

Division 14—Character Areas – Mixed Use Zone: Assessment Criteria and Assessment Tables

4.14.1 Character Areas – Mixed Use Zone

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

- overall outcomes (section 4.14.2);
- specific outcomes and probable solutions as follows—
 - effects of development – general (section 4.14.3);
 - effects of development within Sub Areas (section 4.14.4);
 - consistent and inconsistent uses, use classes and other development (section 4.14.5);
- assessment tables (Tables 4.14.1 and 4.14.2).

(4) It is intended to encourage a 'mixed use' approach to land use in the zone, allowing a mix of residential, commercial and community uses.

- (a) The existing historic character of the zone is maintained through the conservation of mature plantings and pre-1946 buildings.
- (b) New uses and works are designed in a manner which—
 - (i) is compatible with the zone's established and preferred character; and
 - (ii) contributes to the overall attractiveness of the area through the use of high quality designs which give due regard to streetscape amenity and character, and places of cultural significance or streetscape value; and
 - (iii) protects view corridors and landmark features throughout the zone.

4.14.2 Overall Outcomes for the Character Areas – Mixed Use Zone

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

NOTE 4.14.2A

Sub-section (1) provides the link between the overall outcomes sought for the zone and the area code and the IPA code assessment rules which refer to the 'purpose' of the code [see IPA s.3.5.13(2)].

- (2) The overall outcomes sought for the Character Areas – Mixed Use Zone are the following—

NOTE 4.14.2B

- (1) The Character Areas – Mixed Use Zone comprises areas with a history of predominantly residential development, containing a range of building types and designs with an overall strong historical character.
- (2) Owing to the prominent locations of land within the zone, it also has significance in its contribution to streetscapes, view corridors and enhancement of landmark features across the City.
- (3) Land in the zone is also located in areas which by virtue of their accessibility, proximity to commercial lands, position on major roads and high visibility, are currently inclusive of, or increasingly coming under pressure for commercial redevelopment.

NOTE 4.14.2C

Key character provisions for this zone include—

- (a) demolition and removal controls for pre-1946 buildings (refer Assessment Table 4.14.2); and
- (b) sympathetic design guidelines which strongly reflect pre-1946 architectural themes (refer Character Code).
- (c) The Character Areas – Mixed Use Zone caters for a mix of sewered urban residential and compatible low impact commercial, business and other related uses.
- (d) Non-residential uses are appropriately located and designed and are generally low-key uses which service the day to day needs of the local community.
- (e) Uses within the Character Areas – Mixed Use Zone provide a mix of low to medium density housing types, commercial/business type premises and lot sizes in response to community needs.



- (f) Uses and works within the Character Areas – Mixed Use Zone are located and designed to maximise the efficient extension and safe operation of infrastructure, with particular regard to the likely impact upon the major stormwater drainage system and trunk sewers.
- (g) Uses and works within the Character Areas – Mixed Use Zone are located, designed and managed to—
 - (i) maintain residential amenity;
 - (ii) be compatible with other uses and works;
 - (iii) avoid significant adverse effects on the natural environment; and
 - (iv) maintain the safety of people, buildings and works.

NOTE 4.14.2D

- (1) Some of the land within the Character Areas – Mixed Use Zone is affected by development constraints, particularly flooding and mining.
- (2) Refer to the overlay maps and Part 11 to determine whether a proposal is affected by an overlay.

4.14.3 Effects of Development – General**NOTE 4.14.3A**

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

Character and Density**(1) Specific Outcomes**

- (a) Pre-1946 buildings are conserved by—
 - (i) retaining intact, pre-1946 buildings at the front of new development (i.e. facing the street);
 - (ii) restoring or reconstructing, where possible pre-1946 buildings which have been altered; and
 - (iii) adaptively reusing intact, pre-1946 buildings for compatible new uses and works.
- (b) New uses and works reflect the established and preferred built character, maintain amenity and protect and enhance important townscape and landscape elements within local areas having regard to—
 - (i) building height;
 - (ii) dwelling density;
- (c) The scale and bulk of buildings are generally consistent with the existing lot pattern, size and building layout.
- (d) Infill development is located—
 - (i) as redevelopment of sites which—
 - (A) contain pre-1946 buildings which have been significantly altered to the extent that they have lost their cultural significance and streetscape value; or
 - (B) contain buildings with an architectural style from the post second world war period (i.e. buildings erected after 1946); or
 - (ii) on large allotments, at the rear of existing buildings, and subject to an assessment of the impact on established vegetation and the amenity of neighbouring properties.
- (e) Appropriate uses and works are characterised by individual buildings reflecting the zone's existing traditional detached housing character.
- (f) Careful attention is given to the design and placement of new buildings within the zone.



Building Height and Setback**(2) Probable Solutions**

- (a) Unless otherwise set out in the provisions for each Sub Area in section 4.14.4 below, buildings are generally in the range of one to two storeys in height (including single storey, high set), with an emphasis placed on elevated buildings on stumps, consistent with the height of adjoining buildings.
- (b) An additional storey is not provided unless appropriate with regard to—
 - (i) the character and amenity of the area and the overall townscape;
 - (ii) the scale of adjoining development and the predominant height of buildings within the street;
 - (iii) the retention of important view corridors;
 - (iv) the retention of the significance of landmark sites and structures; and
 - (v) the extent of fall across the site.
- (c) Buildings are setback to the alignment of adjoining buildings, and are aligned parallel with the street frontages, unless it can be demonstrated that an alternative arrangement is suitable with regard to the character and amenity of the area and the overall townscape.

NOTE 4.14.3B

The Character Code (refer Part 12, division 10) sets out the planning scheme requirements and design guidelines for collective qualities and visual cohesion; scale, form, mass and rhythm; roof form, roof top design and skyline elements; subdivision pattern; setbacks and spacing; corner sites; pedestrian access; stairways; fenestration; building articulation; facade elements; raising, lowering or building underneath a character building; fences; carparking and vehicular access; service areas; street furniture and paving; materials; colour; signage; demolition and removal; adaptive reuse; vegetation, landscaping and character trees; and dealing with difficult topography.

Visual Framework**(3) Specific Outcomes**

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

Advertising Devices**(4) Specific Outcomes**

Advertising devices are minimised and subdued, and are designed and presented in a manner that reflects and maintains the current character and amenity of the area.

Appropriate Uses**NOTE 4.14.3C**

Section 4.14.4 sets out the preferred uses for individual Sub Areas, whereas the uses listed below are generally appropriate throughout the zone.

(5) Specific Outcomes

The zone provides for a mix of uses including—

- (a) art and craft establishments including artists' residences;
- (b) specialist boutique shopping, particularly relating to the heritage theme;
- (c) small scale professional offices including medical and paramedical practitioners;
- (d) small scale accommodation, including bed and breakfast establishments and boutique motels;
- (e) detached housing;
- (f) compatible low and medium density housing, either on vacant sites at the rear of historic dwellings, or as replacements for dwellings erected after 1946;
- (g) home based activities;
- (h) small scale student accommodation; and
- (i) low key/small scale community uses, such as a child care centre, cultural centre, gallery, information centre, library, meeting rooms, museum or neighbourhood centre.

Non Residential Uses**(6) Specific Outcomes**

Each non-residential use—

- (a) generally fulfils a local community need; and
- (b) is accessible to the population it serves; and
- (c) where possible co-locates with other non residential uses but does not contribute to undesirable commercial ribbon development; and
- (d) does not have a significant detrimental impact on the amenity of nearby residents, including through the generation of—
 - (i) odours;
 - (ii) noise;



- (iii) waste products;
- (iv) dust;
- (v) traffic;
- (vi) electrical interference; or
- (vii) lighting; and
- (e) maintains a scale and appearance in keeping with the amenity and character of the locality with adequate buffering or screening, particularly to nearby residential uses.

Operation of Road Network, Parking and Access

(7)

Specific Outcomes

Uses and works are located and designed to—

- (a) ensure the safe and efficient operation of the road network;
- (b) avoid multiple access points along major roads;
- (c) avoid significant adverse effects (e.g. by noise or dust generated) from use of the road network;
- (d) be served by associated carparking, generally located at the rear of premises;
- (e) share access and parking arrangements where possible; and
- (f) separate and clearly define parking provisions for residential and non-residential uses, where possible.

NOTE 4.14.3D

- (1) Requests for dispensation from parking requirements on Character Areas – Mixed Use zoned land will be considered on the basis of—
 - (a) the extent to which the proposed development will contribute to employment creation, townscape/streetscape enhancement, heritage conservation and vegetation protection; and
 - (b) the availability of both on and off-street parking and the likely impact on parking supply and demand.
- (2) The Local Government may also elect to obtain contributions towards on-street or alternative off-street parking in lieu of requiring on-site parking.

(8)

Provision of Infrastructure

Specific Outcomes

Infrastructure is—

- (a) provided to meet appropriate standards at the least whole-of-life cost, including avoiding unnecessary duplication; and
- (b) comprised of components and materials that are readily accessible and available from local sources; and
- (c) readily integrated with existing systems and facilitates the orderly provision of future systems.

(9)

Probable Solutions – for sub-section (8)

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

4.14.4 Effects of Development within Sub Areas

NOTE 4.14.4A

- (1) The Character Areas – Mixed Use Zone includes sixteen (16) Sub Areas, as outlined below.
- (2) The locations of the Sub Areas are—
 - (a) depicted on the Zoning Maps Z7, Z8, Z14, Z15 and Z16; and
 - (b) described below.

(1)

Sub Area 1 (CMU1) – Denmark Hill Lower Slopes

NOTE 4.14.4B

- (1) This Sub Area is situated between Limestone, Roderick, Nicholas and Burnett Streets and between Roderick, Court, Ginn and Nicholas Streets, Ipswich.
- (2) The Sub Area is intended to develop as an area of transition between the historic residential uses on Denmark Hill and the potential for future expansion of commercial activity through proximity to the Ipswich CBD.

Specific Outcomes

Appropriate Uses

Appropriate uses in the Sub Area include—

- (a) art and craft establishments;
- (b) eating establishments;
- (c) small scale professional offices;
- (d) medical centres, particularly where in proximity to Ipswich Hospital;
- (e) home based activities; and
- (f) small scale accommodation.



(2) **Sub Area 2 (CMU2) – Denmark Hill Summit**

NOTE 4.14.4C

- (1) This Sub Area includes land fronting Chelmsford Avenue and situated between Nicholas and Clay Streets.
- (2) It is intended that the uses and works in the Sub Area take advantage of its elevated position, spectacular views to the north and proximity to Denmark Hill Conservation Park and include uses which are particularly geared towards tourism.

Specific Outcomes

- (a) Appropriate uses in the Sub Area include—
 - (i) art and craft establishments;
 - (ii) eating establishments;
 - (iii) bed and breakfast accommodation;
 - (iv) boutique motels;
 - (v) boutique shopping (particularly relating to the heritage theme);
 - (vi) low-key professional offices; and
 - (vii) home based activities.
- (b) Particular care is taken in the design and placement of new buildings and structures so as not to interfere with the prominent historic skyline.

(3) **Sub Area 3 (CMU3) – Gray Street, Ipswich**

NOTE 4.14.4D

- (1) This Sub Area is situated between Gray and Thorn Streets and Warwick Road, Ipswich.
- (2) It is intended that the Sub Area act as a transition area between the City Centre Medical Services Zone to the north and the historic residential area to the south.

Specific Outcomes

- Appropriate uses in the Sub Area include—
- (a) adaptive re-use of historic buildings for medical and paramedical uses;
 - (b) detached housing;
 - (c) professional offices;
 - (d) home based activities;
 - (e) art and craft establishments; and
 - (f) bed and breakfast accommodation.

(4) **Sub Area 4 (CMU4) – Darling Street, Woodend**

NOTE 4.14.4E

- (1) This Sub Area includes land fronting Darling Street and situated between Burnett and Waghorn Streets and the Railway Line, Woodend.
- (2) It is intended that the historic character of the Sub Area be retained, particularly owing to its visual importance from the rail line and that adaptive reuse of the buildings for business purposes be encouraged.

Specific Outcomes

- Appropriate uses in the Sub Area include low key commercial and community uses such as—
- (a) home based activities;
 - (b) small scale professional offices; and
 - (c) low key/small scale community uses, such as a child care centre, cultural centre, gallery, information centre, library, meeting rooms, museum or neighbourhood centre.

(5) **Sub Area 5 (CMU5) – Burnett Street, Sadliers Crossing**

NOTE 4.14.4F

- (1) This Sub Area includes land fronting Burnett Street and situated between Herbert and Darling Streets, Sadliers Crossing.
- (2) It is intended that the Sub Area retain its historic character owing to its high visual prominence along a major approach route to the CBD and its proximity to the historic buildings and grounds of the Ipswich Grammar School.
- (3) This Sub Area includes important historic character areas along one of the main approach routes to the City Centre.

Specific Outcomes

- Appropriate uses in the Sub Area include—
- (a) low key commercial uses;
 - (b) professional offices;
 - (c) art and craft establishments;
 - (d) eating establishments;
 - (e) boutique shopping;
 - (f) small scale accommodation; and
 - (g) uses relating to education, community uses and tourism.



(6) Sub Area 6 (CMU6) – Warwick Road, Ipswich**NOTE 4.14.4G**

- (1) This Sub Area includes land mostly fronting Warwick Road, between Chelmsford Avenue and Cemetery Road.
- (2) The Sub Area contains a mix of residential and commercial uses and a range of building types and designs from different periods.
- (3) The Sub Area displays distinctive historic townscape characteristics which are important to the cultural heritage and identity of the City particularly owing to its location on a major entry route to the City Centre.
- (4) The location of the Sub Area and the existing mix of uses present an opportunity for consolidation to provide local services to surrounding residents, however it is intended that future uses and works are designed and located to ensure the conservation and enhancement of the historic urban fabric and townscape character.
- (5) The Sub Area is also expected to play an important support role for local business and accommodation needs generated by the University Campus to the south.

Specific Outcomes

Appropriate uses in the Sub Area include—

- (a) art and craft establishments;
- (b) eating establishments;
- (c) boutique shopping;
- (d) small scale professional offices;
- (e) small scale accommodation, including bed and breakfast establishments and boutique motels; and
- (f) appropriately designed and compatible low and medium density housing, including student accommodation.

(7) Sub Area 7 (CMU7) – Downs Street West, North Ipswich**NOTE 4.14.4H**

- (1) This Sub Area includes land situated between Lowry Lane, Downs and Telegraph Streets and the Railway Reserve, North Ipswich.
- (2) It is intended that uses and works within the Sub Area be particularly geared towards supporting the uses and works on the former North Ipswich Railyards.

Specific Outcomes

Appropriate uses in the Sub Area include—

- (a) art and craft and eating establishments;
- (b) eating establishments;
- (c) boutique shopping;
- (d) home based activities;
- (e) small scale professional offices;
- (f) compatible low and medium density housing; and
- (g) small scale accommodation, including bed and breakfast establishments and boutique motels.

(8) Sub Area 8 (CMU8) – Flint Street East, North Ipswich**NOTE 4.14.4I**

- (1) This Sub Area includes land adjoining Flint Street, North Ipswich.
- (2) It is intended that the Sub Area offer adaptive reuse options to encourage the conservation of a cluster of historic dwellings.

Specific Outcomes

Appropriate uses in the Sub Area include—

- (a) home based activities; and
- (b) small scale professional offices.

(9) Sub Area 9 (CMU9) – Pine Mountain Road, North Ipswich**NOTE 4.14.4J**

- (1) This Sub Area includes land adjoining Pine Mountain Road, North Ipswich in two locations near—
 - (a) WM Hughes and McLean Streets; and
 - (b) Hill Street.
- (2) It is intended that the Sub Area be used in a manner which takes advantage of its—
 - (a) townscape prominence along one of the main approach routes to the City Centre; and
 - (b) proximity to a local neighbourhood centre.

Specific Outcomes

Appropriate uses in the Sub Area include—

- (a) art and craft establishments;
- (b) eating establishments;
- (c) boutique shopping;
- (d) small scale professional offices;



- (e) small scale accommodation, including bed and breakfast establishments and boutique motels;
- (f) appropriately designed and compatible housing; or
- (g) other uses which support the nearby local neighbourhood centre.

(10) Sub Area 10 (CMU10) – Mt Crosby Road, Tivoli Hill

NOTE 4.14.4K

- (1) This Sub Area includes land adjoining Mt Crosby Road and Hill Street.
- (2) It is intended that the Sub Area be used in a manner which takes advantage of its—
 - (a) townscape prominence along one of the main approach routes to the City Centre; and
 - (b) proximity to existing local shops.

Specific Outcomes

Appropriate uses in the Sub Area include—

- (a) art and craft establishments;
- (b) eating establishments;
- (c) boutique shopping;
- (d) small scale professional offices;
- (e) small scale accommodation, including bed and breakfast establishments;
- (f) appropriately designed and compatible housing; or
- (g) other uses which provide local business and services.

(11) Sub Area 11 (CMU11) – Mt Crosby Road, Lower Tivoli

NOTE 4.14.4L

- (1) This Sub Area includes three important historic dwellings on large lots.
- (2) It is intended that the Sub Area offer adaptive reuse options to encourage the conservation of the dwellings and their spacious setting.

Specific Outcomes

- (a) Appropriate uses in the Sub Area include—
 - (i) art and craft establishments, including use for an art gallery or boutique museum;
 - (ii) reception and function uses, including restaurants;
 - (iii) small scale professional offices; or

- (iv) bed and breakfast accommodation or a boutique motel.
- (b) Buildings and works—
 - (i) retain the consistent streetscape setting of the dwellings, particularly by avoiding relocation of the dwellings or placing new buildings within the existing street frontage setback areas; and
 - (ii) otherwise maintain the overall, spacious setting of the dwellings.

(12) Sub Area 12 (CMU12) – Brisbane Road, East Ipswich to Booval

NOTE 4.14.4M

- (1) This Sub Area includes properties as follows—
 - (a) properties on the northern and southern sides of Brisbane Road from East Ipswich to Booval and property at 2 Glebe Road, Newtown;
 - (b) properties on the southern side of Brisbane Road between Green Street and 121 Brisbane Road, Booval; and
 - (c) properties on the southern side of Brisbane Road between Cole Street and Walkers Lane, Booval.
- (2) It is intended that the low density residential use and character of the area fronting Brisbane Road be maintained owing to its visual importance as a gateway to the CBD.
- (3) Retention of historic pre-1946 buildings is encouraged, along with adaptive reuse of these buildings for low-key commercial activities.

Specific Outcomes

Appropriate Uses

- (a) Appropriate uses in the Sub Area include—
 - (i) sensitive conversion and adaptive reuse of existing dwellings for intensified residential use, home based activities, mixed uses or small scale business uses;
 - (ii) compatible low to medium density housing;
 - (iii) small scale professional offices;
 - (iv) health care facilities;
 - (v) bed and breakfast accommodation; and
 - (vi) boutique motels.



Character/Presentation

- (b) Uses create attractive frontages to Brisbane Road, incorporating high standard edge treatments to surrounding areas and high quality landscaping to side boundaries and road frontages.
- (c) Uses and works fronting Brisbane Road accentuate the view corridors along the road.

(13) Sub Area 13 (CMU13) – Jacaranda Street, East Ipswich**NOTE 4.14.4N**

- (1) This Sub Area includes land situated on the northern side of Jacaranda Street between Leslie Street and Chermside Road, East Ipswich.
- (2) It is intended that uses and works in the Sub Area reflect the surrounding mixed residential character and take advantage of proximity to an existing local neighbourhood centre.

Specific Outcomes**Appropriate Uses**

Appropriate uses in the Sub Area include—

- (a) compatible low to medium density housing where located outside the adopted flood regulation line;
- (b) cultural/community uses;
- (c) educational and recreational activities; and
- (d) low key business and local neighbourhood facilities.

(14) Sub Area 14 (CMU14) – Blackstone**NOTE 4.14.4O**

- (1) This Sub Area includes land on the southern side of Mary Street between the Blackstone Primary School and Jones Street.
- (2) It is intended that new uses and works primarily reflect the existing low density residential form, whilst capitalising on the proximity to the Blackstone community and commercial focus of the area.

Specific Outcomes**Appropriate Uses**

Appropriate uses in the Sub Area include—

- (a) low key business and local neighbourhood facilities;
- (b) compatible housing;
- (c) small scale professional offices; and
- (d) home based activities.

(15)**Sub Area 15 (CMU15) – Bundamba****NOTE 4.14.4P**

- (1) This Sub Area includes land adjoining Braeside Road, Bundamba.
- (2) It is intended that uses and works in the Sub Area support the adjoining neighbourhood centre and local business and industry area and provide a transition to the surrounding residential zones.

Specific Outcomes**Appropriate Uses**

Appropriate uses in the Sub Area include—

- (a) low key business and local neighbourhood facilities;
- (b) small scale professional offices; and
- (c) home based activities.

(16)**The section is intentionally left blank.****(17)****Sub Area 17 (CMU17) – Alice Street and Church Street, Goodna****NOTE 4.14.4R**

- (1) This sub area includes land situated near the intersection of Alice Street and Church Street, Goodna.
- (2) It is intended that the Sub Area offer adaptive reuse options for low-key commercial and community uses that encourage the conservation of the character buildings.

Specific Outcomes

- (a) Appropriate uses in the Sub Area include—

- (i) home based activities;
- (ii) small scale professional offices;
- (iii) cultural/community uses;
- (iv) educational activities; and
- (v) low key business and local neighbourhood facilities.

- (b) Uses and works retain the overall image, character and amenity of the area.
- (c) Particular attention is given to the retention of mature vegetation in order to maintain the leafy character of the area.



4.14.5 Consistent and Inconsistent Uses, Use Classes and Other Development

Specific Outcomes

- (1) The following are consistent uses, use classes and other development categories in the Character Areas – Mixed Use Zone—
- (a) caretaker residential;
 - (b) carrying out building work not associated with a material change of use, if complying with the Character Code;
 - (c) clearing of vegetation which complies with the Vegetation Management Code;
 - (d) earthworks not associated with a material change of use and which complies with the Earthworks Code;
 - (e) home based activity, which complies with the Home Based Activities Code;
 - (f) minor utility;
 - (g) park, if not involving illuminated sporting activities;
 - (h) placing an advertising device on premises which complies with the Advertising Devices Code.
- (2) The following uses and use classes and other development categories are consistent with the outcomes sought for the Character Areas – Mixed Use Zone if of a type and scale appropriate for the prevailing nature of the area and the particular circumstances of the site and its surrounds—
- (a) business use, unless an auction depot, bulky goods sales, farm supply outlet, service station or vehicle sales premises;
 - (b) car park;
 - (c) carrying out operational work for reconfiguring a lot or in association with a material change of use;
 - (d) community use, unless a cemetery, crematorium, emergency services depot, hospital or transit centre;
 - (e) display housing;
 - (f) dual occupancy;
 - (g) entertainment use, if a club;
 - (h) general store, if operating between the hours of 6.00 a.m. to 9.00 p.m.;
 - (i) major utility;
 - (j) multiple residential, unless a caravan park and unless exceeding 2 storeys or 50 dwellings per hectare;
 - (k) night court;
 - (l) park, if involving illuminated sporting activities;
 - (m) reconfiguring a lot;
 - (n) single residential;
 - (o) temporary accommodation, if a boarding house or motel;
 - (p) temporary sales office;
 - (q) temporary use;
 - (r) tourist facility;
 - (s) wine making.
- (3) The following uses, use classes and other development categories are inconsistent with the outcomes sought and are not located within the Character Areas – Mixed Use Zone; and constitute undesirable development which is unlikely to be approved—
- (a) agriculture;
 - (b) animal husbandry;
 - (c) aviation use;
 - (d) business use, if an auction depot, bulky goods sales, farm supply outlet, service station or vehicle sales premises;
 - (e) community use, if a cemetery, crematorium, emergency services depot, hospital or transit centre;
 - (f) correctional centre;
 - (g) demolition or removal of a place of cultural significance or streetscape value, unless listed as exempt or unless there is no prudent or feasible alternative;
 - (h) entertainment use, unless a club;
 - (i) extractive industry;
 - (j) forestry;
 - (k) general industry;
 - (l) general store, if operating between the hours of 9.00 p.m. to 6.00 a.m.;
 - (m) institutional residential;
 - (n) intensive animal husbandry;
 - (o) multiple residential, if a caravan park, or if exceeding 2 storeys or 50 dwellings per hectare;
 - (p) nuclear industry;
 - (q) plant nursery (wholesale);
 - (r) recreation use;
 - (s) service trades use;
 - (t) shopping centre;
 - (u) special industry;
 - (v) temporary accommodation, unless a boarding house or motel.



Table 4.14.1: Assessment Categories and Relevant Assessment Criteria for Character Areas – Mixed Use Zone—Making a Material Change of Use

Column 1 Defined use or use class ¹¹³	Column 2 Assessment category ¹¹⁴	Column 3 Relevant assessment criteria ¹¹⁵ —applicable code if development is self-assessable or requires code assessment
RESIDENTIAL		
Caretaker Residential	Code Assessable	Character Code (Part 12, division 10) Urban Areas Code (Part 4)—particularly the specific outcomes in section 4.3.3 and the Character Areas – Mixed Use Zone (division 14) Residential Code (Part 12, division 6)
Display Housing	Code Assessable if involving only one dwelling. Impact Assessable otherwise.	Character Code (Part 12, division 10) Urban Areas Code (Part 4)—particularly the specific outcomes in section 4.3.3 and the Character Areas – Mixed Use Zone (division 14) Residential Code (Part 12, division 6) Parking Code (Part 12, division 9)
Dual Occupancy	Impact Assessable	Character Code (Part 12, division 10) Urban Areas Code (Part 4)—particularly the specific outcomes in section 4.3.3 and the Character Areas – Mixed Use Zone (division 14) Residential Code (Part 12, division 6) Parking Code (Part 12, division 9)
Home Based Activity	Impact Assessable if Home Industry. Self Assessable, unless Home Industry, if the applicable code for Self Assessable development is complied with. Code Assessable otherwise.	If Self Assessable—acceptable solutions in the Home Based Activities Code. If Code Assessable— (a) Home Based Activities Code (Part 12, division 2); (b) Urban Areas Code (Part 4)—particularly the specific outcomes in section 4.3.3 and the Character Areas – Mixed Use Zone (division 14); (c) Character Code (Part 12, division 10).
Institutional Residential— inconsistent use [refer s 4.14.5(3)]	Impact Assessable	Character Code (Part 12, division 10) Urban Areas Code (Part 4)—particularly the specific outcomes in section 4.3.3 and the Character Areas – Mixed Use Zone (division 14) Residential Code (Part 12, division 6) Parking Code (Part 12, division 9)
Multiple Residential— inconsistent use if— (a) a caravan park; or (b) exceeding 2 storeys or 50 dwellings per hectare. [refer s 4.14.5(3)]	Impact Assessable	Character Code (Part 12, division 10) Urban Areas Code (Part 4)—particularly the specific outcomes in section 4.3.3 and the Character Areas – Mixed Use Zone (division 14) Residential Code (Part 12, division 6) Parking Code (Part 12, division 9)
Single Residential	Self Assessable where involving the change of use of a building which was originally designed for use as a dwelling. Code Assessable otherwise.	Character Code (Part 12, division 10) Residential Code (Part 12, division 6) Urban Areas Code (Part 4)—particularly the specific outcomes in section 4.3.3 and the Character Areas – Mixed Use Zone (division 14)
Temporary Accommodation— inconsistent use class unless a boarding house or motel. [refer s 4.14.5(3)]	Impact Assessable	Character Code (Part 12, division 10) Urban Areas Code (Part 4)—particularly the specific outcomes in section 4.3.3 and the Character Areas – Mixed Use Zone (division 14) Residential Code (Part 12, division 6)

¹¹³ See Schedule 1 (dictionary), division 1 (defined uses and use classes).

¹¹⁴ Assessment categories may also be affected by overlays. See overlay maps to determine whether the land is affected.

¹¹⁵ For impact assessable development, 'relevant assessment criteria' are provided to assist the preparation of an application and in no way affect the regard given to the planning scheme as a whole in accordance with Section 3.5.5 of the IPA.



Column 1 Defined use or use class ¹¹³	Column 2 Assessment category ¹¹⁴	Column 3 Relevant assessment criteria ¹¹⁵ —applicable code if development is self-assessable or requires code assessment
COMMERCIAL / INDUSTRIAL		
Business Use—inconsistent use class, if auction depot, bulky goods sales, farm supply outlet, service station or vehicle sales premises [refer s 4.14.5(3)]	Code Assessable if Medical Centre, Office or Professional Office, within an existing building. Impact Assessable otherwise.	Character Code (Part 12, division 10) Urban Areas Code (Part 4)—particularly the specific outcomes in section 4.3.3 and the Character Areas – Mixed Use Zone (division 14) Commercial and Industrial Code (Part 12, division 7) Parking Code (Part 12, division 9)
Extractive Industry—inconsistent use [refer s 4.14.5(3)]	Impact Assessable	Urban Areas Code (Part 4)—particularly the specific outcomes in section 4.3.3 and the Character Areas – Mixed Use Zone (division 14)
General Industry—inconsistent use class [refer s 4.14.5(3)]	Impact Assessable	Character Code (Part 12, division 10) Urban Areas Code (Part 4)—particularly the specific outcomes in section 4.3.3 and the Character Areas – Mixed Use Zone (division 14) Commercial and Industrial Code (Part 12, division 7) Parking Code (Part 12, division 9)
General Store—inconsistent use if operating between the hours of 9.00 p.m. to 6.00 a.m. [refer s 4.14.5(3)]	Impact Assessable	Urban Areas Code (Part 4)—particularly the specific outcomes in section 4.3.3 and the Character Areas – Mixed Use Zone (division 14) Commercial and Industrial Code (Part 12, division 7) Parking Code (Part 12, division 9) Character Code (Part 12, division 10)
Nuclear Industry—inconsistent use [refer s 4.14.5(3)]	Impact Assessable	Urban Areas Code (Part 4)—particularly the specific outcomes in section 4.3.3 and the Character Areas – Mixed Use Zone (division 14) Commercial and Industrial Code (Part 12, division 7) Parking Code (Part 12, division 9) Character Code (Part 12, division 10)
Plant Nursery (Wholesale)—inconsistent use [refer s 4.14.5(3)]	Impact Assessable	Urban Areas Code (Part 4)—particularly the specific outcomes in section 4.3.3 and the Character Areas – Mixed Use Zone (division 14) Commercial and Industrial Code (Part 12, division 7) Parking Code (Part 12, division 9) Character Code (Part 12, division 10)
Service Trades Use—inconsistent use class [refer s 4.14.5(3)]	Impact Assessable	Urban Areas Code (Part 4)—particularly the specific outcomes in section 4.3.3 and the Character Areas – Mixed Use Zone (division 14) Commercial and Industrial Code (Part 12, division 7) Parking Code (Part 12, division 9) Character Code (Part 12, division 10)
Shopping Centre—inconsistent use [refer s 4.14.5(3)]	Impact Assessable	Urban Areas Code (Part 4)—particularly the specific outcomes in section 4.3.3 and the Character Areas – Mixed Use Zone (division 14) Commercial and Industrial Code (Part 12, division 7) Parking Code (Part 12, division 9) Character Code (Part 12, division 10)
Special Industry—inconsistent use class [refer s 4.14.5(3)]	Impact Assessable	Urban Areas Code (Part 4)—particularly the specific outcomes in section 4.3.3 and the Character Areas – Mixed Use Zone (division 14) Commercial and Industrial Code (Part 12, division 7) Parking Code (Part 12, division 9) Character Code (Part 12, division 10)
Temporary Sales Office	Code Assessable	Character Code (Part 12, division 10) Urban Areas Code (Part 4)—particularly the specific outcomes in section 4.3.3 and the Character Areas – Mixed Use Zone (division 14) Commercial and Industrial Code (Part 12, division 7) Parking Code (Part 12, division 9)



Column 1 Defined use or use class ¹¹³	Column 2 Assessment category ¹¹⁴	Column 3 Relevant assessment criteria ¹¹⁵ —applicable code if development is self-assessable or requires code assessment
RECREATION / ENTERTAINMENT		
Entertainment Use—inconsistent use class unless a club [refer s 4.14.5(3)]	Impact Assessable	Urban Areas Code (Part 4)—particularly the specific outcomes in section 4.3.3 and the Character Areas – Mixed Use Zone (division 14) Recreation and Entertainment Code (Part 12, division 11) Parking Code (Part 12, division 9) Character Code (Part 12, division 10)
Night Court	Impact Assessable	Urban Areas Code (Part 4)—particularly the specific outcomes in section 4.3.3 and the Character Areas – Mixed Use Zone (division 14)
Park	Exempt unless involving illuminated sporting activities. Code Assessable otherwise.	If Code Assessable— (a) Recreation and Entertainment Code (Part 12, division 11); (b) Urban Areas Code (Part 4)—particularly the specific outcomes in section 4.3.3 and the Character Areas – Mixed Use Zone (division 14); (c) Parking Code (Part 12, division 9); (d) Character Code (Part 12, division 10).
Recreation Use—inconsistent use class [refer s 4.14.5(3)]	Impact Assessable	Urban Areas Code (Part 4)—particularly the specific outcomes in section 4.3.3 and the Character Areas – Mixed Use Zone (division 14) Recreation and Entertainment Code (Part 12, division 11) Parking Code (Part 12, division 9) Character Code (Part 12, division 10)
RURAL		
Agriculture—inconsistent use class [refer s 4.14.5(3)]	Impact Assessable	Urban Areas Code (Part 4)—particularly the specific outcomes in section 4.3.3 and the Character Areas – Mixed Use Zone (division 14)
Animal Husbandry—inconsistent use class [refer s 4.14.5(3)]	Impact Assessable	Urban Areas Code (Part 4)—particularly the specific outcomes in section 4.3.3 and the Character Areas – Mixed Use Zone (division 14)
Forestry—inconsistent use class [refer s 4.14.5(3)]	Impact Assessable	Urban Areas Code (Part 4)—particularly the specific outcomes in section 4.3.3 and the Character Areas – Mixed Use Zone (division 14)
Intensive Animal Husbandry—inconsistent use class [refer s 4.14.5(3)]	Impact Assessable	Urban Areas Code (Part 4)—particularly the specific outcomes in section 4.3.3 and the Character Areas – Mixed Use Zone (division 14) Intensive Animal Husbandry Code (Part 12, division 8) Parking Code (Part 12, division 9)
Wine Making	Impact Assessable	Urban Areas Code (Part 4)—particularly the specific outcomes in section 4.3.3 and the Character Areas – Mixed Use Zone (division 14) Character Code (Part 12, division 10) Parking Code (Part 12, division 9)
OTHER		
Aviation Use—inconsistent use class [refer s 4.14.5(3)]	Impact Assessable	Urban Areas Code (Part 4)—particularly the specific outcomes in section 4.3.3 and the Character Areas – Mixed Use Zone (division 14)
Carpark	Impact Assessable	Character Code (Part 12, division 10) Urban Areas Code (Part 4)—particularly the specific outcomes in section 4.3.3 and the Character Areas – Mixed Use Zone (division 14) Parking Code (Part 12, division 9)
Community Use—inconsistent use if a cemetery, crematorium, emergency services depot, hospital or transit centre [refer s 4.14.5(3)]	Impact Assessable	Character Code (Part 12, division 10) Community Use Code (Part 12, division 12) Urban Areas Code (Part 4)—particularly the specific outcomes in section 4.3.3 and the Character Areas – Mixed Use Zone (division 14) Parking Code (Part 12, division 9)



Column 1 Defined use or use class ¹¹³	Column 2 Assessment category ¹¹⁴	Column 3 Relevant assessment criteria ¹¹⁵ —applicable code if development is self-assessable or requires code assessment
Correctional Centre— inconsistent use [refer s 4.14.5(3)]	Impact Assessable	Urban Areas Code (Part 4)—particularly the specific outcomes in section 4.3.3 and the Character Areas – Mixed Use Zone (division 14) Character Code (Part 12, division 10) Parking Access Code (Part 12, division 9)
Major Utility	Impact Assessable, if involving treatment or disposal of putrescible waste. Code Assessable otherwise.	Urban Areas Code (Part 4)—particularly the specific outcomes in section 4.3.3 and the Character Areas – Mixed Use Zone (division 14)
Minor Utility	Exempt	
Temporary Use	Code Assessable	Character Code (Part 12, division 10) Temporary Use Code (Part 12, division 13) Urban Areas Code (Part 4)—particularly the specific outcomes in section 4.3.3 and the Character Areas – Mixed Use Zone (division 14)
Tourist Facility	Impact Assessable	Character Code (Part 12, division 10) Urban Areas Code (Part 4)—particularly the specific outcomes in section 4.3.3 and the Character Areas – Mixed Use Zone (division 14)
Other (not defined)	Assessment Category	Relevant assessment criteria ¹¹⁶ —applicable code if development is self-assessable or requires code assessment
All except use for a road ¹¹⁷	Impact Assessable (refer s 2.2)	Character Code (Part 12, division 10) Urban Areas Code (Part 4)—particularly the specific outcomes in section 4.3.3 and the Character Areas – Mixed Use Zone (division 14)

¹¹⁶ For impact assessable development, 'relevant assessment criteria' are provided to assist the preparation of an application and in no way affect the regard given to the planning scheme as a whole in accordance with Section 3.5.5 of the IPA.

¹¹⁷ All roads are included in a zone but use for a road is not defined. The table indicates that use for a road remains exempt under a planning scheme.



Table 4.14.2: Assessment Categories and Relevant Assessment Criteria for Character Areas – Mixed Use Zone—Other Development

Column 1 Type of development	Column 2 Assessment category ¹¹⁸	Column 3 Relevant assessment criteria ¹¹⁹ —applicable code if development is self-assessable or requires code assessment
Carrying out building work not associated with a material change of use ¹²⁰ —inconsistent development if the demolition or removal of a place of cultural significance or streetscape value unless listed as exempt or there is no prudent or feasible alternative [refer s 4.14.5(3)]	<p>Exempt if—</p> <ul style="list-style-type: none"> (a) maintenance work; (b) the demolition, removal, repair, addition or alteration to a building which was erected during the period from 1947 to 2000 unless the building is listed in Schedule 2 and provided any addition meets the criteria set out in Part 12, Division 16; (c) repair work, other than as set out in (b) above, which restores a building to its— <ul style="list-style-type: none"> (i) previous condition, prior to the occurrence of damage; or (ii) original condition; (d) internal building works, unless the interior part of the building on which the works are being undertaken is specifically listed in Schedule 2; (e) external works on the rear of a building where such works— <ul style="list-style-type: none"> (i) can not be readily seen from an adjoining street or public right of way; (ii) do not increase the gross floor area of the existing building by more than 50%; and (iii) meet the criteria set out in Part 12, Division 16. (f) closing in a verandah where— <ul style="list-style-type: none"> (i) the verandah does not face the street (refer Schedule 6, Figure 1); and (ii) the original fabric is retained; and (iii) the work is capable of being reversed without significant damage to the original fabric; (g) replacing stumps; (h) raising or lowering a building by 750mm or less; (i) closing in underneath a building, providing such work is— <ul style="list-style-type: none"> (i) screened with timber battens from view from an adjoining street or public right of way; and (ii) set back for the full depth of all open or enclosed verandahs; or (iii) set back 1.0 metre from the upper level of an exterior wall where there is no verandah; (refer Schedule 6, Figure 2) (j) erecting a Class 10 building (outbuilding):- <ul style="list-style-type: none"> (i) which meets the criteria set out in Part 12, Division 16; and (ii) where the main building on-site was erected between 1947 and 2000; and (iii) where the main building is not listed in Schedule 2; (k) erecting a Class 10 building (outbuilding), other than as set out in (j) above— <ul style="list-style-type: none"> (i) where the Class 10 building is situated at the rear of the main building (refer Area A in Schedule 6, Figure 3) and which meets the criteria set out in Part 12, Division 16; 	<p>Character Code (Part 12, division 10)</p> <p>Planning Scheme Building Matters Code (Part 12 Division 16)</p> <p>Urban Areas Code (Part 4)—particularly the specific outcomes in section 4.3.3 and the Character Areas – Mixed Use Zone (division 14)</p>

¹¹⁸ Assessment categories may also be affected by overlays. See overlay maps to determine whether the land is affected.

¹¹⁹ For impact assessable development, 'relevant assessment criteria' are provided to assist the preparation of an application and in no way affect the regard given to the planning scheme as a whole in accordance with section 3.5.5 of the IPA.

¹²⁰ See Ipswich Planning Scheme Users Guide 2 for examples that explain the type of development involved in different proposals.



Column 1 Type of development	Column 2 Assessment category ¹¹⁸	Column 3 Relevant assessment criteria ¹¹⁹ —applicable code if development is self-assessable or requires code assessment
	<ul style="list-style-type: none"> (ii) where an open carport, at the side of the main building (refer Area B in Schedule 6, Figure 3), provided the carport— <ul style="list-style-type: none"> (A) is a maximum of 3.6 metres wide; (B) has a roof pitch which is a minimum of 15 degrees; (C) has a gable or hip roof form; and (D) contains corrugated metal roofing material or matches the roofing material used on the main building; (iii) where an open carport in front of the main building (refer Schedule 6, Area C in Figure 3) provided the carport— <ul style="list-style-type: none"> (A) is detached from the main building; (B) is a maximum of 3.6 metres wide; (C) has a roof pitch which matches the main building's predominant roof pitch; (D) has a roof overhang that is a minimum of 300mm; (E) has a gable or hip roof form; (F) has 100mm x 100mm support posts; (G) contains corrugated metal roofing material or matches the roofing material used on the main building; and (H) has a quad gutter profile or matches the gutter profile used on the main building; (I) an unroofed pergola or an ornamental garden structure; (l) an unroofed pergola or an ornamental garden structure; (m) a sunhood over a window or door; (n) the relocation of a building sideways on a lot in order to remove an encroachment across a property boundary or to achieve a minimum side boundary clearance under the Building Act 1975; (o) constructing a fence to the side or rear boundary of a property; (p) constructing a front (i.e. street) boundary fence which is— <ul style="list-style-type: none"> (i) 1.2 metres or less in height; or (ii) between 1.2 and 2.0 metres in height, provided either the materials or the method of construction used provides for a minimum 30% transparency; or (q) constructing a pool, retaining wall or other structure— <ul style="list-style-type: none"> (i) where the construction takes place at the rear of the main building (see Area A in Schedule 6, Figure 3), provided no structure is higher than the main building; or (ii) where the construction takes place at the side or in front of the main building (see Areas B and C in Schedule 6, Figure 3) provided no structure is more than 1.2 metres above the existing ground level; and (iii) in respect to both (i) and (ii) above, where the construction meets the criteria set out in Part 12, Division 16. (r) erecting an Auxiliary Unit where the Auxiliary Unit is situated at the rear of the principal dwelling (see Area A in Schedule 6, Figure 3) and meets the criteria set out in Part 12, Division 16. <p>Impact Assessable, if—</p> <ul style="list-style-type: none"> (a) demolition or relocation of a building where the criteria for exempt or code assessable do not apply; or 	



Column 1 Type of development	Column 2 Assessment category ¹¹⁸	Column 3 Relevant assessment criteria ¹¹⁹ —applicable code if development is self-assessable or requires code assessment
	<p>(b) erecting a new building, which can be readily seen from an adjoining street or public right of way, other than a single dwelling or Class 10 outbuilding.</p> <p>Code Assessable¹²¹, if—</p> <p>(a) demolition of a building or part of a building which has been damaged or destroyed; or</p> <p>(b) demolition of 20% or less of—</p> <p>(i) the pre 1946 fabric of the building; or</p> <p>(ii) the post 1946 fabric of the building where the building is listed in Schedule 2; or</p> <p>(c) other than as listed for exempt or impact assessable above.</p>	
Clearing of Vegetation—not associated with a material change of use	<p>Exempt if involving vegetation clearing which complies with the acceptable solutions applicable to clause (5) in column 2 of Table 12.4.1 in the Vegetation Management Code (Part 12, division 4).</p> <p>Self Assessable if—</p> <p>(a) involving the clearing of 0.5 hectares or less of native vegetation in any five year period; and</p> <p>(b) the acceptable solutions of the applicable code for Self Assessable Development are complied with.</p> <p>Code Assessable if—</p> <p>(a) involving the clearing of more than 0.5 hectares of native vegetation in any five year period; or</p> <p>(b) the applicable code for Self Assessable Development is not complied with.</p>	<p>If Self Assessable—acceptable solutions applicable to—</p> <p>(a) clauses (1) to (4) in column 2 of Table 12.4.1 in the Vegetation Management Code (Part 12, division 4); and</p> <p>(b) section 12.10.4(33) of the Character Code (Part 12, division 10).</p> <p>If Code Assessable—</p> <p>(a) Urban Areas Code (Part 4)—particularly the specific outcomes in section 4.3.3 and the Character Areas – Mixed Use Zone (division 14);</p> <p>(b) Vegetation Management Code (Part 12, division 4);</p> <p>(c) Character Code (Part 12, division 10).</p>
Earthworks—not associated with a material change of use	<p>Exempt if earthworks which meet the criteria set out in Schedule 8.</p> <p>Code Assessable if the criteria for exempt do not apply.</p>	<p>Earthworks Code (Part 12, division 15)</p> <p>Urban Areas Code (Part 4)—particularly the specific outcomes in section 4.3.3 and the Character Areas – Mixed Use Zone (division 14)</p> <p>Character Code (Part 12, division 10)</p> <p>Vegetation Management Code (Part 12, division 4)</p>
Placing an advertising device on premises	<p>Exempt if an advertising device which meets the criteria set out in Schedule 9, Part 3.</p> <p>Impact Assessable if a billboard with a signface area of more than 6.0m².</p> <p>Code Assessable otherwise.</p>	<p>Advertising Devices Code (Part 12, division 14)</p> <p>Urban Areas Code (Part 4)—particularly the specific outcomes in section 4.3.3 and the Character Areas – Mixed Use Zone (division 14)</p> <p>Character Code (Part 12, division 10)</p>
Reconfiguring a lot ¹²²	Code Assessable	<p>Reconfiguring a Lot Code (Part 12, division 5)</p> <p>Urban Areas Code (Part 4)—particularly the specific outcomes in section 4.3.3 and the Character Areas – Mixed Use Zone (division 14)</p> <p>Character Code (Part 12, division 10)</p> <p>Vegetation Management Code (Part 12, division 4)</p>
Carrying out operational work for reconfiguring a lot or in association with a material change of use ¹²²	Code Assessable if the reconfiguring or material change of use is assessable development.	<p>Reconfiguring a Lot Code (Part 12, division 5)</p> <p>Character Code (Part 12, division 10)</p> <p>Earthworks Code (Part 12, division 15)</p> <p>NOTE The provisions of Planning Scheme Policy 3 – General Works may also apply depending on the nature of the operational work.</p>
Other	Exempt	

¹²¹ This does not include building work that under IPA Schedule 8, is exempt and cannot be made self assessable or assessable by a planning scheme.

¹²² Under IPA, Schedule 9, the reconfiguring of a lot is exempt and cannot be made self-assessable or assessable by a planning scheme if the proposal is for amalgamating 2 or more lots, for a building format plan that does not subdivide the land, in relation to the Acquisition of Land Act 1967, or on Strategic Port Land.

