

PART 14—SPRINGFIELD STRUCTURE PLAN

Section 1—Introduction

1.1 Preamble

The Springfield area is within the Western Corridor which is an important area for accommodating additional population within South East Queensland as outlined in the South East Queensland Regional Plan 2005-2026 (the Regional Plan).

It is anticipated the Springfield area (including Town Centre) will provide a wide variety of employment opportunities together with accommodating significant residential development in support of its designation as the 'Gateway CBD' in the Ipswich Planning Scheme and Regional Principal Activity Centre under the Regional Plan.

Both the State Government and Ipswich City Council intend that land use (including a Town Centre), transport, environment and infrastructure planning and development are integrated to ensure that Springfield provides a lifestyle commensurate with the vision outlined in the Regional Plan. This Structure Plan has been prepared to achieve this aim.

This Structure Plan was originally prepared as a Development Control Plan under the Local Government (Planning & Environment) Act 1990. However, this Act has been repealed and replaced by the Integrated Planning Act 1997 (IPA) as from 30 March 1998.

To make the Structure Plan easier to use and understand, the plan has been amended to make it more consistent with transitional Integrated Development Assessment System (IDAS).

IDAS is the system for making, assessing and deciding development applications.

All 'policy' aspects of the Structure Plan, such as the aims, vision, and planning intents, remain unchanged in relation to their policy content.

NOTE

The Springfield Structure Plan is a Development Control Plan as mentioned in section 6.1.45(A) of the IPA.

1.2 The Plan Area

The Springfield Structure Plan area is located in the south-eastern sector of Ipswich City adjoining the City of Logan and Shire of Beaudesert. Most of the Structure Plan area is located about 25 kilometres from the Brisbane Central Business District (CBD) and 15 kilometres from the Ipswich CBD. The Structure Plan contains an area of approximately 2860 hectares.

The Structure Plan area is shown on Structure Plan Maps 1 and 2. The area is generally bounded by Old Logan Road, Camira to the east, the boundary of Beaudesert Shire to the south, Woogaroo Creek and various property boundaries to the west, and the rear of allotments fronting Meier Road, Camira to the north.

1.3 Aims of the Structure Plan

The aims of the Structure Plan are—

- (a) to set out statements of planning intent;
- (b) to create a flexible set of planning controls that will cater for the needs of the communities within and adjacent to the planned area;
- (c) to promote the creation of an urban structure which uses land efficiently and provides high levels of accessibility to transport, shopping and commercial facilities, open space, recreational opportunities and community facilities;
- (d) to facilitate the provision of a comprehensive range of housing types and allotments to meet the needs of a wide cross-section of the population;
- (e) to promote a "sense of community" through clear definition of neighbourhoods or districts and relating these to the areas of conservation, visual and landscape character;
- (f) to facilitate the provision of a Town Centre which will provide for a comprehensive range of activities together with higher density residential development at a scale consistent with its designation as a Regional Principal Activity Centre under the Regional Plan;
- (g) to promote a high standard of residential amenity with particular regard to environment, safety, privacy, convenience, visual attractiveness and the impact of traffic noise;
- (h) to develop the subject land in a manner sympathetic with the natural land form taking into account the protection and where possible, enhancement of the natural environment;
- (i) to ensure a consistent quality of landscaping, streetscape and building design is obtained throughout the development;



- (j) to promote confidence and realistic expectations concerning development to be permitted in the future;
- (k) to ensure that adequate arrangements are made for the provision of utility and community services which cater for the needs of the community as development proceeds;
- (l) to provide for local area plans which will implement the principles and planning intent for specific areas, neighbourhoods or precincts; and
- (m) to ensure that adequate arrangements are made for the protection of those items of both Aboriginal and European Cultural Heritage.

In view of the long term nature of the development being undertaken a flexible approach is required which will facilitate innovative development standards and practices and enable modifications to be made which take account of technological developments and changing patterns in society. Accordingly, the Structure Plan establishes a number of planning intentions and a framework for the development of Local Area Plans.

1.4 Elements of the Structure Plan

The Structure Plan operates at a series of levels which range from the overall area to site specific guidelines. The hierarchy of levels is as follows—

- (a) **Structure Plan Area**
The Structure Plan area (shown on Maps 1 and 2) is part of the Ipswich Eastern Suburbs area.
- (b) **Structure Plan Designations**
The Structure Plan area has been divided into five land use designations as shown on Structure Plan Map 2. These designations form a Structure Plan which is the fundamental planning control on development within the Structure Plan area. The Structure Plan designations are the broad equivalent of the zones which apply to the remainder of the City and its planning scheme area.

The approximate land area allocated to each of these designations is shown in the Table below.

Designation	Colour on Structure Plan	Area
Community Residential	Pink	1442 hectares
Town Centre	Blue	372 hectares
Open Space	Light Green	591 hectares
Conservation	Dark Green	385 hectares
Regional Transport Corridor	Yellow	70 hectares
Total Area		2860 hectares*

* plus or minus adjustments due to ADP process

The Structure Plan outlines principles and procedures to guide development within each of the Structure Plan designations and these are outlined in Sections 5, 6, 7, 8 and 9.

In each designation, various land uses are categorised as either self assessable or assessable development in accordance with the Tables of Development in Sections 5, 6, 7, 8 and 9. The land allocated to each of these designations will be generally in accordance with the Structure Plan (Structure Plan Map 2). However the boundaries of the designations shown on Structure Plan Map 2 may be varied as metes and bounds have not been surveyed. The exact boundaries and other features will be finalised in conjunction with the Town Centre Concept Plan and processing of Area Development Plans.

- (c) **Structure Plan Sectors, Precincts, or Classifications**

The Structure Plan identifies a number of sectors, precincts or classifications which subdivide the Structure Plan designations into a series of preferred land use or catchment areas.

- (d) **Planning Guidelines**

Some specific planning guidelines have been derived for development within the Structure Plan designations and precincts.

1.5 Arrangement of the Structure Plan

Section 1 of the Structure Plan sets out the introductory material relating to its aims, organisation and relationship to the Infrastructure Agreements (see section 1.7).



Section 2 outlines the planning intention and implementation process of the Structure Plan together with the administrative requirements relating to Local Area Plans and development applications within the Structure Plan area.

Sections 3 and 4 relate to Mobility, Infrastructure and Community Facilities.

These considerations apply throughout the Structure Plan area and have been used to formulate the Structure Plan and will be used in the assessment of Local Area Plans and Development Applications using transitional IDAS.

Sections 5, 6, 7, 8 and 9 relate respectively to development in the five Structure Plan designations, namely Community Residential, Town Centre, Open Space, Conservation and Regional Transport Corridor.

Section 10 refers to Special Development Areas and Other Miscellaneous Provisions.

Section 11 outlines procedures for the resolution of disputes or differences in relation to Council decisions.

Section 12 outlines procedures in relation to consultation with Springfield Land Corporation regarding proposed amendments to the Springfield Structure Plan.

1.6 Relationship of Structure Plan to the Remainder of the Planning Scheme

NOTE

The provisions of this Structure Plan are based on those contained in—

- (a) the original Springfield Development Control Plan (which was gazetted in 1997); and
- (b) the former Springfield Structure Plan (which was gazetted on 19 February 1999) and subsequently amended as part of the transitional Ipswich Planning Scheme.

The development and use of the land the subject of this Structure Plan is to be in accordance with the relevant planning scheme provisions as outlined below—

- (a) Part 1 – Introduction;
- (b) Part 2 – Interpretation;
- (c) Part 3 – Desired Environmental Outcomes;
- (d) Part 12 – Assessment Criteria for Development for a Stated Purpose, or of a Stated Type;
- (e) Part 13 – Local Government Infrastructure Plan; and
- (f) the Planning Scheme Policies.

Where any provision of Part 14 - Springfield Structure Plan is inconsistent with any other provision of the Planning Scheme or a Planning Scheme Policy, the Structure Plan is to take precedence over that provision, and the other provision is of no effect to the extent of the inconsistency.

The Structure Plan includes five (5) broad land use designations—

- (a) Community Residential;
- (b) Town Centre;
- (c) Open Space;
- (d) Conservation; and
- (e) Regional Transport Corridor.

These designations—

- (a) encompass the entire Springfield area;
- (b) are depicted on Map 2; and
- (c) form the basis for the assessment categories, as set out in the Tables of Development within this Part (i.e. Part 14).

Map 2 is to be relied on for the purposes of this Part, in lieu of the Zoning Maps (refer Z1 to Z50) which cover the remainder of the City and its planning scheme area.

1.7 Provision of Infrastructure

In order for development to proceed, the infrastructure of roads, water supply, sewerage, drainage, open space and community facilities must be available (or be capable of being made available) to service the area contained in the Structure Plan area.

To ensure that the appropriate infrastructure, namely roads, water supply, sewerage, drainage, open space and community facilities, including any temporary infrastructure, will be provided, the Springfield Infrastructure Agreement 1998 was entered into between the Council and Springfield Land Corporation Pty Ltd, Springfield Land Corporation No. 2 Pty Ltd and Cherish Enterprises Pty Ltd pursuant to Division 2 – (Infrastructure Agreements) of Part 6 of the Local Government (Planning and Environment) Act 1990. The infrastructure agreement also deals with the phasing of development in relation to the provision of infrastructure.



Before approving an Area Development Plan (excluding the approval of a Master Area Development Plan that is subject to subsequent Area Development Plan approvals) pursuant to this Structure Plan that exceeds a total of 1,000 dwellings within the Town Centre Designation, the Springfield Town Centre Infrastructure Agreement and any consequential amendments to other Infrastructure Agreements must be entered into with the Council and any other relevant body pursuant to Part 4, Chapter 8 of the *Sustainable Planning Act 2009* to ensure that the appropriate infrastructure will be provided (including issues associated with the provision of such infrastructure).

The Springfield Town Centre Infrastructure Agreement must capture, in detail, the items or issues outlined in the Springfield Town Centre Infrastructure Agreement Heads of Agreement 2008 entered into between the Council and Springfield Land Corporation Pty Ltd and Springfield Land Corporation No. 2 Pty Ltd.

1.8 Complementary Agreements

This Structure Plan is one of a suite of documents and agreements relating to the development of the lands to which the Structure Plan applies. Others include—

- (a) the Springfield Infrastructure Agreement with the Ipswich City Council referred to in clause 1.7;
- (b) agreements with the Ipswich City Council referred to in section 11;
- (c) the documents identified as "Springfield Agreements" in the Local Government (Planning and Environment) Amendment Act No. 49 of 1995.

In the interpretation of this Structure Plan regard may be had to the provisions of any of the above for the purpose of gaining a full and proper understanding of the operation of this Structure Plan with those other documents in relation to the Springfield Project, and for the purpose of ensuring that the implementation of this Structure Plan is consistent with and supportive of the purposes and intent of these several documents.



Section 2—Implementation

This section provides guidance for both Council and applicants in the implementation of the Structure Plan. It outlines the overall planning intentions; the Local Area Planning process; the administrative requirements for Local Area Plans and site specific development applications; and, the land use purpose definitions.

2.1 Planning Intention

The notion of developing the Springfield area as a comprehensively planned area of primarily urban development incorporating a range of residential forms, substantial public and private open space, preservation of environmentally significant areas, an integrated transport network (both public and private) and the development of a major town centre has been outlined in the strategic framework for the Ipswich Planning Scheme.

In addition to the aims outlined in Section 1.3, in developing a philosophy for the Springfield area, the Structure Plan has sought to respond to five broad considerations—

- (i) The area outside the Town Centre is primarily intended to accommodate a population of approximately 50,000 persons within a range of dwelling types, totalling between 17,000 and 20,000 dwellings supported by integrated neighbourhood centres (including school sites and a variety of community facilities) located in a number of discrete neighbourhoods within the area.
- (ii) The need to promote a sense of community and to create a 'landmark' Town Centre of legible structure and clear identity accommodating approximately 36,000 persons in 22,855 dwellings.

The Town Centre is intended to be of a somewhat more traditional nature comprised of roads and boulevards of strong form and structure with significant and integral open space. The Town Centre should be designed to suitably combine higher density residential, commercial, retail, tertiary education institutions, hospital/medical facilities, commerce and trade development, research and technology activities and major cultural and community facilities.

The Town Centre must be serviced by an arterial road system that is integral to the Camira/Redbank Plains/Beaudesert Shire linkages. The Town Centre's positioning has been chosen to minimise land form disturbance, to support the location of the proposed South West Arterial and trunk

arterial to Beaudesert and access from Redbank Plains to the South-West Arterial, and the future rail link and station. The Town Centre must focus on the future railway station and any Tertiary Education site.

- (iii) The need to protect the very significant conservation and cultural heritage values that occur both within the site and in adjoining areas, particularly in the areas in the southern parts of the site which provide both habitat and a habitat connection between the core areas of Greenbank and Spring Mountain; sites or places of aboriginal cultural significance; the World War II aircraft crash sites, stone gun pits, and Eden homestead; and, the environment/heritage values of the Woogaroo/Opossum Creek junction area.
- (iv) The need to protect and manage the areas' creek systems and associated vegetation for both nature and cultural heritage conservation and open space - recreational purposes.
- (v) The need to provide a major transport corridor for both road and rail commensurate with the expected population and its role within the Regional Transport network.

The above design principles were instrumental in determining the Structure Plan and land use designations for the Springfield Area. Structure Plan Map 2 shows the adopted Structure Plan for the Springfield area and the land allocated to each of these designations will be generally in accordance with this plan.

The approximate land area allocated to each of these designations is outlined in section 1.4

The planning intent for each of the five designations is as follows—

(a) Community Residential Designation

This designation comprises the majority of the Springfield area and will allow a variety of residential accommodation types with a range of other compatible land uses including but not limited to those providing services and facilities to the residents.

For the purpose of the Structure Plan the Community Residential Designation has been divided into five (5) sectors (see Structure Plan Map 1). These five areas generally represent discrete areas and it is anticipated that a neighbourhood centre would be developed in each of these sectors.



(b) Town Centre Designation

This designation will comprise a number of precincts to accommodate a mix of activities including, but not limited to, higher order retailing, commercial and business premises, entertainment, education, research, technology activities, community and recreational facilities, service industries, together with higher density housing and mixed business areas.

NOTE 14.2.1A

- (1) The Springfield Town Centre is designated as a Principal Regional Activity Centre under the SEQ Regional Plan.
- (2) The Springfield Town Centre is the main centre servicing Ipswich's eastern suburbs.
- (3) The Springfield Town Centre footprint is capable of accommodating 2.6856 million m² of non-residential floor space.
- (4) The potential allocation of the non-residential floor space will be determined through the Springfield Town Centre Concept Plan.

(c) Open Space Designation

The Open Space designation comprises three (3) classifications, namely—

- Community Open Space;
- Private Open Space; and
- Creekline Vegetation areas.

Community Open Space

This classification encompasses local, neighbourhood and district parks and areas of scenic escarpment together with other forms of development under the relevant Table of Development.

Private Open Space

This classification relates to those areas set aside for the development of active/passive open space areas integral with commercial uses, educational facilities and recreational facilities (eg. golf courses).

Creekline Vegetation areas

This classification covers the area of vegetation either side of the centre line of the major creek and drainage line systems. The majority of these areas will be promoted as natural conservation areas.

(d) Conservation Designation

This designation covers the area of environmental significance in the southern and south eastern part of the Springfield area.

(e) Regional Transport Corridor Designation

This designation defines the area in which the region's future road and rail corridor shall be incorporated including ancillary functions such as rail and bus stations and driver/passenger roadside facilities, together with utility services.

2.2 Local Area Plans

Due to the long term nature of the development of the Springfield area the planning process created by this Structure Plan must recognise that it is not possible to create a 'blueprint' for the area and that the Structure Plan must be able to respond to changes in market demand, technology and society itself.

Consequently, whilst the Structure Plan provides the guidance or 'footprint' for the development of the area, local area plans will be necessary to provide a basis for sound planning decisions and for Council to assess development applications. The local area plans must be designed within the framework of the Structure Plan.

Local Area Plans comprise the Land Use Concept Master Plan, the Town Centre Concept Plan, Precinct Plans and Area Development Plans. They operate at a series of levels from the general concept plans to the more specific Area Development Plans.

Sections 2.2.1 to 2.2.4 inclusive outline each type of Local Area Plan, their role and application for and approval of Local Area Plans. Section 2.3 deals with amendments to Local Area Plans.

2.2.1 Land Use Concept Master Plan

The Land Use Concept Master Plan incorporated in this Structure Plan is—

- (i) a more detailed interpretation of the Structure Plan and its planning intent;
- (ii) a more detailed illustration of one form of final development which gives effect to the planning intent contained in this Structure Plan;
- (iii) a plan to guide, in general terms, the planning and development of the subject land;

but is indicative only of possible likely development intentions.



The Land Use Concept Master Plan does not define the final nature or location of specific land uses but does illustrate concepts in this Structure Plan, particularly those with respect to the predominant components of the development and their inter-relationship.

The Land Use Concept Master Plan includes information relating to the possible likely schematic locations of each of the following—

- major road/rail corridors and distributor roads/major collector streets;
- neighbourhoods and major access points and relationships to transport networks and nodes;
- neighbourhood centres and education and major community facilities;
- the open space network;
- the schematic location of residential and town centre areas.

The exact location of these and specific land uses is to be determined in conjunction with the processing of Area Development Plans.

In interpreting the Land Use Concept Master Plan it must be recognised that the proposed rail station and other publicly funded facilities within the area depend upon State Government commitments in respect of which a final decision has not been made. In the absence of a State Government commitment, some of those facilities may be provided through the private sector, or not at all.

2.2.2 Town Centre Concept Plan

The Town Centre Concept Plan was approved by Council on 16 July 2002.

Although the proposed Springfield development is predominantly residential, a central component of the overall development is the provision of a Town Centre which is intended to combine higher density residential, commercial, higher order retail, tertiary education institutions, hospital/medical facilities, research technology activities, service industries and major cultural community facilities in a co-ordinated fashion. This component is central to the development because it underwrites financially the development obligations imposed by this Structure Plan, the Infrastructure Agreements and the South West Arterial Agreement. From the Springfield Land Corporation's viewpoint, ensuring the financial success of the Town Centre is therefore essential to the overall development.

To promote a flexible approach which responds to changes in market demand, technology and society the Town Centre Concept Plan uses the mechanism of Area Development Plans and an information process to provide more detailed guidance for development.

The Town Centre Concept Plan delineates the several development areas in the Town Centre (including any land within the Open Space Designation which is integral to its development). The first ADP over land in a Development Area must include the whole of the land in the Development Area as a Master Area Development Plan (MADP). It is anticipated that Master Area Development Plans will be prepared and submitted progressively over a period of time with development to commence following subsequent Area Development Plan approvals.

Section 2.2.4 sets out the matters which the Area Development Plans must address and the application approval process for them.

The Town Centre Concept Plan—

- (i) delineates the development areas within the Town Centre in respect of which the Master Area Development Plans must be prepared by Springfield Land Corporation and approved by the Council.
- (ii) indicates which of the following land use precincts are the preferred dominant uses for each development area—
 - Town Business Precinct;
 - Retail Precinct;
 - Town Residential Precinct;
 - Health Services Precinct;
 - Education Precinct;
 - Research and Technology Precinct;
 - Service Trade Precinct;
 - Special Business Precinct; and
 - Recreation Precinct.

To avoid doubt, there may be one or more precincts indicated for each development area and these may be applicable to the whole or part only of any development area.
- (iii) provides the framework of roads, public transport interchanges and routes, pedestrian/cycleways and the system of open spaces that will offer appropriate linkages between all precincts and development areas within the Town Centre and between the Town Centre and the surrounding residential neighbourhoods.
- (iv) provides a design guideline which outlines requirements for—
 - vehicle parking;
 - landscape/townscape design and siting controls;
 - Building Design;
 - Building Heights; and
 - Public Domain.



Council shall in considering for approval any ADPs or any amendments to the Town Centre Concept Plan have regard to the planning study prepared by and at the expense of Springfield Land Corporation which took into account, the following matters for the commercial/retail/office components of the Town Centre—

- (a) The extent of existing commercial/retail/office floor space and approved new commercial/retail/office floor space in the area likely to be serviced by the proposed facilities and in surrounding areas which could be affected by it;
- (b) The likely trade/service areas of the proposed commercial/retail/office facilities having regard to the size, the nature of the services proposed to be included, the configuration of the general road network which is likely to provide access to the centre, the location of any physical or psychological barriers to movement and the location of competing centres;
- (c) The nature and adequacy of existing commercial/retail/office facilities and approved new commercial/retail/office facilities in the area referred to in (a) above and the level of convenience provided by such facilities;
- (d) The population, existing and projected, for the likely future trade/service area and the socio-economic characteristics of that population;
- (e) The demand, or likely future demand, for commercial/retail/office floor space in the area referred to in (a) above;
- (f) Whether the establishment of the proposed facilities would result in an excess of commercial/retail/office floor space of the type proposed in the area or would result in an excess of commercial/retail/office floor space generally;
- (g) The likely impact of the proposed development, particularly on the Ipswich CBD and other major suburban, sub-regional and district centres. Such impact should be expressed wherever possible in terms of shop closures and job losses, on the existing commercial/retail/office facilities, together with the additional cumulative effect of any approved new commercial/retailing/office developments within the same area;

- (h) Whether the amount of floor space proposed, the uses proposed and the overall configuration of the town centre is consistent with the function of the centre, having regard to the Ipswich CBD and other major suburban, sub-regional and district centres;
- (i) Whether, the proposed development would jeopardise the provision of facilities in a location better placed to provide a higher level of choice or degree of convenience and accessibility;
- (j) any other benefits or detriments to the local area or the community in general; and
- (k) such other matters not included above that might be contained in terms of reference notified pursuant to s 8.2 of the Local Government (Planning and Environment) Act 1990, or contained in an information request pursuant to referral coordination under IPA.

The provision of such planning study is to be considered sufficient for the purposes of Section 8.2 of the Local Government (Planning and Environment) Act 1990, or for the purposes of an information request pursuant to referral coordination under IPA, and is to be regarded as having been prepared at the direction of the Council.

The Town Centre Concept Plan will guide development within the Town Centre in a progressive manner with appropriate interface between precincts and development areas.

2.2.3 Precinct Plans

2.2.3.1 Role of Precinct Plans

Prior to development being approved on any land within the Community Residential Designation or the Open Space Designation (excluding land not included in the Springfield Infrastructure Agreement) a Precinct Plan must be approved by Council for the precinct within which the land is situated. Precinct boundaries will usually be determined by physical constraints of the land and its proposed future development.

A Precinct Plan will show in more detail for the area to which it relates—

- the spectrum of open space (including any local and neighbourhood parks);
- the stormwater management system;
- the type of land uses proposed, their nature and intensity;



- the proposed phasing of development (including infrastructure);
- key development parameters;
- townscape/landscape and design considerations;
- transport, access and parking arrangements;
- climatic design measures;
- cultural heritage matters;
- community safety issues;
- public utilities infrastructure matters;
- the relationship to other nearby precincts;
- an indicative layout which allows for more detailed interpretation/examination of the above information (including, but not limited to, the development option, staging elements and infrastructure provisions outlined in the Indicative Phasing Concept Plan, the open space components outlined in the Open Space Master Plan and the drainage elements and infrastructure components outlined in the Drainage Master Plan);
- a detailed “budget” of the type of land uses to be provided (and their corresponding equivalent population or occupancy rates) and the infrastructure to be provided;
- the phasing of development within the precinct;
- where relevant, an indicative park land layout showing elements to be contained within the open space areas and any drainage elements or infrastructure to be located within the open space areas.

The level of information and its applicability for any particular precinct will depend on the type of uses proposed.

A Precinct Plan will not necessarily define the exact location of specific land uses, the specific open space items (including the exact location of the open space network), the final nature or exact location of specific drainage items nor will it need to show the location of minor drainage networks. However, whilst each Precinct Plan should be regarded as an indicative or concept design for a specific part of the Community Residential Designation or the Open Space Designation it will—

- locate the land uses, the major drainage network (including any water bodies) and the open space in a way which enables the Council to determine a clear understanding of the nature, type and intensity of development to be provided, the anticipated staging of the development (including infrastructure) and with certainty the type of drainage infrastructure to be provided and the type of open space to be provided and the way in which it is intended to be developed;
- set the water quality parameters for the precinct and provide an assessment of the likely impact of the proposed development on water quality (water quality parameters should be consistent with the fluvial, habitat and riparian features of the relevant creek system of Opossum, Mountain and Woogaroo Creeks and their tributaries whilst recognising the recreational value of these creek systems.

2.2.3.2 Nature of Precinct Plans

Upon its approval a Precinct Plan is deemed to amend the Indicative Phasing Concept Plan, the Open Space Master Plan and the Drainage Master Plan to the extent shown in the Precinct Plan. Approval of a Precinct Plan does not authorise the use of the land within the precinct for the purpose or purposes shown in the Precinct Plan. However the Precinct plan sets out the planning requirements for associated Area Development Plans.



2.2.3.3 Requirements for a Precinct Plan

All Precinct Plans must be prepared by or on behalf of Springfield Land Corporation. They must be consistent with the Land Use Concept Master Plan, Indicative Phasing Concept Plan, Open Space Master Plan and Drainage Master Plan. They must address the following matters and/or provide the following information—

- (a) The boundaries of the precinct. Where it is proposed that a water body be provided within a precinct, the precinct boundary should, unless otherwise determined by Council, include all land within the sub-catchment of the water body.
- (b) Existing contour information in metres.
- (c) The relationship/integration of the precinct to the Open Space Master Plan and Drainage Master Plan, in particular, any approved Precinct Plans, the linkages between precincts upstream and downstream, any potential impacts and/or linkages to adjoining precincts and/or surrounding land uses or any 'regional' treatment measures (e.g. sediment basins or wetlands) strategically located downstream that could service several precincts.
- (d) The indicative location of all open space areas including the local and neighbourhood parks and the proposed development of these areas including open space/recreational settings, connectivity and the indicative location of infrastructure. It may be necessary to show and/or describe the integration with the 'regional' and 'district' open space and any private or public 'civic' open space or recreational facilities.
- (e) The location of the Q20 ARI and 1% AEP + climate change stormwater/flood event design flood levels (pre and post-development, including any areas to be filled), drainage corridors and the location of any water bodies. A report may be necessary to accompany a Precinct Plan demonstrating the affect (if any) any proposed land filling will have on stormwater drainage and/or floodplain management. Also, it is important that the environmental sustainability/physical integrity of the waterways and creekline open space areas are maintained. This may necessitate additional creek protection works due to the potential erosion that may result due to the increased frequency of minor discharges. This aspect will need to be investigated as part of the Precinct Plan.
- (f) The indicative location of any existing and proposed drainage infrastructure, in particular any such infrastructure proposed to be located within open space areas. If drainage infrastructure is proposed within any open space areas a report will be necessary to accompany the Precinct Plan demonstrating that that part of the open space system can still function as useable parkland. Alternatively, such areas will be included as Drainage Reserves (refer to Section 2.6 of the Springfield Open Space Master Plan).
- (g) The predicted macro stormwater interactions between land uses and the staging of the development.
- (h) For each type of land use within the precinct (including open space) the proposed Water Quality Standards are to be nominated taking into account the ANZECC Guidelines for Fresh and Marine Water Quality and the general parameters outlined within the Drainage Master Plan. In this regard, all outlets discharging from a precinct to the natural environment, waterways or open space are to comply with the nominated guidelines.



- (i) Where a water body is proposed, a 'preliminary' Environmental Study will be necessary to accompany the Precinct Plan. Whilst all proposed water bodies are to be capable of at least secondary contact, the 'preliminary' Environmental Study is to specify water quality performance criteria for the water bodies and the associated water quality outcomes. Also, the Environmental Study should detail how the Water Quality Management Plan (WQMP) will manage the increased incidence of dry weather low and base water flows. The final Environmental Study is to accompany the Area Development Plan (ADP) for the precinct containing the water body.
- (j) A water quality assessment considering both local and cumulative "regional" impacts. Also, this assessment must provide conceptual details with respect to the control of impacts from local increases in peak discharge, particularly the type of treatments to be employed at pipe outlets and along drainage lines and any waterways or water bodies.
- (k) The location of any site or area of cultural heritage significance nominated in Appendix 1 of the Open Space Master Plan and how it is proposed to treat these places.
- (l) The location and design parameters for any medium density housing, apartment buildings or other residential development. Consideration shall also be given to the location and design of residential development in terms of its compatibility with nearby land uses and likely effects on residential amenity.
- (m) A site analysis plan showing those elements which will shape the pattern of development (e.g. gullies, ridgelines, high points, special features (water bodies) etc). This plan should also include a visual framework outlining the desired setting in terms of topographic features and showing view corridors to and from the site and those areas that contribute to precinct identity and sense of place (e.g. main gateways and approach routes, key open space facilities District parks, access points to precincts, edge treatments, etc).
- (n) Underlying concepts and principles which will define the extent of each precinct, in particular the relevant Planning Intent, Development Concepts, Performance Criteria and Compliance Standards of the applicable land use designations and precincts outlined in this Structure Plan, focal points for the precinct, open space structure (particularly linear open space) and/or specific drainage elements.
- (o) Details relating to connectivity, mobility and access arrangements. A circulation plan is required showing the indicative location of—
- The road system (including any transport corridors or reservations).
 - Major collector streets and their access point(s) to the road system.
 - Collector streets and access streets. A traffic report may be necessary to accompany a Precinct Plan demonstrating that the proposed street network is capable of achieving the performance criteria for the street network as outlined in the Reconfiguring a Lot Code.



- Cycleways and pedestrian paths (including any linkages), particularly where surrounding any proposed water bodies.
- Proposed bus routes and passenger pick up and set down areas.
- Internal circulation to the various open space areas and/or activity destinations or nodes (including any proposed transport interchange).

Where it is proposed that the construction of the street network is to vary from Council's standards, typical street cross sections are to be noted on the circulation plan.

- (p) Type and nature of land use.
- (q) Scale and intensity of development (including equivalent populations and occupancy rates).
- (r) A sewerage master plan for the precinct taking into account the provision of infrastructure as outlined in the Sewerage Master Plan.
- (s) A water master plan for the precinct taking into account the provision of infrastructure as outlined in the Water Master Plan.
- (t) Any proposed major easements over sewers, effluent lines, water supply or major drainage easements or easements for access purposes or for services.
- (u) Community Safety considerations, in particular CPTED provisions (with a particular focus on pedestrian and cycleway connectivity, vulnerable settings and vulnerable developments and facilitating casual surveillance).

- (v) An indicative concept master plan showing the range of land uses, open space areas and circulation network. This plan shall show the relationship to other nearby precincts, particularly Transport/Movement Connectivity (road, pedestrian, cycle, public transport), Services integration/connectivity, Open Space relationships or other edge treatments).
- (w) A phasing plan showing the stages of development and the indicative completion times for each stage. This plan shall include an assessment of the obligations of Council and Springfield Land Corporation as outlined in the Springfield Infrastructure Agreement. This assessment is also to provide an indicative 'budget' of the nature and intensity of land uses to be developed and the infrastructure to be provided within the nominated stages of the development.

2.2.3.4 Approval of Precinct Plans

Application for approval of a Precinct Plan must be made by or on behalf of Springfield Land Corporation. If Council requires further particulars in respect of the application it is within fourteen (14) days of receipt of the application to request in writing such further particulars as are necessary to decide the application. Council is to decide the application within ninety (90) days of—

- the application having been made to it; or
- the receipt of such further particulars as it may have requested

or such longer period as agreed by Springfield Land Corporation acting reasonably or failing agreement such reasonable extension of the ninety (90) day period as Council may decide and notify to Springfield Land Corporation in writing. Such notification must be given before the ninety (90) day period expires and may be the subject of alternative dispute resolution procedures under Section 11 of this Structure Plan.



Council may approve the application or refuse the application. Council must notify Springfield Land Corporation in writing of its decision on the application within ten (10) days of the decision.

2.2.4 Area Development Plans

2.2.4.1 Role of Area Development Plans

Area Development Plans are the mechanism whereby the master planning of the Structure Plan area (as outlined in the Concept Plans) is put into effect. Area Development Plans function as reconfiguration or land use proposals to produce an integrated plan for the development of the particular area covered by the plan. Specifically, development of any land included within the Structure Plan area cannot take place within any of the five Structure Plan designations unless—

- (i) there is an Area Development Plan over the land to be developed which has been approved by Council; and
- (ii) the development is shown on or consistent with the approved Area Development Plan.

The process of Area Development Plans ensures that planning within the Structure Plan area will be carried out on a broad and integrated basis consistent with the intent of this Structure Plan which would not be possible if development were determined solely by applying conventional use rights to each site on an ad hoc basis.

However application for an Area Development Plan marked "For Reconfiguration Purposes Only" may be approved to allow the reconfiguration of land subject to a condition that the land the subject of such application may not be used or developed (for any purpose) until approval of a subsequent Area Development Plan which provides for the use or development of such land.

An Area Development Plan may be in respect of any part of the Structure Plan area.

An Area Development Plan must take into account existing or proposed development immediately adjacent to the land covered by the plan and ensure that the plan will not compromise the orderly development of the immediate locality or the intent and objectives of this Structure Plan.

Council cannot approve an Area Development Plan unless transport, water supply, sewerage, drainage and other utility and community service infrastructure is or will be available to service the area contained within the plan as provided for in the Infrastructure Agreements, or where approved by Council adequate interim infrastructure which does not frustrate the provision of infrastructure under the Infrastructure Agreements, is or will be available.

2.2.4.2 Nature of Area Development Plans

Upon its approval, an Area Development Plan—

- authorises the reconfiguration of the land covered by the Plan in the manner indicated in the Plan; or
- authorises the use of the land (or particular reconfigured parcels of the land) covered by the Plan for the purpose or purposes shown or nominated thereon, and if applicable at the location(s) or on the site or sites shown or nominated on the Area Development Plan, provided the use of the land is in compliance with the Table of Development relating to the respective Structure Plan designations.

2.2.4.3 Application for Approval of Area Development Plan

Prior to any development being carried out on the land the subject of this Structure Plan, an application must be made to the Council for approval of an Area Development Plan which includes the land to be developed.

The area included in an application for approval of an Area Development Plan may be—

- (i) any part of the Community Residential Designation, Open Space Designation, Conservation Designation or Regional Transport Corridor Designation;



- (ii) a Precinct or part thereof within the Town Centre Designation;
- (iii) a combination of any of the foregoing,

and subject to 2.3, whether or not the relevant land has, in whole or in part, been the subject of a previously approved Area Development Plan.

Prior to lodging an application referred to in (ii) above or any combination under (iii) above which includes an area within the Town Centre Designation, a Town Centre Concept Plan must have already been approved by Council over the land to be included in the Area Development Plan.

2.2.4.4 Requirements for Application

To make application for approval of an Area Development Plan, a person must—

- (i) complete an Application form;
- (ii) pay the Application Fee applicable at the date of the submission of the application in accordance with Council's annually revised Register of General Charges;
- (iii) submit the proposed Area Development Plan; and
- (iv) provide such information as is necessary—
 - (a) to show that the subdivision layout and nature of proposed uses accords with the planning intent, performance criteria and compliance standards specified in this Structure Plan so far as they are relevant to that subdivision layout and those proposed uses; and
 - (b) to demonstrate that the proposals for roads, water supply, sewerage, drainage, open space and community facilities to be provided within the land covered by the proposed Area Development Plan provide for interface with immediately adjacent land which has been developed or is to be developed.

2.2.4.5 Information to Form Part of Application

In addition to the information required pursuant to the repealed Local Government (Planning and Environment) Act 1990 for the ADP process and the Integrated Planning Act 1997 for assessable development, the Planning Scheme and any Planning Scheme Policy as they relate to the reconfiguration of land or applications for assessable development, an application for approval of an Area Development Plan must contain the following information—

- the designation and, where applicable, the classification or precinct in which the land is included at the date of application;
- the use being made of the land (including any building or other structure thereon) at the date of application;
- a site plan showing the location of any existing services;
- the boundary of the Area Development Plan;
- staging sequence of the proposed reconfiguration or land uses;
- the road and allotment layout and points of access, both internal and external;
- the allotment numbers and areas;
- the area to be provided as open space, both private and public;
- the intended type of residential use of any proposed residential allotment;
- where the plan nominates a site or sites for Attached Housing and Apartment Buildings, Detached Housing on an allotment less than 450m² in area, (but not Dual Occupancy Homes), development criteria including the plot ratio, number of storeys, and a statement of design parameters in respect of each such site must be included in or appended to the Plan;



- in the Community Residential designation, the location of any Neighbourhood Centre and an indication of the uses proposed in the Neighbourhood Centre;
 - the location and nature of all other proposed uses including building envelope(s) but, except where the Plan relates to a Special Development Area, not including detailed final site layout, building perspectives or any other information relating to the final design of the proposed use;
 - existing contour information in metres
 - road reserve widths and pavement widths;
 - the location and nature of any site or area of cultural heritage significance, nominated in Appendix 1 of the Open Space Master Plan and how it is proposed to treat these places;
 - where the application is within Brookwater Stage 4 or 9, as defined within the Brookwater Precinct Plan, the relevant information outlined in section 1(3) of Planning Scheme Policy 2 – Information Local Government May Request in relation to the old mining shafts located in these development areas;
 - where the application is for subdivision purposes only, information establishing that subdivision pursuant to approval of the application will not adversely affect the implementation of infrastructure to the rest of the Structure Plan area;
 - any conditions or development criteria which the applicant considers ought to be imposed upon approval of the application;
 - information establishing that any development proposed on the land the subject of the Area Development Plan will comply with the design criteria (if any) mentioned in 2.5;
 - where the application is within the Town Centre Designation or Open Space Designation within the Town Centre, the information outlined in Section 5.1.2 of the Town Centre Concept Plan;
 - a development summary including—
 - (a) number of lots by use; and
 - (b) gross area of each proposed use,
 together with any other requirements specified elsewhere in the Structure Plan as being required to be included in an Area Development Plan relating to a particular development.
- An application must comply with the requirements of the codes (if any) referred to in clause 2.5.
- 2.2.4.6 Council to Consider Springfield Land Corporation's Comments on Application**
- Upon receipt of an application for an Area Development Plan from any party other than Springfield Land Corporation, Council shall copy the application to Springfield Land Corporation which may within seven (7) days after receiving the application provide Council in writing with any comments it may have in respect of the application which must be duly considered by Council before deciding the application.
- 2.2.4.7 Additional Requirements - Special Development Area**
- An Area Development Plan which includes land to be nominated as a Special Development Area, must also include—
- details of the land uses proposed;
 - siting, configuration, height and bulk of proposed buildings and their relationship to adjoining buildings (if any);
 - materials and colours of proposed buildings;
 - other aspects of site layout including car parking and buffer areas;
 - architectural perspectives;



- a landscape plan which indicates the extent of soft and hard landscaping elements.

2.2.4.8 Environmental Reserve and Rock Pools

Area Development Plans shall provide for an environmental reserve of approximately 5 hectares in area at the location of the melaleuca wetland on the eastern boundary of the Structure Plan area adjacent to Old Logan Road. It is intended this area shall become a reserve under the Land Act.

Within 12 months of gazettal of this Structure Plan and in any case before approval of an Area Development Plan in any area adjacent to the rock pools identified on the Land Use Concept Master Plan, Springfield Land Corporation and the Environmental Protection Agency will devise appropriate strategies (including engineering solutions) to afford the maximum protection to the conservation and cultural values of the localised area without reducing its potential for development. The Council will consult with the Environmental Protection Agency when considering approval of development in this area.

2.2.4.8A Ipswich to Springfield Public Transport Corridor

At this stage the Department of Transport and Main Roads considers that the Springfield Public Transport Corridor (the corridor) will not extend beyond the batter trust boundary. However the corridor may in the future intrude across the batter trust boundary if the plan to relocate the rail corridor between Richlands and Springfield to the north of the Centenary Highway significantly affects the Springfield to Ipswich alignment. It is important that any development adjacent to the corridor or batter trust boundary not comprise the future alignment of this public transport corridor. Before approval of an Area Development Plan in any area adjacent to the batter trust boundary identified on the Land Use Concept Master Plan (excluding the Master Area Development Plan for a development area within the Town Centre), Springfield Land Corporation and the Department of

Transport and Main Roads are to determine the appropriate location for the Springfield Public Transport Corridor. If any land is required beyond the batter trust boundary it shall for the purpose of compensation (if any) be deemed to be in the Community Residential Designation. The Council will consult with the Department of Transport and Main Roads when considering approval of development in this area.

2.2.4.9 Council to Accept Application

Council must accept any application made in accordance with this Structure Plan. Council may accept an application if it does not contain all of the information prescribed by this Structure Plan. If Council does not accept an application because it is incomplete, it must give the applicant written reasons for not accepting it. If Council does not accept an application because it is incomplete, it must notify the applicant, and give its reasons for not accepting it, within 14 days of receipt of the application or such longer period agreed by the applicant in writing. If Council accepts an application and requires further particulars in respect of the application, it is, within 14 days of receipt of the application, to request in writing such further particulars as are necessary to decide the application.

2.2.4.10 Approval of an Area Development Plan

In relation to each application made for the approval of an Area Development Plan, the Council may—

- approve the application;
- approve the application, subject to conditions; or
- refuse the application.

The Council shall decide and notify the applicant of its decision on such application within 40 days of—

- the application having been made to it; or
- the receipt of such further particulars as it may have requested;



or such longer period as agreed by the applicant acting reasonably or, failing agreement, such reasonable extension of the 40 day period as Council may decide and notify to the applicant in writing. Such notification must be given before the 40 day period expires. Council shall notify the applicant in writing of its decision on the application within 10 days of the decision. The decision may be the subject of alternative dispute resolution procedures.

If, within the period referred to above, the Council fails to decide an application for approval of an Area Development Plan that—

- (a) is the Master Area Development Plan for a development area within the Town Centre; or
- (b) is for land outside the Town Centre where a Precinct Plan has not already been approved by Council; or
- (c) is for land that includes a Special Development Area;

other than an Area Development Plan for reconfiguration purposes only, the application is to be taken to have been refused.

If, within the period referred to above, the Council fails to decide any other application for approval of an Area Development Plan—

- (a) the Council may not refuse the application except for an Area Development Plan in the Town Centre where the requirements of Section 1.7 remain outstanding;
- (b) the applicant must notify the Council in writing of the date of the end of the period;
- (c) the Council may within seven days after notification by the applicant, approve the application or approve the application subject to conditions; and
- (d) if, within that seven day period, the Council fails to approve the application or approve the application subject to conditions, the application is taken to be approved without conditions.

An application must not be refused except on the ground that the development proposed by the application does not accord with this Structure Plan (including Infrastructure Agreement) in that it, or some feature of it—

- (a) conflicts with the planning intent contained in this Structure Plan;
- (b) does not comply with or make provision for compliance with a requirement of this Structure Plan or the Infrastructure Agreement;
- (c) does not accord with the Land Use Concept Master Plan, or the approved Town Centre Concept Plan;
- (d) does not accord with any approved Precinct Plan; or
- (e) does not accord with any prior area development plans for that development area within the Town Centre and the information accompanying the prior area development plan applications.

Conditions must not be imposed in respect of so much of the application as it relates to the carrying out of development for purposes in Column A of the Table of Development for the relevant designation classification or precinct but may be imposed in respect of—

- (a) the reconfiguration of land; and
- (b) assessable development.

A condition that land may not be developed for other than Column A purposes until approval of an Area Development Plan in respect of the use or development of that land, may be imposed under (a) above in respect of an application for approval of an Area Development Plan "for reconfiguration purposes only".

Conditions mentioned in (b) above may only be imposed to the extent that they are relevant to or reasonably required by the approval so far as it relates to assessable development, or is in accordance with the terms outlined in the Infrastructure Agreement.



An applicant for approval of an Area Development Plan may in the application nominate conditions to be imposed on the approval of the Area Development Plan for the consideration of Council and incorporation in any approval as considered appropriate, provided they are consistent with the intent of this Structure Plan.

2.2.4.11 Conditions Run with Land

All requirements and development conditions imposed on or incorporated in the approval of an Area Development Plan or otherwise imposed under any provision of this Structure Plan attach to the land to which they relate and are binding on successors in title.

2.3 Amendments to Local Area Plans

2.3.1 Town Centre Concept Plan and Precinct Plans

Application for approval of an amendment to the Town Centre Concept Plan or a Precinct Plan must be made by or on behalf of Springfield Land Corporation.

If Council requires further particulars in respect of the application it is within fourteen (14) days of receipt of the application to request in writing such further particulars as are necessary to decide the application. Council is to decide the application within ninety (90) days of—

- the application having been made to it; or
- the receipt of such further particulars as it may have requested

or such longer period as agreed by Springfield Land Corporation acting reasonably or failing agreement such reasonable extension of the ninety (90) day period as Council may decide and notify to Springfield Land Corporation in writing. Such notification must be given before the ninety (90) day period expires and may be the subject of alternative dispute resolution procedures under Section 11 of this Structure Plan.

Council may approve the application or refuse the application. Council must notify Springfield Land Corporation in writing of its decision on the application within ten (10) days of the decision.

If an amendment is other than minor (see Clause 2.3.3) the Council may seek submissions from interested parties and will consider all submissions received prior to deciding the application for the amendment.

2.3.2 Area Development Plans

An approved Area Development Plan may be amended at any time by the approval of a subsequent Area Development Plan over the whole or any part of the land the subject of the Approved Area Development Plan. However, if—

- (a) the amendment is other than minor; and
- (b) development pursuant to the approved Area Development Plan has substantially commenced

development in accordance with the proposed amendment shall be deemed to require development approval pursuant to the impact assessment process of the Act.

If Council has not decided an Area Development Plan which amends a prior Area Development Plan within the following time periods, that is—

- (a) in the case of a minor amendment, within forty (40) days after application for approval of the amending Area Development Plan is made to Council;
- (b) in any other case within the time specified in the Act in respect of development approval pursuant to the impact assessment process

the Council shall be deemed to have refused the amending Area Development Plan.

In respect of land covered by an approved amending Area Development Plan the previously approved Area Development Plan is superseded.

2.3.3 Definitions

Where used in this Clause 2.3 the following words have the following meanings—

“amendment” means any revision, addition, deletion, insertion or change of boundary and includes amendment of a condition.

“minor” means anything consistent with, ordinarily incidental or allied to or compatible with or contemplated by the approved Local Area Plan or this Structure Plan or the principles set out in them or which is of a similar nature or impact to the particular purpose indicated on the approved Plan.



2.4 Tables of Development and Assessing Development Applications

This structure plan must be read together with the IPA.

Chapter 6, Division 8 of the IPA sets out transitional provisions relevant to interpreting and using transitional structure plans under IDAS.

Schedule 8 of the IPA must be read together with the structure plan to determine if proposed development requires development approval.

Categories of Development Assessment

Under the IPA, development may be categorised as either exempt development, self-assessable development or assessable development.

Exempt Development—

- no development approval required; and
- no compliance with planning instruments or codes required.

Self-assessable Development—

- no development approval required; but
- development must comply with applicable requirements and standards set out in the Structure Plan and any relevant Code or Planning Scheme Policy.

Note: Although a development might be self-assessable under the structure plan, schedule 8 of the IPA might require some aspects of the proposed development to have a development approval following assessment against an instrument other than the structure plan.

For example, under schedule 8 the carrying out of building work (that is not self assessable or exempt development) is assessable development, while for some developments the structure plan makes the carrying out of building work self-assessable development. In such cases, development approval is always necessary for the building work and the development application must be assessed in compliance with the Standard Building Regulation. However, the application does not require assessment against the structure plan, but the development must still comply with any applicable requirements in the planning scheme (such as the need to provide car parking spaces in accordance with the Parking Code).

Assessable Development—

- development approval required; and

- development applications must be processed using the code assessment process (no public notification required and no third party appeal rights) or the impact assessment process (public notification required and third party appeal rights available).

Note: This structure plan indicates two types of impact assessment—

- **Type A**—which comprises development which may or may not be suitable for a site, depending on the individual circumstances of the proposal, but which is potentially consistent with the intent of the designation or precinct; and
- **Type B**—which comprises development which is undesirable and inconsistent with the intent of the designation or precinct and is unlikely to be approved. Exceptional circumstances would need to be demonstrated (including consistency with the overall Planning Intent of the Structure Plan) before an application for Type B development may be approved.

For avoidance of doubt, where purposes specified in Column B include purposes nominated on an approved Area Development Plan for a Special Development Area, the land may be used for such purpose despite the fact that a use for that purpose would otherwise fall within Column C or Column D.

References to the Table of Development applicable to land is a reference to the Table of Development applying to the Structure Plan designation, classification or precinct, in which the land is located.

Where land is included in more than one precinct under the Town Centre Concept Plan—

- if a use is identified as self assessable development in any precinct or precincts and either code assessable development or impact assessable development (Type A or Type B) in the other precinct or precincts – the use is a self assessable development;
- if a use is identified as code assessable development in any precinct or precincts and impact assessable (Type A or Type B) in the other precinct or precincts – the use is a code assessable development;
- if a use is identified as impact assessable development (Type A) in any precinct or precincts and impact assessable development (Type B) in the other precinct or precincts – the use is impact assessable development (Type A).



2.4.1 Application for Approval for Assessable Development Subject to the Code Assessment Process

A person may make application for the approval of assessable development subject to the code assessment process in the manner specified in the IPA.

In addition to the matters which Council would otherwise assess under its Planning Scheme (including this Structure Plan), the Council must also assess the extent to which the application is consistent with any approved Area Development Plan which includes the subject land.

Council shall notify the applicant of its decision on such application within the time and in the manner prescribed by the IPA.

An application for such approval can be made concurrently with any application in respect of an Area Development Plan.

2.4.2 Application for Approval for Assessable Development Subject to the Impact Assessment Process

A person may make application for the approval of assessable development subject to the impact assessment process in the manner specified in the IPA.

In addition to the matters which the Council would otherwise assess under its Planning Scheme and the IPA, the Council must also assess each of the following matters to the extent that they are relevant to the application—

- (a) the extent to which the application is consistent with this Structure Plan; and
- (b) the reasonable expectations of other persons having regard to this Structure Plan and the approved Area Development Plan (if any) which includes the relevant land.

An application for assessable development subject to the impact assessment process can be made concurrently with any application in respect of an Area Development Plan.

2.5 Architectural/Building Quality Control Code and Landscape/Signage Control Codes

2.5.1 Purpose of Codes

Springfield Land Corporation may in consultation with Council prepare and provide to Council Codes describing architectural, building, landscape and signage design criteria for development within the Structure Plan area. Springfield Land Corporation in consultation with Council may amend these design criteria at any time by notification to the Council. Council shall adopt such code(s) and amendments subject to any changes negotiated and agreed by Council with Springfield Land Corporation. The purpose of this design criteria is to provide a level of architectural and building quality and to ensure a level of landscaping and signage quality in order to maintain a broad theme and standard of construction and community presentation. These criteria are only to apply to development occurring after 23 January 1997 (being the gazettal date for the Springfield Development Control Plan) and will not apply to development of land sold by Springfield Land Corporation prior to such date.

2.5.2 Role of Design Criteria in Codes

In considering an application for approval of an Area Development Plan Council shall have regard to the design criteria contained in the codes referred to in 2.5.1 and where practicable and lawful impose conditions of approval to ensure compliance with those design criteria.

Council shall make available for inspection at its offices during normal business hours the Codes referred to in 2.5.1, or copies thereof.

2.6 Interim Uses

Notwithstanding anything else contained in this Structure Plan, a person may make application for approval of the Council by way of the code assessment process to use land, or erect, or use a building for those purposes listed in paragraphs (a) or (b) below—

- (a) any part of land the subject of this Structure Plan (whether or not an Area Development Plan has been approved in respect of that land) may be used for any of the following purposes—
 - agriculture;
 - landscape supply outlet;
 - earthworks;
 - forestry;



- riding school;
 - turf farm, and;
 - any other temporary purpose approved by Council;
- (b) any part of the land the subject of this Structure Plan for which no Area Development Plan has been approved and which is not within 500 metres of land on which development has commenced pursuant to an approved Area Development Plan, may be used for any of the following purposes—
- concrete batching plant;
 - dangerous goods store in construction areas where approved by Council;
 - animal establishment;
 - stable housing more than 2 horses;
 - stock sales yard; and
 - any other temporary purpose approved by Council.

Any right to use conferred by paragraph (a) or (b) is subject to compliance with any reasonable and relevant conditions imposed by Council in respect of such use.

Any right to develop or use land conferred under this provision terminates 30 days after development of the relevant part of the land in accordance with an approved Area Development Plan has substantially commenced.

2.7 Definitions

1. Where any term used in this Structure Plan is not defined herein, but is defined in the IPA the term shall for the purpose of this Structure Plan and unless the context otherwise indicates or requires have the meaning assigned to it by the IPA.
2. Where any definition herein incorporates or includes a determination by Council, Council shall act reasonably in respect of such determination.
3. Terms used in this Structure Plan shall have the meaning as defined in the Planning Scheme, unless the term is defined separately in the Structure Plan. Where there is any inconsistency in a defined term, the provisions of the Structure Plan shall take precedence.

"Act" - means the Local Government (Planning and Environment) Act 1990 or the Integrated Planning Act (1997), as the case may require.

"Advertising structure" - Any premises used or intended for use for the purposes of a structure used to display an advertisement of any kind. This may include placards, hoardings, light signs or otherwise which do not create any deleterious impacts on the visual amenity on the area. The term does not include the following—

- (a) Signs which merely advertise as "For Sale" or "To Let" the premises on which they are situated, provided that these signs do not create any nuisance or traffic hazard due to their location as determined by the Council; or
- (b) Signs which are erected by sporting bodies, churches, clubs, associations and other similar organisations which are intended to display information to the public about the activities of the sporting body, church, club, association or the like organisation, provided that these signs do not display advertisements for the sale of goods or services, and do not cause any nuisance or traffic hazard due to their location as determined by the Council; or
- (c) Signs erected by public authorities for public purposes; or
- (d) Signs erected under the provisions of this Scheme relating to "Home Business", "Home Occupation" and "Home Industry".

"Agriculture" - Any premises used or intended for use for the purpose of growing crops, fruit, vegetables and the like for commercial or business purposes, and when carried on at the same site, the storage of any produce resulting from such activities. The term does not include an "Animal Establishment", "Animal Husbandry", "Forestry", or "Plant Nursery (Wholesale)".

"Animal Establishment" - Any premises used or intended for use for any one or more of the purposes of intensive animal husbandry, boarding, training, breeding or the keeping of animals. The term includes—

- (a) the keeping of animals requiring importation of feed other than feed produced on the land on which the establishment is conducted; or
- (b) the keeping of animals in pens, stockyards or other enclosures;



The term does not include "Animal Husbandry", or "Zoo" or the importation of feed during period of flood or drought.

"Animal Husbandry" - Any premises used or intended for use for the keeping, breeding, depasturing and stabling of animals where the keeping of the animals will not, in the opinion of Council, create any deleterious impact on the adjoining properties or neighbourhood by way of smell; noise; generation of dust or traffic; or any other aspect identified with such use of the premises. The term does not include an "Animal Establishment" or "Zoo".

"Apartment Building" - means a separate building comprising only dwelling units together with such area, if any, as is necessarily incidental to more than one of those dwelling units but does not include an attached house or dual occupancy dwelling or any building included in a hospital, a hotel, institutional residence, motel, retirement community, or any other premises being premises elsewhere specifically defined in this section the use of which is not characterised by some residential use;

"Arterial Project Agreement" - has the same meaning as the South West Arterial Agreement.

"Attached House" - means a separate building comprising three or more dwelling units where each of those dwelling units has a separate entrance at ground level, but does not include any building included in a hospital, a hotel, institutional residence, motel, retirement community, or any other premises being premises elsewhere specifically defined in this section the use of which is not characterised by some residential use.

"Auction Depot" - means a place used or intended for use for the sale, or offering for sale, or displaying or offering for sale, by auction of any vehicles, plant, equipment, machinery or other goods or materials listed in the Table hereunder and physically present at that place—

- boats;
- caravans;
- construction plant, equipment, machinery and materials;

- demountable structures and transportable structures;
- industrial plant, equipment and machinery;
- motor vehicles;
- trailers;
- mobile plant and equipment not otherwise specified in this Table.

The term includes any ancillary use of those premises for the sale, or offering for sale, by auction of any portable tools, machinery and equipment physically present at the premises.

"Automatic Car Wash" - Any premises used or intended for use for the purpose of washing motor vehicles by an automatic or partly automatic process. The term does not include a "Service Station".

"Backpackers' Hostel" - means a residential building or buildings which function as an integrated unit and—

- (a) is ordinarily used or intended for use as a place of overnight accommodation and for a number of unrelated persons usually travellers;
- (b) includes a separate area of occupation for the residential use of a person or persons acting in the capacity of the hostel manager; and
- (c) includes an office used in connection with the conduct of the hostel.

"Bulk Store" - Any premises used or intended for use for the bulk storage of goods where such storage entails no wholesaling or retailing from the premises. The term does not include a "Freight Depot", "Mini Store Complex", "Transport Terminal", "Warehouse" or "Warehouse (Retail)".

"Camping Ground" - Any premises used or intended for use which primarily involves the setting up and use of tents and camper vehicles for temporary residential use for holiday and recreational purposes. The term also includes any amenity buildings and any other uses which in the opinion of Council are ancillary to the predominant use of the premises as a camping ground. The term does not include a "Caravan Park".



"Caravan Park" - Any premises used or intended for use for the placement of caravans or relocatable homes for the purpose of residential accommodation for short term or permanent occupancy or a mixture of both. The term includes the use of camping areas and cabins for overnight and holiday accommodation where such camping areas and cabins are provided within but ancillary to a caravan park. The term also includes any amenity buildings, recreation and entertainment facilities, manager's office and residence, shops and storage facilities which cater exclusively for the occupants of the caravan park and any other uses which in the opinion of the Council are ancillary to the predominant use of the premises as a caravan park. The term does not include a "Camping Ground" or "Tourist Facility".

"Car Park" - Any premises used or intended for use for the parking of motor vehicles where such parking is not ancillary to some other use being carried out on the same site.

"Car Repair Station" - Any premises used or intended for use for the purpose of carrying out motor vehicle repairs other than—

- (a) body works;
- (b) panel beating which involves dismantling; or
- (c) spray painting.

The term does not include a "Motor Showroom", "Service Industry", "Service Station" or "Vehicle Wrecking Yard".

"Caretaker's Residence" - Any dwelling unit used or intended for use for caretaker purposes only, in connection with a non-residential use conducted on the site. The term includes any dwelling unit provided for a person engaged in a non-residential use lawfully established on the land.

The term does not include an "Apartment Building", "Attached House", "Dual Occupancy Dwelling", "Detached House" or "Relative's Flat".

"Catering Business" - means any premises used or intended for use for the preparation in bulk of any foodstuffs, beverages and the like for sale by wholesale to the trade and where sale to the general public is not allowed.

"Cemetery" - Any premises used or intended for use for the interment of the dead. The term includes a graveyard, burial ground or any funeral chapel or parlour erected on such land and used in connection with a cemetery. The term does not include a "Crematorium" or "Funeral Parlour".

"Child Care Centre" - Any premises used or intended for use for the purpose of minding or caring, but not residence, of children for fee or reward. The term includes a kindergarten, creche, day care centre, pre-school centre, but does not include a "Family Day Care Centre", "Educational Establishment" or "Community Building", or the care of children where a parent or guardian is engaged in some other activity on the site.

"Clearing of timber or vegetation" - means the clearing of any vegetable growth or material of vegetable origin whether living or dead and whether standing or fallen. The term does not include timber or vegetation declared pursuant to the Rural Lands Protection Act.

"Club" - means premises to which the public does not resort which are used or intended for use by a club, lodge, friendly society or like organisation as a place for meetings of, social intercourse among, or entertainment of, the members of the club, lodge, friendly society or like organisation, whether or not those premises are also used or intended for use in part as an office for the administration of the affairs of the club, lodge, friendly society or like organisation, but does not include—

- (a) any premises, place or part of any premises or place elsewhere specifically defined in this section;
- (b) any premises used for any purpose or activity elsewhere specifically defined in this section.

Without otherwise limiting what is not part of such a use, a use of premises for the purpose of a club does not, save for the use of a Caretaker's Residence, include any residential use.

"Commercial Premises" - Any premises used or intended for use for a business office or other business or commercial purpose. The term does not include premises used or intended for use for a purpose specified elsewhere in this Part.

"Community Building" - means a building owned, occupied or operated by the Council or a public authority and used to provide facilities relating to any one or more of the following purposes—

- (a) art and craft centre;
- (b) child care centre;
- (c) health centre;
- (d) indoor recreation;



- (e) information centre;
- (f) kiosk centre;
- (g) library;
- (h) neighbourhood centre;
- (l) restrooms;
- (j) senior citizens centre;
- (k) youth centre;
- (l) meeting room;
- (m) welfare centre; or
- (n) any other like purpose.

"Concrete Batching Plant" - Any premises used or intended for use for the production of concrete for use elsewhere. The term does not include the storage, sale and manufacturing of precast concrete products on the site nor the sale of sand and gravel materials.

"Crematorium" - Any premises used or intended for the use for the purpose of the reduction of the body to ashes after death. The term includes any funeral chapel or columbarium erected on such land and used in connection with a crematorium. The term does not include "Funeral Parlour" or "Cemetery".

"Dangerous Goods Store" - means a place used or intended for use for the storage of—

- (a) Dangerous goods included in Classes 1, 2, 4, 5, 6 and 8 of the Australian Code for the Transport of Dangerous Goods by Road and Rail, as amended from time to time, where—
 - (i) the quantity of the type of dangerous goods set out in Column 2 of the list hereunder being of the class set out opposite that type in Column 1 of that list stored or intended to be stored, exceeds the quantity, specified in litres or kilograms or, in the case of both liquids and other dangerous goods, as the sum of the litres and kilograms, set out in Column 3 of the following list that type and class.

List

Column 1	Column 2	Column 3
Class	Type	Quantity (litres/kilograms)
Class 1	Explosives	25 kg/litres
Class 2.1	Flammable gases other than LPG	2000 litres
Class 2.2	Non-flammable gases	20000 litres
Class 2.2(5)	Non-flammable oxidising gases	2000 litres
Class 2.3	Poisonous Gases	100 litres
Class 4.1	Flammable solids: (a) Packaging Group I (b) Packaging Group II (c) Packaging Group III	250 kg/litres 2000 kg/litres 5000 kg/litres
Class 4.2	Spontaneously combustible solids: (a) Packaging Group I (b) Packaging Group II (c) Packaging Group III	125 kg/litres 1000 kg/litres 2500 kg/litres
Class 4.3	Dangerous when wet solids: (a) Packaging Group I (b) Packaging Group II (c) Packaging Group III	250 kg/litres 2000 kg/litres 5000 kg/litres
Class 5.1	Oxidising Agents: (a) Packaging Group I (b) Packaging Group II (c) Packaging Group III	1250 kg/litres 10000 kg/litres 25000 kg/litres
Class 5.2	Organic Peroxides: (a) Packaging Group I (b) Packaging Group II (c) Packaging Group III	125 kg/litres 1000 kg/litres 2500 kg/litres
Class 6.1(a)	Poisonous substances: (a) Packaging Group I (b) Packaging Group II (c) Packaging Group III	250 kg/litres 10000 kg/litres 25000 kg/litres
Class 6.2	Infectious substances	100 kg/litres
Class 8	Corrosives: (a) Packaging Group I (b) Packaging Group II (c) Packaging Group III	1250 kg/litres 10000 kg/litres 25000 kg/litres



- (ii) notwithstanding that the quantity stored or intended to be stored of any of the types of goods specified in subparagraph (i) does not exceed the quantity specified in respect thereof in the list thereto, the aggregate quantity of all goods of any type so specified stored or intended to be stored—
 - (A) in the case of liquids, exceeds 50 000 litres;
 - (B) in the case of dangerous goods other than liquids, exceeds 50 000 kilograms; or
 - (C) in the case of both liquids and other dangerous goods, where the total number of litres and kilograms is added together, exceeds 50 000.
 - (D) Liquefied petroleum gas, flammable liquids included in Class 3 of the Australian Code for the Transport of Dangerous Goods by Road and Rail and/or combustible liquids as defined in Australian Standard 1940 - The Storage and Handling of Flammable and Combustible Liquids, both as amended from time to time, where—

- (I) the quantity of the type of gas or liquid set out in Column 2 of the list hereunder being of the class, if any, set out opposite that type in Column 1 of that list stored (as indicated by the design capacity of the storage system) or intended to be stored above ground, exceeds the quantity specified in litres set out in Column 3 of the following list that type and class—

List

Column 1	Column 2	Column 3
Class	Type	Quantity Litres
Class 2.1	Liquefied petroleum gas	16 000 litres
Class 3.1	Flammable liquids	10 000 litres
Class 3.2	Flammable liquids Combustible liquids	20 000 litres 40 000 litres

- (II) the aggregate quantity of all types of gas and liquid specified in subparagraph (i) stored or intended to be stored below ground, exceeds 385,000 litres.



provided that—

- (a) the storage of Class 6.1(b) substances is not an ancillary activity to the use of holding with an area greater than 25 hectares, for the purposes of Agriculture.
- (b) the storage of liquefied petroleum gas and flammable and combustible liquids is not part of the use of any premises for the purposes of some utility installation or a service station.

"Design Codes" - means the codes referred to in section 2.5.1.

"Detached House" - Any premises which comprises or is intended to comprise a single dwelling unit on any one allotment and any outbuildings within the curtilage used for ancillary purposes. The term does not include an "Apartment Building", "Attached House", "Caretaker's Residence", "Dual Occupancy Dwelling", or "Relative's Flat".

"Development to follow the impact assessment process Type B" means development of a type that was formerly prohibited under the Local Government (Planning and Environment) Act.

"Display Home" - means a detached house used or intended for use for—

- (a) its display to the general public as a type of detached house that the person so displaying the building offers to build; or
- (b) its display to the general public for some other business or commercial purpose including the promotion of a lottery wherein that building is offered as a prize.

"Display Housing Village" - means any group of display houses designed and concluded in a coordinated fashion with provision for car parking for the use of staff and visitors to such a facility. The term includes activities normally associated with the operation of a display housing village including real estate rules and promotion, business premises and the like.

"Dual Occupancy Dwelling" - Any premises which comprises or is intended to comprise two dwelling units on any one allotment and any outbuildings within the curtilage used for ancillary purposes. The term does not include an "Apartment Building", "Attached House", "Caretaker's Residence", "Detached House", or "Relative's Flat".

"Earth Works" - means the addition or removal of any solid material on, to or from land, or any other work which will, in the opinion of Council, substantially alter the existing ground level or character of the surface of that land. The term includes the erection of levee banks or works but does not include "Agriculture", "Extractive Industry", or a "Turf Farm".

"Educational Establishment" - Any premises used or intended for use for the purpose of a school, public library, public lecture hall, public art gallery, museum or premises used or intended for use for the training or teaching of handicapped persons. The term does not include a "Child Care Centre" or a "Reformatory Institution".

"Emergency Services Depot" - means any premises used or intended for use as—

- (a) a fire station;
- (b) an ambulance station;
- (c) a first aid station; or
- (d) a depot of the State Emergency Service.

"Environmental Facility" - means a building, structure or work which provides for—

- (a) environmental education, nature study or display facilities such as walking tracks, board walks, observation decks, bird hides or the like, or
- (b) environmental management and restoration facilities such as bush restoration, swamp restoration, erosion and run-off prevention works, creek bank restoration or the like. The term does not include a "Tourist Facility".



"Extractive Industry" - Any premises used or intended for use for carrying on an industry involving the extraction of sand, gravel, soil, rock, stone or similar substances from land. The term includes the ancillary use of such premises for—

- (a) storage, loading and cartage or extracted substances;
- (b) crushing, screening, washing or other treatment processes of the extracted substances;
- (c) the use of any office;
- (d) the use of facilities provided for the garaging or servicing of such vehicles;
- (e) the storage of articles used in connection with or resulting from any such activity;
- (f) the use of any amenity building;
- (g) the sale of articles resulting from any such activity; and
- (h) any work, administration or accounting in connection with any such activity.

The term does not include "Agriculture", "Concrete Batching Plant", "Earth Works", "Public Utility" or "Turf Farm".

"Family Day Care Centre" - Any premises used or intended for use for the reception, by a person resident in a detached house, of children under school age, and the minding of or caring for such children by such person for a day or part of a day for a fee or reward, provided that the number of children including the number of children under school age ordinarily resident at such premises does not exceed four (4). The term does not include a "Child Care Centre".

"Fast Food Premises" - Any premises used or intended for use for the preparation and sale of meals or light refreshments predominantly in a state ready for immediate consumption and which in the opinion of the Council, constitutes a fast food service. Consumption may or may not occur on the site. The term includes the provision for drive-in takeaway facilities but does not include a "General Store" or "Restaurant".

"Forestry" - the planting, growing and harvesting of trees as a commercial venture. The term includes arboriculture, silviculture, forest protection, the cutting, dressing and preparation, other than in a sawmill, of wood and other forest products and the establishment of roads required for the removal of wood and forest products and for forest protection. The term does not include a State Forest as defined under the Forestry Act 1959-1987 (as amended) or "Agriculture" or "Plant Nursery (Wholesale)".

"Freight Depot" - Any premises used or intended for use as a terminal for the receipt or storage of goods pending their distribution to other locations. The term includes the use of an office and facilities for the garaging or servicing of vehicles, used in connection with the depot. The term does not include a "Bulk Store", "Transport Depot", "Transport Terminal", "Truck Depot" or "Warehouse".

"Fuel Depot" - Any premises used or intended for use as a depot for the bulk storage and distribution of liquid or gaseous fuel, where the premises are required to be licensed in accordance with the "Flammable and Combustible Liquids Regulations". The term does not include a "Service Station".

"Funeral Parlour" - Any premises used or intended for use for the storage or preparation of bodies for burial or cremation. The term includes a mortuary, a funeral chapel and/or an office/administration area used in conjunction with the use as a funeral parlour. The term does not include a "Cemetery" or "Crematorium".

"Garden Centre" - means a place primarily used or intended for use for the sale, or displaying or offering for sale, by retail of plants suitable for use in gardening or landscaping whether or not those plants are propagated at that place—

The term includes any ancillary use of those premises for the sale, or displaying or offering for sale, of any one or more of—

- (a) seeds or other propagative plant material;
- (b) goods associated with the cultivation of plants;
- (c) landscaping materials where this does not involve bulk storage of landscaping materials;
- (d) garden ornamentation, furniture or structures;



- (e) garden tools or equipment, where no such tool or item of equipment has a motor of more than 1 kilowatt,

where suitable for use in gardening or landscaping.

For the purpose of this definition the term "plants" does not include any turf, and the term "bulk storage" means the storage of more product than is reasonably required to be kept in stock to supply the needs of non-commercial customers in the retail catchments of the garden centre.

"General Industry" - Any premises used or intended for use for an industry which complies with the following criteria—

- (a) Does not cause any interference with the amenity of the area by way of dust, fumes, odours or any other emission;
- (b) Does not cause, in the opinion of the Council, undue disturbance of annoyance or both to persons or affect property not part of the industry. This includes existing surrounding land uses, the existing character of the surrounding area and the proposed future land uses for the area;
- (c) Does not impose a load on any public utility undertaking, including the disposal of wastes, greater than that which is required for the normal development of the locality in which the industry is operated; and
- (d) Any traffic generated by the activities on the premises is capable of being supported by the existing road network and road intersections of the area without causing or aggravating a traffic problem.

The term does not include a "Concrete Batching Plant", "Extractive Industry", "Home Industry", "Light Industry", "Service Industry" or "Special Industry".

"General Store" - Any premises used or intended for use for the sale of general merchandise by retail for the day to day needs of the surrounding neighbourhood, where the floor space of such use does not exceed 100 square metres. The term does not include a "Produce Store".

"Home Business" - An occupation, business or profession carried on, in or under a dwelling house or residential building or within the curtilage of a dwelling house or residential building by a person resident therein and in the conduct of which—

- (a) does not create or have the potential to create, in the opinion of Council, interference with the amenity of the neighbourhood as a result of lighting, or the emission of noise, vibration, smell, fumes, smoke, vapour, steam, soot, ash, grit, oil, dirt, waste water or waste products; and
- (b) does not employ more than one person other than the person carrying on the business and members of the family who are also resident in the dwelling-house or residential building unless otherwise approved by Council; and
- (c) in the case of an activity requiring the use or establishment of an outbuilding does not occupy an area greater than one third (1/3) of the site coverage of the dwelling-house or fifty (50) square metres, whichever is the lesser or such additional area as may be approved by Council; and
- (d) is restricted in advertising to a sign not exceeding 0.5 square metres, depicting only the name and occupation and telephone number of the occupier; and
- (e) does not require the provision of any essential service of a greater capacity than normally required in the zone in which it is located, except with and in accordance with the condition of an express permission of the Council; and
- (f) does not require, in Council's opinion, more than two (2) off-street car parking spaces for the 'Home Business' use; and
- (g) does not require the public display of goods, or other materials related to the use, whether in the window or otherwise.



"Home Industry" - Any trade or industry carried on in a building (other than a dwelling house or residential building) within the curtilage of a dwelling house or residential building by a person resident therein, where—

- (a) the building does not occupy a floor space exceeding 100 square metres;
- (b) such use does not impose a load on any public utility undertaking greater than that which is required for the usual development of the locality in which such use is carried on;
- (c) such use does not create hazards which cause or could cause undue annoyance or disturbance to persons or which affect or could affect property not connected with that home industry;
- (d) there is no operation of the home industry between the hours of 7.00 p.m. and 7.00 a.m.;
- (e) such use does not involve exposure to view from any adjacent premises or from any public place of any unsightly matter.

"Home Occupation" - An occupation, business or profession carried on, in or under a dwelling-house or residential building but not within the curtilage of a dwelling-house or residential building by a person resident therein, where—

- (a) no person is employed in the dwelling-house or residential building other than a person who is the owner or occupier of the dwelling unit or a member of the resident family;
- (b) no load is imposed on any public utility (including the disposal of wastes) greater than that which is normally required by other uses permitted within the zone in which the residential building is situated;
- (c) no sign is displayed other than a sign not exceeding 0.3 square metres in area and bearing only the name and telephone number of the occupier and the occupation;

- (d) such occupation, business or profession does not create conditions which—
 - (i) cause or could cause undue disturbance or annoyance to neighbouring persons;
 - (ii) affect or could affect property not connected with that home occupation;
 - (iii) cause hazards to persons or property not connected with that home occupation;
- (e) there is no public display of goods, or other material related to the use, whether in a window or otherwise;
- (f) such use does not attract an amount of vehicular traffic which, in the opinion of the Council, would be detrimental to the safety and amenity of the neighbourhood.

"Hospital" - Any premises used or intended for use for the medical care or treatment of sick persons or those who require medical treatment, whether or not they are residing on the premises. The term includes the care and treatment for the mentally ill, the residential use of the premises by any person employed at the hospital, and any buildings or other structures associated with the hospital. The term does not include an "Institutional Residence", "Veterinary Hospital" or "Medical Centre".

"Hotel" - Any premises the subject of a victualler's licence; limited hotel licence; or historic inn licence, issued under the Liquor Act 1992 or any Act in substitution for the same.

"IDAS" - means the Integrated Development Assessment System as set out in Chapter 3 of IPA.

"Indoor Entertainment" - Any premises used or intended for use for the purpose of any social or cultural activity which is primarily conducted indoors. The term includes—

- (a) a cinema
- (b) a theatre
- (c) a public hall, concert hall, dance hall or similar use;



- (d) amusement parlour providing for more than two automatic or other machines intended for entertainment or amusement which are required to be licensed under the Justices Act 1886 (as amended); and
- (e) any other uses which in the opinion of the Council are consistent with those listed above.

The term may include the following facilities which in the opinion of Council are ancillary to the predominant use—

- (a) the supply of light refreshments to patrons on the premises;
- (b) car parking areas;
- (c) facilities for the social and administrative activities of any organisation associated with the premises; and
- (d) the application of a licence under the Liquor Act 1992 for the whole or part of the premises.

The term does not include a "Club", "Indoor Recreation", "Licensed Club", "Outdoor Entertainment", "Outdoor Recreation" or "Sports Complex".

"Indoor Recreation" - Any premises used or intended for use for the purpose of any recreational or sporting activity which is primarily conducted indoors and is not associated with any outdoor sport conducted on the same premises. The term includes indoor cricket, indoor soccer, indoor basketball, ice skating rink, indoor roller-skating rink, indoor swimming pool and the like.

The term may include the following facilities which in the opinion of Council are ancillary to the predominant use—

- (a) the supply of light refreshments to patrons on the premises;
- (b) car parking areas;
- (c) facilities for the social and administrative activities of any organisation associated with the premises; and
- (d) the application of a license under the Liquor Act 1992 for the whole or part of the premises.

The term does not include a "Club", "Indoor Entertainment", "Licensed Club", "Outdoor Entertainment", "Outdoor Recreation" or "Sports Complex".

"Infrastructure Agreement" - means the agreements referred to in section 1.7.

"Institutional Residence" - Any premises used or intended for use for the purpose of—

- (a) a convalescent or nursing home, an orphanage, a children's home, an institution for poor or disadvantaged persons, or a home for the care of aged persons, or
- (b) for the care of persons not receiving full-time medical treatment who are resident thereat, or
- (c) a convent or a monastery.

The term includes the residential use of the premises by any person conducting or employed at the institutional residence. The term does not include a "Hospital" "Reformatory Institution" or "Retirement Community".

"IPA" - means the Integrated Planning Act.

"Junk Yard" - Any premises used or intended for use in the collection, storage, abandonment or sale of scrap metals, scrap timber, waste paper, rags, bottles or other scrap materials or scrap goods. The term does not include a "Vehicle Wrecking Yard".

"Landscape Supply Outlet" - Any premises used or intended for use for the sale of sand, soil, screenings, gravel, logs, sleepers, pavers, boulders; woodchip; bark or other materials used for landscaping. The term does not include an "Extractive Industry", "Garden Centre", "Produce Store", or "Plant Nursery (Wholesale)".

"Licensed Club" - Any premises used or intended for use for a purpose specified in a club license of one of the prescribed types under the Liquor Act 1992. The term includes the ancillary provision of music and band facilities and the preparation and supply of food for persons attending the licensed club. The term does not include the residential use of such premises or a "Club", "Indoor Entertainment", "Indoor Recreation", "Outdoor Entertainment", "Outdoor Recreation", "Tavern" or "Night Club".



“Light Industry” - Any premises used or intended for use for an industry which—

- (i) complies with the following criteria—
 - (a) does not result in any dust, fumes, odours or any other emission that is not contained at all times within the site of the development;
 - (b) any traffic generated by the activities on the premises is such that it will not cause or aggravate a traffic problem, nor detrimentally affect the amenity of the area;
 - (c) the appearance of the development is such that it does not detrimentally affect the amenity of the area, whether by reason of the scale of the buildings, the design of and materials used in any buildings, the storage of goods, vehicles or any other material outdoors, or any other thing, taking into account the location of any buildings and the topography and other characteristics of the site and any landscaping existing or proposed; and
- (ii) is included in the following list.

List

Bookbinding Glass-cutting or silvering Making any of the following— <ul style="list-style-type: none"> ▪ aids and appliances for disabled persons ▪ artificial flowers ▪ blinds ▪ brooms, brushes, bristle or hair goods ▪ cameras ▪ clocks, watches ▪ coir goods ▪ drawing or writing goods ▪ felt goods ▪ fur goods ▪ leadlights ▪ musical instruments ▪ optical goods (other than spectacles or the like) ▪ paper goods, paper board goods ▪ scientific instruments ▪ sports equipment (other than ammunition, vehicles and water craft) ▪ string, string goods ▪ textile bags ▪ twine, twine goods ▪ umbrellas ▪ wiregoods (other than barbed wire, wire mesh, wire netting and wire rope and cable)
Mixing, blending or packing any— <ul style="list-style-type: none"> ▪ food for human consumption, drink or tobacco ▪ stock or poultry foods ▪ printing
Repairing any— <ul style="list-style-type: none"> ▪ furniture ▪ gas appliances for domestic use
Shop fitting
Spray painting where in a totally enclosed building or booth
Stereo-type making
Upholstering vehicles or furniture



The term does not include a “Concrete Batching Plant”, Extractive Industry”, “General Industry”, “Home Industry”, Service Industry” or “Special Industry”.

“Local Shops” - means a grouping of primarily retail tenancies within a building, the floor area of which does not exceed 2000 square metres used or intended for use for the sale, or displaying or offering for sale, by retail of goods for the day to day needs of the surrounding local area catchment but do not include a roadside stall or any part of shopping facilities separately defined.

The term includes the subordinate conduct at those premises of one or more of those activities which respectively characterises use of premises for the purpose of a commercial premises, fast food premises or restaurant.

“Local Utility” - means the use of premises by a Government, Semi-Government, Statutory Authority, Government Owned Corporation, Local Government or private organisation in the course of a minor public utility undertaking relating to the provision of water supply, sewerage, electricity, gas, telecommunications, transport, drainage or other like services where these activities do not involve the following—

- (a) the construction of electricity power lines, transformers or switching stations operating at or in excess of 33,000 volts; or
- (b) the erection of any building or other structure having a floor area greater than 100m² or a height greater than 4.5 metres; or
- (c) the use of land in excess of 1500m² in area.

The term includes “low impact facilities” as defined by the *Telecommunications Act 1997, Telecommunications (Low-Impact Facilities) Determination 1997 and Amendment No. 1 of 1999*.

The term includes the installation of solar panels on a roof where—

- (a) the panels are not able to be seen from a street or public thoroughfare; or
- (b) the panels are able to be seen from a street or public thoroughfare and the panels generally follow the existing roof line and are no more than 300mm above the roof.

“Major Shopping Centre” - means premises—

- (a) which function as an integrated unit;
- (b) which contain one or more buildings—
 - (i) having a total floor area of not less than 6000 square metres or area of land not less than 2.5 hectares;
 - (ii) erected—
 - (A) at the one time as one complete entity or in stages where each succeeding stage forms one complete entity with any earlier stage or stages; and
 - (B) to a coordinated layout; and
 - (iii) comprising separate areas of occupation and other areas used in connection therewith where—
 - (A) each of those separate areas of occupation, were it not part of a shopping centre, would be—
 - (I) a shop;
 - (II) commercial premises;
 - (III) a place of assembly;
 - (IV) a restaurant;
 - (V) a fast-foods store;
 - (VI) a public building;
 - (VII) part of premises used for the purpose of some service industry; or
 - (VIII) other like or similar use, and



- (B) the extent to which those separate areas of occupation, were they not part of a shopping centre, would be a shop or shops is not in the circumstances insignificant or nominal;

"Medical Centre" means any premises used or intended for use for the medical care or treatment of persons not resident on the site.

The term includes a first aid station, a maternal and child welfare clinic, a nursing service, an ambulance station, and premises used or intended for use by a chiropodist or podiatrist, chiropractor, dentist, medical practitioner, optometrist, pathologist, physiotherapist, radiologist or similar paramedical person, in the practice of that profession. The term does not include a home business, home occupation, a hospital, an institution, or a retirement community as herein defined.

"Milk Depot" - Any premises used or intended for use for the purpose of distributing milk or dairy products or both to consumers. The term does not include a "Freight Depot", "Transport Terminal" or "Warehouse".

"Mini Storage Complex" - Any premises used or intended for use for storage of goods where storage is undertaken within a complex of discrete storage areas each of which is accessible to the person on whose behalf the goods are stored. The term does not include a "Freight Depot", "Transport Terminal" or "Warehouse".

"Motel" - Any premises used or designed for use for overnight accommodation of travellers and the vehicles used by them. The term includes premises used or designed for use in the provision of meals to such travellers and the general public. The term does not include a "Caravan Park", "Hotel", "Night Club" or "Restaurant".

"Motor Showroom" - Any premises used or intended for use for the display or sale of motor cycles, motor vehicles, boats, caravans, trailers or machinery. The term includes the ancillary use of such premises for the sale of spare parts or accessories and the storage, cleaning, repairs and maintenance of items of the type displayed or sold on the premises. The term does not include a "Car Repair Station", or "Vehicle Wrecking Yard".

"Motor Sports Complex" - Any premises used or intended for use for the purposes of sporting or recreational use of motor vehicles. The term includes all events conducted by organisations which are affiliated with the Confederation of Australian Motor Sports and the Auto Cycle Union of Australia and any other motor sport use which does not take place upon a declared road. The term may include the following facilities which in the opinion of Council are ancillary to the predominant use—

- (a) amenity buildings;
- (b) the supply of light refreshments to patrons on the premises;
- (c) car parking areas; and
- (d) facilities for the social and administrative activities of any organisation associated with the premises.

The term does not include "Indoor Entertainment", "Indoor Recreation", "Outdoor Entertainment", "Outdoor Recreation", "Sports Complex", "Tourist Facility" or "Vehicle Wrecking Yard".

"Neighbourhood Centre" - means centres, which may vary significantly in size depending on their notional population threshold, which cater primarily for the convenience shopping of the surrounding neighbourhood. These centres from a retailing perspective generally contain a supermarket with limited comparison shopping. Other development appropriate for neighbourhood centres includes limited professional and business offices, medical services, commerce and trade areas, community facilities and educational establishments. Where possible, district level recreational facilities should be located within or in close proximity to the neighbourhood centre.



"Neighbourhood Shopping Centre" - means premises—

- (a) which function as an integrated unit;
- (b) which contain one or more buildings—
 - (i) having a total floor area in the range of 2000 and 6000 square metres;
 - (ii) erected—
 - (A) at the one time as one complete entity or in stages where each succeeding stage forms one complete entity with any earlier stage or stages; and
 - (B) to a coordinated layout; and
 - (iii) comprising separate areas of occupation and other areas used in connection therewith where—
 - (A) each of those separate areas of occupation, were it not part of a shopping centre, would be—
 - (I) a shop;
 - (II) commercial premises;
 - (III) a place of assembly;
 - (IV) a restaurant;
 - (V) a fast-foods store;
 - (VI) a public building;
 - (VII) part of premises used for the purpose of some service industry; or
 - (VIII) other like or similar use, and

- (B) the extent to which those separate areas of occupation, were they not part of a shopping centre, would be a shop or shops is not in the circumstances insignificant or nominal.

"Night Club" - Any premises used or intended for use as a cabaret or night club, where entertainment is regularly provided to members of the public and where a Cabaret License is required under the terms of the Liquor Act 1992. The term includes the provision of music and dancing facilities for persons attending the night club. The term does not include a "Club", "Hotel", "Licensed Club" or "Tavern".

"Night Tennis Court" - means an outdoor tennis court of whatever size provided with lighting so as to facilitate the playing of tennis thereon at night where that outdoor tennis court is within 100 metres from any land—

- (a) not being part of the allotment whereon that court is located; and
- (b) whereon—
 - (i) a residential building other than a caretaker's flat is erected; or
 - (ii) the erection of a residential building other than a Caretaker's Residence is assessable development.

The use of a night tennis court for the playing of tennis together with any use of premises incidental thereto and necessarily associated therewith shall be taken—

- (c) to constitute a use of premises for the purpose of a night tennis court; and
- (d) not to form part of the use of any premises for some other purpose.

The erection of any building or other structure shall be taken to be for the purpose of a night tennis court only where—

- (e) that building or other structure is intended to be used solely in connection with the use of a night tennis court for the playing of tennis; or



- (f) that erection is solely in connection with the provision of lighting to facilitate the playing of tennis at night on an outdoor tennis court.

"Outdoor Entertainment" - Any premises used or intended for use for the purposes of any social or cultural activity which is primarily conducted outdoors and is of a permanent or regularly occurring nature. The term includes—

- (a) an amphitheatre;
- (b) a circus, fair or other like purposes;
- (c) trade fairs, exhibitions, rural shows and other like purposes;
- (d) drive-in theatres; and
- (e) any other uses which in the opinion of Council are consistent with those listed above.

The term includes the following facilities, when provided on the site, and any other buildings, structures or uses which in the opinion of Council are ancillary to the predominant use—

- (a) amenity buildings;
- (b) the supply of light refreshments to patrons on the premises;
- (c) car parking areas; and
- (d) facilities for the social and administrative activities of any organisation associated with the use of the land.

The term does not include "Indoor Entertainment", "Indoor Recreation", "Motor Sports Complex", "Outdoor Recreation", "Parks", "Sports Complex", or "Tourist Facility".

"Outdoor Recreation" - Any premises used or intended for use for the purpose of any recreational or sporting activity which is primarily conducted outdoors. The term includes—

- (a) participation in or watching any sport or game, including those played upon a field and/or marked court;
- (b) golf course;
- (c) outdoor swimming pool;
- (d) bicycle sports including velodrome and BMX tracks; and
- (e) any other uses which in the opinion of Council are consistent with those listed above.

The term includes the following facilities when provided on the site and any other buildings, structures or uses which in the opinion of Council are ancillary to the predominant use—

- (a) amenity buildings;
- (b) the supply of light refreshments to patrons on the premises;
- (c) car parking areas; and
- (d) facilities for the social and administrative activities of any organisation associated with the use of the land.

The term does not include "Indoor Entertainment", "Indoor Recreation", "Motor Sports Complex", "Outdoor Entertainment", "Parks", "Sports Complex", or "Tourist Facility".

"Park" - Any land which is owned or held in trust by the Council and which is normally open to the public without charge which—

- (a) has been ornamentally laid out or prepared;
- (b) is maintained so as to preserve or enhance its beauty, including its flora and fauna and geological or physiological features;
- (c) has been prepared or is maintained other than (a) and (b) above but in such a way as to be in the opinion of Council suitable for open air recreation or sport;
- (d) which is used or intended for use for open air recreation or sport.

The term includes—

- (a) sports fields;
- (b) netball, basketball, tennis, volleyball or other court sports;
- (c) swimming pools;
- (d) bicycle tracks;
- (e) velodromes and/or BMX tracks; or
- (f) any other like sporting purposes.

The term also includes any facilities provided on such land for the enjoyment or convenience of the public including—

- (a) kiosks or light refreshment booths;
- (b) picnic places, places for enjoying views, routes for nature study, parking places and footways;
- (c) information and display areas for promotion of such land;



- (d) shelters and other public conveniences;
- (e) children's' play areas; and
- (f) bandstands and/or auditoriums.

The term includes the occasional use of the premises for fairs, exhibitions, and similar activities where such use is approved by Council. The term does not include "Indoor Entertainment", "Indoor Recreation", "Motor Sports Complex" or "Outdoor Entertainment".

"Passenger Terminal" - Any premises used or intended for use for the assembly and dispersal of passengers prior to or subsequent to their transportation irrespective of the mode of transport. The term does not include a "Transport Terminal".

"Place of Public Worship" - Any premises used or intended for use for the purpose of public religious activities of religious organisations, communities or associations. The term does not include an "Educational Establishment" or an "Institutional Residence".

"Plant Nursery (Wholesale)" - Any premises used or intended for use for the purpose of growing plants, shrubs, trees or other vegetation for wholesale business purposes. The term does not include "Agriculture", "Forestry", "Garden Centre", "Landscape Supply Outlet", "Produce Store" or "Roadside Stall".

"Plant Sales and Hire Yard" - means a place used or intended for use for—

- (a) the sale, hire or leasing of any of the items listed hereunder and stored thereat; or
- (b) the displaying for sale, hire or leasing of any of the items listed hereunder,

whether or not routine servicing of any of those items is carried out at that place.

List

Cargo-handling equipment and machinery
Construction plant, equipment and machinery
Demountable structures and transportable structures
Industrial plant, equipment and machinery
Land-forming plant, equipment and machinery
Materials handling plant, equipment and machinery
Mining plant, equipment and machinery
Mobile plant and equipment not otherwise specified in this List.

The term includes an ancillary use of those premises for the hiring out or display for hire of portable tools, machinery or equipment.

"Produce/Craft Market" - means a place used or intended for use for the sale of farm produce being fruit, vegetables, flowers and craft products and where that produce does not result from a use of the land whereat that place is situated for the purpose of agriculture.

"Produce Store" - means a place used or intended for use for the sale, or displaying or offering for sale of fodder or other food for animals, whether or not—

- (a) other goods, being farm requisites, veterinary supplies or other goods used principally in uses for the purpose of agriculture, are sold, or displayed or offered for sale, thereat;
- (b) that place is also used or intended for use for the hiring of equipment commonly used in or in connection with uses for the purpose of agriculture where that hiring does not include the display or storage for hire at any one time of more than two trailers or of any trailer of a capacity in excess of 2.5 tonnes.

For the purpose of this definition the term "goods" does not include machinery or spare parts and accessories for motor vehicles or boats.

"Professional Office" - Any premises used or intended for use for the undertaking of any business or activity which in the opinion of Council is conducted by a professional person. The term does not include a "Commercial Premises".



"Public Building" - Any premises used or intended for use for the purpose of an office, administrative or other like purpose by a Government Department, Statutory body representing the Crown or other corporate body under the authority of some Act (including the Council).

"Public Utility" - means the use of premises for a major public utility relating to refuse disposal or processing or the provision of water supply, sewerage, electricity, gas, telecommunications, transport, drainage or other like services, and which does not comprise a "Local Utility" as herein defined.

"Regional Plan" - means the South East Queensland Regional Plan 2006-2026.

"Radio Station" - Any premises used or intended for use as a station for transmitting radio signals, whether the station is manned or remotely controlled. The term includes any station for sound and television broadcasting; communication to motor vehicles; and a radio station ancillary to another use on another site but not one ancillary to another use on the same site.

"Real Estate Display/Sales Office" - means any premises used for the promotion and sale of allotments and developments contained within the area covered by the Structure Plan.

"Reception and Function Rooms" - means any premises used or intended for use as a function room where some form of entertainment is regularly provided by a person physically present and actually providing the entertainment. Such facilities shall provide substantial meals to be consumed on site.

"Reformatory Institution" - Any premises used or intended for use as a penal institution, a reformatory or a prison, including the reforming or training of persons committed thereto by a court. The term includes the residential use of the premises by any person resident or employed at the Reformatory Institution.

"Relative's Flat" - Any premises which comprise or are intended to comprise a single subsidiary unit on the same parcel of land as the principle dwelling unit. The floor space of the subsidiary dwelling unit shall not exceed two thirds of the site coverage of the principle dwelling unit or one hundred (100) square metres, whichever is the lesser. The subsidiary dwelling unit must be occupied by the relatives of the occupiers of the principle dwelling unit. The term does not include an "Attached House", "Caretaker's Residence", "Dual Occupancy Dwelling" or "Detached House".

"Removal Home" - means any dwelling relocated from another location to be erected on a site within the area covered by this Structure Plan.

"Research and Associated Technology Activities" - means those activities carried on within a site primarily for the purpose of Research and Associated Technology.

"Responsible Officer" - means the Council or officer or officers of the Council appointed by the Council to determine matters pursuant to the Planning Scheme.

"Restaurant" - Any premises used or intended for use for the preparation, service and consumption of food, with persons attending the restaurant being seated at tables. The term includes BYO and licensed facilities under the relevant requirements of the Liquor Act 1992.

The term includes provision for a takeaway food outlet but not drive-in takeaway food facilities. The term does not include a "Fast Food Premises", "Licensed Club", or "Night Club".

"Retail Warehouse" - means a building having a gross floor area of not less than 400 square metres used or intended for use for the sale, or displaying or offering for sale, by retail of goods being any one or more of the following—

- (a) floor coverings and wall tiles;
- (b) furniture;
- (c) non-portable domestic appliances being washing machines, dishwashers, clothes dryers, refrigerators, hot water systems, air-conditioning systems and the like, with or without portable domestic appliances;
- (d) domestic fittings;
- (e) building and construction materials with or without hardware.



"Retirement Community" - means premises—

- (a) which function as an integrated unit;
- (b) which include one or more residential buildings which contain dwelling units;
- (c) which may also include hostel accommodation, accommodation with nursing care and medical facilities which are supplementary to the dwelling units;
- (d) which include on the same site communal facilities available to every resident for social or recreational use;
- (e) which include arrangements for the care of residents and the on-going management and supervisory services of the premises;
- (f) where—
 - (i) the buildings contained therein are erected—
 - (A) at the one time as one complete entity or in stages where each succeeding stage forms one complete entity with any earlier stage or stages; and
 - (B) to a co-ordinated layout;
 - (ii) any non-residential building contained therein is used or intended for use in connection with the residential buildings contained therein;
 - (iii) those premises are designed, equipped and conducted in a way which minimises the need for the residents thereat to resort to facilities for their health, comfort and convenience other than within those premises;
 - (iv) the persons residing, but not employed, thereat are generally retired persons and who by virtue of their age do not have dependent children living permanently with them,

but does not include a hospital or an institutional residence.

"Riding School" - Any premises used or intended for use for the keeping of horses being let out on hire for riding or being used in providing, in return for payment, instruction in riding. The term does not include an "Animal Establishment", "Veterinary Clinic" or "Veterinary Hospital".

"Roadside Stall" - Any premises, whether fixed or moveable, fronting a road and used or proposed to be used for the sale to the general public of rural produce from the same site. The term does not include temporary use of any premises for a roadside stall. The term does not include a "Produce Store".

"Sale of Automotive Parts and Accessories" - Any premises used or intended for use for the sale of automotive parts or accessories.

"Service Industry" - Any premises used or intended for use for the servicing, repair and/or maintenance of articles or parts of which—

- (i) Complies with the following criteria—
 - (a) does not result in any dust, fumes, odours or any other emission that is not contained at all times within the site of the development.
 - (b) any traffic generated by the activities on the premises is such that it will not cause or aggravate a traffic problem, nor detrimentally affect the amenity of the area.
 - (c) the appearance of the development is such that it does not detrimentally affect the amenity of the area, whether by reason of the scale of the buildings, the design of and materials used in any buildings, the storage of goods, vehicles or any other material outdoors, or any other thing, taking into account the location of any buildings and the topography and other characteristics of the site and any landscaping existing or proposed; and,
- (ii) is included in the list hereunder.



List

<p>Assembling from components manufactured elsewhere any of the following—</p> <ul style="list-style-type: none"> • aids and appliances for disable persons • blinds • cameras, other portable photographic equipment • clocks, watches • jewellery • locks • musical instruments • optical goods (being spectacles or the like) • pedal cycles • portable domestic appliances • power tools • scientific instruments • sewing machines • sports equipment (other than ammunition, vehicles and water craft) • toys • umbrellas <p>Document duplicating or copying</p> <p>Dressmaking</p> <p>Dry cleaning or dyeing</p> <p>Engraving by hand</p> <p>Laundering</p>
--

The term does not include a "Concrete Batching Plant", "Extraction Industry", "General Industry", "Home Industry", "Light Industry" or "Special Industry".

"Service Station" - Any premises used or intended of use for the sale by retail of petrol, lubricating oils and grease and the supply of free air and water associated with vehicles motivated by internal combustion engines.

In addition, a service station may carry out any or all of the following—

- (a) The sale by retail of—
 - (i) derivatives from petroleum;
 - (ii) automotive distillates and derivatives therefrom;
 - (iii) power and lighting kerosene;

- (iv) accessories and other articles of a minor nature normally associated with the general operation and maintenance of vehicles, motivated by internal combustion engines;
 - (v) batteries and tyres;
 - (vi) goods for the comfort and convenience of travellers by motor vehicles;
 - (vii) other products manufactured or distributed by oil companies.
- (b) The following operations, namely—
- (i) the fitting, removal and exchange of tyres;
 - (ii) the repairing of tubes;
 - (iii) the changing of batteries;
 - (iv) lubricating and greasing of motor vehicles;
 - (v) the adjustment of carburettors;
 - (vi) the cleaning and adjustment and replacement of spark plugs;
 - (vii) the receipt of tyres for retreading and other processes and the redelivery thereof;
 - (viii) running repairs of a minor nature and of a type which do not normally immobilise a vehicle for a period longer than a day;
 - (ix) the rendering of minor services incidental to any of the foregoing.

- (c) Any other use which in the opinion of Council is ancillary to the predominant use. The term does not include an "Automatic Car Wash", "Car Repair Station", "Service Industry" or "Vehicle Wrecking Yard".

"South West Arterial Agreement" - means the agreement or agreements relating to the road known as the South West Arterial to be constructed to service inter alia the Structure Plan area.



"Special Industry" - Any premises used or intended for use for any industry that has certain attributes which render them unsuitable to be classified as a "General Industry". These characteristics include—

- (a) potential to cause interference with the amenity of the area as a result of emission of steam, noise, soot, ash, dust, grit or odour;
- (b) potential to impose a load on a public utility undertaking including disposal of wastes greater than that which is characteristic of development within the area;
- (c) potential to generate traffic in excess of that capable of being efficiently accommodated by the existing network in the area; and
- (d) potential for deleterious effect upon the health or welfare of occupants or inhabitants of the area as a result of processes undertaken or materials stored, used or produced on site and that the industry warrants isolation from other buildings or areas of human activity.

"Special Use" - Any premises not elsewhere herein defined used or intended for use for—

- (a) Federal Government purposes;
- (b) State Government purposes;
- (c) Local Government purposes;
- (d) Statutory Authority purposes; and
- (e) Any other public purposes.

"Sports Complex" - Any premises used or intended for use for the purposes of indoor and outdoor sport and recreation. The term includes—

- (a) Facilities for competition in squash, tennis, badminton and volleyball;
- (b) Spas and pools;
- (c) Gymnasium; and
- (d) Any other uses which in the opinion of the Council are consistent with those listed above.

The term does not include "Indoor Entertainment", "Indoor Recreation", "Outdoor Entertainment" or "Outdoor Recreation".

"Springfield Land Corporation" - means Springfield Land Corporation Pty Limited (ACN 055 714 531) and any related corporation (whether as a holding, subsidiary or associated company).

"Stable" - means any building or other roofed structure used or intended for use for the housing of one or more horses.

"Stock Sales Yard" - Any premises used or intended for use for the holding of stock for commercial purposes and the offering of such animals for sale. The term includes a public livestock market but does not include "Animal Husbandry".

"Storage Yard" - means—

- (a) any builder's yard, construction contractor's yard, or like use which is not warehouse premises;
- (b) any other place used or intended for use for the storage of goods of whatever description in the open, whether or not any of those goods are sold by wholesale thereat where that other place—
 - (i) is not, or is not part of, a place or premises elsewhere defined in this section; and
 - (ii) is not a place the use of which is, or is part of, a use for a purpose elsewhere defined in this section;

the term includes—

- (c) any ancillary use of the premises by way of the use of an office for work of administration or accounting in connection with the conduct of the storage yard; and
- (d) the use of any facilities provided thereat for the garaging and routine servicing of vehicles associated with the conduct of the premises.

For the purpose of this definition goods shall be taken to be stored in the open if they are stored in covered stacks or in enclosed structures not being a building but being in the nature of silos, bins or tanks.

"Student Accommodation" - means any premises used or intended for use for the residential purposes of students engaged in the undertaking of education training on nearby premises.

"Subdivision" - means 'reconfiguring a lot' in accordance with IPA.



"Tavern" - Any premises used or intended for use as a meeting place for persons where the whole or part of such premises requires a Tavern License under the terms of the Liquor Act 1992. The term includes the provision of a drive through bottle shop, a beer garden, music and/or band facilities and the preparation and supply of food for persons attending the tavern. The term does not include the residential use of such premises or a "Club", "Licensed Club" or "Night Club".

"Television Station" – means—

- (a) any premises which are used or intended for use associated with television for a broadcasting station, a television station, a repeater station or a translator station as referred to in the Broadcasting and Television Act 1942 of the Commonwealth and which are not separate premises used for an office or studio or office and studio in connection with any such station; or
- (b) any other premises which are used or intended for use for a station for the transmitting or receiving or transmitting and receiving of radio signals, whether or not that station is manned or is remotely controlled and whether or not that station also transmits or receives other communications signals, where the use of that station is not ancillary to the carrying out of one or more other activities at the same premises and which characterise a purpose for which those premises are used.

The term shall cover such ancillary uses such as workshops, outside broadcast units.

"Tenement Building" - means a building used or intended for use as a place of abode for a number of unrelated persons.

The term includes—

- (a) a guest house, boarding house or lodging house; and
- (b) a hostel not being a backpacker's hostel;

but does not include—

- (c) an apartment building, attached house, dual occupancy dwelling, motel or that part of a building containing more than one Caretaker's Residence; or
- (d) any part of a hospital, hotel, institutional residence, retirement community or any other premises being premises elsewhere specifically defined in this section the use of which is not characterised by some residential use.

"Tourist Facility" - Any premises used or intended for use for the provision of eating, recreation, entertainment, accommodation or other similar facilities in conjunction with a tourist attraction. The term may include an amusement park, tavern, playground, restaurant, shop, theme park or the like or a club used in conjunction with any such activities. The term does not include accommodation that is not provided in conjunction with a tourist attraction. The term does not include a "Restaurant", or "Zoo".

"Transport Depot" - Any premises used or intended for use for the storage of buses, taxis and other transport vehicles. The term includes such ancillary uses as wash bays, servicing bays, fuel dispensing facilities and an office. The term does not include a "Passenger Terminal", "Transport Terminal" or "Truck Depot".

"Transport Terminal" - Any premises used or intended for use for the purpose of an airline goods terminal, road transport goods terminal, rail goods terminal or a terminal for water borne goods. The term includes a repository for temporary storage of goods before reshipment when carried out on the same site and includes premises used solely for the garaging and basic maintenance of fleet vehicles engaged in the transport of goods but does not include a "Freight Depot", "Passenger Terminal", "Transport Depot" or "Truck Depot".



"Truck Depot" - Any premises used or intended for use for the purpose of parking or servicing or both of two (2) or more heavy and adjunct vehicles. The term includes when carried on at the same site, the wholesale or hire of heavy vehicles or trailers, and/or the use of any office in connection with the premises and/or the use of facilities provided for the servicing of such heavy vehicles or trailers. The term does not include a "Freight Depot" or "Motor Showroom".

"Turf Farm" - Any premises used or intended for use for the growing and removal of turf for the purpose of sale. The term includes the storage and/or servicing of any equipment and machinery used in conjunction with turf farming but does not include "Earth Works", or "Extractive Industry".

"Vehicle Wrecking Yard" - Any premises used or intended for use for the collection or dismantling, storage, salvaging or abandonment of automobiles, other vehicles, or machinery and the sale of parts thereof. The term does not include a "Car Repair Station", or "Junk Yard".

"Veterinary Clinic" - Any premises used or intended for use for the examination, medical treatment or minor surgery of household pets where the animals or pets are not retained for more than one (1) night. The term does not include a "Veterinary Hospital".

"Veterinary Hospital" - Any premises used or intended for use for the examination, treatment or surgery of animals where the animals may be kept overnight or longer. The term does not include a "Veterinary Clinic".

"Warehouse" - Any premises used or intended for use for the storage of goods, merchandise or materials, pending their sale and/or distribution to persons engaged in the retail trade. The term does not include a "Bulk Store", "Mini Store Complex", or "Retail Warehouse".

"Zoo" - Any premises used or intended for use for the purpose of keeping live animals for public exhibition. The term includes facilities such as shelters and other public conveniences; kiosks with light refreshment booths; information areas for the promotion of the premises; and any other uses which in the opinion of Council are ancillary to the use of the premises for a "Zoo". The term does not include an "Animal Establishment", "Animal Husbandry", "Outdoor Entertainment", "Park" or "Tourist Facility".

Any question as to whether a use or proposed use falls within a definition, or a class of uses defined in this Section, shall be determined by the Council.



Section 3—Mobility

3.1 Mobility within Springfield

Mobility within the Springfield site is provided by the complete transport network which covers the system of roads, streets and pathways which provide vehicular, cyclist and pedestrian access throughout the total urban area.

The major elements of this system together with its objectives and the provision and timing of such infrastructure is dealt with in the Infrastructure Agreement. For the purposes of this Structure Plan the provisions contained in the Infrastructure Agreement are deemed to be incorporated in this Structure Plan.



Section 4—Infrastructure and Community Facilities

4.1 Water Supply

The requirements for Water Supply are dealt with in the Infrastructure Agreement. For the purposes of this Structure Plan the provisions contained in the Infrastructure Agreement are deemed to be incorporated in this Structure Plan.

4.2 Sewerage

Sewerage requirements are dealt with in the Infrastructure Agreement. For the purposes of this Structure Plan the provisions contained in the Infrastructure Agreement are deemed to be incorporated in this Structure Plan.

4.3 Urban Stormwater Management Strategy

These matters are dealt with in the Infrastructure Agreement. For the purposes of this Structure Plan the provisions contained in the Infrastructure Agreement are deemed to be incorporated in this Structure Plan.

4.4 Electricity and Telephone

These matters are dealt with in the Infrastructure Agreement. For the purposes of this Structure Plan the provisions contained in the Infrastructure Agreement are deemed to be incorporated in this Structure Plan.

4.5 Community Facilities

These matters are dealt with in the Infrastructure Agreement. For the purposes of this Structure Plan the provisions contained in the Infrastructure Agreement are deemed to be incorporated in this Structure Plan.



Section 5—Community Residential Designation

5.1 Planning Intent

5.1.1 Intent of Designation

The Community Residential Designation covers about 50% of the Structure Plan area and is intended for predominantly residential development together with specified areas for retail, offices, educational, community recreation and open space purposes. The anticipated number of residential dwellings within this designation is, at present, between 17,000 to 20,000.

The primary planning goal for this designation is to ensure that residential development is carried out in such a way as to provide a safe, attractive, desirable environment and to meet the various and diverse housing needs of the community and optimise the use of urban land resources.

Given the size of the Springfield development it is considered essential that within the Community Residential Designation neighbourhoods be developed which have a 'sense of community'. This can be achieved via the naturally occurring topography of the subject land, the free form creek systems, vegetation patterns, major road structures and other factors which will define distinct areas each with their own neighbourhood character.

Development of these neighbourhoods will occur in an orderly manner targeting efficient and desirable land use with properly planned infrastructure. The allocation of land within a neighbourhood to particular land uses will be achieved through the approval of Precinct Plans and Area Development Plans.

The sequence of phasing of development within the Community Residential Designation will be shown in the Indicative Phasing Concept Plan.

It is intended that residential development at different densities will be spread throughout the Community Residential Designation, rather than be concentrated into large clusters of a particular density. Non-residential uses, which will include (but are not limited to) services and facilities for residents, may be established at locations which have suitable access and where the development will not be intrusive. However, in the majority of cases most non-residential uses will be located within the neighbourhood centres.

The land use strategy for the various residential and non residential development forms envisaged in this designation is described in detail in this section.

5.1.2 Specific Planning Objectives

The planning objectives for the Community Residential Designation are—

- (i) to facilitate the provision of a comprehensive range of housing types and allotments to meet the needs of a wide cross-section of the population;
- (ii) to promote a 'sense of community' through clear definition of neighbourhoods or districts and relating these to the areas conservation, visual and landscape character;
- (iii) to promote a high standard of residential amenity with particular regard to environment, safety, privacy, convenience, visual attractiveness and the impact of traffic noise;
- (iv) to encourage the establishment at appropriate locations of neighbourhood centres which are designed and located to complement the predominantly residential character of the designation;
- (v) to provide for higher density housing in and adjacent to the Town and Neighbourhood Centres, at the interface of citywide or district public parks (and in some instances local sportsgrounds or recreation parks) or other 'key sites'; and
- (vi) to promote the creation of an urban structure which uses land efficiently and provides high levels of accessibility to shopping and commercial facilities, open space, recreational opportunities and community facilities, and is able to respond to changes in the market needs of the community.

5.2 Development Concepts

5.2.1 Content of Precinct Plans and Area Development Plans

Precinct Plans for land in the Community Residential Designation will provide the details outlined in Section 2.2.3. Area Development Plans for the land in the Community Residential Designation will, where required by Section 2.2.4, depict the various land uses proposed within a neighbourhood, providing details of residential form, road and allotment layout, together with, where relevant or appropriate, allocations of open space, provision of retail, offices, education, community and recreation facilities.



5.2.2 Types of Residential Development

Within the Community Residential Designation, residential development may be of one or more of the following residential types—

- (a) Detached Housing;
- (b) Dual Occupancy Dwellings;
- (c) Attached Housing;
- (d) Apartment Buildings;
- (e) Such other types of residential accommodation referred to in the Tables of Development.

Detached housing shall dominate in this designation, however selected sites will be utilised or reserved for higher density housing including attached housing and apartment buildings.

5.2.3 Detached Housing

Detached housing is a generic description that covers a wide variety of built forms on varying allotment sizes. Requirements for these various forms within the Structure Plan area are enunciated in the Planning Scheme, Planning Scheme Policies and the Design Codes referred to in 2.5.1.

Common construction techniques such as slab on ground tend to limit the slope (usually under 10%) on which detached housing can be easily built. Alternative construction forms have the capacity to remove this limitation.

Some forms of detached housing include—

- (1) **Villa Homes** which will be built on an allotment size generally between 300 -450 square metres. The intention for villa homes is that they be constructed generally on flat land and land with slopes not exceeding 5 percent, but which may in some cases where appropriate, be constructed on land with slopes greater than 5%. Typical building form is intended to be slab-on-ground construction with one or two storeys.
- (2) **Courtyard Houses** which will be built on an allotment size generally between 450 - 600 square metres. The intention of courtyard houses is that they be constructed generally on the flatter land with slopes generally less than 10%. Typical building form is intended to be slab-on-ground construction with one or two storeys.
- (3) **Traditional Housing** which will be constructed on land with slopes generally less than 10% and an allotment area of between 600 - 1200 square metres. Typical building form is, again, intended to be slab-on-ground construction with one or two storeys.

- (4) **Hillside Homes** which will be constructed primarily on land with slopes generally in excess of 10%. Allotment size is expected to be in the 800 - 2,000 square metres range.

The intention of this category is to minimise site disturbance, erosion, drainage problems, retaining wall amenity issues, conflicts with service corridors and driveway construction locations on allotments that are steep and which may adjoin sensitive open space areas. Preferably, building design for houses under this category should incorporate provisions to avoid slab on ground techniques. However, slab on ground construction may be allowed provided there is a correlation between allotment area/frontage and slope.

- (5) **Homestead Housing** which is the traditional "homestead" style house design and which can only be constructed on allotments of 4000 square metres or greater. It is rural-residential style living and development does not require reticulated sewerage but does require reticulated water. This type of development will be restricted to the steeper areas where the provision of sewerage is not economical to construct or maintain.

Detached Housing may also consist of other forms, but lot sizes different to those above will need to comply with the subdivisional requirements.

5.2.4 Reshaping of Land

Proposals for the reshaping of land must be incorporated into Area Development Plans.

The design of allotments shall have due regard to amenity and environmental protection measures, particularly in residential areas adjacent to open space areas.

Where such a proposal is included in an Area Development Plan, preliminary details of the required earthworks (including retaining walls and any other associated works) will be noted on or appended to the Area Development Plan.

5.2.5 Dual Occupancy Dwellings/Attached Housing and Apartment Buildings

Specific sites for Dual Occupancy Homes/Attached Housing and Apartment Buildings will be nominated on Area Development Plans. Generally this form of housing shall be located on sites within neighbourhoods that will maintain a high level of amenity for residents, such as sites overlooking open space corridors adjacent to parks, within or near the Town or Neighbourhood Centres, 'key sites', adjacent to education facilities or otherwise positioned such as to provide views and an acceptable level of amenity.



This form of housing may be constructed on sloping sites. Where constructed on sloping sites, earthworks must be carried out as necessary to provide useful private open space, parking areas and similar facilities. The criteria in the Planning Scheme, Planning Scheme Policies and the Codes referred to in 2.5.1 should be used when designing attached housing and apartment buildings on sloping sites.

Dual Occupancy Dwellings and Attached Housing shall generally be limited to two (2) storeys, although in some instances construction above two (2) storeys may be appropriate, particularly on sloping sites where stepping of the structure into the slope can provide an aesthetic built form.

The predominant building height range and predominant building type for Apartment buildings for different locations within the community Residential Designation is outlined in the list hereunder. Apartment buildings above 3 storeys are to comply with the relevant provisions of Section 8.0 of the Town Centre Concept Plan.

LIST

Location	Predominant Building Heights Range/Iconic (Storeys)	Predominant Building Type
Neighbourhood Centres	4 - 8/10*	mid-rise
Land having a nexus with Neighbourhood Centres (as determined by Council)	4 - 6	low to mid-rise
Areas of Major non-residential development or 'key sites', as determined by Council (e.g. Brookwater Golf Course entry)	4 - 6/8	mid-rise
Land having an interface with Citywide or District public parks infrastructure	4 - 6	low to mid-rise
Land having an interface with local recreation parks or local sportsgrounds or courts reserves	2 - 4	low-rise
Sloping sites (where stepping of the structure into the slope is to provide an aesthetic built form)	4 - 6	low to mid-rise
Other areas not mentioned above	2 - 3	low-rise

* In these locations selected buildings may increase the number of storeys to the 'iconic' building height, provided such buildings are 'signature' buildings located on significant (landmark) sites that focus the attention of the observer.

5.2.6 Other Accommodation

Specific sites for other accommodation will be nominated on Area Development Plans. This type of accommodation will include uses such as Retirement Communities, Tenement Buildings and the like. Similar to Attached Housing and Apartment Buildings, other accommodation shall be located on sites within neighbourhoods that will maintain a high level of amenity for residents. Additionally, this type of housing should be encouraged within close proximity to neighbourhood centres.

This form of housing shall generally be limited to two (2) storeys, although in some instances construction above two (2) storeys may be appropriate.

5.2.7 Non Residential Development

In addition to residential development, certain non-residential uses which provide services or facilities for residents can be accommodated within the Community Residential Designation. These uses will include neighbourhood centres, incorporating retail and office facilities, child care centres, churches, primary and secondary schools with associated facilities as well as community facilities and various recreation activities. The design of such non-residential development shall ensure that the residential amenity is maintained within the various parts of the Community Residential Designation while at the same time providing a high level of convenience to residents.

Whilst non-residential development will be allowed in the Community Residential Designation the majority of this non-residential development will be located within the five (5) proposed neighbourhood centres.

The first neighbourhood centre has been approved at the corner of Springfield Parkway and Topaz Road/Woodcrest Way prior to the commencement of this Structure Plan.

Another four (4) neighbourhood centres (one to be located in each sector shown on Structure Plan Map 1) are intended to provide services and facilities for residents in accordance with the criteria outlined in the Strategic Framework, which include—

- Neighbourhood and Local Centres will provide convenient shopping and local services for the immediate population catchment. Where possible, district level parks and educational facilities shall be located within close proximity to the neighbourhood centres.



- Development will be encouraged to establish in centres for which it is functionally compatible. Neighbourhood Centres should not be permitted to include the higher level comparison shopping and major administration and commercial business functions of Town Centres.
- Commerce and trade activities (which includes service and light industrial activities)—
 - (i) will be encouraged to locate adjacent to or within close proximity to Neighbourhood Centres;
 - (ii) shall be located adjacent to the major road network and be accessible by public transport;
 - (iii) shall be located in an area which does not affect existing or future residential amenity or housing stock;
 - (iv) should not contribute to ribbon development along the major road network.

5.2.8 Special Development Areas

Non-residential development for purposes not directly related to the provision of services or facilities for residents will also be allowed in Special Development Areas, provided such areas are nominated on the Area Development Plans.

Examples of uses which may be established (at appropriate locations) in a Special Development Area within the Community Residential Designation include—

- commercial or office buildings of an "office park" or "corporate headquarters" type which have a carefully designed aesthetically pleasing appearance and are comprehensively landscaped;
- high technology operations which use new and "clean" technology so that their impact on surrounding areas is not substantially greater than the impact of a commercial or office building and which, again, have a carefully designed aesthetically pleasing appearance and are comprehensively landscaped;
- resort hotel/motel type developments associated with (or including) a golf course or other recreation facilities or activities;
- mixed developments in accordance with a specifically planned layout incorporating various residential types with or without other forms of development such as (public or private) community facilities, retail centres and recreational facilities, and which may possibly utilise the provisions of the Body Corporate

and Community Management Act or Mixed Use Development Act to enable (for example)—

- the construction of private roads and private infrastructure services and facilities to facilitate optimum use of terrain; and
- other private facilities such as neighbourhood security systems or neighbourhood secured precincts.

5.3 Performance Criteria

5.3.1 Role of Criteria

In addition to the criteria outlined in the Strategic Framework, the planning scheme and the Planning Scheme Policies, the performance criteria in this section will be used to assess the merit of development proposals. Compliance with the criteria is a primary determinant of whether or not a proposal meets the objectives of this Structure Plan.

5.3.2 Residential Development

In considering an application for an Area Development Plan or proposals for residential development for this Designation, the following performance criteria shall be used—

- (i) each allotment should have adequate area, dimensions and orientation to enable the siting and construction of a dwelling or the residential development;
- (ii) the visual aesthetics, bulk of buildings and setbacks should be in keeping with domestic residential construction;
- (iii) building structures should not detract from the surrounding residential amenity by way of overlooking or overshadowing;
- (iv) adequate open space should be provided within the allotment to accommodate outdoor living and recreation and service functions;
- (v) all dwelling construction, including earthworks, drainage, access and landscaping should be capable of being accommodated on site without detriment to adjoining properties; and
- (vi) ingress, egress and off-street car parking spaces should be provided to satisfy the residential users' requirements.

5.3.3 Non Residential Development

In considering an application for an Area Development Plan or proposals for non-residential development for this Designation, the following performance criteria shall be used—

- (i) traffic generation for the use must be limited so that the specified maximum traffic volumes for the relevant street classifications as outlined in the Reconfiguring a Lot Code are not exceeded;



- (ii) the use should not result in a significant proportion of commercial vehicles entering any access streets or collector streets;
- (iii) the visual aesthetics (including materials of construction) and bulk of any building should not be out of keeping with domestic residential construction;
- (iv) front and side setbacks to all buildings should be at least the minimum to provide for privacy and noise requirements and not be less than those required for detached residential development;
- (v) the use is not to generate noise of a level, frequency, duration and timing which is out of keeping with the noise pattern of the surrounding residential area; and
- (vi) building structures shall not detract from the surrounding residential amenity by way of overlooking or overshadowing.

5.4 Compliance Standards

5.4.1 Role of Standards

The compliance standards in this section set out requirements which, if complied with, are accepted by the Council as satisfying the objectives of the Structure Plan with respect to the relevant component or components of a proposed development.

Although the standards are somewhat prescriptive they are not exhaustive in the sense that a component or components of a proposed development may be accepted as satisfying the objectives of the Structure Plan despite non-compliance with a standard or standards if it nevertheless meets the relevant performance criteria. In this way, innovative and flexible approaches to development are encouraged and facilitated subject to the overriding requirement that development accord with the intent and objectives of the Structure Plan.

5.4.2 Residential Development Density

It is expected that the residential development density in the residential neighbourhoods shall be within the range of 10 to 25 dwellings per hectare on average, whilst in the vicinity of Neighbourhood Centres and the Town Centre it is envisaged that the density will be increased to within the range of 20 to 60 dwellings per hectare. However densities higher than these will be considered based on planning merits.

5.4.3 Minimum Residential Allotment Size

The minimum area and frontage for residential allotments shall be in accordance with the Reconfiguring a Lot Code.

5.4.4 Detached House on Allotment less than 450 square metres

Allotments may be created and detached houses erected on allotments less than 450 square metres but only if in addition to the requirements outlined in the Planning Scheme—

- (i) there are not more than ten such allotments in one row; and
- (ii) each such allotment is shown on an Area Development Plan as a site for a detached house on an allotment less than 450 square metres.

5.4.5 Dual Occupancy Dwellings

Any development for dual occupancy dwellings shall be in accordance with the provisions contained in the Planning Scheme, Planning Scheme Policies, and the design guidelines for Dual Occupancy development (if any) contained in the Codes referred to in 2.5.1.

5.4.6 Attached House

Any development for attached housing shall be in accordance with the provisions contained in the Planning Scheme and Planning Scheme Policies as they relate to Multiple Dwellings and the design guidelines for Attached Housing (if any) contained in the Codes referred to in 2.5.1.

5.4.7 Apartment Buildings

Any development for Apartment Buildings shall be in accordance with the provisions contained in the Planning Scheme and Planning Scheme Policies as they relate to Multiple Dwellings and the design guidelines for Apartment Buildings (if any) contained in the Codes referred to in 2.5.1 or the Town Centre Concept Plan. In relation to Building Height, the Area Development Plan is the mechanism which specifies the maximum height or number of storeys in which a building may be erected which exceeds three (3) storeys in height.

5.4.8 Non-Residential Development

Any development for non-residential purposes shall be designed and constructed in accordance with the provisions (if any) contained in the Planning Scheme, Planning Scheme Policies and Codes referred to in 2.5.1.

5.5 Table of Development

The purposes for which development may be carried out within the Community Residential Designation is outlined in the following Table of Development.



Table Of Development: Community Residential Designation

SELF ASSESSABLE DEVELOPMENT (to the extent the development is addressed by the Planning Scheme)	DEVELOPMENT TO FOLLOW THE CODE ASSESSMENT PROCESS	DEVELOPMENT TO FOLLOW THE IMPACT ASSESSMENT PROCESS (TYPE A)	DEVELOPMENT TO FOLLOW THE IMPACT ASSESSMENT PROCESS (TYPE B: Development which is inconsistent with the intent of the designation and is unlikely to be approved)
<p>Family Day Care Centre Home Occupation Local Utility Relative's Flat (where located under the same roof as or having a common wall with the principle dwelling unit or where separate or detached from the principle dwelling unit on an allotment not less than 800 square metres)</p> <p>Any one or more of the following purposes on a site nominated for that purpose (or those particular purposes) on an approved Area Development Plan: Detached House Display House Dual Occupancy Dwelling Emergency Services Depot Park Real Estate Display/Sales Office</p>	<p>Advertising Structure Caretaker's Residence Home Business Detached House (where the applicable Planning Scheme provisions for Self Assessable Development is not complied with) Dual Occupancy Dwelling (on an allotment not less than 800 square metres) Environmental Facility Relative's Flat (where separate or detached from the principal dwelling unit on an allotment not less than 600 square metres) Removal Home Stable ancillary to a homestead housing type on an area of not less than 1 ha housing not more than 2 horses</p> <p>Any one (or more) of the following purposes on a site nominated for that purpose (or those particular purposes) on an approved Area Development Plan: Apartment Building Attached Houses Display Housing Village Educational Establishment General Store Institutional Residence Licensed Club Local Shops Outdoor Recreation Public Utility Retirement Community Service Station</p> <p>On a site nominated as a Neighbourhood Centre on an approved Area Development Plan: Automatic Car Wash Car Repair Station</p>	<p>Purposes not specified in Columns A, B or D</p>	<p>Agriculture Animal Establishment Animal Husbandry Auction Depot Backpacker's Hostel Bulk Store Camping Ground Caravan Park Car Park Car Repair Station (other than in an approved Neighbourhood Centre) Catering Business Cemetery Commercial Premises (other than in an approved Neighbourhood Centre) Concrete Batching Plant Crematorium Dangerous Goods Store Extractive Industry Fast Food Premises (other than in an approved Neighbourhood Centre) Forestry Freight Depot Fuel Depot Funeral Parlour (other than in an approved Neighbourhood Centre) Garden Centre (other than in an approved Neighbourhood Centre) General Industry Home Industry Hospital Hotel (other than in an approved Neighbourhood Centre) Junk Yard Landscape Supply Outlet Major Shopping Centre Milk Depot Motor Sports Complex Neighbourhood Shopping Centre (other than in an approved Neighbourhood Centre)</p>



<p>SELF ASSESSABLE DEVELOPMENT (to the extent the development is addressed by the Planning Scheme)</p>	<p>DEVELOPMENT TO FOLLOW THE CODE ASSESSMENT PROCESS</p>	<p>DEVELOPMENT TO FOLLOW THE IMPACT ASSESSMENT PROCESS (TYPE A)</p>	<p>DEVELOPMENT TO FOLLOW THE IMPACT ASSESSMENT PROCESS (TYPE B: Development which is inconsistent with the intent of the designation and is unlikely to be approved)</p>
	<p>Child Care Centre Club Commercial Premises Community Building Fast Food Premises Funeral Parlour Garden Centre Hotel Indoor Entertainment Indoor Recreation Medical Centre Mini Storage Complex Motor Showroom Neighbourhood Shopping Centre Night Club Place of Public Worship Produce/Craft Market Professional Office Public Building Reception and Function Rooms Restaurant Retail Warehouse Sale of Automotive Parts and Accessories Service Industry Sports Complex Tavern Veterinary Clinic</p> <p>Purposes nominated on the approved Area Development Plan for a Special Development Area</p>		<p>Plant Sales & Hire Yard Produce Store Professional Office (other than in an approved Neighbourhood Centre) Public Building (other than in an approved Neighbourhood Centre) Radio Station Reception & Function Rooms (other than in an approved Neighbourhood Centre) Reformative Institution Research & Associated Technology Activities Restaurant (other than in a Neighbourhood Centre) Retail Warehouse (other than in an approved Neighbourhood Centre) Riding School Roadside Stall Sale of Automotive Parts and Accessories (other than in an approved Neighbourhood Centre) Service Industry (other than in an approved Neighbourhood Centre) Special Industry Stable (other than ancillary to a Detached House of the Homestead Housing type) Stock Sales Yard Storage Yard Student Accommodation Television Station Tenement Building Transport Depot Transport Terminal Truck Depot Turf Farm Vehicle Wrecking Yard Veterinary Clinic (other than in an approved Neighbourhood Centre) Veterinary Hospital Warehouse</p>



Section 6—Town Centre Designation

6.1 Planning Intent

6.1.1 Intent of Designation

The Strategic Framework envisages the creation of a number of town centres within the areas of the City set aside for major urban growth. Springfield is nominated as a major growth area incorporating one of the town centres.

The intent of the Town Centre Designation is to promote the development of the Springfield Town Centre as a major comprehensively planned area accommodating higher order retailing, business, administration, education, research and technology development, health services, cultural, entertainment, recreational and other community facilities. It is also proposed to locate within the Town Centre high density residential uses within a variety of housing types ranging from low rise development between 2-4 storeys to high rise development in the range of 16-30 storeys.

Specifically, the Town Centre will accommodate regional and sub-regional shopping facilities, including those which tend to be specialised and not repeated at other locations within its catchment area. In this regard it is considered that the extent of the catchment to be served by the Town Centre includes the eastern suburbs of Ipswich City and the south western suburbs of Brisbane City.

The Town Centre will cater for a wide range of convenience and comparison shopping, including department store shopping but in keeping with the modern and changing features of regional retail centres other facilities included in the Town Centre will comprise financial institutions, professional offices, corporate offices all coupled with a wide range of commercial support services as well as tourism, theme park, entertainment, recreational, service, community, public transport interchange, public car parks, commerce, trade services and wholesale activities and similar facilities.

The objective is to provide all those services and facilities required by the public for other than their convenience shopping needs although the Town Centre will also function as a local, neighbourhood and district centre for the immediately adjacent areas within the Springfield area.

To ensure the viability of the Town Centre it is essential that retailing facilities are consolidated within the Centre and that it be acknowledged as having a potential regional tourist function.

The Town Centre will be established through substantial public and private sector investment. That investment needs to be protected as well as enhanced. Protection shall be in the form of recognition by the planning authorities of the special functional character of the Town Centre and the need to consolidate and enhance its function as a primary regional retailing centre over time to ensure it remains attractive for investors, shoppers, tourists, the public and others seeking to satisfy all their shopping, recreational, entertainment, financial and other service needs as well as business, employment and recreation needs.

6.1.2 Specific Planning Objectives

To give effect to the Intent of the Town Centre Designation, the objectives for the Town Centre Designation are—

- (i) to provide, as growth occurs in the region, a strong employment base that will aid in creating a more efficient use of the planned transport network for the area;
- (ii) to create opportunities for the establishment of tertiary education facilities as well as research/technology industries;
- (iii) to encourage the mix of residential uses within the boundaries of the Town Centre in order to provide a nexus between place of work and housing for a wide cross section of the employment sector. Design controls will be established to provide a sensible interface between residential and non-residential uses;
- (iv) to ensure that development in the Town Centre takes place in an integrated and coordinated fashion with priority placed on safe pedestrian and vehicular movements;
- (v) to provide a "central place" incorporating strong retailing and commercial outlets that will serve the ongoing development within the Springfield area and surrounding districts. Support industries will be planned adjacent to these retail and commercial outlets;
- (vi) to provide a base for major health services including hospitals that will be positioned to take advantage of the integrated transport network to be developed within the overall development with good connectivity to surrounding suburbs;
- (vii) to maximise access to facilities and services for the residents by encouraging medium to higher density residential and mixed use developments within 'walkable' neighbourhoods;



- (viii) to encourage visually attractive development which compliments both the natural and man-made features within the Town Centre;
- (ix) to ensure Town Centre design takes into account the requirements of public transport operators and pedestrian and cyclist movement to and within centres; and
- (x) To encourage car parking strategies which are aimed at permitting the shared use of car parking facilities.

6.2 Development Concepts

6.2.1 Area Development Plans

It is proposed that development shall evolve in general accordance with the Town Centre Concept Plan. The specific boundaries of each precinct will be determined progressively having due regard to the network of arterial and distributor roads, topographical and environmental considerations and the demand that will be generated as the Town Centre matures. The design of the interface between precincts will be an important ingredient in the detailed planning to be carried out by way of Area Development Plans.

6.2.2 Description of Precincts

The Town Centre is divided into the following Precincts, each with its dominant land uses—

(A) TOWN BUSINESS PRECINCT

This precinct will develop as the civic, commercial and cultural "heart" of Springfield. The precinct will provide a link between the retail focus and the Education Precinct with convenient pedestrian and vehicular accessibility.

(B) RETAIL PRECINCT

This precinct, located adjacent to the South West Arterial and with strong connectivity to all developing areas within the Community Residential Designation shall accommodate the regional shopping facilities for the area and provide a full range of retail and related services for both the inner residential areas located within the Town Centre as well as the various residential neighbourhoods of Springfield and the surrounding districts.

Consistent with developments overseas, the retail precinct is regarded as an opportunity to provide for the needs of tourists for shopping, other needs (such as hotel accommodation, serviced apartments and the like) being provided in adjoining or nearby precincts), specialised retail development (such as showrooms), recreation facilities and residential development including visitor accommodation. Additionally, major community and public transport facilities will

also be provided within the retail precinct or in adjacent or nearby precincts.

Although the significant land use in the retail precinct is higher and highest order comparison shopping (so that in time the retail precinct will include major department stores) it must be acknowledged that the resultant regional and sub-regional shopping facilities will be developed over time commencing in its early stages as possibly a lower order retailing facility which can be expanded and developed in the future.

(C) EDUCATION PRECINCT

This precinct has generally been reserved for tertiary institutions such as a university or major TAFE College. It is proposed to limit the types of other uses in this area to those directly serving the student population and to ensure no undue competition to end users in other Town Centre Precincts. The precinct will require good transport linkages (both road and potential rail).

(D) RESEARCH AND TECHNOLOGY PRECINCT

This precinct should be located adjacent to the Education Precinct and will be promoted as a centre for research and technology activities and thus bring a sense of "state of the art" employment opportunities to Springfield. Uses to be allowed within this Precinct will be limited to those having a connection with research and related activities. Such areas will, in many instances, have a strong relationship with the Education Precinct. Planning for this precinct will ensure that a high level of security can be guaranteed for end users.

(E) TOWN RESIDENTIAL PRECINCT

This precinct is included in the Town Centre designation to ensure the development of medium and high density residential uses are integrated with the Town Centre. A higher proportion of medium and high density dwelling units will be developed within this Precinct than anticipated in the Community Residential Designation.

To the extent they are applicable the same development criteria which apply to particular residential types pursuant to other provisions of this Structure Plan will apply to the same residential type in this designation.

In addition to the wide range of facilities in adjoining Precincts of the Town Centre i.e. "central place functions", the Town Residential precinct shall also incorporate typical neighbourhood functions.



(F) HEALTH SERVICES PRECINCT

This precinct is to accommodate a wide range of health facilities including hospitals, medical practitioners and specialist centres and accommodation for related professions.

Various types of accommodation will be encouraged within this Precinct that will house both the health industry work force as well as short-term accommodation for users of the various services.

Good accessibility to the activity areas within the Precinct is essential. Consequently various emergency services may locate within this Precinct.

(G) SPECIAL BUSINESS PRECINCT

Special Business Precincts are to be established in order to accommodate commercial operations that may have special planning and design considerations that may not be achieved within the Town Business precinct. Such uses may require high exposure and therefore various locations may be allocated in response to market demand.

(H) SERVICE TRADE PRECINCT

This area will provide a base for various service and light industries and trade functions which will be an essential ingredient to the expanding development and population in and around the Springfield area. Although various commerce and trade areas will be accommodated within a number of neighbourhood centres throughout the Community Residential Designation it is important that a central area be planned to accommodate a wide range of uses to serve the overall residential population and neighbourhood centres.

It is proposed to include only low impact light industrial uses within the Precinct given the close proximity to major industry centres at Carole Park and Wacol. Commercial offices and major retailing are not desirable in this precinct.

(I) RECREATION PRECINCT

It is intended to reserve a large area within the Town Centre as a major parkland/recreational base with an emphasis on outdoor uses. The area should be located adjacent to the Education Precinct, Retail Precinct, Town Business Precinct and Town Residential Precinct to maximise its utility.

6.3 Performance Criteria and Compliance Standards**6.3.1 Town Centre Development**

Prior to any development being approved on land within the Town Centre Designation, a Town Centre Concept Plan must be approved by Council in accordance with section 2.2.2. of this Structure Plan.

In addition to criteria outlined in the Planning Scheme and the Planning Scheme Policies, the performance criteria and compliance standards contained in the Town Centre Concept Plan will be used to assess the merit of development proposals. Compliance with The Town Centre Concept Plan is a primary determinant of whether or not a proposal meets the objectives of this Structure Plan.

To the extent of any inconsistency between the Town Centre Concept Plan and any provision of the Planning Scheme or a Planning Scheme Policy, the Town Centre Concept Plan prevails.

6.4 Table of Development

The purposes for which development may be carried out within the Town Centre Designation and within the various Town Centre Precincts is outlined in the following Tables of Development.



Table Of Development: (Town Centre Designation) Town Business Precinct

SELF ASSESSABLE DEVELOPMENT (to the extent the development is addressed by the Planning Scheme)	DEVELOPMENT TO FOLLOW THE CODE ASSESSMENT PROCESS	DEVELOPMENT TO FOLLOW THE IMPACT ASSESSMENT PROCESS (TYPE A)	DEVELOPMENT TO FOLLOW THE IMPACT ASSESSMENT PROCESS (TYPE B: Development which is inconsistent with the intent of the precinct and is unlikely to be approved)
Environmental Facility Home Business Home Occupation Local Utility Any one (or more) of the following purposes on a site nominated for that purpose (or those particular purposes) on an approved Area Development Plan: Child Care Centre Club Commercial Premises Fast Food Premises (with a gross floor area up to 100 square metres) General Store Medical Centre Park Professional Office Public Building Real Estate Display/Sales Office Restaurant	Advertising Structure Caretaker's Residence One (or more) of the following purposes on a site nominated for that purpose (or those particular purposes) on an approved Area Development Plan: Apartment Building Attached Houses Automatic Car Wash Backpacker's Hostel Car Park Community Building Educational Establishment Fast Food Premises (where gross floor area over 100 square metres) Funeral Parlour Hotel Indoor Entertainment Indoor Recreation Licensed Club Local Shops Motel Motor Showroom Neighbourhood Shopping Centre Night Club Outdoor Recreation Passenger Terminal Place of Public Worship Produce/Craft Market Public Utility Radio Station Reception and Function Rooms Service Industry Service Station Sports Complex Tavern Tenement Building Veterinary Clinic Purposes nominated on the approved Area Development Plan for a Special Development Area.	Purposes not specified in Columns A, B or D.	Agriculture Animal Establishment Animal Husbandry Auction Depot Bulk Store Camping Ground Caravan Park Catering Business Cemetery Concrete Batching Plant Crematorium Dangerous Goods Store Detached House Display House Display Housing Village Dual Occupancy Dwelling Extractive Industry Family Day Care Centre Forestry Freight Depot Fuel Depot Garden Centre General Industry Home Industry Hospital Institutional Residence Junk Yard Landscape Supply Outlet Light Industry Major Shopping Centre Milk Depot Mini Storage Complex Motor Sports Complex Night Tennis Court Plant Nursery (Wholesale) Plant Sales and Hire Yard Produce Store Reformatory Institution Relative's Flat Removal Home Research and Associated Technology Activities Retail Warehouse Retirement Community Riding School



<p>SELF ASSESSABLE DEVELOPMENT (to the extent the development is addressed by the Planning Scheme)</p>	<p>DEVELOPMENT TO FOLLOW THE CODE ASSESSMENT PROCESS</p>	<p>DEVELOPMENT TO FOLLOW THE IMPACT ASSESSMENT PROCESS (TYPE A)</p>	<p>DEVELOPMENT TO FOLLOW THE IMPACT ASSESSMENT PROCESS (TYPE B: Development which is inconsistent with the intent of the precinct and is unlikely to be approved)</p>
			<p>Roadside Stall Sale of Automotive Parts and Accessories Special Industry Stable Stock Sales Yard Storage Yard Student Accommodation Transport Depot Transport Terminal Truck Depot Turf Farm Vehicle Wrecking Yard Veterinary Hospital Warehouse Zoo</p>



Table Of Development: (Town Centre Designation) Retail Precinct

<p>SELF ASSESSABLE DEVELOPMENT (to the extent the development is addressed by the Planning Scheme)</p>	<p>DEVELOPMENT TO FOLLOW THE CODE ASSESSMENT PROCESS</p>	<p>DEVELOPMENT TO FOLLOW THE IMPACT ASSESSMENT PROCESS (TYPE A)</p>	<p>DEVELOPMENT TO FOLLOW THE IMPACT ASSESSMENT PROCESS (TYPE B: Development which is inconsistent with the intent of the precinct and is unlikely to be approved)</p>
<p>Environmental Facility Local Utility</p> <p>Any one (or more) of the following purposes on a site nominated for that purpose (or those particular purposes) on an approved Area Development Plan:</p> <p>Fast Food Premises (with a gross floor area up to 100 square metres)</p> <p>General Store</p> <p>Local Shops</p> <p>Medical Centre</p> <p>Park</p> <p>Real Estate Display/Sales Office</p>	<p>Advertising Structure</p> <p>Caretaker's Residence</p> <p>One (or more) of the following purposes on a site nominated for that purpose (or those particular purposes) on an approved Area Development Plan:</p> <p>Automatic Car Wash</p> <p>Car Park</p> <p>Child Care Centre</p> <p>Club</p> <p>Commercial Premises</p> <p>Community Building</p> <p>Fast Food Premises (in excess of 100 square metres gross floor area)</p> <p>Funeral Parlour</p> <p>Garden Centre</p> <p>Major Shopping Centre</p> <p>Motor Showroom</p> <p>Neighbourhood Shopping Centre</p> <p>Night Club</p> <p>Passenger Terminal</p> <p>Produce/Craft Market</p> <p>Professional Office</p> <p>Public Building</p> <p>Public Utility</p> <p>Restaurant</p> <p>Retail Warehouse</p> <p>Sale of Automotive Parts and Accessories</p> <p>Service Industry</p> <p>Service Station</p> <p>Veterinary Clinic</p> <p>Purposes nominated on the approved Area Development Plan for a Special Development Area.</p>	<p>Purposes not specified in Columns A, B or D</p>	<p>Agriculture</p> <p>Animal Establishment</p> <p>Animal Husbandry</p> <p>Apartment Building</p> <p>Attached House</p> <p>Auction Depot</p> <p>Backpackers' Hostel</p> <p>Bulk Store</p> <p>Camping Ground</p> <p>Caravan Park</p> <p>Car Repair Station</p> <p>Catering Business</p> <p>Cemetery</p> <p>Concrete Batching Plant</p> <p>Crematorium</p> <p>Dangerous Goods Store</p> <p>Detached House</p> <p>Display House</p> <p>Display Housing Village</p> <p>Dual Occupancy Dwelling</p> <p>Extractive Industry</p> <p>Family Day Care Centre</p> <p>Forestry</p> <p>Freight Depot</p> <p>Fuel Depot</p> <p>General Industry</p> <p>Home Business</p> <p>Home Industry</p> <p>Home Occupation</p> <p>Hospital</p> <p>Hotel</p> <p>Institutional Residence</p> <p>Junk Yard</p> <p>Landscape Supply Outlet</p> <p>Light Industry</p> <p>Milk Depot</p> <p>Mini Storage Complex</p> <p>Motor Sports Complex</p> <p>Night Tennis Court</p> <p>Place of Public Worship</p> <p>Plant Nursery (Wholesale)</p> <p>Plant Sales and Hire Yard</p> <p>Produce Store</p> <p>Radio Station</p>



<p>SELF ASSESSABLE DEVELOPMENT (to the extent the development is addressed by the Planning Scheme)</p>	<p>DEVELOPMENT TO FOLLOW THE CODE ASSESSMENT PROCESS</p>	<p>DEVELOPMENT TO FOLLOW THE IMPACT ASSESSMENT PROCESS (TYPE A)</p>	<p>DEVELOPMENT TO FOLLOW THE IMPACT ASSESSMENT PROCESS (TYPE B: Development which is inconsistent with the intent of the precinct and is unlikely to be approved)</p>
			<p>Reformative Institution Relative's Flat Removal Home Research and Associated Technology Activities Retirement Community Roadside Stall Riding School Special Industry Sports Complex Stable Stock Sales Yard Storage Yard Student Accommodation Tavern Television Station Tenement Building Tourist Facility Transport Depot Transport Terminal Truck Depot Turf Farm Vehicle Wrecking Yard Veterinary Hospital Warehouse Zoo</p>



Table Of Development: (Town Centre Designation) Town Residential Precinct

SELF ASSESSABLE DEVELOPMENT (to the extent the development is addressed by the Planning Scheme)	DEVELOPMENT TO FOLLOW THE CODE ASSESSMENT PROCESS	DEVELOPMENT TO FOLLOW THE IMPACT ASSESSMENT PROCESS (TYPE A)	DEVELOPMENT TO FOLLOW THE IMPACT ASSESSMENT PROCESS (TYPE B: Development which is inconsistent with the intent of the precinct and is unlikely to be approved)
<p>Environmental Facility Family Day Care Centre Home Occupation Local Utility Relative's Flat</p> <p>Any one (or more) of the following purposes on a site nominated for that purpose (or those particular purposes) on an approved Area Development Plan:</p> <p>Detached House Display House Dual Occupancy Dwelling Emergency Services Depot Park Real Estate Display/Sales Office</p>	<p>Advertising Structure Caretaker's Residence Home Business Dual Occupancy Dwelling (on an allotment not less than 800 square metres)</p> <p>Any one (or more) of the following purposes on a site nominated for that purpose (or those particular purposes) on an approved Area Development Plan:</p> <p>Apartment Building Attached Houses Backpacker's Hostel Child Care Centre Club Commercial Premises (when part of a Local Activity Centre as outlined in the Town Centre Concept Plan) Community Building Display Housing Village Educational Establishment Fast Food Premises Garden Centre General Store Indoor Entertainment Indoor Recreation Institutional Residence Licensed Club Local Shops Motel Medical Centre Neighbourhood Shopping Centre Night Club Outdoor Recreation Place of Public Worship Professional Offices (when part of a Local Activity Centre as outlined in the Town Centre Concept Plan) Public Utility Restaurant Retirement Community</p>	<p>Purposes not specified in Columns A, B or D</p>	<p>Agriculture Animal Establishment Animal Husbandry Auction Depot Automatic Car Wash Bulk Store Camping Ground Caravan Park Car Park Car Repair Station Catering Business Cemetery Commercial Premises (unless part of a Local Activity Centre as outlined in the Town Centre Concept Plan) Concrete Batching Plant Crematorium Dangerous Goods Store Extractive Industry Forestry Freight Depot Fuel Depot Funeral Parlour General Industry Home Industry Hospital Hotel Junk Yard Landscape Supply Outlet Light Industry Major Shopping Centre Milk Depot Mini Storage Complex Motor Showroom Motor Sports Complex Plant Sales & Hire Yard Produce/Craft Market Produce Store Professional Offices (unless part of a Local Activity Centre as outlined in the Town Centre Concept Plan) Radio Station Reception & Function Rooms</p>



<p>SELF ASSESSABLE DEVELOPMENT (to the extent the development is addressed by the Planning Scheme)</p>	<p>DEVELOPMENT TO FOLLOW THE CODE ASSESSMENT PROCESS</p>	<p>DEVELOPMENT TO FOLLOW THE IMPACT ASSESSMENT PROCESS (TYPE A)</p>	<p>DEVELOPMENT TO FOLLOW THE IMPACT ASSESSMENT PROCESS (TYPE B: Development which is inconsistent with the intent of the precinct and is unlikely to be approved)</p>
	<p>Service Station Student Accommodation Tavern Tenement Building Veterinary Clinic</p> <p>Purposes nominated on the approved Area Development Plan for a Special Development Area</p>		<p>Reformative Institution Removal Home Research & Associated Technology Activities Retail Warehouse Riding School Roadside Stall Sale of Automotive Parts and Accessories Service Industry Special Industry Sports Complex Stable Stock Sales Yard Storage Yard Television Station Tourist Facility Transport Depot Transport Terminal Truck Depot Turf Farm Vehicle Wrecking Yard Veterinary Hospital Warehouse Zoo</p>



Table Of Development: (Town Centre Designation) Health Services Precinct

SELF ASSESSABLE DEVELOPMENT (to the extent the development is addressed by the Planning Scheme)	DEVELOPMENT TO FOLLOW THE CODE ASSESSMENT PROCESS	DEVELOPMENT TO FOLLOW THE IMPACT ASSESSMENT PROCESS (TYPE A)	DEVELOPMENT TO FOLLOW THE IMPACT ASSESSMENT PROCESS (TYPE B: Development which is inconsistent with the intent of the precinct and is unlikely to be approved)
Environmental Facility Home Occupation Local Utility	Advertising Structure Caretaker's Residence Home Business Any one (or more) of the following purposes on a site nominated for that purpose (or those particular purposes) on an approved Area Development Plan: Apartment Building Attached Houses Car Park Child Care Centre Community Building Crematorium Educational Establishment Emergency Services Depot Fast Food Premises Funeral Parlour General Store Hospital Indoor Recreation Institutional Residence Local Shops Medical Centre Motel Park Public Utility Real Estate Display/Sales Office Service Station Tenement Building	Purposes not specified in Columns A, B or D	Agriculture Animal Establishment Animal Husbandry Auction Depot Automatic Car Wash Backpacker's Hostel Bulk Store Camping Ground Caravan Park Car Repair Station Cemetery Club Concrete Batching Plant Dangerous Goods Store Detached House Display House Display Housing Village Dual Occupancy Dwelling Extractive Industry Family Day Care Centre Forestry Freight Depot Fuel Depot Garden Centre General Industry Home Industry Hotel Indoor Entertainment Junk Yard Landscape Supply Outlet Light Industry Licensed Club Major Shopping Centre Milk Depot Mini Storage Complex Motor Sports Complex Neighbourhood Shopping Centre Night Club Night Tennis Court Outdoor Entertainment Outdoor Recreation Passenger Terminal Plant Nursery (Wholesale) Plant Sales & Hire Yard



<p>SELF ASSESSABLE DEVELOPMENT (to the extent the development is addressed by the Planning Scheme)</p>	<p>DEVELOPMENT TO FOLLOW THE CODE ASSESSMENT PROCESS</p>	<p>DEVELOPMENT TO FOLLOW THE IMPACT ASSESSMENT PROCESS (TYPE A)</p>	<p>DEVELOPMENT TO FOLLOW THE IMPACT ASSESSMENT PROCESS (TYPE B: Development which is inconsistent with the intent of the precinct and is unlikely to be approved)</p>
			<p>Produce/Craft Market Produce Store Radio Station Reception & Function Rooms Reformatory Institution Relative's Flat Removal Home Research and Associated Technology activities (other than as adjunct to Health Services) Retail Warehouse Retirement Community Riding School Roadside Stall Sale of Automotive Parts and Accessories Service Industry Special Industry Sports Complex Stable Stock Sales Yard Storage Yard Student Accommodation Tavern Television Station Tourist Facility Transport Depot Transport Terminal Truck Depot Turf Farm Vehicle Wrecking Yard Veterinary Clinic Veterinary Hospital Warehouse Zoo</p>



Table Of Development: (Town Centre Designation) Education Precinct

SELF ASSESSABLE DEVELOPMENT (to the extent the development is addressed by the Planning Scheme)	DEVELOPMENT TO FOLLOW THE CODE ASSESSMENT PROCESS	DEVELOPMENT TO FOLLOW THE IMPACT ASSESSMENT PROCESS (TYPE A)	DEVELOPMENT TO FOLLOW THE IMPACT ASSESSMENT PROCESS (TYPE B: Development which is inconsistent with the intent of the precinct and is unlikely to be approved)
Environmental Facility Local Utility	Advertising Structure Caretaker's Residence Any one (or more) of the following purposes on a site nominated for that purpose (or those particular purposes) on an approved Area Development Plan: Educational Establishment Emergency Services Depot Park Public Utility Student Accommodation	Purposes not specified in Columns A B or D	Agriculture Animal Establishment Animal Husbandry Apartment Building Attached House Auction Depot Automatic Car Wash Backpackers' Hostel Bulk Store Camping Ground Caravan Park Car Repair Station Catering Business Car Park Cemetery Child Care Centre Club Commercial Premises Concrete Batching Plant Crematorium Dangerous Goods Store Detached House Display House Display Housing Village Dual Occupancy Dwelling Extractive Industry Family Day Care Centre Fast Food Premises Forestry Freight Depot Fuel Depot Funeral Parlour Garden Centre General Industry General Store Home Business Home Industry Home Occupation Hospital Hotel Indoor Entertainment Indoor Recreation Institutional Residence Junk Yard



<p>SELF ASSESSABLE DEVELOPMENT (to the extent the development is addressed by the Planning Scheme)</p>	<p>DEVELOPMENT TO FOLLOW THE CODE ASSESSMENT PROCESS</p>	<p>DEVELOPMENT TO FOLLOW THE IMPACT ASSESSMENT PROCESS (TYPE A)</p>	<p>DEVELOPMENT TO FOLLOW THE IMPACT ASSESSMENT PROCESS (TYPE B: Development which is inconsistent with the intent of the precinct and is unlikely to be approved)</p>
			<p>Landscape Supply Outlet Licensed Club Light Industry Local Shops Major Shopping Centre Medical Centre Milk Depot Mini Storage Complex Motel Motor Showroom Motor Sports Complex Neighbourhood Shopping Centre Night Club Night Tennis Court Outdoor Entertainment Outdoor Recreation Passenger Terminal Place of Public Worship Plant Nursery (Wholesale) Plant Sales and Hire Yard Produce/Craft Market Produce Store Professional Office Radio Station Real Estate Display/Sales Office Reception & Function Rooms Reformatory Institution Relative's Flat Removal Home Research & Associated Technology Activities Restaurant Retail Warehouse Retirement Community Riding School Roadside Stall Sale of Automotive Parts and Accessories Service Industry Service Station Special Industry Sports Complex Stable Stock Sales Yard Storage Yard Tavern Television Station</p>



<p>SELF ASSESSABLE DEVELOPMENT (to the extent the development is addressed by the Planning Scheme)</p>	<p>DEVELOPMENT TO FOLLOW THE CODE ASSESSMENT PROCESS</p>	<p>DEVELOPMENT TO FOLLOW THE IMPACT ASSESSMENT PROCESS (TYPE A)</p>	<p>DEVELOPMENT TO FOLLOW THE IMPACT ASSESSMENT PROCESS (TYPE B: Development which is inconsistent with the intent of the precinct and is unlikely to be approved)</p>
			<p>Tenement Building Tourist Facility Transport Depot Transport Terminal Truck Depot Turf Farm Vehicle Wrecking Yard Veterinary Clinic Veterinary Hospital Warehouse Zoo</p>



Table Of Development: (Town Centre Designation) Research And Technology Precinct

SELF ASSESSABLE DEVELOPMENT (to the extent the development is addressed by the Planning Scheme)	DEVELOPMENT TO FOLLOW THE CODE ASSESSMENT PROCESS	DEVELOPMENT TO FOLLOW THE IMPACT ASSESSMENT PROCESS (TYPE A)	DEVELOPMENT TO FOLLOW THE IMPACT ASSESSMENT PROCESS (TYPE B: Development which is inconsistent with the intent of the precinct and is unlikely to be approved)
Environmental Facility Local Utility	Advertising Structure Caretaker's Residence Any one (or more) of the following purposes on a site nominated for that purpose (or those particular purposes) on an approved Area Development Plan: Commercial Premises (with a nexus to Research and Associated Technology Activities) Emergency Services Depot General Store Park Professional Offices (with a nexus to Research and Associated Technology Activities) Public Utility Real Estate Display/Sales Office Research & Associated Technology Activities	Purposes not specified in Columns A, B or D:	Agriculture Animal Establishment Animal Husbandry Apartment Building Attached House Auction Depot Automatic Car Wash Backpackers' Hostel Bulk Store Camping Ground Caravan Park Car Repair Station Catering Business Car Park Cemetery Child Care Centre Club Concrete Batching Plant Crematorium Dangerous Goods Store Detached House Display House Display Housing Village Dual Occupancy Dwelling Extractive Industry Family Day Care Centre Fast Food Premises Forestry Freight Depot Fuel Depot Funeral Parlour Garden Centre General Industry Home Business Home Industry Home Occupation Hospital Hotel Indoor Entertainment Indoor Recreation Institutional Residence Junk Yard Landscape Supply Outlet Licensed Club



<p>SELF ASSESSABLE DEVELOPMENT (to the extent the development is addressed by the Planning Scheme)</p>	<p>DEVELOPMENT TO FOLLOW THE CODE ASSESSMENT PROCESS</p>	<p>DEVELOPMENT TO FOLLOW THE IMPACT ASSESSMENT PROCESS (TYPE A)</p>	<p>DEVELOPMENT TO FOLLOW THE IMPACT ASSESSMENT PROCESS (TYPE B: Development which is inconsistent with the intent of the precinct and is unlikely to be approved)</p>
			<p>Light Industry Local Shops Major Shopping Centre Medical Centre Milk Depot Mini Storage Complex Motel Motor Showroom Motor Sports Complex Neighbourhood Shopping Centre Night Club Night Tennis Court Outdoor Entertainment Outdoor Recreation Passenger Terminal Place of Public Worship Plant Nursery (Wholesale) Plant Sales and Hire Yard Produce/Craft Market Produce Store Radio Station Reception & Function Rooms Reformatory Institution Relative's Flat Removal Home Restaurant Retail Warehouse Retirement Community Riding School Roadside Stall Sale of Automotive Parts and Accessories Service Industry Service Station Special Industry Sports Complex Stable Stock Sales Yard Storage Yard Student Accommodation Tavern Television Station Tenement Building Tourist Facility Transport Depot Transport Terminal</p>



<p>SELF ASSESSABLE DEVELOPMENT (to the extent the development is addressed by the Planning Scheme)</p>	<p>DEVELOPMENT TO FOLLOW THE CODE ASSESSMENT PROCESS</p>	<p>DEVELOPMENT TO FOLLOW THE IMPACT ASSESSMENT PROCESS (TYPE A)</p>	<p>DEVELOPMENT TO FOLLOW THE IMPACT ASSESSMENT PROCESS (TYPE B: Development which is inconsistent with the intent of the precinct and is unlikely to be approved)</p>
			<p>Truck Depot Turf Farm Vehicle Wrecking Yard Veterinary Clinic Veterinary Hospital Warehouse Zoo</p>



Table Of Development: (Town Centre Designation) Special Business Precinct

SELF ASSESSABLE DEVELOPMENT (to the extent the development is addressed by the Planning Scheme)	DEVELOPMENT TO FOLLOW THE CODE ASSESSMENT PROCESS	DEVELOPMENT TO FOLLOW THE IMPACT ASSESSMENT PROCESS (TYPE A)	DEVELOPMENT TO FOLLOW THE IMPACT ASSESSMENT PROCESS (TYPE B: Development which is inconsistent with the intent of the precinct and is unlikely to be approved)
Environmental Facility Local Utility	Advertising Structure Caretaker's Residence Any one (or more) of the following purposes on a site nominated for that purpose (or those particular purposes) on an approved Area Development Plan: Car Park Child Care Centre Club Commercial Premises General Store Indoor Entertainment Indoor Recreation Licensed Club Mini Storage Complex Night Club Park Professional Office Public Building Public Utility Real Estate Display/Sales Office Restaurant Purposes nominated on the approved Area Development Plan for a Special Development Area	Purposes not specified in Columns A, B or D	Agriculture Animal Establishment Animal Husbandry Apartment Building Attached House Auction Depot Backpacker's Hostel Bulk Store Camping Ground Caravan Park Car Repair Station Catering Business Cemetery Concrete Batching Plant Crematorium Dangerous Goods Store Detached House Display House Display Housing Village Dual Occupancy Dwelling Educational Establishment Extractive Industry Family Day Care Centre Fast Food Premises Forestry Freight Depot Fuel Depot Funeral Parlour Garden Centre General Industry Home Business Home Industry Home Occupation Hotel Institutional Residence Junk Yard Landscape Supply Outlet Light Industry Major Shopping Centre Milk Depot Motor Showroom Motor Sports Complex Neighbourhood Shopping Centre Night Tennis Court



<p>SELF ASSESSABLE DEVELOPMENT (to the extent the development is addressed by the Planning Scheme)</p>	<p>DEVELOPMENT TO FOLLOW THE CODE ASSESSMENT PROCESS</p>	<p>DEVELOPMENT TO FOLLOW THE IMPACT ASSESSMENT PROCESS (TYPE A)</p>	<p>DEVELOPMENT TO FOLLOW THE IMPACT ASSESSMENT PROCESS (TYPE B: Development which is inconsistent with the intent of the precinct and is unlikely to be approved)</p>
			<p>Outdoor Entertainment Outdoor Recreation Passenger Terminal Place of Public Worship Plant Nursery (Wholesale) Plant Sales & Hire Yard Produce/Craft Market Produce Store Radio Station Reception & Function Rooms Reformative Institution Relative's Flat Removal Home Research & Associated Technology Activities Retail Warehouse Retirement Community Riding School Roadside Stall Sale of Automotive Parts and Accessories Service Industry Service Station Special Industry Sports Complex Stable Stock Sales Yard Storage Yard Student Accommodation Tavern Television Station Tenement Building Tourist Facility Transport Depot Transport Terminal Truck Depot Turf Farm Vehicle Wrecking Yard Veterinary Clinic Veterinary Hospital Warehouse Zoo</p>



Table Of Development: (Town Centre Designation) Service Trade Precinct

SELF ASSESSABLE DEVELOPMENT (to the extent the development is addressed by the Planning Scheme)	DEVELOPMENT TO FOLLOW THE CODE ASSESSMENT PROCESS	DEVELOPMENT TO FOLLOW THE IMPACT ASSESSMENT PROCESS (TYPE A)	DEVELOPMENT TO FOLLOW THE IMPACT ASSESSMENT PROCESS (TYPE B: Development which is inconsistent with the intent of the precinct and is unlikely to be approved)
Environmental Facility Local Utility	Advertising Structure Caretaker's Residence Any one (or more) of the following purposes on a site nominated for that purpose (or those particular purposes) on an approved Area Development Plan: Auction Depot Bulk Store Car Repair Station Catering Business Emergency Services Depot Freight Depot Funeral Parlour Garden Centre Light Industry Milk Depot Mini Storage Complex Motor Showroom Park Plant Nursery (Wholesale) Produce/Craft Market Produce Store Public Utility Retail Warehouse Sale of Automotive Parts and Accessories Service Industry Service Station Storage Yard Television Station Transport Depot Transport Terminal Truck Depot Vehicle Wrecking Yard Veterinary Clinic Veterinary Hospital Warehouse Purposes nominated on the approved Area Development Plan for a Special Development Area	Purposes not specified in Columns A, B or D	Agriculture Animal Establishment Animal Husbandry Apartment Building Attached House Backpackers' Hostel Camping Ground Caravan Park Cemetery Detached House Display House Display Housing Village Dual Occupancy Dwelling Extractive Industry Family Day Care Centre Forestry General Industry Home Business Home Industry Home Occupation Hospital Hotel Institutional Residence Licensed Club Major Shopping Centre Medical Centre Motel Motor Sports Complex Neighbourhood Shopping Centre Night Club Night Tennis Court Outdoor Entertainment Outdoor Recreation Place of Public Worship Radio Station Reception & Function Rooms Reformatory Institution Relative's Flat Removal Home Research and Associated Technology Activities



<p>SELF ASSESSABLE DEVELOPMENT (to the extent the development is addressed by the Planning Scheme)</p>	<p>DEVELOPMENT TO FOLLOW THE CODE ASSESSMENT PROCESS</p>	<p>DEVELOPMENT TO FOLLOW THE IMPACT ASSESSMENT PROCESS (TYPE A)</p>	<p>DEVELOPMENT TO FOLLOW THE IMPACT ASSESSMENT PROCESS (TYPE B: Development which is inconsistent with the intent of the precinct and is unlikely to be approved)</p>
			<p>Restaurant Retirement Community Riding School Roadside Stall Special Industry Sports Complex Stable Stock Sales Yard Student Accommodation Tavern Tenement Building Tourist Facility Turf Farm Zoo</p>



Table Of Development: (Town Centre Designation) Recreation Precinct

SELF ASSESSABLE DEVELOPMENT (to the extent the development is addressed by the Planning Scheme)	DEVELOPMENT TO FOLLOW THE CODE ASSESSMENT PROCESS	DEVELOPMENT TO FOLLOW THE IMPACT ASSESSMENT PROCESS (TYPE A)	DEVELOPMENT TO FOLLOW THE IMPACT ASSESSMENT PROCESS (TYPE B: Development which is inconsistent with the intent of the precinct and is unlikely to be approved)
Environmental Facility Local Utility	Advertising Structure Caretaker's Residence Any one (or more) of the following purposes on a site nominated for that purpose (or those particular purposes) on an approved Area Development Plan: Car Park Club Community Building Indoor Entertainment Indoor Recreation Licensed Club Nightclub Outdoor Recreation Park Public Utility Restaurant Sports Complex Tourist Facility	Purposes not specified in columns A, B or D	Agriculture Animal Establishment Animal Husbandry Apartment Building Attached House Auction Depot Automatic Car Wash Backpacker's Hostel Bulk Store Camping Ground Caravan Park Car Repair Station Catering Business Cemetery Child Care Centre Commercial Premises Concrete Batching Plant Crematorium Dangerous Goods Store Detached House Display House Display Housing Village Dual Occupancy Dwelling Educational Establishment Emergency Services Depot Extractive Industry Family Day Care Centre Fast Food Premises Forestry Freight Depot Fuel Depot Funeral Parlour Garden Centre General Industry General Store Home Business Home Industry Home Occupation Hospital Hotel Institutional Residence Junk Yard Landscape Supply Outlet Light Industry Local Shops



<p>SELF ASSESSABLE DEVELOPMENT (to the extent the development is addressed by the Planning Scheme)</p>	<p>DEVELOPMENT TO FOLLOW THE CODE ASSESSMENT PROCESS</p>	<p>DEVELOPMENT TO FOLLOW THE IMPACT ASSESSMENT PROCESS (TYPE A)</p>	<p>DEVELOPMENT TO FOLLOW THE IMPACT ASSESSMENT PROCESS (TYPE B: Development which is inconsistent with the intent of the precinct and is unlikely to be approved)</p>
			<p>Major Shopping Centre Medical Centre Milk Depot Mini Storage Complex Motel Motor Showroom Motor Sports Complex Neighbourhood Shopping Centre Night Tennis Court Passenger Terminal Place of Public Worship Plant Nursery (Wholesale) Plant Sales and Hire Yard Produce Store Professional Office Radio Station Real Estate Display/Sales Office Reception & Function Rooms Reformatory Institution Relative's Flat Removal Home Research and Associated Technology Activities Retail Warehouse Retirement Community Riding School Roadside Stall Sale of Automotive Parts and Accessories Service Industry Service Station Special Industry Stable Stock Sales Yard Storage Yard Student Accommodation Tavern Television Station Tenement Building Transport Depot Transport Terminal Truck Depot Turf Farm Vehicle Wrecking Yard Veterinary Clinic Veterinary Hospital Warehouse</p>



Section 7—Open Space Designation

7.1 Intent of Designation

It is intended that an Open Space System be provided within the Springfield area generally as shown on Structure Plan Map 2 for recreation, aesthetic, sporting, environmental and related purposes to meet the needs of the residents.

The Open Space System will consist of an arrangement of public and privately owned areas. A hierarchy of Open Space elements each with different sizes and each with a particular role is envisaged. The major Open Space elements are to be linked wherever possible by connecting linear open space, streets, walkways and enhanced road reserves to form an Open Space System providing users with access to a wide range of facilities and open space experiences.

While the essential overall features of the Open Space System are shown on Structure Plan Map 2, identification of—

- (i) which parts of the land in the Open Space Designation will become publicly owned and which will remain private; and
- (ii) the actual parkland sizes and locations of the different types of open space;

will be determined at the Precinct Plan and Area Development Plan Stage. Also as part of the Precinct Plan and Area Development Plan process, additional land within the Community Residential and Town Centre Designations will be required to be dedicated as publicly owned open space (e.g. Local, Neighbourhood and Town Centre Parks etc.) or developed as privately owned open space.

7.2 Objectives for the Open Space System

The objectives for the Open Space Designation are as follows—

- (i) to ensure that sufficient public open space is provided in convenient locations and of a quality to meet the recreation, sporting, environmental and aesthetic needs of the community;
- (ii) to ensure that breaks are provided within the Structure Plan area based on creeks, gullies and flood plains to provide neighbourhood definition, accommodate open space requirements and provide an edge effect to urban development;
- (iii) to provide land for open space which follows a functional hierarchy which reflects the needs of the residents;

- (iv) to ensure that an open space system is created which links (by linear pathways and other reserve and local street networks) all key community and recreational facilities with residential areas;
- (v) to ensure that creekline vegetation areas are conserved by their incorporation into the Open Space Network;
- (vi) to provide a park system that is safe for use by the general public;
- (vii) to preserve areas of significant visual and scenic attributes;
- (viii) to provide, wherever possible, for the multiple use of open space areas;
- (ix) to preserve sites and areas of significant cultural heritage; and
- (x) to ensure that proposed urban development on land adjacent to rivers, streams and creeks provide open space along the banks of an area and dimensions appropriate to the circumstances and the function of that open space.

7.3 Classification of Open Space

Open Space within the Springfield area will be of a number of types and serve a number of functions, for example—

- Creekline Vegetation Areas;
- Escarpment Open Space;
- Flood plain Open Space;
- Neighbourhood/District Parks and Open Space;
- Precinct/Local Parks and Open Space;
- Town Centre Open Space;
- Major Active Recreation Areas (eg. sports complex, golf course etc).

Nevertheless, open space can be grouped into three (3) broad classifications within the Open Space Designation being—

- (i) Community Open Space;
- (ii) Private Open Space; and
- (iii) Creekline Vegetation Areas.

7.3.1 Community Open Space

In a general sense community open space is all that Open Space which is to be held in public ownership and which will form part of the Open Space Designation (excluding that land having a recreation precinct classification within the Town Centre Designation).



It is land used or intended for use for recreational purposes by the public and includes parks, public gardens, waterway reserves, accessways, playgrounds and sports grounds. Additionally, community open space includes land for the preservation of natural features, historic sites, land for hydrological control and flood mitigation and land of visual and scenic quality.

However, community open space may be freehold land not owned by the Council if it is Freehold Open Space (as that term is defined in the Springfield Infrastructure Agreement 1998).

For clarity, the Springfield Infrastructure Agreement sets out—

- where Freehold Open Space may occur within community open space; and
- certain criteria that must be applied by Council in determining whether freehold land not owned by the Council may be Freehold Open Space.

When considering whether freehold land not owned by the Council should be Freehold Open Space, Council must, subject to the Springfield Infrastructure Agreement, consider whether arrangements satisfactory to the Council can be made so that open space principles for the community are not compromised in respect of the freehold land. Options open to the Council may include, amongst other things, requiring any of the following (where appropriate) as a condition of an approval of an Area Development Plan or a development application—

- an appropriate agreement for community access and multiple use of the freehold land;
- development of appropriate infrastructure on the freehold land in accordance with the Springfield Infrastructure Agreement;
- registration of an appropriate access easement in gross in favour of the Council over the freehold land;
- amalgamation of the freehold lands with other land to prevent sale of the freehold land separately from the other land;
- registration of appropriate covenants under the Land Title Act 1994 over the freehold land.

Given the size of the Springfield area and its topography, it has been recognised that the provision of Community Open Space should be based on performance criteria and a generalised open space hierarchy.

7.3.1.1 Performance Criteria

The provision of community open space must, where relevant, have regard for the following considerations—

- the needs of the community to be served by the open space whilst retaining the flexibility to adapt to future community needs;
- equity of access to a range of opportunities and facilities;
- classification of user groups and perceived user requirements;
- projected demand based on participation rates for selected activities;
- use of and access to existing facilities;
- the requirements for protection of the natural environment, particularly within gullies, escarpments and flood plain areas;
- opportunities to link open space areas, community facilities and public services and utilities;
- opportunities for dual use of open space for recreation and drainage purposes;
- provision for adequate lighting for the enjoyment and safety of users; and
- the cost of maintenance.

7.3.1.2 Open Space Hierarchy

The distribution and design of community open space for the Springfield area must have regard to the following functional hierarchy—

- (i) **Regional:** Land should be of regional significance with respect to usage or environmental status and should have links to the wider Open Space network. The Woogaroo, Opossum and Mountain Creek corridors present opportunities for regional open space together with the steep rocky outcrops within the western part of the Structure Plan area. As a guideline, a continuous area of open space with adequate public access should be provided for these areas. This open space will serve regional, district, neighbourhood and local/linear functions.



Where facilities are planned within these areas provision for car parking and where relevant any spectator viewing areas should be provided.

- (ii) **District:** Within each of the residential Structure Plan sectors a District Park must be provided to accommodate playing fields. These parks should have good road access and be linked to the open space system. These parks could be located within or in close proximity to the proposed neighbourhood centres.

In addition to the Recreation Precinct within the Town Centre Designation, open space consisting of malls, building forecourts, squares, and public reserves could be provided to serve the users of the centre, employees working in the centre, and to provide a focal point for community activities.

- (iii) **District (Level 2 Facilities):** Within the Structure Plan area significant areas for Level 2 sports grounds/courts, formal parks and gardens and local play and picnic parks (as defined in the Infrastructure Agreement) must be provided for the benefit of residents of both Springfield and the Ipswich Eastern Suburbs Area.

- (iv) **Neighbourhood:** These parks should provide an identifiable focus for each neighbourhood. All residents should have access to a neighbourhood park without having to cross a road with a traffic flow greater than a collector road or if a crossing is necessary then it shall not be at grade. Active and passive activities should be included however formalised sports fields etc must not be provided.

- (v) **Local:** These parks will provide a non organised and passive recreation function. As a guideline, access should be available to a local park without having to cross a collector street except where special slowing provision has been made in the road design.

- (vi) **Linear:** These parks function as links between elements of the open space hierarchy and permit access and circulation throughout the open space network from all residential areas. In some instances, linear parks act as corridors for utility services and stormwater drainage. Depending on size and topography, linear parks may also variously serve neighbourhood and local park functions. For the purpose of this Structure Plan, parkland located within gullies will be classified as linear open space.

For the purpose of this clause, the term "gullies" means any channel or ravine which has been formed by water and—

- (a) where both side slopes or banks exceed 16% (1 in 6) slope; and
- (b) where the width of the channel or ravine exceeds 6 metres measured at the (1 in 6) slope; and
- (c) where the length of the channel or ravine exceeds 50 metres without interruption; and
- (d) where the depth of the channel or ravine exceeds 0.9 metres.

7.3.2 Private Open Space

Private Open Space is land which may be used for active or passive recreation or tourist purposes. Examples of such uses include golf courses, sports complexes, amusement parks, theme parks or the like.

The determination of those areas to be included within the Private Open Space classification will be determined at the Precinct Plan and Area Development Plan Stage.

7.3.3 Creekline Vegetation Areas

These areas are located north and south of the Regional Transport Corridor Designation and include Opossum and Mountain Creeks and their attendant gully tributaries. These areas provide supplementary habitat connections to the primary habitat connection area (see Section 8) and, in some cases, habitat in their own right. Additionally, these areas may contain items of cultural heritage significance, because they connect the Camira bora ground and White Rock - Spring Mountain areas, as well as other places.



To ensure that urban edge effects are reduced, a minimum of 40 metres either side of the centre line of the creek and drainage line systems will define the creekline vegetation areas. In some areas this minimum dimension will need to be increased to protect appropriate habitat environment or sites and areas of significant cultural heritage. In areas where drainage or other infrastructure structures are proposed to be located within creekline vegetation areas, a minimum buffer of 40 metres either side of the proposed structure will define the creekline vegetation areas.

The Creekline Vegetation Areas will be dedicated as Community Open Space as part of the development process. The exact dimensions of these areas will be shown on a Precinct Plan or Area Development Plan. The overall objective for these areas is to ensure that minimum disturbance occurs yet make provision for unobtrusive low key access for residents. It is envisaged that these areas will be retained as natural areas interposed with walking trails, viewing platforms and the like. Although, within the creekline vegetation areas north of the Regional Transport Corridor Designation certain areas (which are to be determined at the Precinct Plan and Area Development Plan stage) may be used to enable more formalised open space provision.

Generally these areas can contain infrastructure (e.g. road crossings, drainage, sewer and water mains, electricity, communication and conduiting) so long as their positioning has regard to the natural form and state of the creekline vegetation or any sites and areas of cultural heritage.

7.4 Compliance Standards

Prior to any development being approved on land within the Open Space Designation (including that land having a recreation precinct classification within the Town Centre Designation), a Precinct Plan and Area Development Plan must be approved by Council. In addition to any criteria or guidelines outlined in the Planning Scheme, Planning Scheme Policies or the proposed Precinct Plan or Area Development Plan, the following shall apply—

- (i) Precinct Plans and Area Development Plans must include an Open Space Plan, prepared in accordance with the performance criteria outlined in this Section and the Open Space Master Plan, which must show—
 - the quantity of land to be provided within each classification of open space within the area covered by the Precinct Plan and Area Development Plan;
 - if proposed, the location and size of the regional, district, neighbourhood, local and linear parks;

- the integration of the parks with the pedestrian/cycleway system; and
- how the proposed Parks within the area covered by the Precinct Plan and Area Development Plan integrate with the overall open space development within the Structure Plan area.

(ii) Land below the level of a Q20 ARI flood/stormwater event which is unusable is to be classified as Drainage Reserve and “unusable land” as defined in the Infrastructure Agreement will not be considered part of the open space land area calculations.

(iii) If any linear parks are shown on a proposed Area Development Plan, a Landscape and Parkland Plan must be prepared which addresses the following issues—

- the proposed planting and landscape treatment;
- outlining those trees to be retained and those to be removed;
- the extent of earthworks proposed including any stabilisation, grading etc;
- location of any services including sewer mains and any stabilisation works and rehabilitation required as a result of locating services;
- the location and treatment of any walking trails and or footpaths/cycleways;
- the location (if any) of any traditional urban open space;
- provision of emergency/maintenance accessways;
- interface with adjoining land uses; and
- method of stormwater control devices to be provided to ensure that there is no increase in velocity in watercourses. Such control devices are to be designed so as to integrate the landscaping, recreational, infrastructural and drainage role of watercourses.

7.5 Table of Development

The purposes for which development may be carried out within the Open Space Designation, including the respective classifications, is outlined in the following Tables of Development.



Table Of Development: (Open Space Designation) Community Open Space Classification

SELF ASSESSABLE DEVELOPMENT (to the extent the development is addressed by the Planning Scheme)	DEVELOPMENT TO FOLLOW THE CODE ASSESSMENT PROCESS	DEVELOPMENT TO FOLLOW THE IMPACT ASSESSMENT PROCESS (TYPE A)	DEVELOPMENT TO FOLLOW THE IMPACT ASSESSMENT PROCESS (TYPE B: Development which is inconsistent with the intent of the classification and is unlikely to be approved)
Environmental Facility Park Local Utility	Earthworks Any one (or more) of the following purposes on a site nominated for that purpose (or those particular purposes) on an approved Area Development Plan: Educational Establishment Indoor Recreation Outdoor Recreation Outdoor Entertainment Public Utility Sports Complex Purposes nominated on the approved Area Development Plan for a Special Development Area.	Caretaker's Residence Child Care Centre Community Building Club Emergency Services Depot Licensed Club Public Building Special Uses Tourist Facility Zoo	Purposes not specified in Columns A, B or C.



Table Of Development: (Open Space Designation) Private Open Space Classification

SELF ASSESSABLE DEVELOPMENT (to the extent the development is addressed by the Planning Scheme)	DEVELOPMENT TO FOLLOW THE CODE ASSESSMENT PROCESS	DEVELOPMENT TO FOLLOW THE IMPACT ASSESSMENT PROCESS (TYPE A)	DEVELOPMENT TO FOLLOW THE IMPACT ASSESSMENT PROCESS (TYPE B: Development which is inconsistent with the intent of the classification and is unlikely to be approved)
Environmental Facility Park Local Utility	Caretaker's Residence Club Indoor Recreation Licensed Club Outdoor Recreation Restaurant Sports Complex Tourist Facility Any one (or more) of the following purposes on a site nominated for that purpose (or those particular purposes) on an approved Area Development Plan: Public Utility Purposes nominated in the approved Area Development Plan for a Special Development Area.	Purposes not specified in columns A, B or D	Agriculture Animal Establishment Animal Husbandry Apartment Building Attached House Auction Depot Automatic Car Wash Backpacker's Hostel Bulk Store Caravan Park Car Park Car Repair Station Catering Business Cemetery Child Care Centre Commercial Premises Community Building Concrete Batching Plant Crematorium Dangerous Goods Store Detached House Display House Display Housing Village Dual Occupancy Dwelling Emergency Services Depot Extractive Industry Family Day Care Centre Fast Food Premises Forestry Freight Depot Fuel Depot Funeral Parlour Garden Centre General Industry General Store Home Business Home Industry Home Occupation Hospital Hotel Indoor Entertainment Institutional Residence Junk Yard Landscape Supply Outlet Light Industry Local Shops Major Shopping Centre



<p>SELF ASSESSABLE DEVELOPMENT (to the extent the development is addressed by the Planning Scheme)</p>	<p>DEVELOPMENT TO FOLLOW THE CODE ASSESSMENT PROCESS</p>	<p>DEVELOPMENT TO FOLLOW THE IMPACT ASSESSMENT PROCESS (TYPE A)</p>	<p>DEVELOPMENT TO FOLLOW THE IMPACT ASSESSMENT PROCESS (TYPE B: Development which is inconsistent with the intent of the classification and is unlikely to be approved)</p>
			<p>Medical Centre Milk Depot Mini Storage Complex Motel Motor Showroom Motor Sports Complex Neighbourhood Shopping Centre Night Club Night Tennis Court Passenger Terminal Place of Public Worship Plant Nursery (Wholesale) Plant Sales and Hire Yard Produce/Craft Market Produce Store Professional Office Public Building Radio Station Real Estate Display/Sales Office Reception & Function Rooms Reformatory Institution Relative's Flat Removal Home Research and Associated Technology Activities Retail Warehouse Retirement Community Riding School Roadside Stall Sale of Automotive Parts and Accessories Service Industry Service Station Special Industry Stable Stock Sales Yard Storage Yard Student Accommodation Tavern Television Station Tenement Building Transport Depot Transport Terminal Truck Depot Turf Farm Vehicle Wrecking Yard Veterinary Clinic Veterinary Hospital Warehouse</p>



Table Of Development: (Open Space Designation) Creekline Vegetation Area Classification

SELF ASSESSABLE DEVELOPMENT (to the extent the development is addressed by the Planning Scheme)	DEVELOPMENT TO FOLLOW THE CODE ASSESSMENT PROCESS	DEVELOPMENT TO FOLLOW THE IMPACT ASSESSMENT PROCESS (TYPE A)	DEVELOPMENT TO FOLLOW THE IMPACT ASSESSMENT PROCESS (TYPE B: Development which is inconsistent with the intent of the classification and is unlikely to be approved)
Environmental Facility Local Utility	Park	Earthworks Public Utility	Purposes not specified in Columns A, B or C.



Section 8—Conservation Designation

8.1 Intent of Designation

The Spring Mountain - White Rock and Greenbank areas, which are located outside the Structure Plan area, are crucial core habitat areas. Consequently, the role for the Springfield area is to provide a habitat connection between these two relatively undisturbed core habitat areas.

Additionally, areas within the southern parts of the Springfield site are important in—

- (i) protecting the upper Woogaroo Creek catchment;
- (ii) protecting the steep rocky land important for flora conservation;
- (iii) protecting the southern escarpment areas which contribute significantly to the visual image of both Ipswich City and Beaudesert Shire, provide a natural break between the Local government areas and form part of the Region's forested view shed; and
- (iv) providing a linkage between the habitat connection area and the proposed publicly owned Spring Mountain / White Rock Conservation Area.

It is intended that a Conservation area be provided within the Springfield area as shown on Structure Plan Map 2 for primarily these environmental purposes.

The Conservation Area will eventually consist of an arrangement of publicly owned land. The land to be transferred to Public Ownership for Conservation purposes is the habitat connection area and the appropriate linkages to the proposed Spring Mountain/White Rock Conservation area for the enjoyment of the public. Access and usage of this area will be controlled and restricted to viewing and walking trails, nature study and environmental education facilities.

8.2 Objectives for the Conservation Areas

The objectives for the Conservation Designation are as follows—

- (a) to protect areas or features which have been identified as being of particular habitat significance;
- (b) to preserve the diversity of habitats for flora and fauna;

- (c) to protect and enhance land which acts as a habitat connection area, and areas which have been identified as being of particular habitat significance;
- (d) to protect and preserve sites and areas of significant cultural heritage;
- (e) to protect and conserve important water catchment areas;
- (f) to protect those areas of particular scenic value to the City; and
- (g) to maintain the visual amenity of prominent ridgelines.

8.3 Performance Criteria and Compliance Standards

The Council before granting approval to the erection of a building or the carrying out of development on land within the Conservation designation must take into account—

- (a) the likely effects of the development (including clearing) on the flora and fauna found in the area;
- (b) the likely effects on slope stability, erosion and siltation of watercourses;
- (c) whether it should impose conditions relating to—
 - (i) the height and location of the building or buildings; and
 - (ii) the colour and materials, so as to ensure that the building or buildings blend with the surrounding landscape and preserves or enhances the scenic quality of the land;
- (d) the effects of sewerage effluent/wastewater disposal and stormwater drainage on the catchment of Upper Woogaroo and Mountain Creeks.

8.4 Table of Development

The purposes for which development may be carried out within the Conservation Designation is outlined in the following Table of Development.



Table Of Development: Conservation Designation

SELF ASSESSABLE DEVELOPMENT (to the extent the development is addressed by the Planning Scheme)	DEVELOPMENT TO FOLLOW THE CODE ASSESSMENT PROCESS	DEVELOPMENT TO FOLLOW THE IMPACT ASSESSMENT PROCESS (TYPE A)	DEVELOPMENT TO FOLLOW THE IMPACT ASSESSMENT PROCESS (TYPE B: Development which is inconsistent with the intent of the classification and is unlikely to be approved)
Clearing of timber or vegetation associated with an approval granted pursuant to this Structure Plan Environmental Facility	Caretaker's Residence Local Utility Park	Community Building Camping Ground Earthworks Public Utility Tourist Facility (restricted to low key, nature based facilities only) Riding School	Purposes not specified in Columns A, B or C.



Section 9—Regional Transport Corridor Designation

9.1 Intent of Designation

This designation defines the area in which the region's future road and rail corridor shall be incorporated. This Transport Corridor (referred to as the South-west Arterial or Centenary Highway extension) links to the Logan Motorway then onto the Ipswich Motorway at the Centenary Highway interchange. At this stage, the Queensland Government has only approved the joint road/rail corridor as far as the western boundary within the Springfield Area. It is Council's aim that this road and rail corridor be extended to the proposed Ripley Town Centre and then onto the Cunningham Highway.

The prime intent of this designation is the construction of the road and rail infrastructure, including Springfield Railway Station and transport/passenger interchange. In addition, uses which are part of or ancillary to the transportation industry may also be appropriate to locate within this Designation.

As the Regional Transport Corridor is also a major "path" element within the Springfield site, it is important that adjacent land uses and the corridor itself are seen as a visual entity.

9.2 Specific Planning Objectives

The planning objectives for the Regional Transport Corridor Designation are—

- (i) to develop an arterial road to satisfy the need for a strategic link in the regional arterial road network;
- (ii) to offer opportunities to improve public transport services to existing and future development by way of direct bus and rail services;
- (iii) to ensure that development within and adjacent to the corridor does not detract from the visual experience which will be gained from users of the road and rail system;
- (iv) to minimise both the individual and cumulative impact of signage upon the visual and landscape character of the area; and
- (v) to ensure that future residential neighbourhoods are not adversely affected by road and rail noise.

9.3 Area Development Plans

Area Development Plans for land in the Regional Transport Corridor Designation must show the location of the road and rail alignment including the location of the proposed interchanges, pedestrian/cycle crossings, railway station and transport passenger interchange. Where relevant or appropriate the Plans must include the location of proposed ancillary land uses. Additionally, the Area Development Plans must contain guidelines relating to Corridor Landscaping and Signage.

9.4 Performance Criteria and Compliance Standards

Prior to any development being approved on land within the Regional Transport Corridor Designation an Area Development Plan must be approved by Council. In addition to any criteria or guidelines outlined in the Area Development Plan the following standards shall apply—

- (i) No development shall be permitted to be located within 200 metres of any boundary of the Regional Transport Corridor Designation unless appropriate visual and acoustic buffering is provided to the requirements and satisfaction of Council;
- (ii) No advertising structure will be permitted within or on land adjacent to the Regional Transport Corridor Designation unless the Advertising Structure conforms in all material respects with the Springfield Landscape/Signage Control Code or a specific guideline relating to Corridor Landscaping and Signage;
- (iii) All development within or on land adjacent to the Regional Transport Corridor Designation must conform in all material respects with the Springfield Landscape/Signage Control Code or a specific guideline relating to Corridor Landscaping and Signage.

9.5 Table of Development

The purposes for which development may be carried out within the Regional Transport Corridor Designation is outlined in the following Table of Development.



Table Of Development: Regional Transport Corridor Designation

SELF ASSESSABLE DEVELOPMENT (to the extent the development is addressed by the Planning Scheme)	DEVELOPMENT TO FOLLOW THE CODE ASSESSMENT PROCESS	DEVELOPMENT TO FOLLOW THE IMPACT ASSESSMENT PROCESS (TYPE A)	DEVELOPMENT TO FOLLOW THE IMPACT ASSESSMENT PROCESS (TYPE B: Development which is inconsistent with the intent of the designation and is unlikely to be approved)
<p>Earthworks (in association with approved Transport infrastructure)</p> <p>Environmental Facility</p> <p>Park</p> <p>Local Utility</p>	<p>Caretaker's Residence</p> <p>Any one (or more) of the following purposes on a site nominated for that purpose (or those particular purposes) on an approved Area Development Plan:</p> <p>Advertising Structure</p> <p>Automatic Car Wash</p> <p>Car Park</p> <p>Car Repair Station</p> <p>Community Building</p> <p>Emergency Services Depot</p> <p>Fast Food Premises</p> <p>Freight Depot</p> <p>Passenger Terminal</p> <p>Public Utility</p> <p>Restaurant</p> <p>Service Station</p> <p>Transport Depot</p> <p>Transport Terminal</p> <p>Truck Depot</p> <p>Purposes nominated on the approved Area Development Plan for a Special Development Area</p>	<p>Purposes not specified in Columns A, B or D</p>	<p>Agriculture</p> <p>Animal Establishment</p> <p>Animal Husbandry</p> <p>Apartment Building</p> <p>Attached House</p> <p>Auction Depot</p> <p>Backpackers' Hostel</p> <p>Bulk Store</p> <p>Camping Ground</p> <p>Caravan Park</p> <p>Catering Business</p> <p>Cemetery</p> <p>Child Care Centre</p> <p>Club</p> <p>Commercial Premises</p> <p>Concrete Batching Plant</p> <p>Crematorium</p> <p>Dangerous Goods Store</p> <p>Detached House</p> <p>Display House</p> <p>Display Housing Village</p> <p>Dual Occupancy Dwelling</p> <p>Educational Establishment</p> <p>Extractive Industry</p> <p>Family Day Care Centre</p> <p>Forestry</p> <p>Fuel Depot</p> <p>Funeral Parlour</p> <p>Garden Centre</p> <p>General Industry</p> <p>General Store</p> <p>Home Business</p> <p>Home Industry</p> <p>Home Occupation</p> <p>Hospital</p> <p>Hotel</p> <p>Indoor Entertainment</p> <p>Indoor Recreation</p> <p>Institutional Residence</p> <p>Junk Yard</p> <p>Landscape Supply Outlet</p> <p>Light Industry</p> <p>Licensed Club</p> <p>Local Shops</p> <p>Major Shopping Centre</p> <p>Medical Centre</p>



<p>SELF ASSESSABLE DEVELOPMENT (to the extent the development is addressed by the Planning Scheme)</p>	<p>DEVELOPMENT TO FOLLOW THE CODE ASSESSMENT PROCESS</p>	<p>DEVELOPMENT TO FOLLOW THE IMPACT ASSESSMENT PROCESS (TYPE A)</p>	<p>DEVELOPMENT TO FOLLOW THE IMPACT ASSESSMENT PROCESS (TYPE B: Development which is inconsistent with the intent of the designation and is unlikely to be approved)</p>
			<p>Milk Depot Mini Storage Complex Motel Motor Showroom Motor Sports Complex Neighbourhood Shopping Centre Night Club Night Tennis Court Outdoor Entertainment Outdoor Recreation Place of Public Worship Plant Nursery (Wholesale) Plant Sales and Hire Yard Produce/Craft Market Produce Store Professional Office Public Building Radio Station Reception & Function Rooms Reformative Institution Relative's Flat Removal Home Research and Associated Technology Activities Retail Warehouse Retirement Community Riding School Roadside Stall Sale of Automotive Parts and Accessories Service Industry Special Industry Sports Complex Stable Stock Sales Yard Storage Yard Student Accommodation Tavern Television Station Tenement Building Tourist Facility Turf Farm Vehicle Wrecking Yard Veterinary Clinic Veterinary Hospital Warehouse Zoo</p>



Section 10—Special Development Areas and Miscellaneous Provisions

10.1 Special Development Areas

10.1.1 Intent of Special Development Areas

It is desirable to make special provision for the development of particular parts of the Structure Plan area within the Community Residential, Town Centre, Open Space and Regional Transport Corridor Designations. The intent of this Section is to make provision for the creation of Special Development Areas which will allow the carrying out of particular forms of development appropriate to a particular location where—

- (i) the particular development falls within Columns C or D in the Table of Development for land in the relevant designation; and
- (ii) the development is nevertheless acceptable from a planning viewpoint in that, subject to appropriate detailed and specific planning controls, it may be carried out in a manner which is generally compatible with the surrounding development.

10.1.2 Criteria for Inclusion in a Special Development Area

Any land included within the Community Residential, Town Centre, Open Space or Regional Transport Corridor Designations may be included in a Special Development Area if the land has special characteristics such as (but not limited to)—

- (i) high accessibility;
- (ii) a size or shape that gives it special utility for particular purposes;
- (iii) a location that gives it special utility for particular purposes;
- (iv) high level of exposure;

which make it especially suitable to one or more forms of non-residential development and an opportunity exists to develop the land in a manner which will enhance the overall quality, diversity and attractiveness of the development of the subject land, in terms of non-residential uses, without intruding adversely into established residential areas or adversely affecting the residential amenity or compromising the overall intent of the Structure Plan.

10.1.3 General Requirements for Special Development Area Plans

In preparing a Special Development Area Plan for inclusion in an Area Development Plan—

- (i) special attention must be given to design and performance criteria, and the type of land tenure resulting;
- (ii) the development form must have due regard to topography, visual attractiveness and retention of natural features and, where appropriate, must enable security and special services and facilities to be provided;
- (iii) the object of the design must be to provide enhancement of the quality of the overall development, in terms of creating greater or more diverse opportunities for development while protecting and preserving the primary planning intent set out in this Structure Plan.

10.2 Miscellaneous Provisions

10.2.1 Earthworks (Including Vegetation)

Earthworks (including vegetation removal) may only be carried out in areas which have an approved Area Development Plan over the subject land or as authorised by the Infrastructure Agreement, and then only in accordance with and in compliance with any conditions imposed on the approved Area Development Plan or approved Engineering Drawings. In determining any conditions which attach to the approved Area Development Plan or approved Engineering Drawings Council must take into consideration the conservation and preservation of remnant/significant vegetation having ecological value within the subject land.

10.2.2 Removal of Vegetation

The proposed development will necessitate reshaping of the land surface and profile and removal of vegetation. Prior to commencing any clearing or earthworks a person must submit to the Council for the approval of the Responsible Officer a report prepared by a professional engineer detailing the nature and extent of the clearing or works proposed and a plan for the regeneration/restoration of vegetation. In granting any approval to the report the Responsible Officer may impose requirements for the carrying out of the work including a requirement for pit burning or chipping of timber.



10.2.3 Cultural Heritage

A person must not remove, destroy or interfere with any identified cultural heritage resource of either aboriginal or European origin or item of the Queensland Estate.

Prior to Council approving any Local Area Plans which include land identified as having cultural heritage significance, as nominated in Appendix 1 of the Open Space Master Plan, the cultural heritage conservation plan for the Springfield development ,developed by the Environmental Protection Agency is to be satisfied.

10.2.4 Flooding

No urban development (excluding parkland and other similar uses) will be permitted below the adopted flood level.

10.2.5 Noise Exposure

Proposed new urban development adjacent to major roads (arterial, sub-arterial or distributor roads and major collector streets) shall comply with Council's requirements with regard to maximum noise exposure levels. Where necessary, development shall incorporate appropriate buffer distances and other noise attenuation measures.



Section 11—Resolution of Disputes or Differences Regarding Council Decisions

11.1 All disputes or differences at any time arising out of any decision or exercise of any discretion by or on behalf of Council or its delegate or officers under or in connection with any provision of this Structure Plan shall be decided as follows—

11.1.1 Any person including any applicant to the Council for approval, consent, permission or otherwise, any person relying on or affected by such decision or exercise of discretion, but not including the Council, may (without being obliged to do so) not later than 14 days after the dispute or difference arises or within 14 days of the facts or circumstances giving rise to the dispute or difference becoming known to that person or within 14 days after such facts or circumstances ought to have become known to that person, whichever is the earliest, give to the Chief Executive Officer of the Council by hand delivery or certified mail notice in writing of the dispute or difference identifying in such notice—

- (i) the subject matter of the dispute or difference;
- (ii) the provision(s) of this Structure Plan in respect of which the dispute or difference arises

and such notice shall contain or be accompanied by adequate particulars of the dispute or difference and all relevant written material relating thereto.

11.1.2 The giving of such notice shall operate as a complete and unconditional bar and waiver by the Council and by the person giving the notice to initiate commence or proceed or continue with any litigation, or to object in any way in respect of the subject matter of the dispute or difference until after the actions and procedures herein have been taken and followed.

11.1.3 Within 7 days after the giving of such notice the Council and the person giving the notice (hereinafter referred to as "the parties" or individually referred to as "party") shall confer at least once to attempt to resolve the dispute or difference. At such conference they shall each be represented by a person who has authority to agree to a resolution of the dispute or difference on their behalf. Each party shall use their best endeavours and take all reasonable steps to attempt to resolve the dispute or difference by agreement. For

this purpose the parties shall in good faith undertake such investigations, hold such meetings, exchange such information and conduct such informal hearings as may be considered necessary or desirable.

11.1.4 If the dispute or difference is not resolved within 14 days from the giving of the said notice or if at any time either party (acting reasonably) considers that the other is not using its best endeavours or taking all reasonable steps to attempt to resolve the dispute or difference by agreement, the party other than the Council may by giving notice in writing (by hand delivery or certified mail) to the Chief Executive Officer of the Council refer such dispute or difference for determination by an expert as follows—

11.1.4.1 The expert shall be selected by either party from any previously agreed list of experts, such selection to be effective upon the giving of notice in writing to the other, and in the absence of any such list and/or if within 7 days from the giving of the second notice the parties are unable to agree upon the identity of the expert, or the expert selected or agreed upon by them signifies that he is unable or unwilling to act, the expert shall be as appointed at the request of either party by the President for the time being of the Queensland Law Society Incorporated who shall nominate a person having the qualifications set out below. Within 7 days of such selection, agreement or nomination the parties shall jointly appoint in writing the selected or agreed or nominated expert and if either refuses to join in the appointment the other is hereby irrevocably authorised to appoint the expert.

11.1.4.2 The expert shall have experience and qualifications relevant to the subject matter of the dispute.



- 11.1.4.3** Within 7 days after the appointment of the expert the parties shall meet with the expert to agree upon the procedure (including whether to proceed by way of mediation in accordance with 11.1.4.15) to be adopted in resolving the dispute or difference and failing agreement between them within 10 days from such appointment the procedure shall be as determined by the expert having regard to the other provisions hereof.
- 11.1.4.4** The person appointed shall act as an expert and not as a arbitrator.
- 11.1.4.5** By their appointment the parties confer on the expert the following functions and powers, namely, the expert—
- (a) may take submissions orally or in writing from either or both parties or their representatives or from any other person or entity;
 - (b) is not bound by rules of evidence and may inform himself or herself in relation to any matter in dispute in such manner as he or she thinks fit;
 - (c) may require the provision of material or information or data by either or both parties to the expert or to one another and within such time periods as the expert may in his or her sole discretion determine and the parties shall comply with such requirements;
 - (d) after conferring with the parties about the costs of doing so, shall be entitled to engage and consult with any adviser, legal or technical, as he or she may see fit.
- (e) shall otherwise have the power to proceed to the resolution of the dispute or difference in such a manner and subject to such rules as the expert in his or her absolute discretion determines is suitable for the nature of the dispute or difference.
- 11.1.4.6** The expert must act in accordance with the principles of natural justice and fairness.
- 11.1.4.7** The parties may be represented before the expert and shall be entitled to call such witnesses and make such submissions as they consider desirable or necessary.
- 11.1.4.8** Either party may be represented before the expert by a legal practitioner but only where—
- (a) the other party is represented by a legally qualified person, or
 - (b) both parties agree, or
 - (c) the expert agrees that either or both of the parties may be legally represented.
- 11.1.4.9** The parties shall pay the expert's costs (including the costs of engaging and consulting advisers,) equally.
- 11.1.4.10** Without limiting in any way the exercise by him of any of the powers and functions referred to above, the expert must in making his determination have regard to all matters mentioned in the Protocol and such other matters as to him seem relevant, including any other expert determination to the extent it is relevant.
- 11.1.4.11** Any decision of the expert shall not in any circumstances be given any retrospective operation except in relation to the particular dispute or difference giving rise to that decision.



- 11.1.4.12** The parties to the dispute or difference shall at all times do all things which the expert requires of them in connection with his determination and shall co-operate and assist the expert in every reasonable way with his determination. No party shall wilfully do or cause to be done any act to delay or prevent the determination by the expert.
- 11.1.4.13** The expert shall give his decision in writing and state the reasons for his decision as soon as is practicable.
- 11.1.4.14** Either of the parties may at any time by application to any court of competent jurisdiction have any question of law arising in the course of the expert's determination determined by any such court.
- 11.1.4.15** The expert may in his sole discretion and at any time seek to resolve the dispute or difference by acting as a mediator or conciliator between the parties before after or during his determination. For that purpose the expert may require the parties to confer with him at any time in relation to the whole or any part of or in respect of any aspect of the dispute or difference and direct what if any procedures are to be followed by the parties in such conciliation or mediation. In acting as mediator or conciliator the expert is bound by the rules of natural justice.
- 11.1.4.16** The person acting as expert may not be called as a witness in any proceedings before any court, tribunal or body.
- 11.1.4.17** No matter or thing done or omitted to be done by the expert, if the matter or thing is done in good faith for the purpose of these provisions, shall subject the expert to any action, liability claim or demand.
- 11.1.4.18** The expert must not without reasonable excuse disclose information coming to his knowledge during or in connection with his determination. It shall be a reasonable excuse to disclose information if the disclosure is made with the consent or agreement of all parties to the determination or for the purposes of the register hereinafter mentioned or for a proceeding founded on fraud alleged to be connected with or to have happened during the determination or under a requirement imposed by or under any law.
- 11.1.4.19** No documents, admissions, evidence or other material produced or relied on in the course of the determination and nothing said or done in the course of the determination may be referred to or relied upon by any party to the dispute or difference and shall not be admissible in evidence in any proceedings before any court, tribunal or body about the same or any similar dispute or difference unless all the parties to the determination consent or agree or the same is discoverable or otherwise required or able by law to be disclosed or relied on.
- 11.1.5** Subject to 11.1.7 and 11.1.4.11, the expert's decision shall be final and binding upon the parties. Where that decision bears upon the meaning, enforceability, interpretation or validity of any provision of this Structure Plan, that decision shall be deemed for all purposes to form part of and be incorporated in this Structure Plan, and his decision shall be substituted for any decision made by or on behalf of the Council or its delegates or officers.
- 11.1.6** Subject to the exercise of its rights under sub-clause 11.1.7, the Council shall formally adopt and recognise the determination of the expert as soon as practicable after the expert's determination is made known.



- 11.1.7** If within 14 days after the expert hands down his decision any party to the dispute or difference gives written notice to the other that it does not agree with his decision or some part of it, and that it intends to apply to the Court for determination of the matter, thereafter any party shall be entitled to commence or continue proceedings for determination of the dispute or difference by a Court of competent jurisdiction. If any party in such notice disputes only part of the expert's decision, the remainder of the decision shall to the fullest extent possible continue to have effect in accordance with sub-clause 11.1.5. Any such proceedings to the Court must be commenced within 7 days after the service of such written notice. The giving of such notice is a condition precedent to the commencement of any litigation in respect of such dispute or difference. The failure to give such notice within the said 14 day period, or to commence such proceedings within the said 7 day period, shall be an absolute bar to the giving of such notice or the commencement of such proceedings at any time thereafter and in addition such failure shall operate as a complete and unconditional waiver by each party to object in any way (including by litigation) at any time and for any reason to the matters the subject of the dispute or difference, and the expert's decision shall be final and binding upon the parties in accordance with clause 11.1.5.
- 11.2** Where a determination of the Court amends or alters a decision of the expert or the Council, the determination of the Court supersedes the decision of the expert or as the case requires the Council.
- 11.3** Nothing in 11.1.7 shall be construed as preventing the parties from agreeing that the expert's decision is final and binding in respect of a particular matter and excepting a case of error of law any such agreement has effect according to its terms.
- 11.4** The Council shall keep and maintain a register of all determinations under these provisions in which it shall record and make available for inspection by any member of the public during its normal office hours a summary of each determination, such summary to be prepared and provided by the expert making the determination.
- 11.5** All documents, submissions and other material of whatsoever nature provided to the expert for the purpose of or in the course of or in connection with any determination shall at the conclusion of the determination be delivered up by the expert to the Council. All material to be delivered to the Council shall be kept by the Council for at least seven years. The Council shall not allow any such material to be made available or used or copied for any purpose except in connection with the particular dispute or difference unless the parties to the dispute or difference otherwise agree.
- 11.6** Nothing herein shall prejudice the right of a party to institute proceedings at any time for urgent injunctive or declaratory relief in respect of a dispute or difference.
- 11.7** Time shall be of the essence in respect of all the provisions in this Section.
- 11.8** In this section—
- **"day"** means calendar day;
 - **"Protocol"** means the Protocol contained in section 11.9 between the Ipswich City Council and Springfield Land Corporation which establishes the agreed goals and objectives, roles and responsibilities between them in relation to the operation in practice of these provisions.
- 11.9** **Alternative Dispute Resolution Protocol**
- The purpose of this protocol is to record how the parties intend the ADR provisions in section 11 of the Structure Plan will operate in practice.
- The ADR provisions are intended to operate to bring the parties together to maximise the opportunity for them to resolve differences amicably without recourse to expensive and time consuming litigation. The attitude of the parties' representatives and how they approach ADR is a key element in achieving this goal.
- Accordingly it is intended that the parties—
- (i) avoid adopting polarizing positions;
 - (ii) have and demonstrate a genuine preparedness to listen and understand as objectively as possible each other's views;
 - (iii) be open minded and sympathetic to compromises which address most, if not all of their differences;
 - (iv) have frequent and open dialogue both within and outside the steps and mechanisms contained in section 11 to maximise the opportunity for achieving resolution.



It is intended that the extent to which the parties or the expert engages others to assist in submissions to the expert will depend inter alia upon such factors as the importance, urgency, complexity and the like of the dispute or difference.

The expert should discuss with the parties at the beginning of any involvement the likely costs.

Nothing in section 11 should be construed as preventing the parties from meeting on a “without prejudice” or otherwise basis during and outside the expert determination processes with a view to endeavouring to resolve their differences.

The rationale behind section 11.5 and 11.1.4.16 is to encourage the parties to be as open and frank with the expert as is possible and without fear that anything the expert learns or any information etc made available in the course of ADR may prejudice legal rights which might be exercised by either party subsequently.

The expert should prepare and provide to the parties a summary of findings which can contain reasons for the findings.

If because of legal time periods within which legal rights or remedies must be instituted a party has to commence court proceedings before or during ADR, the parties should jointly inform the Court that notwithstanding the commencement of those proceedings they wish to embark upon alternative dispute resolution procedures with a view to resolving their difference. It is expected the Court will encourage that action and allow the court proceedings to be put on hold while ADR is pursued.



Section 12—Amendments to the Springfield Structure Plan

- 12.1** The purpose of this section of the Structure Plan is to record that the intentions, provisions and understandings in and behind the Springfield Structure Plan are not be changed through amendments to the Springfield Structure Plan such as to adversely affect the development entitlements intended to be conferred by this Structure Plan.
- 12.2** Accordingly Council agrees that it will consult Springfield Land Corporation in relation to any proposed amendment to the Springfield Structure Plan, for the purpose of either—
- (i) obtaining Springfield Land Corporation's consent to the proposed amendment; or
 - (ii) reaching agreement with Springfield Land Corporation on a variation or modification of the proposed amendment.
- 12.3** In the event of the parties being unable to reach agreement, they shall resolve their differences in accordance with the agreed alternative dispute resolution procedures contained in section 11.
- 12.4** Nothing herein shall prevent the Council from proceeding to promulgate the proposed amendment to the Springfield Structure Plan.



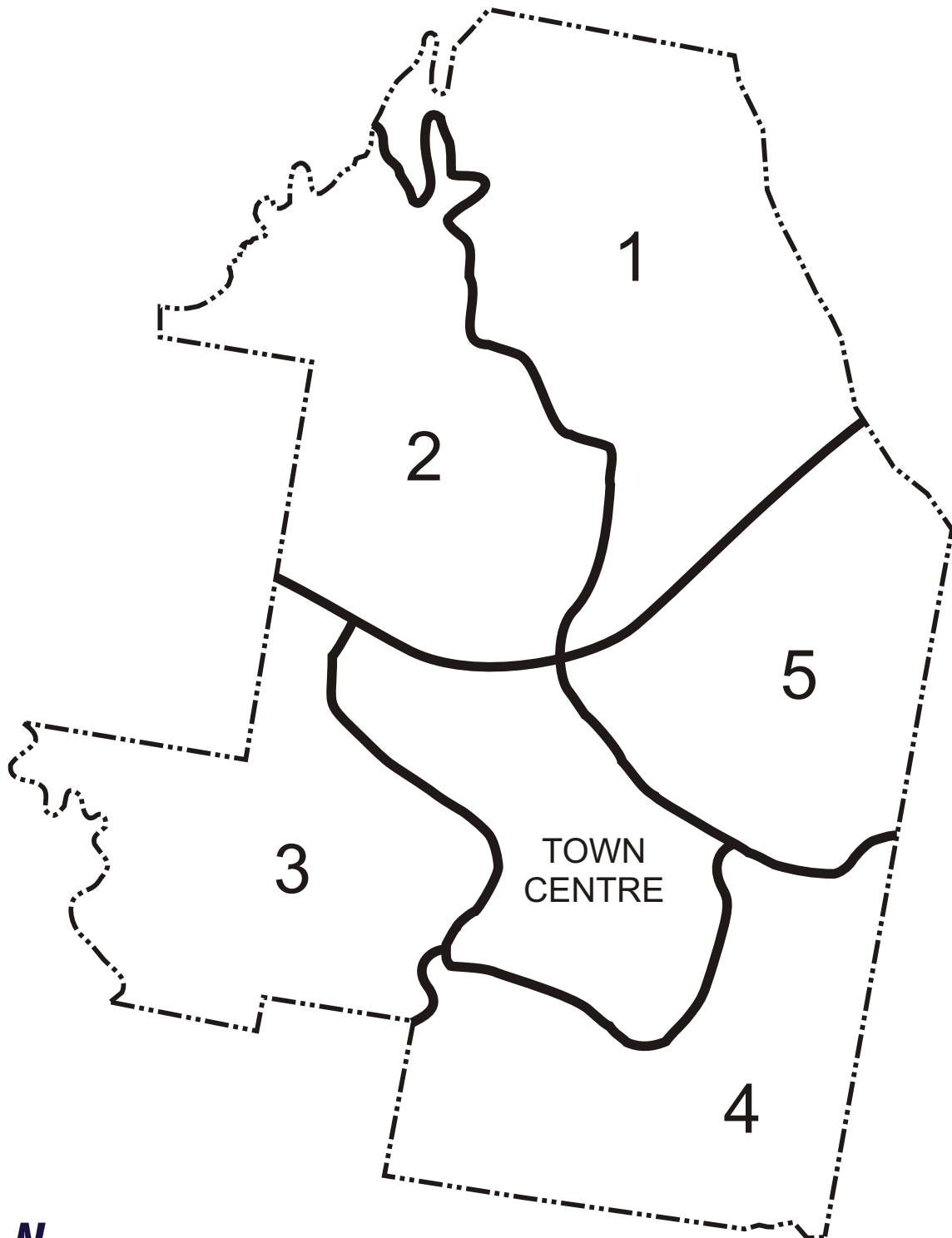
1 Community Residential Designation Sectors

January 2006

Legend



Ipswich Planning Scheme

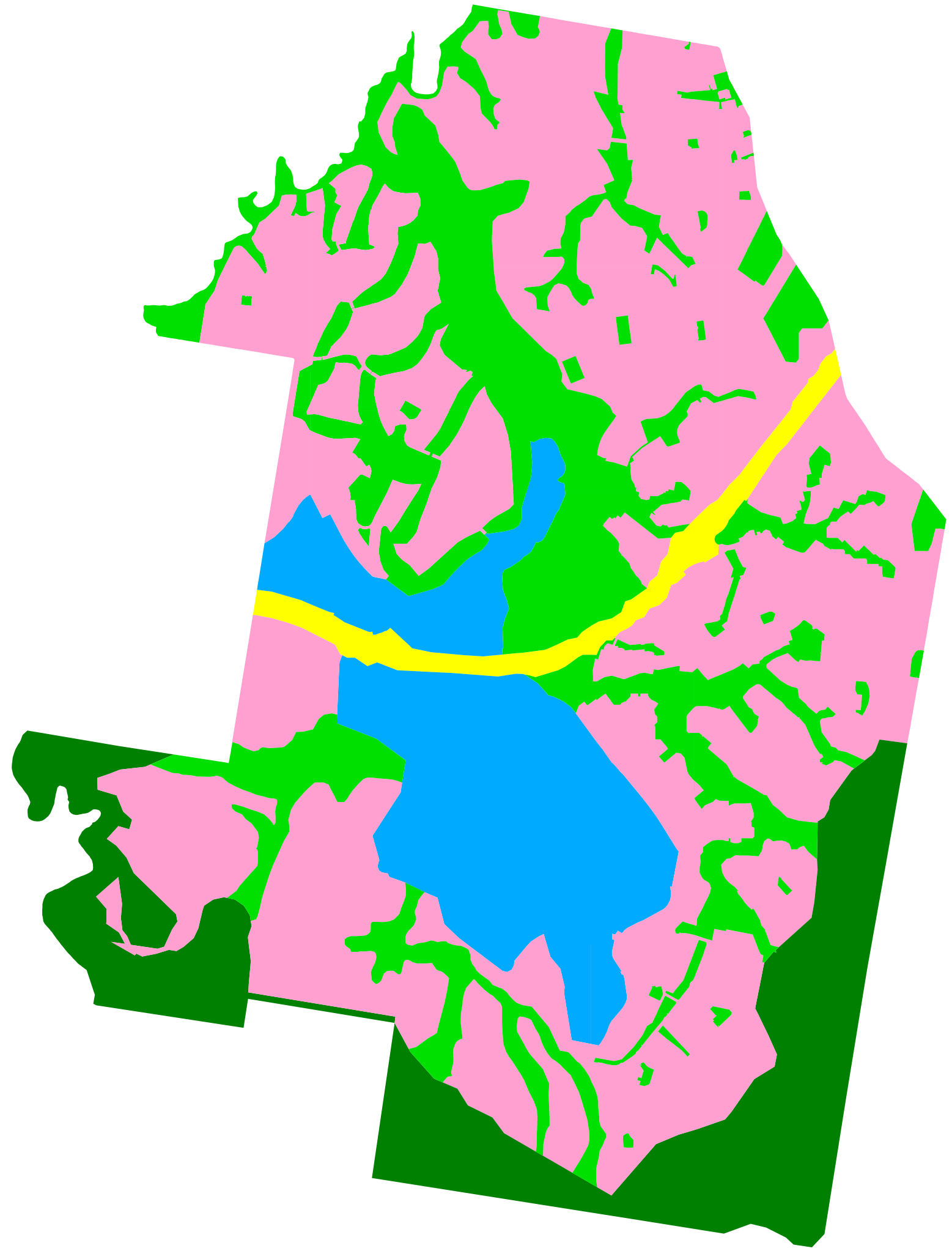


Map 1

**Springfield
Structure Plan
Areas and Sectors**

- Community Residential
- Open Space
- Conservation
- Town Centre
- Regional Transport Corridor

December 2016 **Legend**

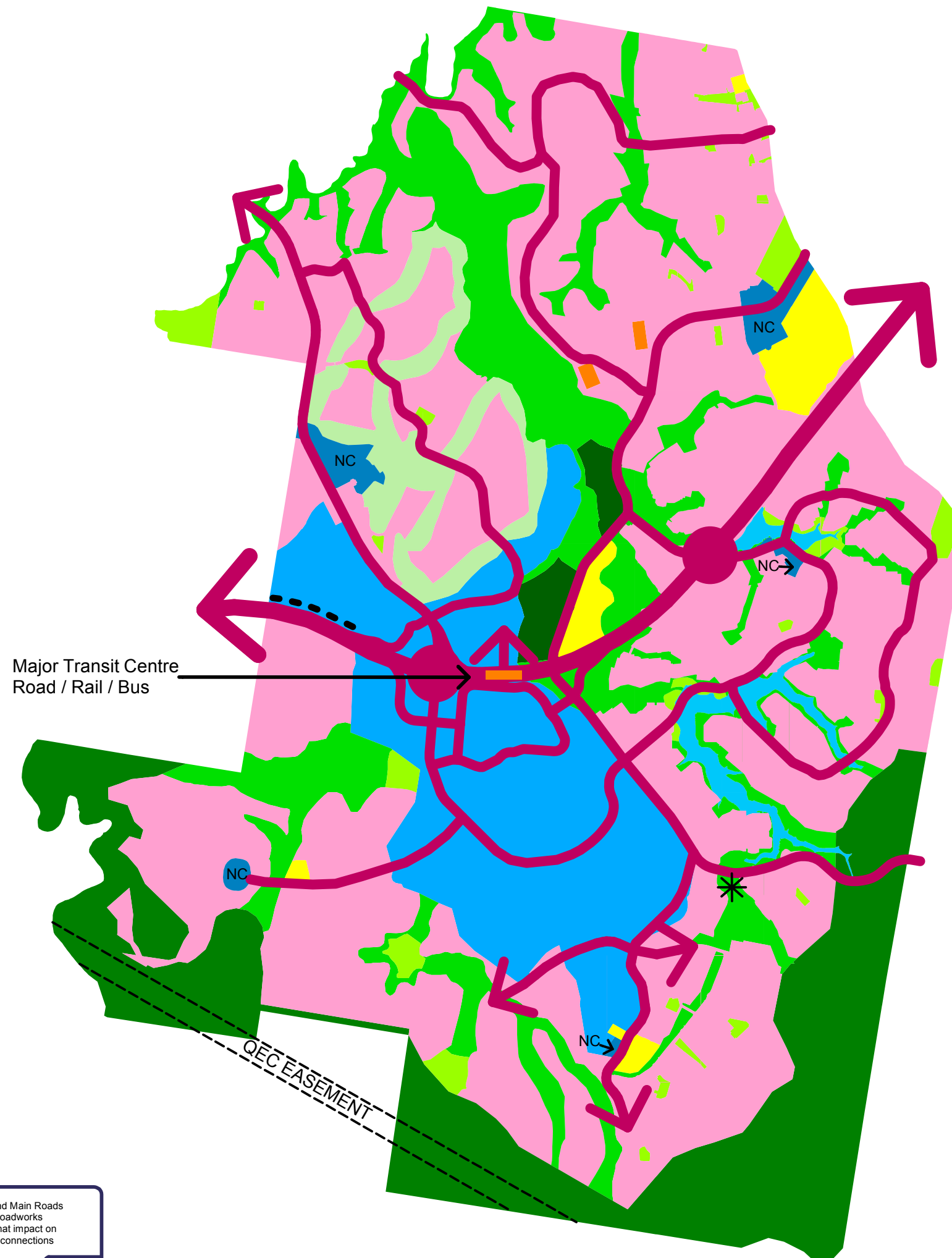


1. The boundaries of the designations may vary after detailed investigation.

Note

- Special Use
- Community Residential
- Town Centre
- Education / Community Facilities
- Community Open Space
- Creek Line Open Space
- Conservation
- District Park (Level 2)
- Private Open Space
- Neighbourhood Centres 1 per sector (location and size to be determined)
- ✱ Area of Rockpool (refer to Structure Plan)
- Major Transportation Network (Road / Rail / Busway)
- Indicative location of Arterial Roads, Distributor Roads & Trunk Collector Streets
- Ipswich to Springfield Public Transport Corridor (refer to Structure Plan)

December 2016 **Legend**



- Note**
1. The final boundaries and type of the proposed open space content to be determined at ADP Stage.
 2. Neighbourhood and Local Parks not shown.
 3. The Department of Transport and Main Roads is to concur with any proposed roadworks (including roadworks designs) that impact on the design or functioning of any connections including interchanges with the Centenary Highway.

**Springfield
Land Use
Concept
Master Plan**