class [refer s 4.7.5(3)]	Impact Assessable	Urban Areas Code (Part 4)—particularly the specific outcomes in section 4.3.3 and the Character Areas – Housing Zone (division 7)
Carpark	Impact Assessable	Urban Areas Code (Part 4)—particularly the specific outcomes in section 4.3.3 and the Character Areas – Housing Zone (division 7) Character Code (Part 12, division 10) Parking Code (Part 12, division 9)
Community Use—inconsistent use if a cemetery, crematorium, emergency services depot, hospital or transit centre [refer s 4.7.5(3)]	Impact Assessable	Urban Areas Code (Part 4)—particularly the specific outcomes in section 4.3.3 and the Character Areas – Housing Zone (division 7) Character Code (Part 12, division 10) Community Use Code (Part 12, division 12) Parking Code (Part 12, division 9)
Correctional Centre—inconsistent use [refer s 4.7.5(3)]	Impact Assessable	Urban Areas Code (Part 4)—particularly the specific outcomes in section 4.3.3 and the Character Areas – Housing Zone (division 7) Character Code (Part 12, division 10) Parking Code (Part 12, division 9)
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 Character Areas – Housing Zone (division 7)
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 Character Areas – Housing Zone (division 7) Character Code (Part 12, division 10)
Tourist Facility—inconsistent use class if situated within the CHL Sub Area [refer s 4.7.5(3)]	Impact Assessable	Urban Areas Code (Part 4)—particularly the specific outcomes in section 4.3.3 and the Character Areas – Housing Zone (division 7) Character Code (Part 12, division 10)
Other (not defined)	Assessment Category	Relevant assessment criteria³⁸—applicable code if development is self-assessable or requires code assessment
All except use for a road ³⁹	Impact Assessable (refer s 2.2)	Urban Areas Code (Part 4)—particularly the specific outcomes in section 4.3.3 and the Character Areas – Housing Zone (division 7) Character Code (Part 12, division 10)

³⁸ 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.

³⁹ 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 4.7.2: Assessment Categories and Relevant Assessment Criteria for Character Areas – Housing Zone—Other Development

Column 1 Type of development	Column 2 Assessment category ⁴⁰	Column 3 Relevant assessment criteria ⁴¹ —applicable code if development is self-assessable or requires code assessment
<p>Carrying out building work not associated with a material change of use⁴²—inconsistent development if the demolition or removal of a place of cultural significance or streetscape value unless listed as exempt or unless there is no prudent or feasible alternative [refer s 4.7.5(3)]</p>	<p>Exempt if—</p> <ul style="list-style-type: none"> (a) maintenance work; (b) the demolition, removal, repair, addition or alteration to a building which was erected during the period from 1947 to 2000 unless the building is listed in Schedule 2 and provided any addition meets the criteria set out in Part 12, Division 16; (c) repair work, other than as set out in (b) above, which restores a building to its— <ul style="list-style-type: none"> (i) previous condition, prior to the occurrence of damage; or (ii) original condition; (d) internal building works, unless the interior part of the building on which the works are being undertaken is specifically listed in Schedule 2; (e) external works on the rear of a building where such works— <ul style="list-style-type: none"> (i) can not be readily seen from an adjoining street or public right of way; (ii) do not increase the gross floor area of the existing building by more than 50%; and (iii) meet the criteria set out in Part 12, Division 16; (f) closing in a verandah where— <ul style="list-style-type: none"> (i) the verandah does not face the street (refer Schedule 6, Figure 1); and (ii) the original fabric is retained; and (iii) the work is capable of being reversed without significant damage to the original fabric; (g) replacing stumps; (h) raising or lowering a building by 750mm or less; (i) closing in underneath a building, providing such work is— <ul style="list-style-type: none"> (i) screened with timber battens from view from an adjoining street or public right of way; and (ii) set back for the full depth of all open or enclosed verandahs; or (iii) set back 1.0 metre from the upper level of an exterior wall where there is no verandah; (refer Schedule 6, Figure 2) (j) erecting a Class 10 building (outbuilding):- <ul style="list-style-type: none"> (i) which meets the criteria set out in Part 12, Division 16; and (ii) where the main building on-site was erected between 1947 and 2000; and (iii) where the main building is not listed in Schedule 2; 	<p>Character Code (Part 12, division 10) Planning Scheme Building Matters Code (Part 12 Division 16) Urban Areas Code (Part 4)—particularly the specific outcomes in section 4.3.3 and the Character Areas – Housing Zone (division 7)</p>

⁴⁰ Assessment categories may also be affected by overlays. See overlay maps to determine whether the land is affected.

⁴¹ 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.

⁴² See Ipswich Planning Scheme Users Guide 2 for examples that explain the type of development involved in different proposals.



Column 1 Type of development	Column 2 Assessment category ⁴⁰	Column 3 Relevant assessment criteria ⁴¹ —applicable code if development is self-assessable or requires code assessment
	<ul style="list-style-type: none"> (k) erecting a Class 10 building (outbuilding), other than as set out in (j) above— <ul style="list-style-type: none"> (i) where the Class 10 building is situated at the rear of the main building (see Area A in Schedule 6, Figure 3) and which meets the criteria set out in Part 12, Division 16; (ii) where an open carport, at the side of the main building (see Area B in Schedule 6, Figure 3), provided the carport— <ul style="list-style-type: none"> (A) is a maximum of 3.6 metres wide; (B) has a roof pitch which is a minimum of 15 degrees; (C) has a gable or hip roof form; and (D) contains corrugated metal roofing material or matches the roofing material used on the main building; (iii) where an open carport in front of the main building (see Schedule 6, Area C in Figure 3) provided the carport— <ul style="list-style-type: none"> (A) is detached from the main building; (B) is a maximum of 3.6 metres wide; (C) has a roof pitch which matches the main building's predominant roof pitch; (D) has a roof overhang that is a minimum of 300mm; (E) has a gable or hip roof form; (F) has 100mm x 100mm support posts; (G) contains corrugated metal roofing material or matches the roofing material used on the main building; and (H) has a quad gutter profile or matches the gutter profile used on the main building; (l) an unroofed pergola or an ornamental garden structure; (m) a sunhood over a window or door; (n) the relocation of a building sideways on a lot in order to remove an encroachment across a property boundary or to achieve a minimum side boundary clearance under the Building Act 1975; (o) constructing a fence to the side or rear boundary of a property; (p) constructing a front (i.e. street) boundary fence which is— <ul style="list-style-type: none"> (i) 1.2 metres or less in height; or (ii) between 1.2 and 2.0 metres in height, provided either the materials or the method of construction used provides for a minimum 30% transparency; or (q) constructing a pool, retaining wall or other structure— <ul style="list-style-type: none"> (i) where the construction takes place at the rear of the main building (see Area A in Schedule 6, Figure 3), provided no structure is higher than the main building; or (ii) where the construction takes place at the side or in front of the main building (see Area B and C in Schedule 6, Figure 3) provided no structure is more than 1.2 metres above the existing ground level; and (iii) in respect to both (i) and (ii) above, where the construction meets the criteria set out in Part 12, Division 16. (r) erecting an Auxiliary Unit where the Auxiliary Unit is situated at the rear of the principal dwelling (see Area A in Schedule 6, Figure 3) and meets the criteria set out in Part 12, Division 16. 	



Column 1 Type of development	Column 2 Assessment category ⁴⁰	Column 3 Relevant assessment criteria ⁴¹ —applicable code if development is self-assessable or requires code assessment
	Impact Assessable, if— (a) demolition or relocation of a building where the criteria for exempt or code assessable do not apply; or (b) erecting a new building, which can be readily seen from an adjoining street or public right of way, other than a single dwelling or Class 10 outbuilding. Code Assessable ⁴³ , if— (a) demolition of a building or part of a building which has been damaged or destroyed; or (b) demolition of 20% or less of— (i) the pre-1946 fabric of the building; or (ii) the post 1946 fabric of the building where the building is listed in Schedule 2; or (c) other than as listed for exempt or impact assessable above.	
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— (a) clauses (1) to (4) in column 2 of Table 12.4.1 in the Vegetation Management Code (Part 12, division 4); and (b) section 12.10.4(33) of the Character Code (Part 12, division 10). If Code Assessable— (a) Urban Areas Code (Part 4)—particularly the specific outcomes in section 4.3.3 and the Character Areas – Housing Zone (division 7); (b) Vegetation Management Code (Part 12, division 4); (c) Character Code (Part 12, division 10).
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 Character Areas – Housing Zone (division 7) Character Code (Part 12, division 10)
Placing an advertising device on premises	Exempt if an advertising device which meets the criteria set out in Schedule 9, Part 3. 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 Character Areas – Housing Zone (division 7) Character Code (Part 12, division 10)
Reconfiguring a lot ⁴⁴	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 Character Areas – Housing Zone (division 7) Character Code (Part 12, division 10)
Carrying out operational work for reconfiguring a lot or in association with a material change of use ⁴⁴	Code Assessable if the reconfiguring or material change of use is assessable development.	Reconfiguring a Lot Code (Part 12, division 5) Character Code (Part 12, division 10) 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	

⁴³ 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.

⁴⁴ 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.

