

3 Schelbach Street, Booval - Planning and Development Information

The site is located in the residential low density (RL2) zone and affected by the following overlays:

- OV3 Area Affected by Underground Mining
- OV3 Mining Constrained Area
- OV7A Building Height Restriction Area 90m
- OV7A Outer Horizontal Surface RL 176.5
- OV7B 8km Existing Committed Urban Townships Buffer

The zoning and overlays can be viewed on the [Ipswich Mapping System](#). The site has a total area of 1004m².

Subdivision

In accordance with the provision of the [Ipswich Planning Scheme 2006](#), there is no minimum allotment size for the Residential Low Density (RL2) Zone. However, it is based on dwelling density, which is 10 to 15 dwellings per hectare. This equates to generally 1 lot per 600m².

However, generally the minimum allotment size in the Residential Low Density (RL2) Zone is 450m² (exclusive of the access strip if designed as a hatchet lot) if dwelling density is justified for a wider catchment (adjoining properties included in calculations).

Under the [Ipswich Planning Scheme 2006](#), subdivision in the residential low density zone is code assessable and will require an application to council. This will require an assessment against the Planning Scheme benchmarks in the [reconfiguring a lot code](#), urban areas code (particularly specific outcomes in [section 4.3.3](#) and the [Residential low density zone](#)), [vegetation management code](#) and [Development constraints overlays code](#).

In regards, to the positioning of the dwelling house, the setbacks will need to be in accordance with the [Residential Code](#).

As the site is affected by the OV3 Mining Constrained Area an assessment is required against the [Development constraints overlays code](#) and a Mining/ Geotechnical Report will be required as part of any development application

Auxiliary Unit

Under the [Ipswich Planning Scheme 2006](#), an “Auxiliary Unit” is a building or part of a building used as a secondary residence not exceeding 50m² gross floor area with a maximum of one bedroom which is attached to or associated with a dwelling on the same lot.

I have attached the Auxiliary Unit (Granny Flat) Fact Sheet, this includes the requirements and criteria for building an auxiliary unit (granny flat).

If the granny flat complies with the criteria in the fact Sheet then the proposal will be self-assessable and will not require a planning approval. Where not complying with the fact sheet criteria, it is recommended to review the proposed Auxiliary Unit to comply with the criteria. If this is not possible a development planning application may be required to be submitted to council.

Further development permits may be required for building works. Please refer to [Council's Building and Plumbing website](#) for all relevant forms and information. Alternatively, please contact Council's Building and Plumbing Branch on (07) 3810 6666 or email plandev@ipswich.qld.gov.au if you have queries regarding your development proposal.

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To receive assistance or advice in relation to development or preparing a development application, you should contact a consulting development professional, such as a private town planner or building certifier to assist in navigating the legislative and planning requirements.

Please note for future development applications: Council is preparing a new planning scheme, Ipswich Plan 2024, to help us plan for our growing city. Visit the [new planning scheme website](#) to learn more about the project, potential changes, and register to stay informed with the latest project news.



ICC Development Planning

Development Planning Branch

Planning and Regulatory Services Department

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