

Division 21—Special Opportunity Zone: Assessment Criteria and Assessment Tables

4.21.1 Special Opportunity Zone

The provisions in this division relate to the Special Opportunity Zone as follows—

- overall outcomes (section 4.21.2);
- specific outcomes and probable solutions as follows—
 - effects of development – general (section 4.21.3);
 - effects of development within Sub Areas (section 4.21.4);
 - consistent and inconsistent uses, use classes and other development (section 4.21.5);
- assessment tables (Tables 4.21.1 and 4.21.2).

4.21.2 Overall Outcomes for Special Opportunity Zone

- (1) The overall outcomes are the purpose of the Special Opportunity Zone.

NOTE 4.21.2A

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 Special Opportunity Zone are the following—
- (a) The Special Opportunity Zone caters for—
- (i) land where the future use cannot be definitively stated at this time;
 - (ii) the use and management of sites which perform a land use transition or buffering role;
 - (iii) the recognition of various opportunities over large, infill or broad hectare parcels of land; or
 - (iv) promoting a flexible approach to uses and works on land which is constrained.
- (b) Uses and works provide for the continuation of the existing or approved use or the protection of the intended use, however, were these uses to cease, the site's locational and physical attributes present opportunities for different development forms which require further detailed investigation.

- (c) Uses and works within the Special Opportunity Zone are located, designed and managed to—
- (i) be compatible with the amenity and character of surrounding lands;
 - (ii) facilitate the development of the Sub Areas comprising the zone for their approved use or intended use;
 - (iii) maintain townscape character and amenity;
 - (iv) maintain the safety of people, buildings and works; and
 - (v) avoid significant adverse effects on the natural environment.

NOTE 4.21.2B

- (1) Some of the land within the Special Opportunity Zone is affected by development constraints, particularly flooding, mining, steep slopes and matters associated with the Amberley Air Base.
- (2) Refer to the overlay maps and Part 11 to determine whether a proposal is affected by an overlay.

4.21.3 Effects of Development – General

NOTE 4.21.3A

- (1) The specific outcomes which are sought to apply generally throughout the Special Opportunity Zone are set out below.
- (2) It is important that short term decisions regarding the Sub Areas do not prejudice the realisation of the listed opportunities for each Sub Area.

Character and Amenity

(1) Specific Outcomes

- (a) Uses and works reflect the local character, the amenity of the surrounding area and protect and enhance views along important view corridors and landmark features having regard to—
- (i) building height;
 - (ii) places of cultural significance or streetscape value;



- (iii) boundary clearances/buffers and in particular the possible implications for adjoining lands, including the potential restriction on the current or future use of such land;
 - (iv) building setbacks from the road network in particular along Designated Roads;
 - (v) avoiding large expanses of blank wall, particularly where visually prominent; and
 - (vi) the form, scale, bulk, style and siting of buildings.
- (b) Uses and works do not have a significant detrimental impact on the amenity of nearby residents or the surrounding area, including through the—
- (i) emission of odours, noise, dust, waste products, light, electrical interference or otherwise; or
 - (ii) generation of traffic travelling to or from the site.

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

- (a) Buildings are generally up to two (2) storeys in height unless otherwise specified for a Sub Area.
- (b) Additional storeys are not provided unless appropriate with—
 - (i) the scale of adjoining development; and
 - (ii) the extent of fall across the land; and
 - (iii) the character and amenity of the area and overall townscape.
- (c) Buildings are setback a minimum of six (6) metres from the street alignment, unless otherwise specified for a Sub Area.

Plan of Development

(3) Specific Outcomes

All land included in the Special Opportunity Zone is developed in accordance with a Plan of Development indicating—

- (a) the type and location of uses on the site; and
- (b) the density and/or intensity of uses and works and where known, the size and location of proposed buildings and other structures and details regarding vehicle access and movement onto and through the site.

NOTE 4.21.3B

The level of detail required for preparation of a Plan of Development will vary from site to site, according to the area of land involved and the range of activities proposed for that site.

Operation of Road Network and Access

Specific Outcomes

Uses are located and designed to—

- (a) ensure the safe and efficient operation of the road network;
- (b) avoid access to Designated Roads (and in particular avoid the creation of multiple access points along a Designated Road) unless the premises do not have an alternative frontage to a dedicated road or other alternative access;
- (c) avoid the creation of a new traffic hazard or increase an existing traffic hazard; and
- (d) avoid significant adverse effects (e.g. by noise or dust generated) from use of the road network.

Provision of Infrastructure

Specific Outcomes

Infrastructure is—

- (a) integrated with existing systems;
- (b) provided to service the approved use for each Sub Area (including suitable road access, electricity, telecommunications and adequate water supply or on-site potable water storage);
- (c) provided to meet appropriate standards, in particular that roads providing access to each Sub Area are constructed to a bitumen road standard;
- (d) comprised of components and materials that are readily accessible and available from local sources.

(5)

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.

Effluent Treatment and Disposal

Specific Outcome

Uses are able to be—

- (a) connected to the reticulated sewerage network; or

(6)

(7)



- (b) provided with adequate on-site effluent treatment and disposal¹⁸⁴.

Vegetation/Landscaping

(8)

Specific Outcome

- (a) Appropriate landscaping, including street trees, is used to soften building outlines and enhance the overall appearance of the area.
- (b) All significant trees are retained, where possible.

Operational Airspace – Wildlife Hazards

(9)

Specific Outcome

- (a) Particular attention is given to the covering or containment of food and waste sources so as not to attract wildlife (particularly birds or bats) that are likely to affect the operational airspace within 8km of RAAF Base Amberley.
- (b) Turf farming and fruit farming are managed within 8km of RAAF Base Amberley to avoid the attraction of wildlife (particularly birds or bats) that is likely to affect the operational airspace of RAAF Base Amberley.

(10)

Probable Solution – for sub-section (9)(b)

Turf farming and fruit farming are avoided within 3km of RAAF Base Amberley.

NOTE 4.21.3C

Refer to—

- (a) Map OV7B;
- (b) State Planning Policy 1/02 – Development in the Vicinity of Certain Airports and Aviation Facilities; and
- (c) Table 11.4.2, section 11.4.9 (Defence Facilities), Part 11 (Overlays) of this Planning Scheme.

4.21.4 Effects of Development within Sub Areas

NOTE 4.21.4A

- (1) The Special Opportunity Zone includes forty-four (44) Sub Areas, as outlined below.
- (2) The location of the Sub Areas are—
- (a) depicted on the Zoning Maps Z7, Z8, Z9, Z14, Z15, Z16, Z17, Z23, Z24, Z25, Z26, Z32, Z33 and Z41; and
- (b) described below.

(1)

Sub Area SA1 – University/Showgrounds

NOTE 4.21.4B

- (1) This Sub Area comprises the following—
- (a) **Ipswich Showgrounds** – land containing the Ipswich Showgrounds and bounded by Salisbury and Warwick Roads and Parker Avenue;
- (b) **University of Queensland Ipswich Campus** – land containing the University situated between Deebing Creek, Warwick Road, Parker Avenue and Salisbury Road (formerly the Challinor site).
- (2) The Sub Area is highly significant in a townscape context as it —
- (a) adjoins the main southern approach route and one (1) of the outer gateways to the City Centre;
- (b) is situated on a prominent hillside, particularly when viewed from Denmark Hill to the North and Warwick Road to the South;
- (c) is dissected by important view corridors; and
- (d) contains a number of landmark structures, particularly Blair Pavilion, the Administration Building and the Engine House Chimney.
- (3) There are opportunities to integrate the use of the showgrounds and the University.

Specific Outcomes

- (a) The Sub Area is progressively developed as a university campus containing a range of teaching, research, service, recreation and accommodation facilities necessary for the functioning of a major university.

¹⁸⁴ For further information about requirements for on-site effluent treatment and disposal, refer to Plumbing and Drainage Act 2002 and the Queensland Plumbing and Wastewater Code.



- (b) Master planning of this campus evolves over time in response to contemporary education needs and practices, with participation by Council and the Ipswich community in this process.
- (c) The Ipswich Showgrounds is currently used as a community use/recreation use venue and has additional potential to be utilised as a major sporting venue.
- (d) Uses and works on the Ipswich Showgrounds site are undertaken in a manner which maximises opportunities for integration with the adjoining University site, including the provision of support facilities to the University and joint use of facilities.
- (e) Suitable uses for the site may include —
 - (i) markets;
 - (ii) indoor entertainment;
 - (iii) indoor recreation;
 - (iv) equestrian and coursing sports;
 - (v) accommodation for students;
 - (vi) crèche;
 - (vii) swimming pool;
 - (viii) communications tower;
 - (ix) stables;
 - (x) circus;
 - (xi) agricultural show;
 - (xii) events and expos;
 - (xiii) erection of structures ancillary to showgrounds use (e.g. stadium);
 - (xiv) erection of temporary structures;
 - (xv) restaurant;
 - (xvi) support facilities for the university;
 - (xvii) major sporting stadium.
- (f) Residential uses may be located along the Warwick Road frontage with potential for small scale retail and commercial uses on the ground floor fronting Warwick Road.
- (g) New uses and works are limited to five (5) storeys in height, except where fronting Warwick Road, where new uses and works are limited to three (3) storeys in height.
- (h) New uses and works retain identified places of cultural significance or streetscape value, including the potential for adaptive re-use.
- (i) Buildings are set back six (6) metres from Warwick Road and four (4) metres from Salisbury Road and Parker Avenue.
- (j) Large expanses of blank walls are avoided, particularly where visually prominent.
- (k) The landscape treatment of the site -
 - (i) retains its open space character;
 - (ii) retains the landscape features, including the historic planting and the alignments of significant roadways, pathways and walls;
 - (iii) retains important view corridors;
 - (iv) softens building outlines and enhances the overall appearance of the area, particularly when viewed from the Warwick Road approach route and in the vicinity of the outer gateway to the Ipswich City Centre.
- (l) Uses and works provide for the creation of strong pedestrian, bicycle and public transport connections to the Ipswich CBD, the proposed railway station on site and nearby residential areas.
- (m) A publicly accessible pedestrian/bike link is provided through the site, potentially via a pathway along Deebling Creek, providing a link between Warwick Road and the Churchill/Raceview residential areas through to Willey Street Park and the Denmark Hill Conservation Park, and further afield to Brisbane Street, West Ipswich, the Bremer River and Leichhardt.
- (n) New road and pathway connections are provided through the site in order to unlock its redevelopment potential.
- (o) An integrated network of public spaces are provided to create a comfortable and attractive pedestrian experience.
- (p) Uses and works avoid the alignment of the trunk sewer which traverses the Sub Area.
- (q) Uses and works present a well landscaped, high quality design, particularly when viewed from Warwick and Salisbury Roads.
- (r) A detailed master plan is to be prepared to guide the development of the Sub Area in an integrated and orderly manner.



(2) **Sub Area SA2 - North Ipswich Railyards****NOTE 4.21.4C1**

The Sub Area is highly significant in a townscape context as it —

- (a) is situated in a prominent position, particularly when viewed from Denmark Hill, the Woodend Road ridgeline and the elevated areas to the north along Pine Mountain Road;
- (b) straddles or adjoins significant view corridors, along the traverser, both towards and away from the summit and northern slopes of Denmark Hill, towards the City Centre, along the river and along Downs Street; and
- (c) contains a number of landmark buildings, particularly the gatehouse, the powerhouse and the historic water tower.

(a) Specific Outcomes for the North Ipswich Railyards Sub Area, as a whole

- (i) Buildings are designed and located to enhance rather than obscure the view of places of cultural significance or streetscape value.
- (ii) Uses and works maintain the important view corridors along the traverser axis and along the Bremer River.
- (iii) Places of cultural significance or streetscape value are conserved and used appropriately.
- (iv) New uses are sympathetic and respectful to places of cultural heritage significance and maximise opportunities to create interesting courtyard spaces between buildings.
- (v) The placement of buildings maintains views towards major historic landmark buildings such as the powerhouse, water tower and gatehouse, and along the traverser.
- (vi) New buildings minimise the extent of blank walls, particularly in situations where such walls are visually prominent.
- (vii) Infill development between heritage buildings is consistent with the height and roof form of heritage buildings.
- (viii) New uses and works do not have a significant detrimental impact on the amenity and character of nearby residential areas.
- (ix) Residential buildings incorporate noise attenuation and other mitigation measures to minimise the impacts of the adjoining railway workshops and the railway museum whilst providing high quality facades.
- (x) Uses and works in the vicinity of the western end of W.M. Hughes Street, adjoining the Bremer River, protect a possible future transport corridor link across the river.
- (xi) Road, cycleway and pedestrian path linkages are provided to achieve the connectivity elements as set out in Figure 4.21.1.
- (xii) Development within the Sub Area is permeable and integrated with surrounding development and other precincts to ensure connectivity, including to the public open space network from nearby residential areas, and is not to present as a series of separate, 'gated' developments.
- (xiii) Uses and works avoid the alignment of the trunk sewers and major stormwater drainage paths.
- (xiv) Comprehensive site contamination investigations are undertaken together with necessary decontamination and remediation works which are commensurate with the desired future use for each specific part of the Sub Area.
- (xv) A detailed master plan is prepared to guide the development of the Sub Area in an integrated and orderly manner, or as a minimum, a detailed master plan is prepared for each precinct within the Sub Area.
- (xvi) The Sub Area is not to be developed as a rival office or retail location to the Ipswich CBD.

(b) Specific Outcomes for Precinct Areas**NOTE 4.21.4C2**

- (1) There are seven (7) precincts within the Sub Area, as outlined in Figure 4.21.2.
- (2) The specific outcomes for each precinct are set out below.



----- Pedestrian Pathways

Final alignment of pedestrian paths are to be determined on the basis of detailed site survey and meeting required gradient standards, DDA requirements and requirements relative to achieving appropriate flood immunity and minimising earthworks.



Rail Corridor Crossing

Full design requirements (including safety arrangements) to be determined as part of the detailed operational works requirements.

----- Roads (including footpaths)

To be dedicated as public road, unless otherwise determined by Ipswich City Council.

The main north-south road is to be located on the Mihi Railway alignment as indicated in the Ipswich Planning Scheme Character Place Listing, unless otherwise determined by Ipswich City Council.

----- Pedestrian pathway/cycleway

To connect to the constructed pathway/cycleway on the northern boundary of the site and to be located on/run parallel to the Mihi Railway alignment as indicated in the Ipswich Planning Scheme Character Place Listing, unless otherwise determined by Ipswich City Council.

----- Precinct Boundary
(refer to Figure 4-21-2)



Convenience Retail
(General Store/Cafe)

May 2010

Legend

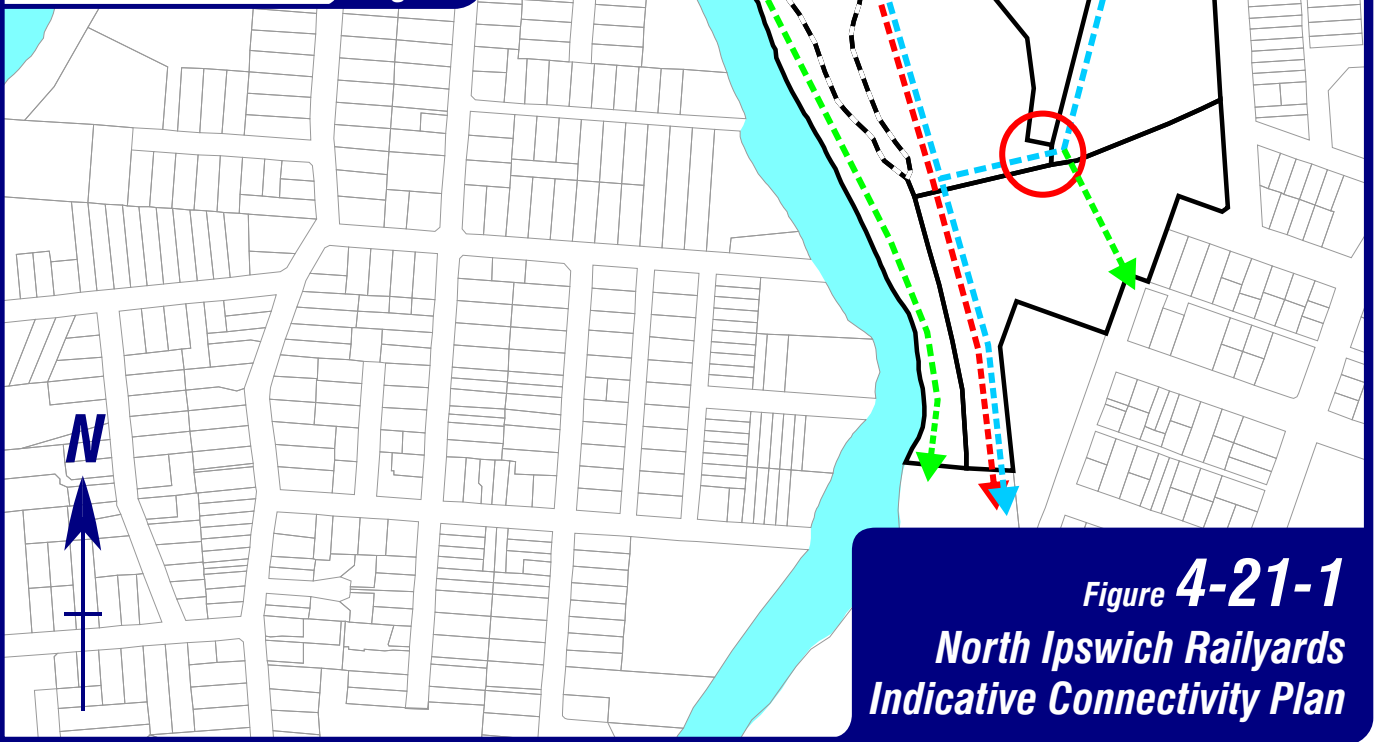



Figure 4-21-1
North Ipswich Railyards
Indicative Connectivity Plan

Precincts

- 1** W M Hughes Street Residential Precinct
- 2** North East Precinct
- 3** Riverside Residential Precinct
- 4** North Street Residential Precinct
- 5** Riverside Open Space Precinct
- 6** Drainage/Open Space Precinct
- 7** Museum and Workshops Precinct

 Constrained Land, Indicative and Subject to Further Detailed Assessment

May 2010 **Legend**

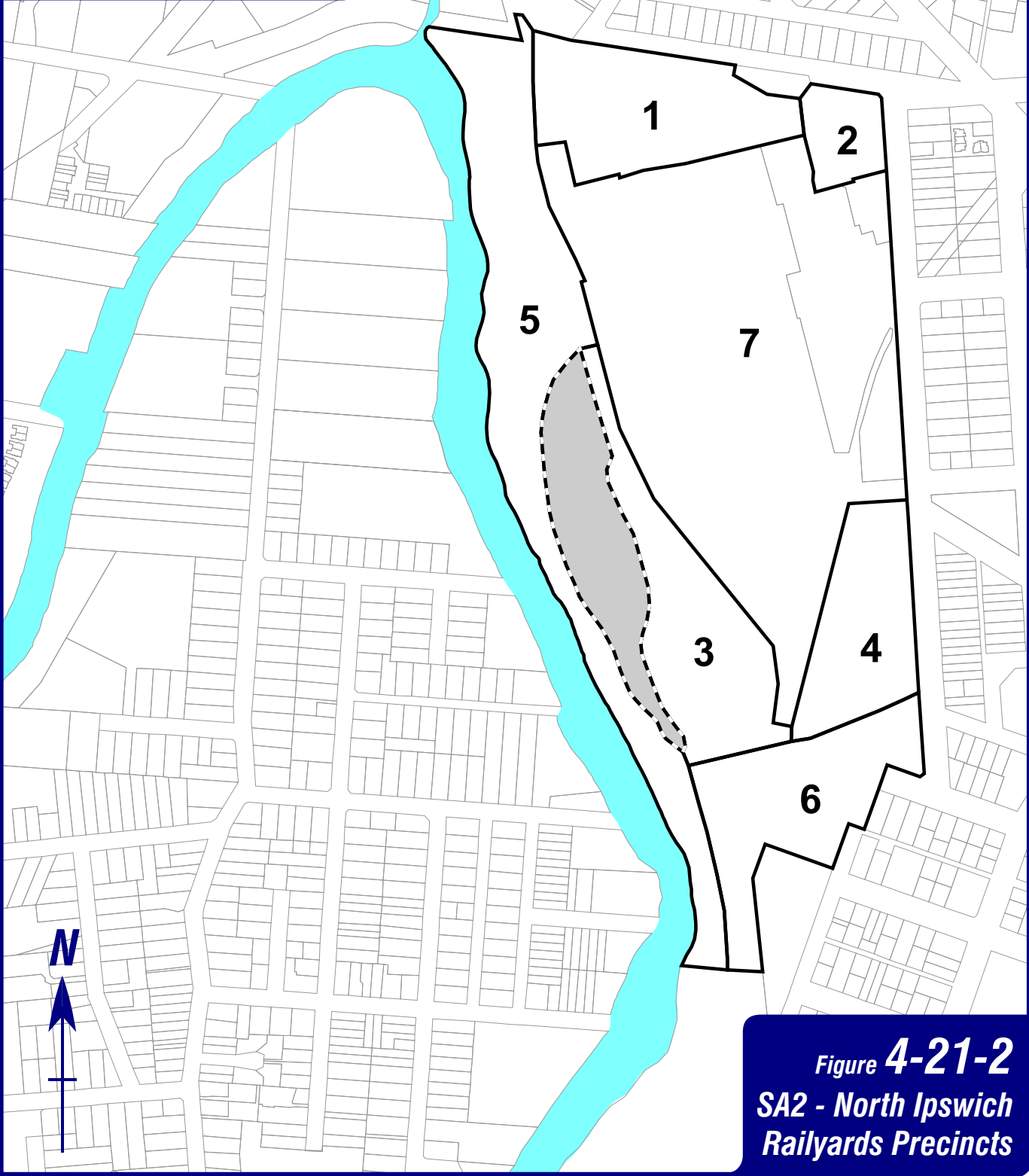


Figure 4-21-2
SA2 - North Ipswich
Railyards Precincts

- (i) Precinct 1 - W.M. Hughes Street Residential Precinct
- (A) This Precinct is predominately developed with residential medium density uses, and may include some live/work units.
 - (B) Development adjacent to W.M. Hughes Street includes at least one (1) storey to a maximum of two (2) storeys above the level of W.M. Hughes Street, with those storeys to be orientated to the street frontage and with direct pedestrian access provided at street level and vehicular access where practicable at the rear.
 - (C) The lower storeys below the level of W.M. Hughes Street are to be orientated internally to the site.
 - (D) Buildings situated behind the W.M. Hughes Street frontage are generally to be three (3) storeys in height with opportunities for six (6) storey signature buildings on landmark sites.
- (ii) Precinct 2 - North East Precinct
- (A) This Precinct may be developed with residential medium density uses, and may include live/work units.
 - (B) Buildings adjoining the W.M. Hughes and North Street frontages are to be two (2) storeys in height with opportunities for six (6) storey signature buildings and landmark sites, behind the street frontage.
 - (C) The existing historic masonry water tower is to be conserved on site.
 - (D) Mature trees are conserved where possible, particularly the large fig trees near the former railway administration buildings.
- (iii) Precinct 3 - Riverside Residential Precinct
- (A) This Precinct is predominately developed with residential medium density uses where located outside the adopted flood regulation line, and may include some live/work units.
 - (B) Buildings are generally three (3) storeys in height with opportunities for six (6) storey signature buildings on landmark sites.
 - (C) New uses and works do not obstruct the view along the traverser towards the Bremer River through the placement of building or structures along the western end of the traverser.
 - (D) The precise location of the boundary between the Riverside Open Space Precinct (Precinct 5) and the Riverside Residential Precinct (Precinct 3) is to be determined by the extent of fill permitted.
 - (E) The Riverside Residential Precinct (Precinct 3) is to contain land to the toe of any batter or any retaining structures.
 - (F) Should filling of the site not be approved, subject to detailed assessment, then the location of the boundary will be determined relative to the position of the adopted flood regulation line and the location of the road and pedestrian/cycle path to be located on the Mihi Railway alignment (refer to the Indicative Connectivity Plan - Figure 4.21.1).



- (iv) Precinct 4 - North Street Residential Precinct
- (A) This Precinct is predominately developed with residential medium density uses where located outside the adopted flood regulation line, and may include some live/work units.
- (B) A small convenience retail use (such as a general store or café) may be provided at the North Street frontage and is to be designed to ensure visual prominence and safe access for vehicles and pedestrians.
- (C) Buildings adjoining the North Street frontage are to be two (2) storeys in height, with the balance of the Precinct containing buildings up to three (3) storeys.
- (v) Precinct 5 - Riverside Open Space Precinct
- (A) This area is primarily designed to serve a connectivity/linkage function along the bank of the Bremer River.
- (B) Whilst the area may remain predominately in a natural setting and retain important environmental values, including an important role as a wildlife corridor, it is primarily intended to serve an urban recreation rather than conservation focus.
- (C) The precise location of the boundary between the Riverside Open Space Precinct (Precinct 5) and the Riverside Residential Precinct (Precinct 3) is to be determined by the extent of fill permitted.
- (D) The Riverside Residential Precinct (Precinct 3) is to contain land to the toe of any batter or any retaining structures.
- (E) Should filling of the site not be approved, subject to detailed assessment, then the location of the boundary will be determined relative to the position of the adopted flood regulation line and the location of the road and pedestrian/cycle path to be located on the Mihi Railway alignment (refer to the Indicative Connectivity Plan - Figure 4.21.1).
- (vi) Precinct 6 - Drainage/Open Space Precinct
- (A) New uses and works are determined on the basis of satisfactorily addressing site contamination, flooding and drainage issues.
- (B) The precinct may include private open space associated with adjoining medium density residential development in Precinct 4.
- (vii) Precinct 7 - Museum and Workshops Precinct
- (A) The Precinct may be developed into a vibrant mix of uses including:-
- (I) a major iconic tourism precinct based on a railways/transport interactive museum;
- (II) a major convention/recreation/entertainment/sport and leisure complex, with indoor and outdoor facilities;
- (III) visitor accommodation;
- (IV) an arts complex (perhaps including a film studio, a film and multi-media training centre or a community arts centre);



- (V) a business/ technology/ innovation centre catering for specialist research, multi-media and information technology and telecommunications businesses;
- (VI) an urban village comprising a mixed use development with medium density housing, art and craft markets, community arts centre, cottage industries, studio apartments, live/work units and other home based businesses; and
- (VII) educational uses.
- (B) Office uses located in this precinct should have a direct link with uses set out in (A) above and should not comprise government departments, financial institutions or professional offices which are more appropriately located within the Ipswich CBD.
- (C) The Precinct is not developed as a rival office or retail location to the CBD.
- (D) Buildings are generally three (3) storeys in height with opportunities for six (6) storey signature buildings on landmark sites.
- (E) New buildings are generally setback from the street an equal or greater distance to the heritage buildings located in this Precinct.
- (F) Mature trees are conserved, particularly the large fig trees near the former railway administration buildings.

(3) **Sub Area SA3 - The Terrace**

NOTE 4.21.4D

- (1) This Sub Area is currently being used primarily for recreational and timber mill purposes, and comprises land situated between Pine Street, The Terrace and the Bremer River at North Ipswich.
- (2) In the short to medium term the existing sports fields will continue to be used for active recreation.
- (3) In the long term there is opportunity to either develop a major sporting complex or alternatively a mixed-use development with high density residential where located outside the adopted flood regulation line or a combination of these uses which contributes towards creating a unique sports precinct with co-located uses such as:
 - (a) Sports Museum;
 - (b) Institute of Sport; or
 - (c) Accommodation.
- (4) It is considered most likely that the former Woollen Mills buildings will continue to be used for some form of business and/or mixed-use residential development.
- (5) The Sub Area is significant in a townscape context as it adjoins —
 - (a) the main northern approach route and one (1) of the inner gateways to the City Centre; and
 - (b) important view corridors along Pine Street and the Bremer River.
- (6) The Sub Area is considered likely to accommodate future additional all-mode river crossings, with the exact location and number subject to further detailed investigation.

Specific Outcomes

- (a) Both the former Woollen Mills buildings and the World War II air raid shelter are conserved as part of the future development of the Sub Area.
- (b) The former Woollen Mills buildings are adaptively reused for one or more of the following —
 - (i) indoor recreation;
 - (ii) an inner City museum/exhibition centre; or
 - (iii) high density mixed-use housing.



- (c) The Sub Area is developed as a mixed-use high density residential area to compliment the adjoining land to the north and generally in accordance with the Residential High Density Zone - RHD1 Sub Area (refer Part 5: Division 9).
- (d) New uses and works are limited to ten (10) storeys where fronting The Terrace and stepped down to five (5) storeys fronting the Bremer River, as identified in Figure 5.1: Part 5.
- (e) New buildings are setback to the alignment of nearby buildings, unless an alternative arrangement does not detrimentally affect the character and amenity of the area and the overall townscape.
- (f) Non-residential uses within the Sub Area do not significantly, detrimentally affect the amenity of nearby residential areas or detract from the intended functioning of other Sub Areas.
- (g) Opportunities for a new landmark building on the corner of Pine Street and The Terrace, one (1) of the inner gateways to the City Centre, are maximised.
- (h) Grade separated pedestrian access is provided between the Sub Area and the adjacent Riverlink site via the provision of a pedestrian link under the David Trumpy Bridge.
- (i) The southern boundary of The Terrace is to be rationalised to relocate or incorporate any significant infrastructure (e.g. the major trunk sewer adjoining The Terrace).
- (j) A detailed master plan is prepared to guide the development of the Sub Area in an integrated and orderly manner.
- (k) The incorporation of new laneways/access roads throughout the Sub Area is to be determined as part of a detailed master plan.

(4) Sub Area SA4 – Thorn Street

NOTE 4.21.4E

- (1) The Sub Area comprises the Council Depot on the corner of Griffiths Road and Thorn Street.
- (2) It is considered that the land is likely to continue to be used for Ipswich City Council and State Emergency Service Depot purposes, however, in the event of the land becoming surplus to Council's needs, it does have considerable potential for medium to high density housing based on its proximity to the Central Business District and nearby parkland.

Specific Outcomes

- (a) In the event of the site being developed for housing, buildings are setback six (6) metres from the street and generally limited to two (2) storeys in height.
- (b) Building heights may be increased towards the ridgeline to the south, with particular regard to the likely impact on—
 - (i) important view corridors; and
 - (ii) the amenity of nearby residences.

(5) Sub Area SA5 – Hooper Street

NOTE 4.21.4F

- (1) The Sub Area comprises land situated between Brisbane, Hooper and Pound Streets and Deebing Creek, West Ipswich.
- (2) It is likely that the use of the land as a pound will continue in the short term.
- (3) In the longer term, part of the land is likely to be used for roadworks associated with traffic improvements to the One Mile Bridge and the intersection of Hooper and Brisbane Streets.

Specific Outcomes

Depending on how much land is utilised by roadworks, the balance area may be used—

- (a) with adjoining land as part of an integrated open space system along the Bremer River and Deebing Creek; or
- (b) for business and industry uses in a similar manner to the adjoining land to the north.

(6) Sub Area SA6 – Limestone Street, Wilson Lane and Murphy Streets

NOTE 4.21.4G

- (1) The Sub Area comprises the property situated at 98 Limestone Street, Ipswich.
- (2) It is likely that the use of the land as a nursing home will continue.
- (3) The Sub Area is significant from a townscape context as it—
 - (a) straddles a number of significant view corridors both towards and away from the summit and northern slopes of Denmark Hill; and
 - (b) adjoins Limestone Street, which is one (1) of the main approach routes to the City Centre.
- (4) The Sub Area is affected by a trunk sewer and a major stormwater system, both of which drain an extensive area of Denmark Hill.



Specific Outcomes

- (a) Future use of the site may include—
 - (i) high density housing;
 - (ii) commercial uses; or
 - (iii) a combination of the above.
- (b) The stone walls and gate posts being remnants of the former historic home, “Beaumont”, situated along part of the Limestone Street and Wilson Lane frontage of the site are retained.
- (c) New uses and works maintain the Sub Area’s townscape values.
- (d) Opportunities for new landmark buildings on both the Wilson Lane and Murphy Street corners of the Sub Area, are maximised.
- (e) Uses and works do not adversely impact on the trunk sewer and major stormwater drainage system that traverse the Sub Area.

(7) Sub Area SA7 – Raceview Street/Robertson Road/Thornton Street, Raceview

Specific Outcome

Future uses of the Sub Area may include—

- (a) Community uses (e.g. a Place of Worship, Educational Establishment, Child Care Centre);
- (b) Emergency Services Depots;
- (c) Public Utilities;
- (d) Services Depots and Administration;
- (e) Recreational Uses; and
- (f) Low to Medium Density Housing.

(8) Sub Area SA8 – Warwick Road, Yamanto

Specific Outcomes

- (a) Future uses may include Offices, Community Uses, Recreational Uses, and Medium to Low Density Housing.
- (b) Uses and works have particular regard to presentation of the Warwick Road frontage, and maintain spacious, 20 metre average setbacks, to the Warwick Road frontage.

(9)

Sub Area SA9 – Lobb Street (South)

NOTE 4.21.4H

- (1) Future uses of the Sub Area may include Recreation/Open Space particularly adjoining the Bremer River, and either Low Impact Business and Industry or Residential Mixed Density where located outside the adopted flood regulation line.
- (2) There is also potential to provide a pedestrian/cycle link across the Bremer River to connect with the Leichhardt open space network.

Specific Outcomes

- (a) Business and Industry uses include significant landscaping and buffering to the Lobb Street frontage, and to the interface between the Sub Area and the Residential Low Density lands to the south.
- (b) Non-residential uses and works pay particular attention to mitigating potential noise impacts for nearby residents on the periphery of the Sub Area.
- (c) Appropriate measures may include—
 - (i) minimal to no openings in building walls facing residences;
 - (ii) enclosure or other suitable acoustic treatment for machinery;
 - (iii) careful placement and screening of outdoor storage and work areas; and
 - (iv) provision of adequate physical separation and appropriate landscaped treatment including establishing planted buffer areas and acoustic mounds or fencing.
- (d) Uses and works provide an attractive and high quality presentation to Lobb Street and Warwick Road.

(10)

Sub Area SA10 – Ash Street, Flinders View

Specific Outcome

- (a) Future uses in the Sub Area may include a Retirement Community and/or Medium Density Housing and/or Community or Commercial Uses based on the Sub Area’s proximity to the adjacent Major Neighbourhood Centre.
- (b) Uses and works provide an attractive and high quality presentation, including consideration to quality design, construction and landscaped treatment of new buildings.



- (c) Future uses provide an appropriate transition between the adjacent Major Neighbourhood Centre and the Residential Low Density Zone.

(11) Sub Area SA11 – Greenwood Village Road, Greenwood Village

Specific Outcome

Land adjacent to Greenwood Village Road may potentially be developed for rural housing style allotments, with a minimum lot size of 1 ha, with building envelopes and houses positioned close to Greenwood Village Road, and with the rear of the allotments forming part of a buffer to the Regionally Significant Business and Industry Investigation Area to the west.

NOTE 4.21.4I

This Note Box is left intentionally blank.

(12) Sub Area SA12 – Kerners Road, Yamanto

Specific Outcomes

- (a) The properties within this Sub Area are intended to be developed for Church Purposes.
- (b) Design of development in the Sub Area takes account of the need for buffering between the Business and Industry Zone to the west, and residential land to the east.
- (c) Buildings are designed to minimise visual impact (particularly to residential areas) and uses and works incorporate appropriate landscaping buffer treatments, particularly to the Kerners Road frontage.
- (d) Consideration is given to the minimisation of impacts in terms of traffic generation, noise and lighting impacts on nearby residential land.

(13) Sub Area SA13 – South Deebing Creek Road, Deebing Heights

Specific Outcome

Future uses in the Sub Area may include an estate sales office, convenience shopping and possibly community uses.

(14) Sub Area SA14 – South Deebing Creek Road, Deebing Heights

NOTE 4.21.4J

The exact configuration and future use for land within this Sub Area will depend upon the precise location and design of the surrounding major road network.

Specific Outcomes

Potential future uses include—

- (a) community uses;
- (b) neighbourhood shopping;
- (c) medium density housing;
- (d) low density housing; or
- (e) a combination of the above.

(15) Sub Area SA15 – Powells Road, Yamanto

Specific Outcomes

- (a) Future uses of the land may include a motel, restaurant and caretakers residence or low-medium density housing.
- (b) Development for the purposes of a motel/restaurant addresses potential amenity impacts such as noise, light, traffic and privacy upon adjoining residents.
- (c) Uses provide adequate buffering and setbacks in order to maintain the amenity of nearby residences.
- (d) Uses and works present a well landscaped, high quality design, particularly when viewed from the highway.

(16) Sub Area SA16 – Karalee (land generally bounded by Mt Crosby Road, Langlands Street and Junction Road)

NOTE 4.21.4K

- (1) It is intended to promote the subject lands for purposes which support the Karalee Major Centre.
- (2) Any significant urban uses will be dependant upon the provision of sewerage infrastructure.
- (3) There are two (2) precincts in the Sub Area, as outlined in Figure 4-21-3.
- (4) The specific outcomes for each precinct are set out below.

Specific Outcomes

- (a) Future uses in the Sub Area may include—
 - (i) housing at a density promoting housing options not available in the locality, such as a retirement community or other forms of low to medium density housing;



Precincts

1 Precinct 1

2 Precinct 2



December 2013

Legend

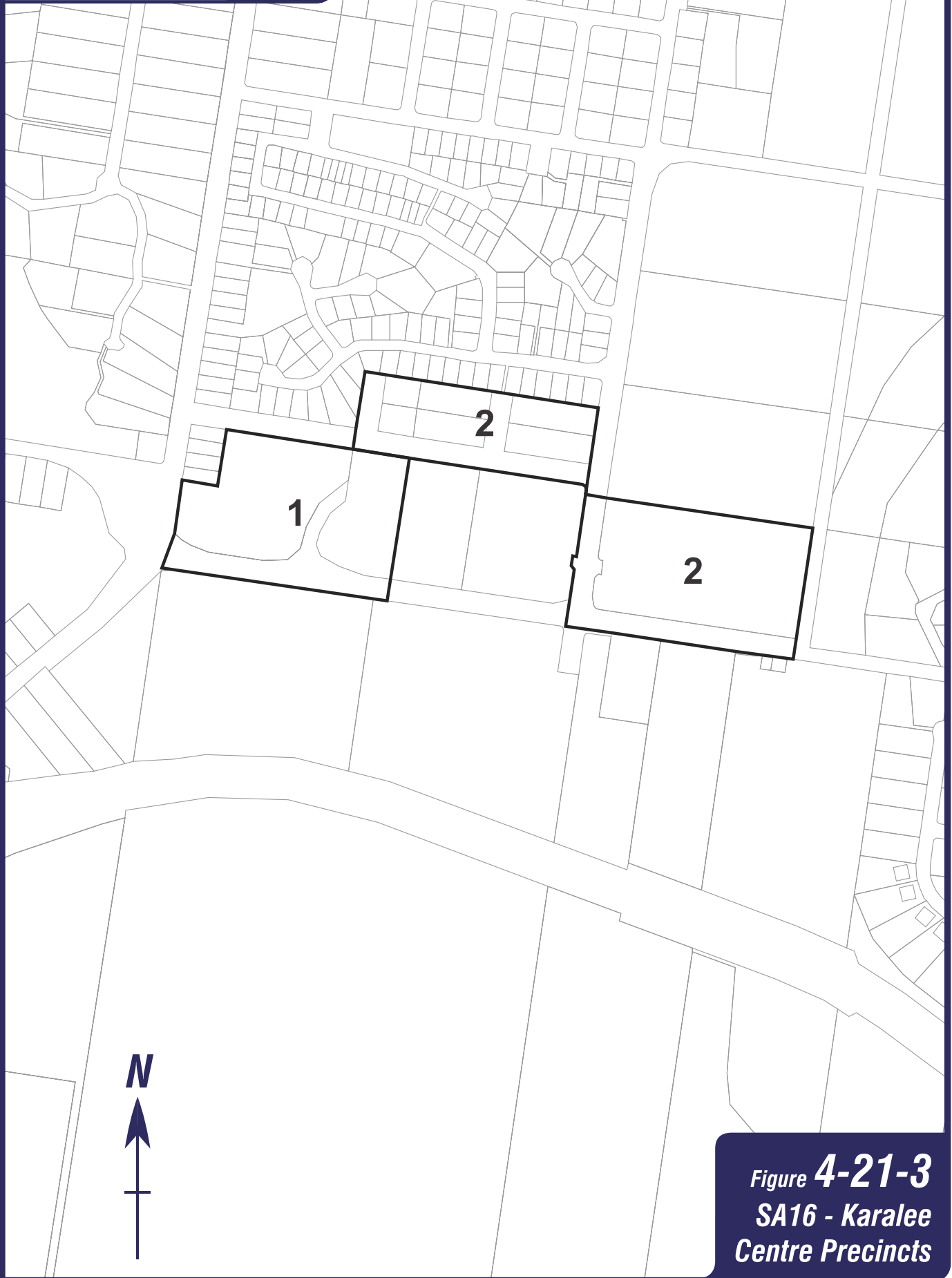


Figure 4-21-3
**SA16 - Karalee
Centre Precincts**

- (ii) possible expansion of the Karalee Centre in a cohesive and integrated manner westwards from the existing development into Precinct 1. Uses and works in Precinct 1 support the intended business and service role of the Karalee Major Centre without compromising the function of the centre;
 - (iii) possible mixed use development;
 - (iv) community uses supporting the Karalee Centre;
 - (v) retail warehouse, hardware and produce store type uses supporting the Karalee Centre; or
 - (vi) other recreation or entertainment uses (including food and beverage establishments) supporting the Karalee Centre.
- (b) Precinct 2 provides a mix of uses that facilitate a transition between non residential uses (ie retail / service trades uses) to the south and residential uses to the north.
- (c) New uses and works are designed, constructed and located to –
- (i) include attractive, high quality, buildings and structures and associated landscaped areas which enhance the 'sense of arrival' to Karalee and Chuwar, particularly when viewed from Mt Crosby Road, Junction Road or local streets;
 - (ii) avoid the use of large expanses of blank walls and instead provide attractive, articulated facades fronting road reserves;
 - (iii) ensure no adverse amenity impacts on nearby residential uses; and
 - (iv) provide safe and convenient vehicular access and circulation and avoid vehicular/pedestrian conflicts.
- (d) Mature vegetation is retained where possible.

(17) Sub Area SA17 – Tivoli (area bounded by Mt Crosby Road, Church Street, Warrego Highway and Greasley/Allan Streets)

NOTE 4.21.4L

This area has been the subject of extensive mining and is bounded to the west and south by residential areas.

(18)

Specific Outcomes

- (a) Envisaged uses are community and recreational activities which have minimal building requirements and maintain the existing amenity of nearby residences.
- (b) All mature vegetation is retained, where possible.

Sub Area SA18 – Tivoli (area generally bounded by Harris Street, Mt Crosby Road, Church Street and Bremer River)

NOTE 4.21.4M

- (1) This area contains the Tivoli Wastewater Centre and a number of undeveloped allotments.
- (2) The area is extensively affected by past mining activities, flooding and impacts associated with the operations of the Tivoli Wastewater Centre.
- (3) Uses and works may need to accord with an approved Environmental Management Plan with emphasis placed on compatibility of appearance and maintenance of the amenity of nearby residences.
- (4) The zoning and specific outcomes for this land may need to be reviewed once the Wastewater Centre is decommissioned and the site decontaminated and rehabilitated.

Specific Outcomes

- (a) Appropriate uses in the Sub Area may include recreational activities, garden supplies, utilities depot and Local Government uses.
- (b) All mature vegetation is retained, where possible.
- (c) Redevelopment of the site provides public access to the riverfront.

(19)

Sub Area SA19 – North Ipswich (land near intersection of Wyndham Street and Pine Mountain Road)

NOTE 4.21.4N

The location of this Sub Area on a major entry road to the Ipswich City Centre in proximity to existing commercial uses provides the opportunity for development of—

- (a) retail, commercial or community uses which support the development of a Local Neighbourhood Centre; or
- (b) low to medium density housing.

Specific Outcomes

- (a) Owing to the site's visual prominence and the surrounding historic built character, particular consideration is given to building scale, form, character, materials and detailing to ensure compatibility with surrounding development.
- (b) Uses and works do not detrimentally impact on the safe and efficient operation of Pine Mountain Road or Wyndham Street.



- (20) **Sub Area SA20 – Brassall (area generally bounded by the Brassall Major Centre Zone, former Railway Corridor/Collins Street and existing community uses fronting Hunter Street)**

NOTE 4.21.4O

- (1) This area is immediately adjacent to the Brassall Major Centre Zone and existing community uses.
- (2) It is significantly affected by flooding – refer to overlay maps and Part 11.

Specific Outcome

- (a) Uses which may be appropriate include community or other uses which support the Brassall Major Centre and are able to withstand flooding impacts.
- (b) Uses and works present a well landscaped, high quality design, particularly when viewed from Hunter Street.

- (21) **Sub Area SA21 – East Ipswich (north of Jacaranda Street in the area defined by Nathan and Merrell Streets)**

NOTE 4.21.4P

The Sub Area is extensively affected by flooding and drainage problems.

Specific Outcomes

- (a) Future activities are compatible with the area's flooding and drainage problems.
- (b) This may include sporting/open parkland, recreation, community uses or other land extensive, low key activities.
- (c) Residential uses are generally discouraged owing to the flooding and drainage impacts.
- (d) Uses are compatible for sites located in a residential setting and which abut the Bremer River and front a major inter suburban link road.

- (22) **Sub Area SA22 – East Ipswich (south eastern corner of Jacaranda Street and Chermide Road)**

NOTE 4.21.4Q

- (1) The Sub Area is an existing private recreational reserve which offers opportunities for public recreation, community uses and educational facilities.
- (2) Given the site's proximity to a local neighbourhood centre, East Ipswich Railway Station, the City Centre and its location on a major inter suburban link road, the site may offer an opportunity for integrated medium density housing where located outside the adopted flood regulation line.

Specific Outcomes

- (a) Future uses in the Sub Area may include—
- (i) recreational uses;
 - (ii) educational uses;
 - (iii) other community uses;
 - (iv) medium density housing; or
 - (v) a combination of the above uses.
- (b) Additional public parkland is provided, expanding upon East Ipswich Honour Park.
- (c) Uses and works present a well landscaped, high quality design, particularly when viewed from Jacaranda Street, Chermide Road and the East Ipswich Honour Park.

- (23) **Sub Area SA23 – Booval (north east of Nimmo and Kruger Streets abutting Bundamba Creek)**

Specific Outcomes

- (a) Future uses in the Sub Area may include—
- (i) medium density housing where located outside the adopted flood regulation line;
 - (ii) low key commercial uses supporting the Booval Major Centre Secondary Business Area;
 - (iii) sporting and/or open parkland or other recreation uses forming part of the Bundamba Creek open space corridor;
 - (iv) community uses; or
 - (v) a combination of the above uses.
- (b) All significant vegetation is retained, where possible.

- (24) **Sub Area SA24 – North Booval (south east corner of Cook and Jacaranda Streets)**

Specific Outcomes

- (a) The Sub Area provides for the continuation of the Dairy Products Factory.
- (b) Any intensification of use accords with an approved Environmental Management Plan.
- (c) In the longer term, the Sub Area may be redeveloped as an integrated medium density residential community, business park or community facility node providing for—
- (i) local play and picnic parkland at the corner of Cook and Jacaranda Streets; or



- (ii) possible provision of local shopping and community facilities on Cook Street.
- (d) All significant vegetation is retained, where possible, particularly the mature jacaranda trees.
- (e) Buildings are generally limited to a maximum height of two (2) storeys at the edge of the Sub Area, increasing to a maximum of three (3) storeys towards the centre of the Sub Area.
- (f) Uses and works present a well landscaped, high quality design, particularly when viewed from Jacaranda and Cook Streets and the railway line.

(25) Sub Area SA25 – Bundamba (Granville Tobacco site, north east of Bundamba Creek and the rail line, south of Creek Street)

Specific Outcomes

- (a) Future uses may include—
 - (i) low impact business and industry activities which expand upon the Bundamba Local Business and Industry area;
 - (ii) low to medium density housing where located outside the adopted flood regulation line; or
 - (iii) recreational or community uses.
- (b) Land is dedicated to form part of the Bundamba Creek open space corridor.
- (c) Provision is made for better pedestrian links to the rail station and Bundamba Creek.
- (d) All significant vegetation is retained, where possible.
- (e) Uses and works present a well landscaped, high quality design, particularly when viewed from the adjoining streets, railway and open space corridor.

(26) Sub Area SA26 – Bundamba (north east of Hanlon and Andrew Street)

NOTE 4.21.4R

- (1) This area forms a buffer to the Bundamba Wastewater Treatment Plant.
- (2) The Sub Area is significantly affected by the operations of the Treatment Plant, flooding and past mining activities – refer to overlay maps and Part 11.

Specific Outcomes

- (a) Future uses—

- (i) co-exist with the Bundamba Wastewater Treatment Plant to the east, large lot residences to the west and preferred urban residential to the south;
- (ii) are land extensive and low intensive in nature;
- (iii) where involving dwellings—
 - (A) provide for the maximum practical separation to the treatment plant; and
 - (B) are designed and located to minimise flooding and mining impacts and to provide emergency egress; and
- (iv) may include reclaimed water reuse and associated agricultural/horticultural activities, including associated research and education such as the growing of olive and koala food trees, viticulture and nurseries.

- (b) All significant vegetation is retained, particularly riparian vegetation.
- (c) Non-residential uses within the Sub Area do not significantly, further detrimentally affect the amenity of the nearby residential land.
- (d) Further reconfigurations of lots for residential uses are discouraged.

(27) Sub Area SA27– Dinmore (north of the rail line, south of Queen Street and east of Hudson Street)

NOTE 4.21.4S

- (1) The Sub Area currently comprises the Dinmore Cattle Holding Yards and unloading facilities associated with the rail freight of cattle for the Australian Meat Holdings (Dinmore Plant).
- (2) This area is also subject to past undermining and potential geotechnical constraints – refer to overlay maps and Part 11.

Specific Outcomes

- (a) Uses and works occur in accordance with relevant development approvals including the Plan of Development, Revised Environmental Investigation Report and Environmental Management Plan over the yards, cattle creeps and underpasses.
- (b) Development complies with all relevant approvals under the Environmental Protection Act, Site Contamination Act and other related legislation.



- (c) In the medium term, alternative methods of transport to the meatworks are identified and implemented, including a rail spur line in accordance with the approval over this Sub Area.

NOTE 4.21.4T

This may allow for the scaling down of the usage of the yards or for their redevelopment.

- (d) Redevelopment of the area provides appropriate uses and works following thorough geotechnical investigations and remediation of contaminants.
- (e) Uses could include a mix of local open space/sporting parkland, residential uses, local employment and community facilities.
- (f) Uses and works present a well landscaped, high quality design, particularly when viewed from nearby streets, the highways and the railway.
- (g) New buildings are designed as smaller individual buildings of a residential scale to integrate with the existing Dinmore Village.

(28) Sub Area SA28 – Ebbw Vale (north of Brisbane Road, to the north east of Ebbw Vale Station)**NOTE 4.21.4U**

- (1) The Sub Area includes vacant lands with drainage and flooding problems.
- (2) The Sub Area may offer opportunities for highway oriented uses and other business opportunities having regard to proximity to the rail station and the Bundamba Regionally Significant Business and Industry Lands.

Specific Outcomes

- (a) Uses and works—
- (i) respect the preferred residential character of nearby residential zones to the east, north east and south; and
 - (ii) present a well landscaped, high quality design, particularly when viewed from Brisbane Road or the railway line.
- (b) Future uses—
- (i) resolve drainage and flooding issues; and
 - (ii) provide safe access which does not adversely affect the operations of the Ipswich Motorway.
- (c) All significant vegetation is retained, where possible.

(29) Sub Area SA29 – Blackstone (General Fertilisers Site - accessed from the southern end of Mary Street)**Specific Outcomes**

- (a) The Sub Area provides for the continuation of the existing Fertiliser Plant on the site.
- (b) Future expansion or intensification complies with the provisions of the Environmental Protection Act.
- (c) Operations accord with an approved Environmental Management Plan with emphasis placed on compatibility of appearance and function with the open space character of the surrounding area associated with Bundamba Creek and Blackstone Hill.

NOTE 4.21.4V

Desirably, the plant is relocated to a Business and Industry Zone.

- (d) Redevelopment/re-use provides for activities appropriate in the open space/bushland setting, including, for example, a conference centre, environmental education centre, recreational/community uses or research and associated technology activities.

(30) Sub Area SA30 – Ebbw Vale [between the Cunningham Highway, High Street and Whitwood Road (unconstructed)]**NOTE 4.21.4W**

It is intended to recognise the effects of mining on this site and, coupled with its environmental, scenic and clay resource values, and the location of nearby residences, provide for development which is sympathetic to these characteristics.

Specific Outcomes

- (a) Uses reinforce the current open space buffer between the Cunningham Highway and proximity to existing residences in Bergins Hill, Bundamba and Ebbw Vale.
- (b) Long term uses of quarried sites and surrounds reflect low scale, land extensive, bushland oriented activities with low traffic volume generating characteristics.

(31) Sub Area SA31 – Riverview (land bounded by Kenneth Street, Riverview Road, Station Road, the Brisbane-Ipswich Rail line and the confluence of the Brisbane and Bremer Rivers – including Salvation Army lands)**Specific Outcomes**

- (a) The Sub Area provides for the progressive expansion of the Salvation Army residential community at Riverview from its nucleus at Moggill Ferry Road.



- (b) The design and location of uses and works within 500 m of the Sub Area's western boundary, provides for co-location with business and industry uses to the west.
- (c) Possible uses along the western interface include open space, business park, golf course estate, education facility or research and associated technology activities).
- (d) Non residential uses on site provide adequate buffering to—
 - (i) existing or proposed residential uses on site;
 - (ii) the Riverview Road frontage of the site; and
 - (iii) nearby residential areas, particularly to the north of the Bremer River and on the southern side of Riverview Road.
- (e) Development in the vicinity of the river system provides for a continuous open space corridor treated and sized to provide for hydrological and ecological processes and recreational opportunities.
- (f) Uses and works at the river confluence, in the north east corner of the site facilitates the creation of a District Waterside Park as indicatively outlined in Map 1 in Schedule 7.
- (g) Development in this Sub Area recognises and provides for appropriate road access and buffering to this desirable open space element.
- (h) Uses within 500 m of the Riverview rail station are consistent with achieving transit oriented, mixed residential development.
- (i) Consideration is given to creating an integrated neighbourhood with provision for a Local Neighbourhood Centre, parkland, community facilities and local business activities.
- (j) Places of cultural significance or streetscape value are conserved and put to a productive use.
- (k) Residential uses are located outside the adopted flood regulation line unless it can be demonstrated that an alternative development footprint may be created through engineering solutions that:
 - (i) provide flood immunity to a minimum of 500mm above the adopted flood regulation line for habitable rooms;

- (ii) do not negatively impact on the overall hydrology, hydraulics and flood capacity of the waterway; and
- (iii) provide direct vehicular access to a flood free evacuation route for each dwelling.

(32) Sub Area SA32 – Redbank (South) – YUPI Site (bounded by Six Mile Creek, Bailey Street and Dunlop Street)

NOTE 4.21.4X

The site is affected by past mining activities and flooding, and contains a place of cultural heritage significance.

Specific Outcomes

- (a) The Sub Area provides for a variety of community uses and low key business activities which do not adversely affect the amenity of nearby residential areas.
- (b) Appropriate uses for this Sub Area include—
 - (i) business activities such as a business incubator, art and craft establishments, general industries, a garden centre, catering shop, auction depot, host farm accommodation, a mini storage complex, motel, produce/craft market, research and associated technology activities and a riding school; and
 - (ii) community based uses such as recreational activities, educational and training activities, museums, historic displays, a 'city farm' project, child care centre and club.
- (c) Future uses and works—
 - (i) conserve, where ever possible, places of cultural significance or streetscape value and remnant native vegetation; and
 - (ii) give due regard to the flooding and mining constraints.

(33) Sub Area SA33– Goodna (South) (Eric, Albert and Stuart Streets)

Specific Outcome

- (a) Future uses for the Sub Area may include—
 - (i) educational uses;
 - (ii) other community/recreational uses;
 - (iii) low to medium density housing.



- (b) All significant, mature vegetation is retained, where possible.
- (34) **Sub Area SA34– Goodna (North) (bounded by the Brisbane-Ipswich rail line and Railway Terrace to the north of the Ipswich Motorway)**

Specific Outcomes

- (a) The Sub Area provides for highway related uses (e.g. motel, fast food, etc) taking advantage of the site's exposure to the motorway and its proximity to an existing highway service node.
- (b) Uses and works—
- (i) provide—
- (A) high quality landscaping and built form character;
- (B) controlled signage; and
- (C) practical and safe access; and
- (ii) are compatible with residential activities to the north-east.

- (35) **Sub Area SA35 – Redbank (South) (southern portion of former Redbank Rifle Range)**

Specific Outcomes

- (a) The Sub Area conserves the significant environmental, cultural heritage and scenic values of this component of the former rifle range.
- (b) Uses and works respect the intended character and amenity of surrounding residential areas.
- (c) Future uses for the Sub Area may include recreation and community uses and low density housing.
- (d) Further consideration is given to pedestrian and vehicular connections to adjoining residential areas.

- (36) **Sub Area SA36 – Redbank (north of Henderson Street between Goodna Creek and Kruger Parade)**

NOTE 4.21.4Y

A thorough mining subsidence assessment is required to be undertaken given the extent of past mining activities in this area.

Specific Outcomes

- (a) The Sub Area provides for uses which reflect the open space values associated with the Goodna Creek open space corridor and the former Redbank Rifle Range.
- (b) Future uses for the Sub Area may include—
- (i) recreational uses;

- (ii) community uses;
- (iii) low to medium density housing where located outside the adopted flood regulation line; or
- (iv) minimal to low impact business activities.

- (c) All significant vegetation is retained, where possible.
- (d) Uses and works present a well landscaped, high quality design, particularly when viewed from nearby roads and the open space corridors.

- (37) **Sub Area SA37 – Redbank (north western corner of Eagle Street and Kruger Parade)**

Specific Outcomes

- (a) Uses within the Sub Area take advantage of the site's strategic position on two major roads and its proximity to schools, shops and evolving employment areas.
- (b) The Sub Area offers opportunities for service trades, retail warehousing, community facilities and a business park, and thereby may form a transitional area between the local business and industry lands to the south and the residential area to the north and west.
- (c) Alternatively, the land may be developed for low density housing in association with the adjoining land to the north.

- (38) **Sub Area SA38 – Balance of Greenbank Army Lands adjoining Camira**

Specific Outcomes

- (a) Future uses and works within this Sub Area are cognisant of the area's environmental values and provide for the retention of remnant native vegetation.
- (b) Potential uses of the Sub Area include broad acre institutional uses and may continue to be used for army purposes.
- (c) Uses and works minimise adverse impacts (particularly relating to noise, traffic and light overspill) on residential land to the west.
- (d) Uses and works provide appropriate separation/buffers and have separate traffic access so as not to introduce inappropriate traffic outcomes to nearby residential streets.
- (e) An attractive visual amenity/setting to the Centenary Highway is retained.
- (f) Non-residential uses and works pay particular attention to mitigating potential noise impacts for nearby residences on the periphery of the Sub Area.



- (g) Appropriate measures may include—
 - (i) minimal to no openings in building walls facing residences;
 - (ii) enclosure or other suitable acoustic treatment for machinery;
 - (iii) careful placement and screening of outdoor storage and work areas; and
 - (iv) provision of adequate physical separation and appropriate landscaped treatment including establishing planted buffer areas and acoustic mounds or fencing.

(39) Sub Area SA39 – Pocket of Land Bounded by North Station Road, Bremer River and Bundamba Creek, North Booval

NOTE 4.21.4Z

- (1) This area is significantly affected by major flooding events.
- (2) It also offers opportunities for enhanced public access to both the Bremer River and Bundamba Creek.

Specific Outcomes

- (a) New uses and works are designed, constructed and located to—
 - (i) take account of likely inundation levels;
 - (ii) avoid areas affected by significant flood flows;
 - (iii) provide flood free or emergency access;
 - (iv) facilitate public access to riverfront land and the confluence of the Bremer River and Bundamba Creek; and
 - (v) provide for a possible future major road corridor linking North Station Road to Mt Crosby Road (refer Map 4a and Map 4b, Schedule 7).
- (b) Suitable uses for the area may include—
 - (i) a golf course on the flood prone land;
 - (ii) other recreation, entertainment or tourism related activities; and
 - (iii) research and associated technology activities, or other low impact business activities, sited within an expansive open space setting.

(40) The section is left intentionally blank.

(41) Sub Area SA41 – Naomai and Emma Streets, Blackstone/Bundamba

NOTE 4.21.4BB

- (1) This area is significantly affected by undermining, flooding and drainage constraints – refer to Overlay Maps and Part 11.
- (2) There are however opportunities for a range of residential densities – subject to resolution of the constraints.
- (3) The site contains a significant amount of remnant native vegetation and there are also opportunities to pursue a development approach based on bushland sensitive development.

Specific Outcomes

- (a) New uses and works are designed, constructed and located to—
 - (i) be compatible with the site's mining, flooding and drainage constraints and nearby residential uses;
 - (ii) incorporate appropriate design treatments for the areas adjoining the high voltage electricity transmission lines;
 - (iii) provide for public open space linkages along Bundamba Creek and other major drainage lines;
 - (iv) maintain the existing tree cover, where possible, through bushland sensitive development; and
 - (v) provide safe and convenient access and circulation for vehicles, pedestrians and cyclists.
- (b) Suitable uses for the area may include—
 - (i) large lot residential (i.e. lots of 4000m² or more in area);
 - (ii) a range of low to medium density housing forms [e.g. traditional suburban lots, cluster housing or relocatable homes (particularly for subsidence prone areas)];
 - (iii) child care centre, church or other community uses;
 - (iv) plant nursery;
 - (v) a small neighbourhood shopping centre, generally towards the north east corner of the site, and subject to an economic impact assessment;
 - (vi) recreation uses; or
 - (vii) a combination of the above.



- (c) Wherever possible, future uses and works should assist in the rehabilitation and repair of the land.

(42) Sub Area SA42 – Mary Street, Blackstone

NOTE 4.21.4CC

- (1) This area is significantly affected by undermining – refer to Overlay Maps and Part 11.
- (2) In terms of visual amenity, the land is highly prominent from view from Mary Street, Blackstone Hill and the Cunningham Highway.

Specific Outcomes

- (a) New uses and works are designed, constructed and located to—
- (i) be compatible with the site's mining constraints and existing and planned future residential development to the north; and
 - (ii) maintain vegetated buffers, including supplementary planting to residential zoned land to the north and the main transport corridors along Mary Street and the Cunningham Highway.
- (b) Suitable uses for the area may include—
- (i) low impact business activities, particularly those which derive benefits from proximity to a major transport network;
 - (ii) other highway oriented uses, such as a motel;
 - (iii) large lot residential, perhaps with lot sizes in excess of 1ha, with building envelopes carefully positioned to avoid potential mining subsidence; or
 - (iv) a combination of the above.
- (c) Residential uses should generally derive traffic access from residential streets to the north.
- (d) Non-residential uses should generally derive traffic access from Mary Street and avoid use of residential streets.
- (e) Wherever possible, future uses and works should assist in the rehabilitation and repair of the land.

(43) Sub Area SA43 – Ipswich Turf Club Lands fronting Brisbane Road, Bundamba

NOTE 4.21.4DD

- (1) This area is significantly affected by undermining and flooding constraints – refer to overlay maps and Part 11.
- (2) Parking is a critical issue for this site and unless properly addressed it may inhibit further development.
- (3) There are opportunities to develop attractive, high quality, landmark buildings which enhance the 'sense of arrival' to the Racecourse and which have a strong relationship to the racecourse and support its use and development as a major recreation and entertainment node – subject to the resolution of constraints and parking matters.
- (4) Commercial ribbon development along the Brisbane frontage of the site is to be avoided.

Specific Outcomes

- (a) New uses and works are designed, constructed and located to—
- (i) include attractive, high quality, landmark buildings and structures and associated landscaped areas which enhance the 'sense of arrival' to the racecourse, particularly when viewed from Brisbane Road;
 - (ii) have a strong relationship to the racecourse and support its use and development as a major recreation and entertainment node;
 - (iii) avoid the creation of further commercial ribbon development along Brisbane Road and particularly avoid the inclusion of uses such as car yards, large box retailers, garden and landscape supplies and service industries;
 - (iv) be compatible with the site's flooding and mining constraints;
 - (v) adequately manage rail corridor noise impacts, particularly where residential uses are proposed; and
 - (vi) provide safe and convenient vehicular access and circulation and avoid vehicular/pedestrian conflicts.



- (b) Suitable uses may include a high quality motel and associated restaurant facilities and recreation and entertainment uses.
- (c) Suitable arrangements are to be made to cater for the existing parking needs of the site and any associated new development.
- (d) Such parking arrangements are to include—
 - (i) accessible and conveniently located parking to cater for both regular and peak uses;
 - (ii) suitable arrangements for the parking of horse floats, trailers, etc for both training purposes and race days; and
 - (iii) suitable arrangements for the parking and circulation of service and emergency vehicles.

(44) Sub Area SA44 – Woogaroo Street, Goodna

NOTE 4.21.4EE

- (1) This area is significantly affected by flooding constraints – refer to overlay maps and Part 11.
- (2) This area is also affected by rail noise constraints – refer to overlay maps and Part 11.

Specific Outcomes

- (a) New uses and works are designed, constructed and located to—
 - (i) include attractive, high quality, buildings and structures and associated landscaped areas which enhance the 'sense of arrival' to Goodna, particularly when viewed from the Ipswich Motorway, Ipswich Rail Line, Woogaroo Street, Church Street and nearby public open space areas;
 - (ii) complement the development within the Goodna Major Centres Zone without creating a rival or de-facto Primary Business Area;
 - (iii) ensure no adverse amenity impacts on nearby residential uses, particularly on lands to the north;
 - (iv) be compatible with the site's flooding constraints;
 - (v) adequately manage rail corridor noise impacts, particularly where residential uses are proposed; and

(45)

Sub Area SA45 – Layard Street, Lowe Street, Short Street, and the eastern end of Brisbane Terrace and Woogaroo Street, Goodna

NOTE 4.21.4FF

- (1) This area includes land located along Layard Street, Lowe Street, Short Street, and the eastern end of Brisbane Terrace and Woogaroo Street, Goodna and 30 Brisbane Road, Gailles.
- (2) The area contains a mix of residential low density, large lot residential, buildings with pre-war architectural characteristics and non-residential uses.
- (3) Properties in the Sub Area present a spacious, landscaped, riverside setting including historic tree plantings along Brisbane Terrace and around the site of the original Goodna Village Centre.
- (4) The Sub Area's western boundary delineated by Layard Street forms an interface with significant open space and recreational facilities.
- (5) Brisbane Terrace and Layard Street are attractive landscaped routes within and through the Sub-Area, which are also part of an entry route to the Goodna Town Centre.
- (6) This area is significantly affected by flooding constraints – refer to overlay maps and Part 11.
- (7) Further intensification of residential uses is avoided, and existing residential uses are to be transitioned to low impact, non-residential uses owing to the areas flooding constraints.
- (8) In some cases, further information will need to be submitted to the local government, such as a flood assessment for consideration as part of the development assessment process.
- (9) Further information on the requirements for a flood assessment is contained in Planning Scheme Policy 2 – Information Local Government May Request.

- (vi) provide safe and convenient vehicular access and circulation and avoid vehicular/pedestrian conflicts.
- (b) Suitable uses may include high quality, attractive commercial or recreation uses which are suitable within a peripheral location to the Goodna Major Centres Zone.



Specific Outcomes

- (a) New uses and works are designed, constructed and located to address the Sub Area's flooding constraints.
- (b) **Residential Uses**
- (i) Further intensification of residential uses is avoided within flood affected areas, particularly on land situated below the 1 in 20 Development Line, and dual occupancy, multiple residential uses and reconfiguration of land to create additional residential lots between the 1 in 20 Development Line, and the Adopted Flood Level.
- (ii) Special dispensation may be obtained to establish an auxiliary unit or a secondary dwelling to house family members, on land situated between the 1 in 20 Development Line and the Adopted Flood Level based on the flood immunity achieved.
- (c) **Commercial, Industrial and Non-Residential Uses**
- (i) The existing residential area is to be transitioned to low impact, non-residential uses.
- (ii) New uses, works and adaptive reuses are designed and constructed to include attractive, well designed buildings and associated landscape areas, which enhance the 'sense of arrival and place', particularly along the leafy Jacaranda lined Layard Street and Brisbane Terrace.
- (iii) Encourage the retention of the existing subdivision pattern along Brisbane Terrace and Layard Street, to maintain the existing spacing between buildings and the rhythm of the streetscape.
- (iv) Uses which require larger buildings are encouraged on the larger allotments along Woogaroo Street and Lowe Street.
- (v) Where allotment amalgamation occurs along Brisbane Terrace and Layard Street, building designs avoid large expansive walls, and are modulated or broken up to reflect the existing building form, massing and scale that create the traditional character of the area.
- (vi) New buildings retain the existing building setbacks along the northern side of Brisbane Terrace, unless an alternative arrangement does not detrimentally affect the character of the area.
- (vii) New buildings on the southern side of Brisbane Terrace, between Layard Street and Short Street are aligned with the street frontage, unless an alternative arrangement does not detrimentally affect the character of the area.
- (viii) New uses, works and adaptive reuses along Layard Street, which support recreational uses and activities are encouraged.
- (ix) Buildings fronting Layard Street encourage front of house activity to activate the streetscape.
- (x) New uses, works and adaptive reuses along Brisbane Terrace and Layard Street provide a high quality pedestrian environment.
- (xi) New uses, works and adaptive reuses retain or enhance identified places of cultural heritage significance, particularly the group of Schedule 2 listed buildings in the vicinity of the intersection of Brisbane Terrace and Lowe Street, through—
- (A) high quality design, scale and appearance that complements the existing character buildings, and overall character of the locality; and
- (B) provide adequate physical separation to character buildings and provide appropriate landscape buffer treatments.
- (xii) New uses do not detract from the achievement of the designated network of major centres, neighbourhood centres and local retail and commercial areas as depicted in Schedule 7, Map 3.



- (xiii) New uses do not have a significant detrimental impact on the amenity of nearby residents, including through the generation of—
 - (A) odours;
 - (B) noise;
 - (C) waste products;
 - (D) dust;
 - (E) traffic;
 - (F) electrical interference; or
 - (G) lighting.
 - (xiv) Appropriate measures may include—
 - (A) minimal openings in building walls facing residences;
 - (B) enclosure or other suitable acoustic treatment for machinery;
 - (C) careful placement and screening of outdoor storage and work areas; and
 - (D) provision of adequate physical separation, and appropriate landscaped treatment including establishing planted buffer areas and acoustic mounds or fencing,
 - (xv) Large expansive walls are avoided particularly where visually prominent.
 - (xvi) Buildings reflect good quality design, scale and appearance that enhance the overall image, character and amenity the area.
 - (xvii) Building heights are generally limited to no more than two storeys, unless in having regard to the flood impact across the land, it is demonstrated that additional building height is appropriate with—
 - (A) the character and visual amenity of the surrounding area, and the streetscape character, particularly along Brisbane Terrace;
 - (B) the extent of fall across the land and nearby land; and
 - (C) the desired scale and intensity of the development.
 - (xviii) Mature vegetation is retained particularly the vegetation listed in Schedule 2 along Brisbane Terrace, in order to maintain the leafy character of the area.
 - (xix) Non-residential uses provide safe and convenient vehicular access and circulation and avoid vehicular/pedestrian conflict.
- (d) Appropriate non-residential uses encouraged within the Sub Area may include –**
- (i) art and craft establishments
 - (ii) small scale professional offices
 - (iii) bulky goods sales;
 - (iv) garden centre;
 - (v) plant nursery; and
 - (vi) vehicle sales premises.
- (e) Inappropriate non-residential uses that are not likely to be approved within the Sub Area and that would be heavily impacted by flooding may include-**
- (i) crematorium;
 - (ii) funeral premises;
 - (iii) hospital;
 - (iv) veterinary clinic;
 - (v) emergency service depot;
 - (vi) school;
 - (vii) childcare centre;
 - (viii) senior citizens centre;
 - (ix) youth centre;
 - (x) tourist facility (where includes associated short term accommodation);
 - (xi) hotel (where includes associated short term accommodation);
 - (xii) industrial activity that is likely to have a significant adverse effect on the amenity of nearby residents;
 - (xiii) institutional residential;
 - (xiv) self-storage; and
 - (xv) warehousing.



(46) **Sub Area SA46 – Land bounded by Hanlon Street, Bremer River and Bundamba Creek, Bundamba**

NOTE 4.21.4GG

- (1) This area includes land located along Keith Street, Cornish Street, White Street, Hart Street, Egerton Street and the western end of Hanlon Street, Bundamba.
- (2) The area predominately contains existing large lot residential uses.
- (3) Properties in the Sub Area present a spacious, semi-rural, riverside setting.
- (4) The Sub Area is constrained by historic underground mining and is significantly impacted by the flooding constraint – refer to the overlay maps and Part 11.
- (5) The area is accessed via Andrew Street and Nelson Street which service existing residential areas.
- (6) Further intensification of residential uses is avoided, and existing residential uses are to be transitioned to low impact, non-residential uses owing to the areas flooding constraints.
- (7) In some cases, further information will need to be submitted to the local government, such as a flood assessment for consideration as part of the development assessment process.
- (8) Further information on the requirements for a flood assessment is contained in Planning Scheme Policy 2 – Information Local Government May Request.

Specific Outcomes

- (a) New uses and works are designed, constructed and located to address the Sub Area's flooding constraints.
- (b) **Residential Uses**
 - (i) Further intensification of residential uses is avoided within flood affected areas, particularly on land situated below the 1 in 20 development line, and dual occupancy and multiple residential uses and reconfiguration of land to create additional residential lots between the 1 in 20 development line, and the adopted flood regulation line.
- (c) **Commercial, Industrial and Non-Residential Uses**
 - (i) The existing residential area is to be transitioned to low impact, non-residential uses.

- (ii) New uses, works and adaptive reuses are designed and constructed to include attractive, well designed buildings and associated landscape areas.
- (iii) New uses do not have a significant detrimental impact on the amenity of nearby residents, including through the generation of—
 - (A) odours;
 - (B) noise;
 - (C) waste products;
 - (D) dust;
 - (E) traffic;
 - (F) electrical interference; or
 - (G) lighting.
- (iv) Appropriate measures may include-
 - (A) minimal openings in building walls facing residences;
 - (B) enclosure or other suitable acoustic treatment for machinery;
 - (C) careful placement and screening of outdoor storage and work areas; and
 - (D) provision of adequate physical separation, and appropriate landscaped treatment including establishing planted buffer areas and acoustic mounds or fencing,
- (v) Buildings fronting the street are sited and designed to maintain the visual amenity of the streetscape and surrounding area.
- (vi) Large expansive walls are avoided particularly where visually prominent, and are modulated or broken up to reflect the existing building form, massing and scale that create the character of the area.
- (vii) Buildings reflect good quality design, scale and appearance that enhance the overall image, character and amenity the area.



- (viii) Building heights are generally limited to no more than two storeys, unless in having regard to the flood impact across the land, it is demonstrated that additional building height is appropriate with—
 - (A) the character and visual amenity of the surrounding area, and the streetscape;
 - (B) the extent of fall across the site and nearby land; and
 - (C) the desired scale and intensity of the development.
- (ix) Non-residential uses provide safe and convenient vehicular access and circulation and avoid vehicular/pedestrian conflict.
- (d) **Appropriate non-residential uses encouraged within the Sub Area may include –**
 - (i) garden centre; and
 - (ii) plant nursery.
- (e) **Inappropriate non-residential uses that are not likely to be approved within the Sub Area and that would be heavily impacted by flooding include-**
 - (i) crematorium;
 - (ii) funeral premises;
 - (iii) hospital;
 - (iv) veterinary clinic;
 - (v) emergency service depot;
 - (vi) school;
 - (vii) childcare centre;
 - (viii) senior citizens centre;
 - (ix) youth centre;
 - (x) tourist facility (where includes associated short term accommodation);
 - (xi) hotel (where includes associated short term accommodation);
 - (xii) industrial activity that is likely to have a significant adverse effect on the amenity of nearby residents;
 - (xiii) institutional residential;
 - (xiv) self-storage; and
 - (xv) warehousing.

4.21.5 Consistent and Inconsistent Uses, Use Classes and Other Development

Specific Outcomes

- (1) The following defined uses, use classes and other development categories are consistent uses in the Special Opportunity Zone—
 - (a) agriculture, if within SA11, SA16, SA17, SA26, SA30, SA31, SA32 or SA40 unless turf farming or fruit farming within 8km of RAAF Base Amberley;
 - (b) animal husbandry, if within—
 - (i) SA1 and conducted as part of the operations of the Ipswich Showgrounds; or
 - (ii) SA5, SA11, SA16, SA17, SA21, SA26, SA30, SA31, SA32 or SA40;
 - (c) business use if within SA45 or SA46 and—
 - (i) located within an existing building approved or lawfully used for a business use; and
 - (ii) operating between the hours of 6.00 a.m. and 10.00 p.m.; and
 - (iii) 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);
 - (d) caretaker residential;
 - (e) carrying out building works not associated with a material change of use, if an existing building on site and if complying with the Planning Scheme Building Matters Code—
 - (i) unless an auxiliary unit within SA45 or SA46.
 - (f) clearing of vegetation, within SA1, SA2, SA3, SA4, SA5, SA6, SA7, SA8, SA10, SA19, SA20, SA22, SA23, SA25, SA28, SA33, SA34 or SA37;
 - (g) community use, if within—
 - (i) SA1, SA2, or SA22 and—
 - (A) involving the use of existing land and buildings for uses other than a cemetery, crematorium, emergency services depot or hospital; and
 - (B) operating between the hours of 6.00 a.m. and 10.00 p.m.; or



- (ii) SA5 and involving the use of land and buildings for purposes associated with the Ipswich City Council Pound;
 - (h) earthworks, not associated with a material change of use and which complies with the Earthworks Code;
 - (i) entertainment use, if—
 - (i) conducted as part of the operations of the Ipswich Showgrounds (SA1) or the Workshops Rail Museum (SA2), or a club within SA22; and
 - (ii) operating between the hours of 6.00 p.m. and 10.00 p.m.; and
 - (iii) involving the use of existing land and buildings only;
 - (j) general industry, if within SA4, SA5 or SA18 and used for Ipswich City Council Purposes;
 - (k) home based activity, if complying with the Home Based Activities Code;
 - (l) intensive animal husbandry, if—
 - (i) conducted as part of the operations of the Ipswich Showgrounds (SA1); or
 - (ii) conducted as part of the operations of the Ipswich Pound (SA5); and
 - (iii) involving the use of existing land and buildings only;
 - (m) minor building work;
 - (n) minor utility;
 - (o) park, if not involving illuminated sporting activities;
 - (p) placing an advertising device on premises which complies with the Advertising Devices Code;
 - (q) plant nursery (wholesale), if within SA4, SA26, SA30, SA32 or SA46;
 - (r) recreation use, if—
 - (i) equestrian and coursing sports, indoor recreation or outdoor recreation conducted as part of the operations of the Ipswich Showgrounds (SA1); or
 - (ii) indoor recreation within SA2; or
 - (iii) indoor or outdoor recreation within SA22; and
 - (iv) operating between the hours of 6.00 a.m. and 10.00 p.m.; and
 - (v) involving the use of existing land and buildings only;
 - (s) temporary accommodation, if within SA1 and—
 - (i) camping ground or caravan park and conducted as part of the operations of the Ipswich Showgrounds; and
 - (ii) involving the use of existing land and buildings only.
- (2)** The following defined uses, use classes and other development categories are consistent with the outcomes sought for the Special Opportunity Zone if of a type and scale appropriate for the prevailing nature of the area and the particular circumstances of the site and its surrounds—
- (a) agriculture, unless within SA16, SA17, SA26, SA30, SA31 or SA32 or if turf farming or fruit farming within 8km of RAAF Base Amberley;
 - (b) animal husbandry, unless within—
 - (i) SA1 and conducted as part of the operations of the Ipswich Showgrounds; or
 - (ii) SA5, SA16, SA17, SA21, SA26, SA30, SA31 or SA32;
 - (c) aviation use, if a helipad;
 - (d) business use—
 - (i) unless within SA35 or SA41;
 - (ii) if within SA22 and part of a mixed residential and commercial development;
 - (iii) if within SA26 and a garden centre;
 - (iv) if within SA15 or SA43 and a restaurant;
 - (v) if within SA45, unless a funeral premises, veterinary clinic or hotel (where includes associated short term accommodation);
 - (vi) if within SA46 and a farm supply outlet or a garden centre.
 - (e) carpark;
 - (f) carrying out operational work for reconfiguring a lot or in association with a material change of use;
 - (g) clearing of vegetation, unless within SA1, SA2, SA3, SA4, SA5, SA6, SA7, SA8, SA10, SA19, SA20, SA22, SA23, SA25, SA28, SA33, SA34 or SA37;
 - (h) community use, unless listed—
 - (i) as consistent in section (1) above; or
 - (ii) as inconsistent in section (3) below;



- (i) display housing, unless involving more than one dwelling within SA45 or SA46;
 - (j) dual occupancy, unless within SA5, SA26, SA39, SA43, SA44, SA45 or SA46;
 - (k) entertainment use—
 - (i) if within SA7, SA33, SA35 or SA36 and a club; or
 - (ii) within SA8, SA32, SA34, unless a cinema; or
 - (iii) within SA45 unless a cinema, night club or amusement parlour;
 unless listed—
 - (i) as consistent in section (1) above; or
 - (ii) as inconsistent in section (3) below;
 - (l) extractive industry, if within SA30;
 - (m) forestry;
 - (n) general industry—
 - (i) if within SA1, SA2, SA3, SA4, SA5, SA9, SA18, SA19, SA24, SA25, SA28, SA29, SA30, SA31, SA32, SA34, SA36, SA37, SA42, SA45 or SA46;
 - (ii) unless listed as consistent in section (1) above;
 - (o) general store;
 - (p) institutional residential, if within SA31;
 - (q) intensive animal husbandry, unless listed—
 - (i) as consistent in section (1) above; or
 - (ii) as inconsistent in section (3) below;
 - (r) major utility;
 - (s) multiple residential, unless within SA5, SA12, SA20, SA26, SA28, SA34, SA39 SA43, SA44, SA45 or SA46;
 - (t) night court;
 - (u) park, if involving illuminated sporting activities;
 - (v) plant nursery (wholesale), unless within SA4, SA26, SA30, SA32 or SA40;
 - (w) reconfiguring a lot;
 - (x) recreation use, unless listed—
 - (i) as consistent in section (1) above; or
 - (ii) as inconsistent in section (3) below;
 - (y) service trades use, unless within—
 - (i) SA12, SA17, SA21, SA22, SA23, SA26, SA27, SA33, SA35, SA41 or SA43; or
 - (ii) SA38 and warehouse or storage; or
 - (iii) SA45 or SA46 and warehouse or self-storage;
 - (z) shopping centre, if within—
 - (i) if within SA13, SA19, SA24, SA31, SA39 or SA45 and less than 2000m² in gross floor area;
 - (ii) if within SA14 or SA16 and less than 6000m² in gross floor area;
 - (iii) SA22 and part of a mixed use residential and commercial development;
 - (aa) single residential, unless within SA5 or SA28
 - (bb) temporary accommodation, unless—
 - (i) within SA5, SA12, SA26, SA45 or SA46;
 - (ii) listed as consistent in section (1) above;
 - (cc) temporary use;
 - (dd) temporary sales office;
 - (ee) tourist facility, unless within SA45 or SA46 and includes associated short term accommodation;
 - (ff) wine making.
- (3)** The following defined uses, use classes and other development categories are inconsistent with the outcomes sought and are not located within the Special Opportunity Zone; and constitute undesirable development which is unlikely to be approved—
- (a) aviation use, unless a helipad;
 - (b) business use, if within—
 - (i) SA35 or SA41;
 - (ii) SA22, unless part of a mixed use residential and commercial development; or
 - (iii) SA26, unless a garden centre; or
 - (iv) SA15 or SA43, unless a restaurant;
 - (c) community use if—
 - (i) cemetery or crematorium; or
 - (ii) emergency services depot, unless within SA4, SA7, SA8, SA10, SA16, SA17, SA19, SA20, SA26, SA28, SA29, SA31, SA33, SA34, SA35, SA36, SA37 or SA38; or



- (iii) hospital, unless within SA1, SA2, SA4, SA6, SA7, SA8, SA9, SA10, SA16, SA17, SA19, SA22, SA29, SA30, SA31, SA33, SA36, SA37 or SA38;
- (iv) a childcare centre, community centre, crematorium, school, senior citizens centre or youth centre within SA45 or SA46.
- (d) correctional centre;
- (e) dual occupancy, if within SA5, SA26, SA39, SA43, SA44, SA45 or SA46;
- (f) entertainment use, if within SA11, SA15 or SA26;
- (g) extractive industry, unless within SA30;
- (h) general industry, unless within SA1, SA2, SA3, SA4, SA5, SA9, SA18, SA19, SA24, SA25, SA28, SA29, SA30, SA31, SA32, SA34, SA36, SA37 or SA40;
- (i) institutional residential, unless within SA31;
- (j) intensive animal husbandry, unless within—
 - (i) SA1 and conducted as part of the operations of the Ipswich Showgrounds; or
 - (ii) SA5 and conducted as part of the operations of the Ipswich Pound; or
 - (iii) SA16, SA17, SA21, SA31, SA32, SA40 or SA43 and a stable; or
 - (iv) SA26, SA30, SA32, SA40 or SA43 and a horse training/riding establishment;
- (k) multiple residential, if within SA5, SA11, SA12, SA20, SA26, SA28, SA34, SA39, SA40, SA43, SA44, SA45 or SA46;
- (l) nuclear industry;
- (m) recreation use, if motor sports complex;
- (n) service trades use, if within—
 - (i) SA12, SA17, SA21, SA22, SA23, SA26, SA27, SA33, SA35, SA41 or SA43; or
 - (ii) SA38, unless warehouse or storage;
 - (ii) SA45 or SA46 and warehouse or self-storage;
- (o) shopping centre, unless within—
 - (i) SA13, SA19, SA24, SA31 or SA39 and less than 2000m² in gross floor area;
 - (ii) SA14 or SA16 and less than 6000m² in gross floor area; or
 - (iii) SA22 and part of a mixed use residential and commercial development;
- (p) single residential, if within SA5 or SA28;
- (q) special industry;
- (r) temporary accommodation, if within SA5, SA11, SA12, or SA26.



Table 4.21.1: Assessment Categories and Relevant Assessment Criteria for Special Opportunity Zone—Making a Material Change of Use

Column 1 Defined use or use class ¹⁸⁵	Column 2 Assessment category ¹⁸⁶	Column 3 Relevant assessment criteria ¹⁸⁷ —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 Special Opportunity Zone (division 21) Residential Code (Part 12, division 6)
Display Housing	Code Assessable if within SA2, SA3, SA4, SA6, SA7, SA10, SA16, SA18, SA19, SA20, SA21, SA22, SA23, SA24, SA25, SA27, SA30, SA31, SA32, SA33, SA34, SA35, SA36, SA37, SA41 or SA45 if involving only one dwelling. Impact Assessable otherwise.	Urban Areas Code (Part 4)—particularly the specific outcomes in section 4.3.3 and the Special Opportunity Zone (division 21) Residential Code (Part 12, division 6) Parking Code (Part 12, division 9)
Dual Occupancy— inconsistent use class if within SA5, SA26, SA39, SA43, SA44, SA45 or SA46 [refer s 4.21.5(3)]	Code Assessable if within SA4, SA6, SA15, SA16, SA17, SA18, SA19, SA20, SA21, SA22, SA23, SA31, SA33, SA35 or SA41. Impact Assessable otherwise.	Urban Areas Code (Part 4)—particularly the specific outcomes in section 4.3.3 and the Special Opportunity Zone (division 21) 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 Special Opportunity Zone (division 21)
Institutional Residential— inconsistent use class, unless within SA31 [refer s 4.21.5(3)]	Impact Assessable	Urban Areas Code (Part 4)—particularly the specific outcomes in section 4.3.3 and the Special Opportunity Zone (division 21) Residential Code (Part 12, division 6) Parking Code (Part 12, division 9)
Multiple Residential— inconsistent use class if within SA5, SA12, SA20, SA26, SA28, SA34, SA39, SA43, SA44, SA45 or SA46 [refer s 4.21.5(3)]	Code Assessable if— (a) within SA1 and— (i) apartments, boarding house, or townhouse; and (ii) where carried out in association with an educational establishment (university); (b) within SA4, SA6, SA16, SA22, SA23 or SA31 and unless a caravan park. Impact Assessable otherwise.	Urban Areas Code (Part 4)—particularly the specific outcomes in section 4.3.3 and the Special Opportunity Zone (division 21) Residential Code (Part 12, division 6) Parking Code (Part 12, division 9)
Single Residential— inconsistent use class if within SA5 or SA28 [refer s 4.21.5(3)]	Impact Assessable if within SA3, SA4, SA5, SA23, SA24, SA25, SA28, SA33 or SA34. Code Assessable otherwise.	Urban Areas Code (Part 4)—particularly the specific outcomes in section 4.3.3 and the Special Opportunity Zone (division 21) Residential Code (Part 12, division 6)

¹⁸⁵ See Schedule 1 (dictionary), division 1 (defined uses and use classes).

¹⁸⁶ Assessment categories may also be affected by overlays. See overlay maps to determine whether the land is affected.

¹⁸⁷ 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 ¹⁸⁵	Column 2 Assessment category ¹⁸⁶	Column 3 Relevant assessment criteria ¹⁸⁷ —applicable code if development is self-assessable or requires code assessment
<p>Temporary Accommodation—inconsistent use class if within SA5, SA12 or SA26 [refer s 4.21.5(3)]</p>	<p>Exempt, if—</p> <ul style="list-style-type: none"> (a) camping ground or caravan park conducted as part of the operations of the Ipswich Showgrounds, (SA1); and (b) involving the use of existing land and buildings only. <p>Code Assessable if—</p> <ul style="list-style-type: none"> (a) within SA1 and— <ul style="list-style-type: none"> (i) a boarding house or motel and where carried out in association with an educational establishment (university); or (ii) if as per exempt, but involving the use of additional land or the erection of new buildings; (b) within SA4, SA6, SA22, SA28, SA34 or SA37 and a boarding house or motel; or (c) within SA32 and farm stay accommodation or motel. <p>Impact Assessable otherwise.</p>	<p>Urban Areas Code (Part 4)—particularly the specific outcomes in section 4.3.3 and the Special Opportunity Zone (division 21)</p> <p>Residential Code (Part 12, division 6)</p> <p>Parking Code (Part 12, division 9)</p>
COMMERCIAL / INDUSTRIAL		
<p>Business Use—inconsistent use class if—</p> <ul style="list-style-type: none"> (a) within SA35 or SA41; or (b) within SA22 unless part of a mixed use residential and commercial development; or (c) within SA26 unless a garden centre; or (d) within SA15 or SA43 unless a restaurant; or (e) a funeral premises, or veterinary clinic within SA45 or SA46. <p>[refer s 4.21.5(3)]</p>	<p>Exempt if within SA45 or SA46 and —</p> <ul style="list-style-type: none"> (a) a business use 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). <p>Code Assessable if—</p> <ul style="list-style-type: none"> (a) within SA1 and not bulky goods sales, farm supply outlet, funeral premises, garden centre, hotel, service station or vehicle sales premises and where carried out in association with an educational establishment (university) or conducted as part of the operations of the Ipswich Showgrounds; or (b) within SA2 or SA3 and a broadcasting station, cafe, cake shop, food delivery service, hot bread shop, restaurant, snack bar, or takeaway food premises; or (c) within SA7 and a garden centre, medical centre, office, or professional office; or 	<p>Urban Areas Code (Part 4)—particularly the specific outcomes in section 4.3.3 and the Special Opportunity Zone (division 21)</p> <p>Commercial and Industrial Code (Part 12, division 7)</p> <p>Parking Code (Part 12, division 9)</p>



Column 1 Defined use or use class ¹⁸⁵	Column 2 Assessment category ¹⁸⁶	Column 3 Relevant assessment criteria ¹⁸⁷ —applicable code if development is self-assessable or requires code assessment
	<p>(d) within SA8 and an auction depot, broadcasting station, cafe, cake shop, food delivery service, garden centre, hot bread shop, medical centre, office, professional office, restaurant, snack bar, or take away food premises; or</p> <p>(e) within SA9 and a garden centre, office or professional office; or</p> <p>(f) within SA10 and a cafe, cake shop, fast food premises, food delivery service, hot bread shop, medical centre, office, professional office, restaurant, service station, take away food premises or veterinary clinic; or</p> <p>(g) within Precinct 1 of SA16 and;</p> <p>(i) involving less than 2000m² of gross floor area; or</p> <p>(ii) restaurant or service station operating between the hours of 6.00 a.m. and 10.00 p.m.; or</p> <p>(iii) veterinary clinic not involving the keeping of animals overnight; or</p> <p>(h) within SA28 or SA34; or</p> <p>(i) within SA30 and a garden centre; or</p> <p>(j) within SA32 and an auction depot, broadcasting station, cafe, cake shop, food delivery service, garden centre, hot bread shop, produce/craft market, restaurant, shop, snack bar or takeaway food premises; or</p> <p>(k) within SA45 or SA46 unless a funeral premises, veterinary clinic or hotel (where includes associated short term accommodation).</p> <p>Impact Assessable otherwise.</p>	
Extractive Industry— inconsistent use unless within SA30 [refer s 4.21.5(3)]	Code Assessable if within SA30. Impact Assessable otherwise.	Urban Areas Code (Part 4)—particularly the specific outcomes in section 4.3.3 and the Special Opportunity Zone (division 21)
General Industry— inconsistent use class unless within SA1, SA2, SA3, SA4, SA5, SA9, SA18, SA19, SA24, SA25, SA28, SA29, SA30, SA31, SA32, SA34, SA36, SA37, SA42, SA45 or SA46. [refer s 4.21.5(3)]	Exempt if within SA4, SA5, or SA18 and used for Ipswich City Council Purposes. Code Assessable if—	Urban Areas Code (Part 4)—particularly the specific outcomes in section 4.3.3 and the Special Opportunity Zone (division 21) Commercial and Industrial Code (Part 12, division 7) Parking Code (Part 12, division 9)
	(a) within SA5 and used for other than Ipswich City Council purposes; or (b) within SA25 or SA29. Impact Assessable otherwise.	



Column 1 Defined use or use class ¹⁸⁵	Column 2 Assessment category ¹⁸⁶	Column 3 Relevant assessment criteria ¹⁸⁷ —applicable code if development is self-assessable or requires code assessment
General Store	Code Assessable if – (a) within SA1 and where carried out in association with an educational establishment (university); or (b) within Precinct 1 of SA16 and operating between the hours of 6.00 a.m. to 10.00 p.m.; or (c) within SA45. Impact Assessable otherwise.	Urban Areas Code (Part 4)—particularly the specific outcomes in section 4.3.3 and the Special Opportunity Zone (division 21) Commercial and Industrial Code (Part 12, division 7) Parking Code (Part 12, division 9)
Nuclear Industry— inconsistent use [refer s 4.21.5(3)]	Impact Assessable	Urban Areas Code (Part 4)—particularly the specific outcomes in section 4.3.3 and the Special Opportunity Zone (division 21) Commercial and Industrial Code (Part 12, division 7) Parking Code (Part 12, division 9)
Plant Nursery (Wholesale)	Exempt if within SA4, SA26, SA30, SA32 or SA40 unless involving vegetation clearing which does not comply with the acceptable solutions applicable to clauses (1) to (3) in column 2 of Table 12.4.1 in the Vegetation Management Code (Part 12, division 4). Code Assessable if within SA5, SA7, SA8, SA9, SA11, SA12, SA16, SA17, SA18, SA19, SA20, SA21, SA25, SA27, SA28, SA29, SA31, SA33, SA35, SA36, SA37, SA39, SA41, SA45 or SA46. Impact Assessable otherwise.	Urban Areas Code (Part 4)—particularly the specific outcomes in section 4.3.3 and the Special Opportunity Zone (division 21) Vegetation Management Code (Part 12, division 4) Commercial and Industrial Code (Part 12, division 7) Parking Code (Part 12, division 9)
Service Trades Use— inconsistent use class if— (a) within SA12, SA17, SA21, SA22, SA23, SA26, SA27, SA33, SA35, SA41 or SA43; or (b) within SA38, unless warehouse or storage; or (c) within SA45 or SA46 and warehouse or self-storage. [refer s 4.21.5(3)]	Code Assessable if— (a) within SA5, SA25, SA28, SA29, SA32, or SA34; (b) within SA9 and warehouse or storage; or (c) within SA45 or SA46 unless warehouse or self-storage. Impact Assessable otherwise.	Urban Areas Code (Part 4)—particularly the specific outcomes in section 4.3.3 and the Special Opportunity Zone (division 21) Commercial and Industrial Code (Part 12, division 7) Parking Code (Part 12, division 9)



Column 1 Defined use or use class ¹⁸⁵	Column 2 Assessment category ¹⁸⁶	Column 3 Relevant assessment criteria ¹⁸⁷ —applicable code if development is self-assessable or requires code assessment
<p>Shopping Centre— inconsistent use class unless—</p> <p>(a) within SA13, SA19, SA24, SA31, SA39 or SA45 and less than 2000m² in gross floor area; or</p> <p>(b) within SA14 or SA16 and less than 6000m² in gross floor area; or</p> <p>(c) within SA22 and part of a mixed use residential and commercial development.</p> <p>[refer s 4.21.5(3)]</p>	<p>Code Assessable, if within Precinct 1 of SA16 and involving less than 2000m² of gross floor area.</p> <p>Impact Assessable otherwise.</p>	<p>Urban Areas Code (Part 4)—particularly the specific outcomes in section 4.3.3 and the Special Opportunity Zone (division 21)</p> <p>Commercial and Industrial Code (Part 12, division 7)</p> <p>Parking Code (Part 12, division 9)</p>
<p>Special Industry— inconsistent use class [refer s 4.21.5(3)]</p>	<p>Impact Assessable</p>	<p>Urban Areas Code (Part 4)—particularly the specific outcomes in section 4.3.3 and the Special Opportunity Zone (division 21)</p> <p>Commercial and Industrial Code (Part 12, division 7)</p> <p>Parking Code (Part 12, division 9)</p>
<p>Temporary Sales Office</p>	<p>Impact Assessable if within SA5, SA12, SA17, SA18, SA19, SA20, SA29, SA38 or SA45.</p> <p>Code Assessable otherwise.</p>	<p>Urban Areas Code (Part 4)—particularly the specific outcomes in section 4.3.3 and the Special Opportunity Zone (division 21)</p> <p>Commercial and Industrial Code (Part 12, division 7)</p> <p>Parking Code (Part 12, division 9)</p>
RECREATION / ENTERTAINMENT		
<p>Entertainment Use— inconsistent use class if within SA15 or SA26 [refer s 4.21.5(3)]</p>	<p>Exempt if—</p> <p>(a) conducted as part of the operations of the Ipswich Showgrounds (SA1) or the Workshops Rail Museum (SA2) or a club within SA22; and</p> <p>(b) operating between the hours of 6.00 a.m. and 10.00 p.m.; and</p> <p>(c) involving the use of existing land and buildings only.</p> <p>Code Assessable if—</p> <p>(a) as per exempt, but:</p> <p>(i) involving the use of additional land or buildings; or</p> <p>(ii) operating before 6.00 a.m. or after 10.00 p.m.;</p> <p>(b) within SA7, SA33, SA35 or SA36 and a club; or</p> <p>(c) within SA8, SA32 or SA34, unless a cinema; or</p> <p>(d) within Precinct 1 of SA16 unless operating before 6.00 a.m. or after 10.00 p.m.; or</p> <p>(e) within SA45 unless a cinema, night club or amusement parlour.</p> <p>Impact Assessable otherwise.</p>	<p>Urban Areas Code (Part 4)—particularly the specific outcomes in section 4.3.3 and the Special Opportunity Zone (division 21)</p> <p>Recreation and Entertainment Code (Part 12, division 11)</p> <p>Parking Code (Part 12, division 9)</p>



Column 1 Defined use or use class ¹⁸⁵	Column 2 Assessment category ¹⁸⁶	Column 3 Relevant assessment criteria ¹⁸⁷ —applicable code if development is self-assessable or requires code assessment
Night Court	Impact Assessable if within SA6, SA8, SA9, SA10, SA12, SA13, SA14, SA15, SA21, SA22, SA23, SA24, SA25, SA26, SA27, SA28, SA29, SA30, SA31, SA33, SA34, SA35, SA36, SA37 or SA38 Code Assessable otherwise.	Urban Areas Code (Part 4)—particularly the specific outcomes in section 4.3.3 and the Special Opportunity Zone (division 21)
Park	Exempt unless involving illuminated sporting activities. Code Assessable otherwise.	Urban Areas Code (Part 4)—particularly the specific outcomes in section 4.3.3 and the Special Opportunity Zone (division 21) Recreation and Entertainment Code (Part 12, division 11) Parking Code (Part 12, division 9)
Recreation Use— inconsistent use class if a motor sports complex [refer s 4.21.5(3)]	Exempt if— (a) equestrian and coursing sports, indoor recreation or outdoor recreation conducted as part of the operations of the Ipswich Showgrounds (SA1), or indoor recreation within SA2, or indoor or outdoor recreation within SA22; and (b) operating between the hours of 6.00 a.m. to 10.00 p.m.; and (c) involving the use of existing land and buildings only. Code Assessable if— (a) within SA1, SA2 or SA22 and if as per exempt, but involving— (i) the use of additional land or the erection of new buildings; or (ii) operating before 6.00 a.m. or after 10.00 p.m.; or (b) within SA3, SA4, SA5, SA8, SA28, SA29, SA33, SA34, SA35, SA36, SA37, SA43, SA45 or SA46 and indoor recreation or outdoor recreation; or (c) within Precinct 1 of SA16 and indoor recreation operating between the hours of 6.00 a.m. and 10.00 p.m.; or (d) within SA32 unless motor sports complex. Impact Assessable otherwise.	Urban Areas Code (Part 4)—particularly the specific outcomes in section 4.3.3 and the Special Opportunity Zone (division 21) Recreation and Entertainment Code (Part 12, division 11) Parking Code (Part 12, division 9)
RURAL		
Agriculture	Exempt if— (a) within SA11, SA16, SA17, SA26, SA30, SA31, SA32 or SA40; and (b) does not involve turf farming or fruit farming within 8km of RAAF Base Amberley; and	Urban Areas Code (Part 4)—particularly the specific outcomes in section 4.3.3 and the Special Opportunity Zone (division 21) Vegetation Management Code (Part 12, division 4)



Column 1 Defined use or use class ¹⁸⁵	Column 2 Assessment category ¹⁸⁶	Column 3 Relevant assessment criteria ¹⁸⁷ —applicable code if development is self-assessable or requires code assessment
	<p>(c) where involving vegetation clearing, complies with the acceptable solutions applicable to clauses (1) to (3) in column 2 of Table 12.4.1 in the Vegetation Management Code (Part 12, division 4).</p> <p>Impact Assessable if within SA6, SA15, SA24, SA35, SA38 or SA45.</p> <p>Code Assessable otherwise.</p>	
Animal Husbandry	<p>Exempt if—</p> <p>(a) within SA1 and conducted as part of the operations of the Ipswich Showgrounds; or</p> <p>(b) within SA5, SA11, SA16, SA17, SA21, SA26, SA30, SA31, SA32 or SA40; and</p> <p>(c) where involving vegetation clearing, complies with the acceptable solutions applicable to clauses (1) to (3) in column 2 of Table 12.4.1 in the Vegetation Management Code (Part 12, division 4).</p> <p>Impact Assessable if within SA6, SA15, SA22, SA24, SA35, SA38 or SA45.</p> <p>Code Assessable otherwise.</p>	<p>Urban Areas Code (Part 4)—particularly the specific outcomes in section 4.3.3 and the Special Opportunity Zone (division 21)</p> <p>Vegetation Management Code (Part 12, division 4)</p>
Forestry	<p>Code Assessable if within SA26 or SA32.</p> <p>Impact Assessable otherwise.</p>	<p>Urban Areas Code (Part 4)—particularly the specific outcomes in section 4.3.3 and the Special Opportunity Zone (division 21)</p>
<p>Intensive Animal Husbandry—inconsistent use class unless—</p> <p>(a) within SA1 and conducted as part of the operations of the Ipswich Showgrounds; or</p> <p>(b) within SA5 and conducted as part of the operations of the Ipswich Pound; or</p> <p>(c) within SA16, SA17, SA21, SA31, SA32 or SA43 and a stable; or</p> <p>(d) within SA26, SA30, SA32 or SA43 and a horse training/riding establishment.</p> <p>[refer s 4.21.5(3)]</p>	<p>Exempt if—</p> <p>(a) conducted as part of the operations of the Ipswich Showgrounds (SA1); or</p> <p>(b) conducted as part of the operations of the Ipswich Pound (SA5); and</p> <p>(c) involving the use of existing land and buildings only.</p> <p>Code Assessable if —</p> <p>(a) within SA1 or SA5 and if as per exempt, but involving the use of additional land or the erection of new buildings; or</p> <p>(b) within SA16, SA17, SA21, SA31, SA32 or SA43 and a stable; or</p> <p>(c) within SA26, SA30, SA31, SA32 or SA43 and a horse training/riding establishment.</p> <p>Impact Assessable otherwise.</p>	<p>Urban Areas Code (Part 4)—particularly the specific outcomes in section 4.3.3 and the Special Opportunity Zone (division 21)</p> <p>Intensive Animal Husbandry Code (Part 12, division 8)</p> <p>Parking Code (Part 12, division 9)</p>
Wine Making	<p>Code Assessable if within SA1, SA2, SA5, SA26, SA31, SA32, SA39 or SA46.</p> <p>Impact Assessable otherwise.</p>	<p>Urban Areas Code (Part 4)—particularly the specific outcomes in section 4.3.3 and the Special Opportunity Zone (division 21)</p> <p>Parking Code (Part 12, division 9)</p>



Column 1 Defined use or use class ¹⁸⁵	Column 2 Assessment category ¹⁸⁶	Column 3 Relevant assessment criteria ¹⁸⁷ —applicable code if development is self-assessable or requires code assessment
OTHER		
Aviation Use—inconsistent use class unless a helipad [refer s 4.21.5(3)]	Impact Assessable	Urban Areas Code (Part 4)—particularly the specific outcomes in section 4.3.3 and the Special Opportunity Zone (division 21) Parking Code (Part 12, division 9)
Carpark	Impact Assessable if within SA6, SA12, SA13, SA14, SA15, SA17, SA18, SA21, SA22, SA27, SA30, SA35 or SA36. Code Assessable otherwise.	Urban Areas Code (Part 4)—particularly the specific outcomes in section 4.3.3 and the Special Opportunity Zone (division 21) Parking Code (Part 12, division 9)
Community Use—inconsistent use if— (a) a cemetery or crematorium; or (b) an emergency service depot unless within SA4, SA7, SA8, SA10, SA16, SA17, SA19, SA20, SA26, SA28, SA29, SA31, SA33, SA34, SA35, SA36, SA37 or SA38; or (c) a hospital unless within SA1, SA2, SA4, SA6, SA7, SA8, SA9, SA10, SA16, SA17, SA19, SA22, SA29, SA30, SA31, SA33, SA36, SA37 or SA38; or (d) a childcare centre, community centre, crematorium, school, senior citizens centre or youth centre within SA45 or SA46. [refer s 4.21.5(3)]	Exempt if — (a) within SA1, SA2 or SA22 and— (i) involving the use of existing land and buildings for uses other than a cemetery, crematorium, emergency services depot or hospital; and (ii) operating between the hours of 6.00 a.m. and 10.00 p.m.; or (b) within SA5 and involving the use of land and buildings for purposes associated with the Ipswich City Council Pound. Code Assessable if— (a) within SA1, SA2, SA5, or SA22 and if as per exempt, but involving— (i) the use of additional land, or the erection of new buildings; or (ii) operating before 6.00 a.m. or after 10.00 p.m.; or (b) within SA4, SA7 or SA33, unless a cemetery or crematorium; or (c) within SA5, SA8, SA9, SA20, SA28, SA32, SA35 or SA36 unless a cemetery, crematorium or hospital; or (d) within SA10 or SA25 unless a cemetery, crematorium, emergency services depot, hospital, place of worship or school; or (e) within SA16 unless a cemetery, crematorium, emergency services depot or hospital; or (d) within SA45 or SA46, unless a childcare centre, community centre, crematorium, school, senior citizens centre, or youth centre. Impact Assessable otherwise.	Urban Areas Code (Part 4)—particularly the specific outcomes in section 4.3.3 and the Special Opportunity Zone (division 21) Community Use Code (Part 12, division 12) Parking Code (Part 12, division 9)
Correctional Centre—inconsistent use [refer s 4.21.5(3)]	Impact Assessable	Urban Areas Code (Part 4)—particularly the specific outcomes in section 4.3.3 and the Special Opportunity Zone (division 21)



Column 1 Defined use or use class ¹⁸⁵	Column 2 Assessment category ¹⁸⁶	Column 3 Relevant assessment criteria ¹⁸⁷ —applicable code if development is self-assessable or requires code assessment
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 Special Opportunity Zone (division 21)
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 Special Opportunity Zone (division 21)
Tourist Facility	Code Assessable if within SA1 or SA2. Impact Assessable otherwise.	Urban Areas Code (Part 4)—particularly the specific outcomes in section 4.3.3 and the Special Opportunity Zone (division 21) 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 criteria¹⁸⁸—applicable code if development is self-assessable or requires code assessment
All except use for a road ¹⁸⁹	Impact Assessable (refer s 2.2)	Urban Areas Code (Part 4)—particularly the specific outcomes in section 4.3.3 and the Special Opportunity Zone (division 21)

¹⁸⁸ 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.

¹⁸⁹ 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 4.21.2: Assessment Categories and Relevant Assessment Criteria for Special Opportunity Zone—Other Development

Column 1 Type of development	Column 2 Assessment category ¹⁹⁰	Column 3 Relevant assessment criteria ¹⁹¹ —applicable code if development is self-assessable or requires code assessment
Carrying out building work not associated with a material change of use ¹⁹²	Self Assessable ¹⁹³ if— (a) building work on an existing building on site and; (b) not an auxiliary unit within SA45 or SA46. 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 Areas Code (Part 4)—particularly the specific outcomes in section 4.3.3 and the Special Opportunity Zone (division 21); (b) Planning Scheme Building Matters Code (Part 12, division 16).
Clearing of Vegetation—not associated with a material change of use	Exempt, if within SA1, SA2, SA3, SA4, SA5, SA6, SA7, SA8, SA10, SA19, SA20, SA22, SA23, SA25, SA28, SA33, SA34 or SA37. Otherwise— Self Assessable if— (a) involving the clearing of 0.5 hectares or less of native vegetation in any five year period; and (b) the acceptable solutions of the applicable code for Self Assessable Development are complied with. Code Assessable if— (a) involving the clearing of more than 0.5 hectares of native vegetation in any five year period; or (b) the applicable code for Self Assessable Development is not complied with.	If Self Assessable—acceptable solutions applicable to clauses (1) to (4) in column 2 of Table 12.4.1 in the Vegetation Management Code (Part 12, division 4). If Code Assessable— (a) Urban Areas Code (Part 4)—particularly the specific outcomes in section 4.3.3 and the Special Opportunity Zone (division 21); (b) Vegetation Management Code (Part 12, division 4).
Earthworks—not associated with a material change of use	Exempt if earthworks which meet the criteria set out in Schedule 8. Code Assessable if the criteria for exempt do not apply.	Earthworks Code (Part 12, division 15) Urban Areas Code (Part 4)—particularly the specific outcomes in section 4.3.3 and the Special Opportunity Zone (division 21) Vegetation Management Code (Part 12, division 4)
Minor Building Work	Exempt, if— (a) the Planning Scheme Building Matters Code is complied with; and (b) the requisite number of parking spaces are provided for the use in accordance with Table 12.9.1 of the Parking Code (Part 12, division 9). Code Assessable otherwise.	If Code Assessable— (a) Urban Areas Code (Part 4)—particularly the specific outcomes in section 4.3.3 and the Special Opportunity Zone (division 21); (b) Planning Scheme Building Matters Code (Part 12, division 16); (c) Parking Code (Part 12, division 9).

¹⁹⁰ Assessment categories may also be affected by overlays. See overlay maps to determine whether the land is affected.

¹⁹¹ 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.

¹⁹² See Ipswich Planning Scheme Users Guide 2 for examples that explain the type of development involved in different proposals.

¹⁹³ This does not include building work that under IPA Schedule 8, is exempt and cannot be made self-assessable or assessable by a planning scheme.



Column 1 Type of development	Column 2 Assessment category ¹⁹⁰	Column 3 Relevant assessment criteria ¹⁹¹ —applicable code if development is self-assessable or requires code assessment
Placing advertising device on premises	Exempt if an advertising device which meets the criteria set out in Schedule 9, Part 6. Impact Assessable if a billboard with a signface area of more than 8.0m 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 Special Opportunity Zone (division 21)
Reconfiguring a lot ¹⁹⁴	Impact Assessable where involving land within a Residential Zone. Code Assessable otherwise.	Reconfiguring a Lot Code (Part 12, division 5) Urban Areas Code (Part 4)—particularly the specific outcomes in section 4.3.3 and the Special Opportunity Zone (division 21) Vegetation Management Code (Part 12, division 4)
Carrying out operational work for reconfiguring a lot or in association with a material change of use ¹⁹⁴	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	

¹⁹⁴ 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.

