

PART 5—CITY CENTRE

Division 1—Preliminary

Division 2—General Provisions for Assessment Tables

5.1 City Centre Provisions

- (1) The following provisions in this part comprise the City Centre Code—
- compliance with the City Centre Code (division 3, section 5.5);
 - overall outcomes for the City Centre (division 3, section 5.6);
 - specific outcomes and probable solutions for the City Centre (division 3, section 5.7);
 - assessment criteria for each zone in the City Centre as follows—
 - CBD Primary Retail Zone (division 4, sections 5.9 to 5.11);
 - CBD North – Secondary Business Zone (division 5, sections 5.13 to 5.15);
 - CBD Primary Commercial Zone (division 6, sections 5.17 to 5.20);
 - CBD Top of Town Zone (division 7, sections 5.22 to 5.24);
 - CBD Medical Services Zone (division 8, sections 5.26 to 5.28);
 - CBD Residential High Density Zone (division 9, sections 5.30 to 5.33).
- (2) The following provisions in this part relate to the assessment tables for the zones in the City Centre—
- general provisions (division 2);
 - assessment tables for each zone (divisions 4-9, Tables 5.4 to 5.15).

5.2 Assessment Categories for Zones

The assessment categories¹ are identified for development in each zone in column 2 of tables 5.4 to 5.15 as follows—

- (a) table 5.4, 5.6, 5.8, 5.10, 5.12 and 5.14—making a material change of use² for a defined use, or another use in a defined use class, listed in column 1; or
- (b) table 5.5, 5.7, 5.9, 5.11, 5.13 and 5.15—other development³ listed in column 1, including—
 - (i) carrying out building work not associated with a material change of use;
 - (ii) minor building work;
 - (iii) placing an advertising device on premises;
 - (iv) clearing of vegetation, not associated with a material change of use;
 - (v) earthworks, not associated with a material change of use;
 - (vi) reconfiguring a lot;
 - (vii) carrying out operational work for reconfiguring a lot or in association with a material change of use.

5.3 Relevant Assessment Criteria for Self Assessable Development and Assessable Development in Each Zone

- (1) The relevant assessment criteria in each zone are referred to in column 3 of tables 5.4 to 5.18.
- (2) For self assessable development and development requiring code assessment, the relevant assessment criteria are applicable codes.

¹ Information about assessment categories is provided in the Ipswich Planning Scheme User's Guide.

² Works associated with an application for a material change of use may be assessed together with the material change of use. Also, see Ipswich Planning Scheme Users Guide 2 for examples that explain the type of development involved in different proposals.

³ See Ipswich Planning Scheme Users Guide 2 for examples that explain the type of development involved in different proposals.



5.4 Uses Consistent or Inconsistent with the Outcomes Sought for a Zone

- (1) In accordance with sections 5.11, 5.15, 5.20, 5.24, 5.28, and 5.33, as applicable, a defined use or use class or other development that is inconsistent with the outcomes sought for a zone is noted in column 1 of tables 5.4 to 5.15, as applicable to that zone.
- (2) If a defined use, use class or other development is not noted as inconsistent in column 1 of the applicable table, it is a consistent or potentially consistent use, use class or other development in accordance with Sections 5.11, 5.15, 5.20, 5.24, 5.28, and 5.33, as applicable.

Division 3—Overall and Specific Outcomes for the City Centre Area, as a whole

5.5 Compliance with the City Centre Code

- (1) Development that in the local government's opinion, is consistent with the specific outcomes for the City Centre, as a whole in section 5.7 and the specific outcomes for the relevant zone, complies with the City Centre Code.

5.6 Overall Outcomes for the City Centre

- (1) The overall outcomes are the purpose of the City Centre Code.

NOTE 5.6A

Sub-section (2) provides the link between the overall outcomes sought for the 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 City Centre are as follows —

Overall Vision

- (a) The Ipswich City Centre is the vibrant and prosperous Regional Activity Centre for the Western Corridor of South East Queensland.

NOTE 5.6B

- (1) The Ipswich City Centre is designated as a Principal Regional Activity Centre under the SEQ Regional Plan.
- (2) The Ipswich City Centre is to continue to develop its position as the Regional Capital and the main administrative and cultural centre for the Western Corridor of SEQ as well as acting as the main retail and commercial centre for Ipswich's central and western suburbs and surrounding rural areas.
- (3) The Ipswich City Centre footprint is capable of accommodating 3.9 million m² of non-residential floor space.

Vision Outcomes

- (b) The creation of a distinctive and attractive centre that capitalises on its existing natural, built and heritage assets to uniquely position itself within the region;
- (c) To improve the physical and visual connectivity of the city within its region as well as to facilitate a first class public transport system that is able to support the intensification of employment, recreational and residential uses to activate the city centre;
- (d) To continue to re-engage the centre with the Bremer River;
- (e) To create a centre of great buildings, streets and public spaces that form the backbone of the centre; and
- (f) To accommodate both major new developments in unconstrained locations in balance with more opportunistic and sensitive intensification of sites in proximity to the city centres' heritage areas.

A Working Centre

- (g) The functionality and economic performance of the centre is enhanced through the development of:
 - (i) an attractive and competitive business centre with a full range of services;
 - (ii) a centre for service industries, including knowledge based services, business related services and Government services;
 - (iii) an iconic regional business centre that meets the employment needs of the local population and the skills requirements of local businesses; and
 - (iv) a key retail destination for the population of the SEQ Western Corridor.

A Connected Centre

- (h) The centre is highly interconnected through:
 - (i) an integrated transport solution which balances accessibility to the centre by all modes of transport;
 - (ii) the provision of a transport system that integrates with and responds to land uses;
 - (iii) reduced reliance on private motor vehicle trips to and within the centre;



- (iv) improved internal interconnectivity within the centre for all modes of transport with a particular focus on pedestrian movement and walkability; and
- (v) high standard regional connections for public transport, private vehicles, pedestrians and cyclists.

A Living Centre

- (i) A vibrant and dynamic centre is created through the provision of:
 - (i) a range of human services;
 - (ii) a diversity of housing types and styles;
 - (iii) a fine mesh of interconnected, attractive streets and public places that encourage activity, festivals, interaction and recreation;
 - (iv) a seamless open space network that ties together the centre's impressive green space attributes, including established parks and gardens and the riverfront; and
 - (v) an ecologically sustainable and environmentally responsive regional centre.

A Centre of Celebration and Place

- (j) The centre becomes an active, exciting and vibrant place embracing and celebrating its past and celebrating its future through:
 - (i) enhanced interaction with an engaged and participating community;
 - (ii) providing a visitor and tourist destination;
 - (iii) celebrating its unique assets to deliver community and economic benefits;
 - (iv) its unique sense of place; and
 - (v) continuing to foster the city's strong sporting culture.

A Centre that Fosters Community, Health, Education and Well Being

- (k) Creating a centre;
 - (i) that promotes community identity and inclusion;

- (ii) that provides cultural and entertainment facilities with a healthy day and evening economy;
- (iii) that meets the employment needs of the local population and skills needs of local businesses;
- (iv) for service industries, including knowledge based services, business related services and Government services;
- (v) that supports a high quality continuum of community health care; and
- (vi) for higher education and learning.

Land Use Strategy

- (l) Land use generally has a mixed use focus leading to:
 - (i) synergies between complementary uses that maximise and encourage development to reach critical mass;
 - (ii) a precinct base built around particular land use themes that can be rapidly established and that assist in creating a strong identity for the centre;
 - (iii) new development that includes a mix of uses within each site, and preferably within individual buildings; and
 - (iv) an increase in the level of activity at street level at all times of day, and that contributes to the creation of an activated place.
- (m) A vibrant and dynamic mix of land uses and activities is created which support 'around the clock' activity and high levels of use and visitation by inner City residents, outer suburbs residents and visitors to the City, based on—
 - (i) a major focus on the inner City reaches of the Bremer River, as the 'River Heart' which extends and links along the river and its tributaries to form an integrated open space, recreation, leisure and connectivity network;
 - (ii) a compact, vibrant retail core between East, Limestone, Ellenborough and Bremer Streets;



- (iii) a major office area, adjoining the retail core and extending through to Thorn and Roderick Streets, including a major focus on Government administration and community uses;
 - (iv) a CBD North – Secondary Business Zone, on the north side of the Bremer River, which—
 - (A) is comprehensively integrated with the River Heart corridor and the existing CBD on the south side of the River through enhanced vehicle, pedestrian, cycle, rail and bus connectivity; and
 - (B) strengthens the overall role of the Ipswich City Centre as a principal regional activity centre and compliments uses within the existing CBD through a vibrant mix of retailing, leisure, recreation, entertainment, tourism and other support activities;
 - (v) a large medical services area encompassing both the Ipswich General Hospital and St Andrew's Private Hospital, extending from South Street through to Chelmsford Avenue/Gray Street;
 - (vi) retention of the heritage character of the 'Top of Town' as part of an overall area with a dynamic mix of entertainment, commercial, retail and residential uses; and
 - (vii) encouragement of inner City housing, both within and adjoining the main commercial areas, to create an added sense of vitality and to support 24 hour, casual surveillance.
- (ii) delivers a net increase in the amount of passive and active public open space and rehabilitates environmental areas to improve the functionality of the system;
 - (iii) retains and extends the established green character of many parts of the centre;
 - (iv) builds a high level of visual and recreational amenity for the centre;
 - (v) reinforces Queens and Limestone Parks and the River Corridor as the highest order open spaces which are the subject of commensurate levels of investment;
 - (vi) provides access for residents, businesses and visitors to a unique and diverse network of recreational, educational, and ecological features; and
 - (vii) defines gateways and establishes a green grid of planted boulevards and avenues.

Public Realm and Streetscape Strategy

- (o) The public realm and streetscape of the centre provide improved legibility in relation to the hierarchy of connections, and encourage walking and cycling through:
 - (i) establishing a clear hierarchy of streets with an emphasis on extensive tree planting that create a coherent and easily navigable overall network;
 - (ii) ensuring the creation of a major new civic space as a part of the redevelopment of the Ipswich Rail Station;
 - (iii) providing a framework within which opportunities for small urban public spaces can be promoted;
 - (iv) improving the quality of existing streets within the centre through the revitalisation of key public realm opportunities; and
 - (v) providing a framework for the implementation of a first class public realm environment through the use of the Ipswich Regional Centre Strategy - Streetscape Material Specification.

Open Space Strategy

- (n) The open space network delivers an integrated network that:
 - (i) capitalises on all of the existing open space and environmental resources by connecting them into a functioning whole;



Height and Intensity of Use Strategy

- (p) A dense, vibrant, urbane centre will be created that provides the full mix of uses and built forms able to create a thriving urban place that contributes towards fulfilling the centre's role as a principal regional activity centre.
- (q) The built form concentrates the most intense development in areas of highest public transport accessibility and amenity.
- (r) Building heights and intensities tend to increase towards the centre core and decrease outwards from the core.
- (s) Building height and location will take into account the centre's physical setting (nestled between three hills) and the views into and out of the centre.

Building and Public Space Design Strategy

- (t) The built form and public spaces of the centre are one of its most memorable and defining features, with the centre expected to become an exemplar in the integration of contemporary architecture and sub-tropical building design within a heritage context.

Housing Strategy

- (u) There is a diversity of accommodation provided within the City Centre area, inclusive of—
 - (i) medium to high density housing within and adjoining the main commercial areas; and
 - (ii) visitor accommodation.

Transport and Access Strategy

- (v) An integrated, efficient, safe and attractive transport network is provided for a full range of transport modes including, passenger vehicles, pedestrians, cyclists, rail, buses and delivery/freight vehicles.
- (w) Pedestrian, cycle and vehicle connectivity and ease of mobility is provided within and between the City Centre and surrounding neighbourhoods, major centres, employment areas and public transport interchanges, with a particular focus on pedestrian and cycle connectivity to the 'River Heart' recreation corridor.

Conflict between local and through traffic and between pedestrians, cyclists and vehicles is minimised.

- (x) Permeability and legability for pedestrians is improved throughout the centre by investment in the public realm.
- (y) Non essential through traffic in the centre is reduced by providing feasible alternative routes and management mechanisms.
- (z) There is strong connectivity between the CBD North – Secondary Business Zone on the north side of the river and the existing CBD area on the south side of the river, through enhanced vehicle, pedestrian, cycle, rail and bus links, which include the use and adaptive reuse of both the David Trumpy Bridge and the railway bridge.

Community and Cultural Development and Human Services Strategy

- (aa) The Ipswich City Centre provides an extensive range of community and cultural facilities and human services, including—
 - (i) higher order, regional services and facilities which compliment its role as a Principal Regional Activity Centre for the Western Sub Region of South East Queensland;
 - (ii) local services and facilities which meet the needs of inner city residents and residents of nearby suburbs; and
 - (iii) facilities and services appropriate to the needs of all sections of the community, including families, young people, senior citizens, people with disabilities, indigenous people, people from non-English speaking backgrounds and people on low incomes.

Economic Development Strategy

- (ab) The Ipswich City Centre is developed as a major employment centre for the Western Sub Region of South East Queensland, with an extensive range of employment opportunities, including—
 - (i) government administration, with a concentration of local, state and commonwealth government functions;



- (ii) business and professional services and offices;
 - (iii) community and cultural facilities and human services;
 - (iv) medical services and facilities which build on the unique opportunities offered through the co-location of private and public medical facilities close to both the Ipswich General Hospital and St Andrew's Hospital;
 - (v) a range of recreation, leisure and entertainment facilities;
 - (vi) food, beverage and dining facilities, including opportunities for alfresco dining throughout the City Centre with a strong focus in the 'Top of Town';
 - (vii) tourism facilities and associated support services, including accommodation and particularly those which cater for 'cultural tourism' and 'day-trippers'; and
 - (viii) retailing, including facilities which cater for the comparison shopping needs of visitors and residents within the sub regional catchment and the convenience shopping needs of workers, visitors and nearby residents.
- (ac) Wherever possible, new uses and works take advantage of riverfront locations and orientate development towards the river, particularly in terms of views and enhancing access to riverfront parklands.

Heritage Character Strategy

- (ad) Places of cultural significance or streetscape value are conserved and used for appropriate purposes.
- (ae) Uses and works are designed and located in a manner which is appropriate and compatible with the City Centre's—
 - (i) riverside location;
 - (ii) historic character; and
 - (iii) areas of townscape significance, including major approach routes and gateways and landmark features and sites.

Zones

- (af) The overall outcomes for each zone within the City Centre are stated in the following sections—
 - (i) CBD Primary Retail Zone (division 4, section 5.9);
 - (ii) CBD North – Secondary Business Zone (division 5, section 5.13);
 - (iii) CBD Primary Commercial Zone (division 6, section 5.17);
 - (iv) CBD Top of Town Zone (division 7, section 5.22);
 - (v) CBD Medical Services Zone (division 8, section 5.26);
 - (vi) CBD Residential High Density Zone (division 9, section 5.30).

5.7 Specific Outcomes and Probable Solutions for the City Centre

NOTE 5.7A

The specific outcomes which are sought to apply generally throughout the City Centre are set out below.

Public Transport

(1) Specific Outcomes

There is a public transport system in place which provides accessibility and coordination between modes of transport.

Pedestrian Network

(2) Specific Outcomes

A City Centre pedestrian and cycle network is provided, as outlined in Figure 5.5 in a manner which includes the following key elements—

- (a) pedestrian and cycle connectivity along and across the River Heart corridor, beside the Bremer River;
- (b) a Brisbane Street connection from the Top of Town to the Mall and beyond to Queens Park and East Ipswich;



- (c) connections (including mid-block connections) between the Ipswich Mall and Union Place, the Bremer River parklands, Bell Street and Ellenborough Street;
- (d) each of the mid-block connections is required to have frontages i.e. shop fronts/shopping arcades;
- (e) isolated, blank walls along links are to be avoided;
- (f) mid-block links from Bell Street to Roderick Street via Post Office Lane, Foote Lane and the Council Administration site;
- (g) a Nicholas Street connection from the Ipswich City Mall to d'Arcy Doyle Place, the Civic Hall and the Humanities Building;
- (h) a South Street connection from the TAFE College to Queen's Park, via the Civic Hall, Humanities Building, Council Administration Building, Library and the Hayden Building; and
- (i) the use of Limestone Street between d'Arcy Doyle Place and Gordon Street.

Street Awnings

(3) Specific Outcomes

Awnings provide an effective means of providing shelter over footpaths for pedestrians. Awnings are to be provided throughout the City Centre. Figure 5.3 provides indicative locations for awnings.

Road Network

(4) Specific Outcomes

A City Centre strategic road network is provided, as outlined in Figure 5.4 in a manner which—

- (a) provides good access to the City Centre whilst discouraging non essential through traffic; and
- (b) gives the needs of pedestrians priority over vehicles within the CBD Primary Retail and CBD Primary Commercial Zones.

Parking

(5) Specific Outcomes

- (a) Adequate parking facilities (including shared arrangements and parking stations) are provided to cater for parking needs within the City Centre.
- (b) Activities are clustered and located within close proximity to public transport nodes to encourage public transport usage and reduce reliance on private motor vehicles.
- (c) Wherever possible, there is an integrated design and layout for adjoining parking areas.
- (d) Major parking areas are distributed at key locations throughout the CBD to serve each of the major activity areas and to encourage cross CBD pedestrian movements.
- (e) Car parking areas are attractive and contribute, rather than detract, from local character.
- (f) Car parking areas are designed and located to minimise disruption to traffic flow and to minimise pedestrian/vehicle conflicts.

Service and Delivery Areas

(6) Specific Outcomes

- (a) Service and delivery areas provide safe and efficient access to sites.
- (b) Service and delivery areas are designed and located to suit the scale of existing and future uses of the site and the type of service vehicles which may service the site.



Visual Framework

NOTE 5.7B

- (1) The Ipswich City Centre is an area of strong visual appeal, which includes both man made and natural features.
- (2) Figures 5.6 and 5.7 depict the essential features which are worthy of particular consideration or protection in order to retain, and where possible to enhance, the visual quality and character of the area.
- (3) These features include—
 - (a) major topographic features, including the Bremer River and a series of prominent ridges, knolls and hillsides;
 - (b) major City approach routes and gateways;
 - (c) major landmarks; and
 - (d) important view corridors.
- (4) The net impact of the area's prominence and the overall quality of the existing environment is that issues involving visual amenity are of particular importance to the Ipswich City Centre.
- (5) The planning scheme seeks to ensure that the Ipswich City Centre maintains a distinctive character as it develops into a Principal Regional Activity Centre for South East Queensland by conserving its visual assets, particularly—
 - (a) its major landmarks and important view corridors;
 - (b) its heritage character; and
 - (c) the short distance views to prominent hillsides.
- (6) The planning scheme seeks to enhance the overall visual quality of the City Centre area by—
 - (a) appropriate treatments along the main City approach routes and gateways;
 - (b) high quality in the design, construction and landscaped treatment of new buildings, with particular attention to details which are easily viewed by passers by; and
 - (c) the development of new landmark buildings and structures in appropriate locations.

- (7) The Ipswich City Centre is heavily overlooked from a number of tourist view points and inner city residential areas, particularly to the south, east and west.
- (8) As a result, particular attention should also be given to—
 - (a) the design of roofs to ensure that they are attractive when viewed from above; and
 - (b) the design and placement of plant and equipment atop buildings to ensure that they do not detract from the overall appearance of the City Centre.

(7) Specific Outcomes

- (a) Uses and works within or adjoining an approach route or gateway (as listed in Table 5.1 and depicted in Figure 5.6) are designed to enhance—
 - (i) the sense of arrival to the City Centre; and
 - (ii) the character of the particular area in which the site is located.



- 75m AHD (15-20 storeys)
- 10 storeys
- 7 storeys
- 6 storeys
- 5 storeys
- 4 storeys
- 3 storeys
- 2 storeys
- 1 storey

May 2016

Legend

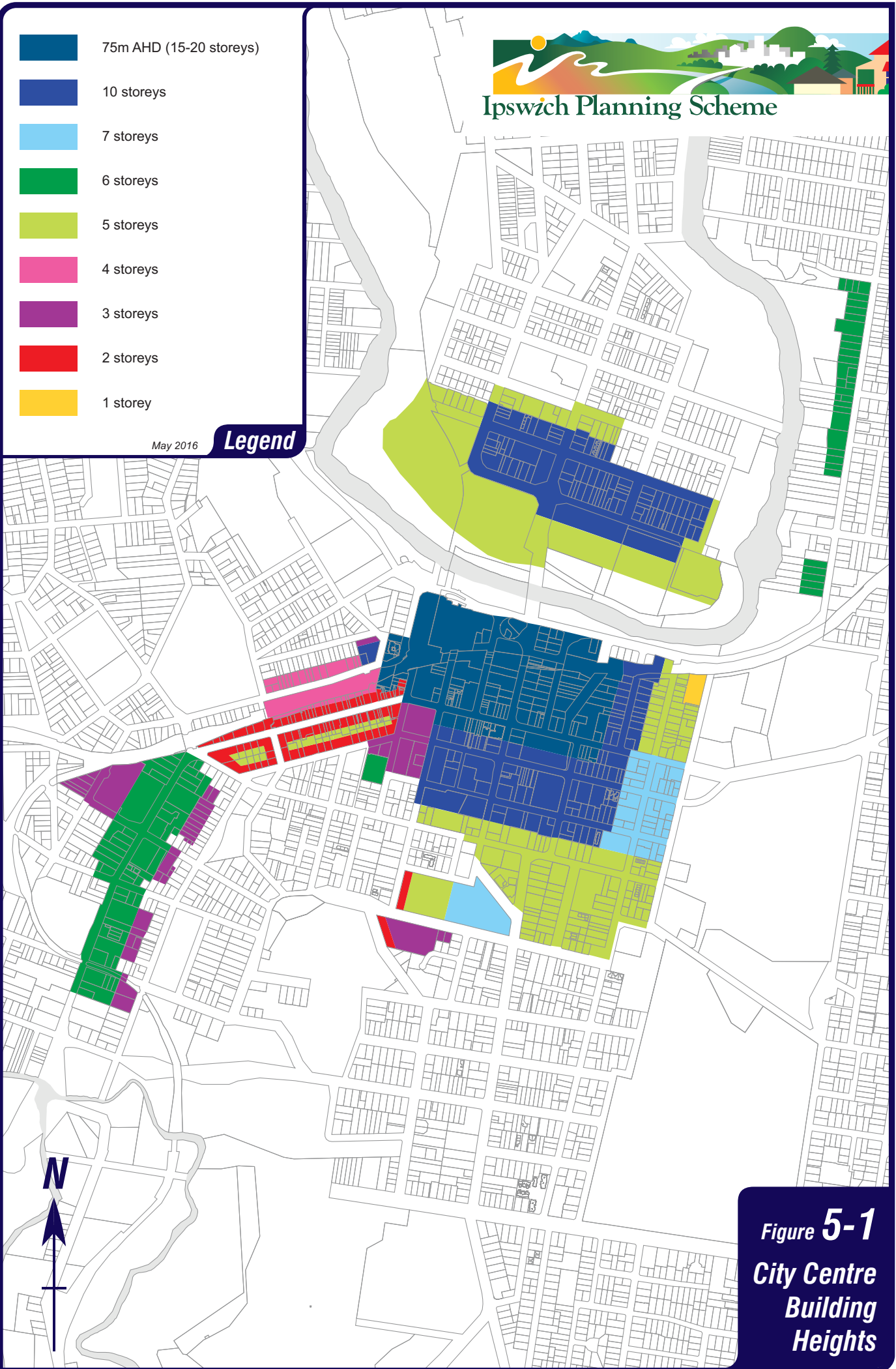


Figure 5-1
City Centre
Building
Heights

Ground Floor / Podium Setbacks

- 0m
- 2m
- 4m
- To be determined having particular regard to location of character places or specific site constraints

Tower Setbacks

- 5m
- 7.5m
- To be determined having particular regard to location of character places or specific site constraints
- River

May 2016

Legend

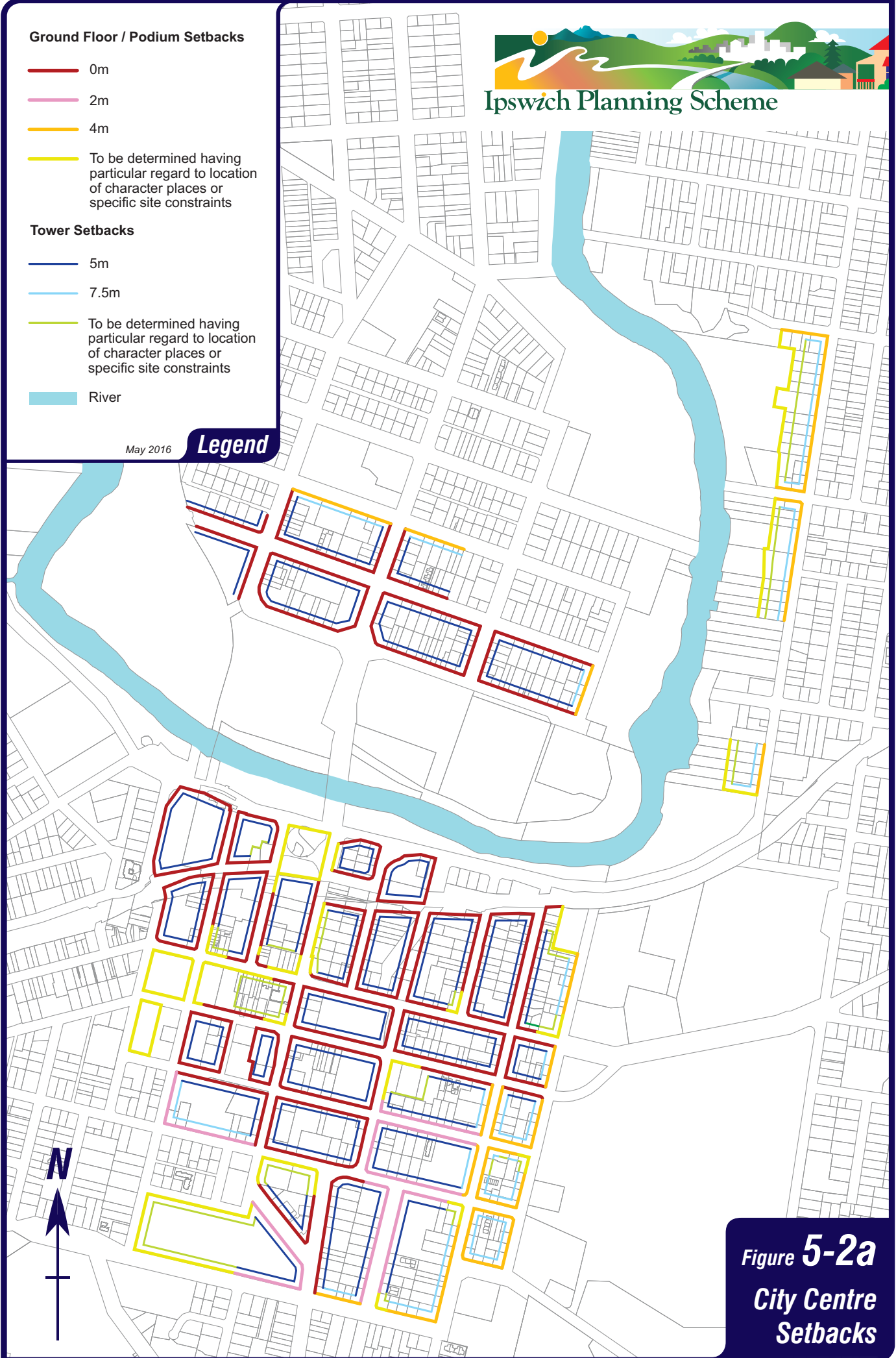


Figure 5-2a
City Centre
Setbacks

Ground Floor / Podium Setbacks

- 0m
- 2m
- 4m
- To be determined having particular regard to location of character places or specific site constraints

Tower Setbacks

- 5m
- 7.5m
- To be determined having particular regard to location of character places or specific site constraints
- River

May 2016

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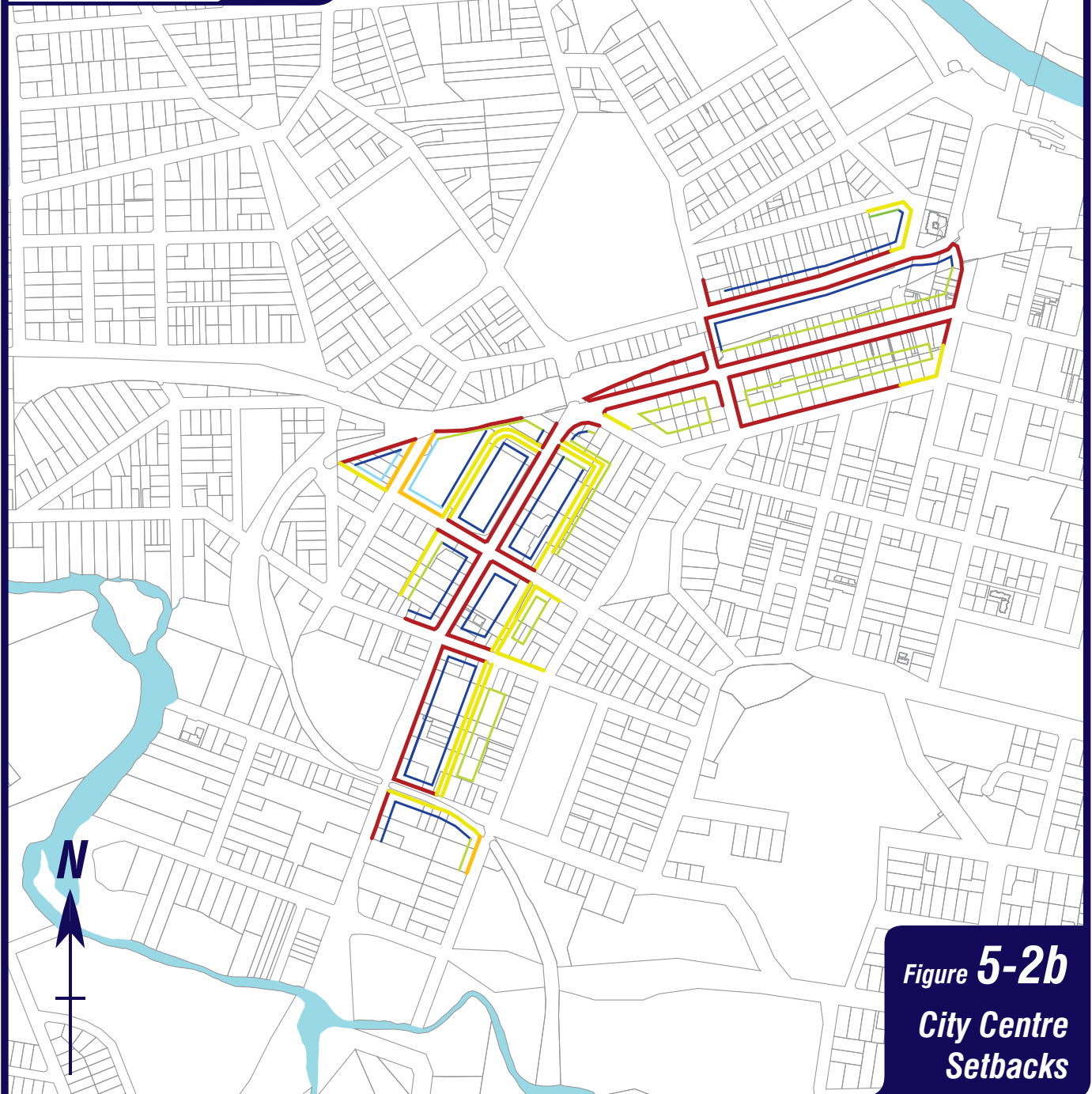



Figure 5-2b
City Centre
Setbacks



Ipswich Planning Scheme

-  Street Awning
-  River
-  Railway

May 2016

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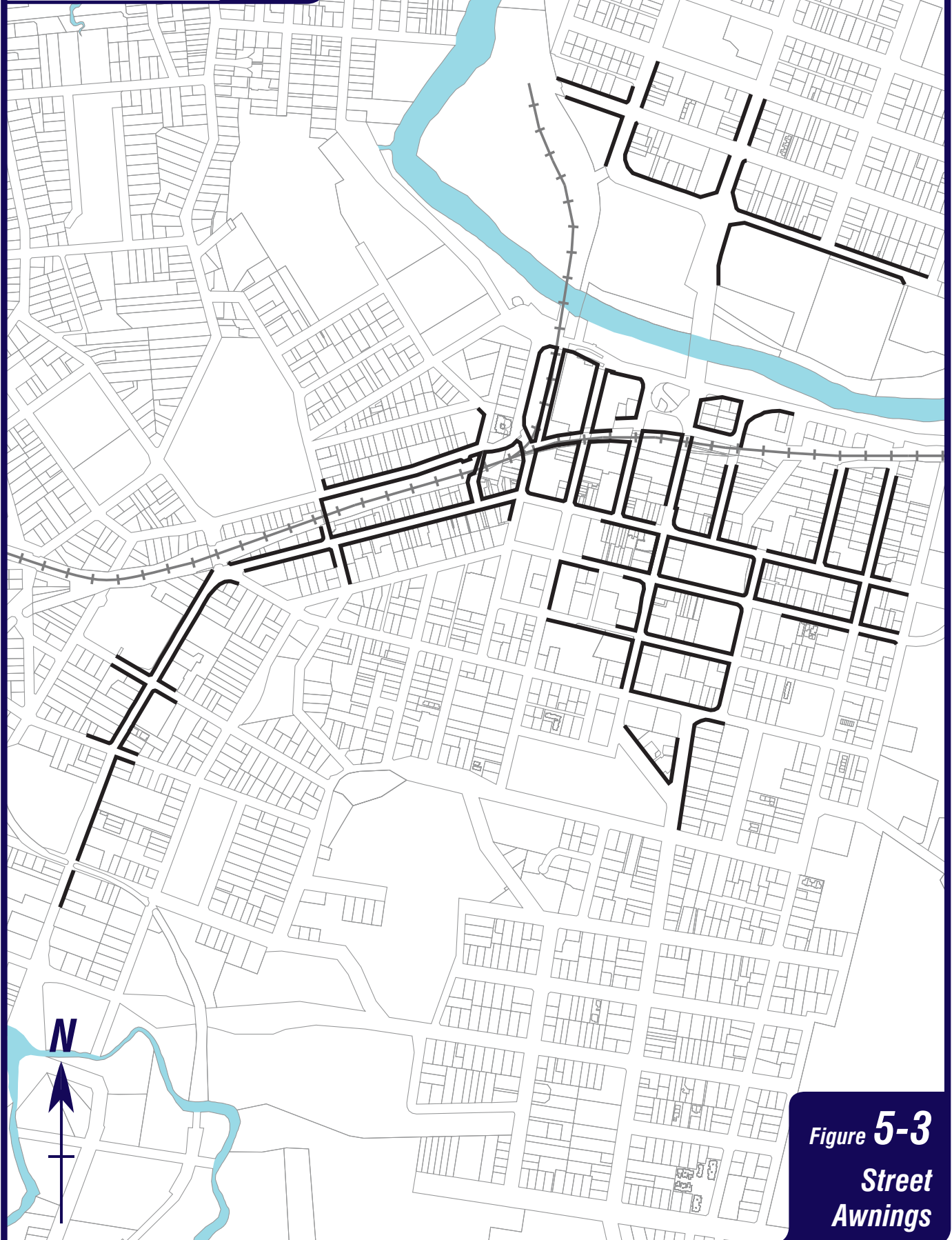











Figure 5-3
Street
Awnings

-  Major Thoroughfares
-  Inter Neighbourhood Connectors
-  Indicative All-mode River Crossing - subject to further detailed investigation
-  Inner city traffic area - subject to further detailed investigation
-  Indicative Vehicular Laneways / Roads - subject to detailed design and property amalgamation opportunities
-  Indicative Public Transport Spine - subject to further detailed investigation
-  Property Boundaries
-  Railway
-  River

February 2014

Legend

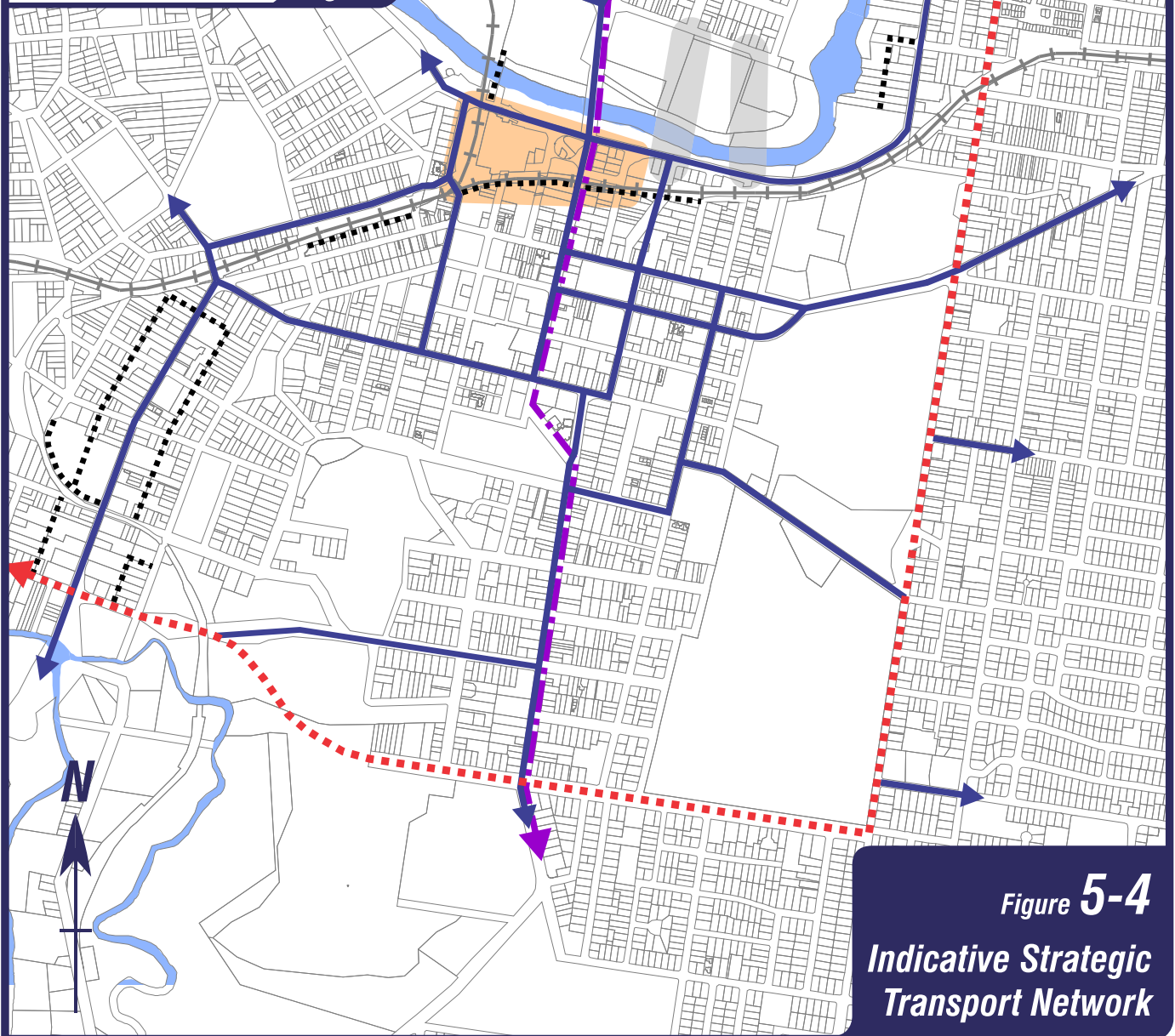









Figure 5-4
Indicative Strategic Transport Network

-  Principal Pedestrian and/or Cycle Network (located within road corridor)
-  Secondary Pedestrian and/or Cycle Network (located within road corridor)
-  Existing Pedestrian and/or Cycle Network (off road network)
-  Indicative Proposed Pedestrian and/or Cycle Network
-  Indicative Proposed River Crossings - subject to further detailed investigation
-  Property Boundaries
-  Rivers

February 2014 **Legend**

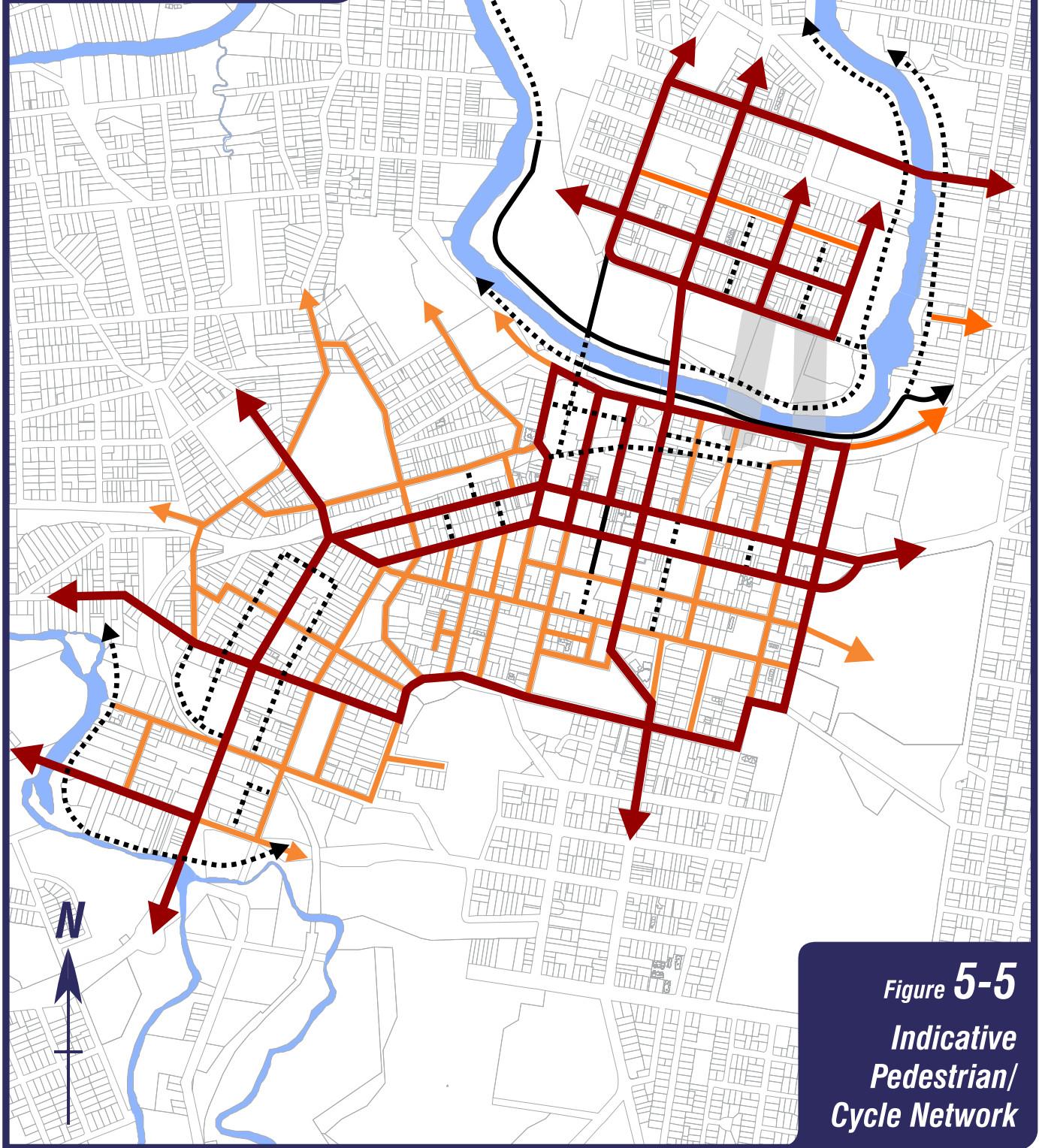


Figure 5-5
**Indicative Pedestrian/
 Cycle Network**

- ◆ Major City Landmark*
- ◊ Local Landmark*
- ◇ Potential Landmark Site*
- Prominent Hillside*
- Main Approach Routes*
- Inner Gateways*
- Property Boundaries
- +— Railway
- Rivers

(*Refer Part 5 Tables 5.1 & 5.2)

May 2016 **Legend**

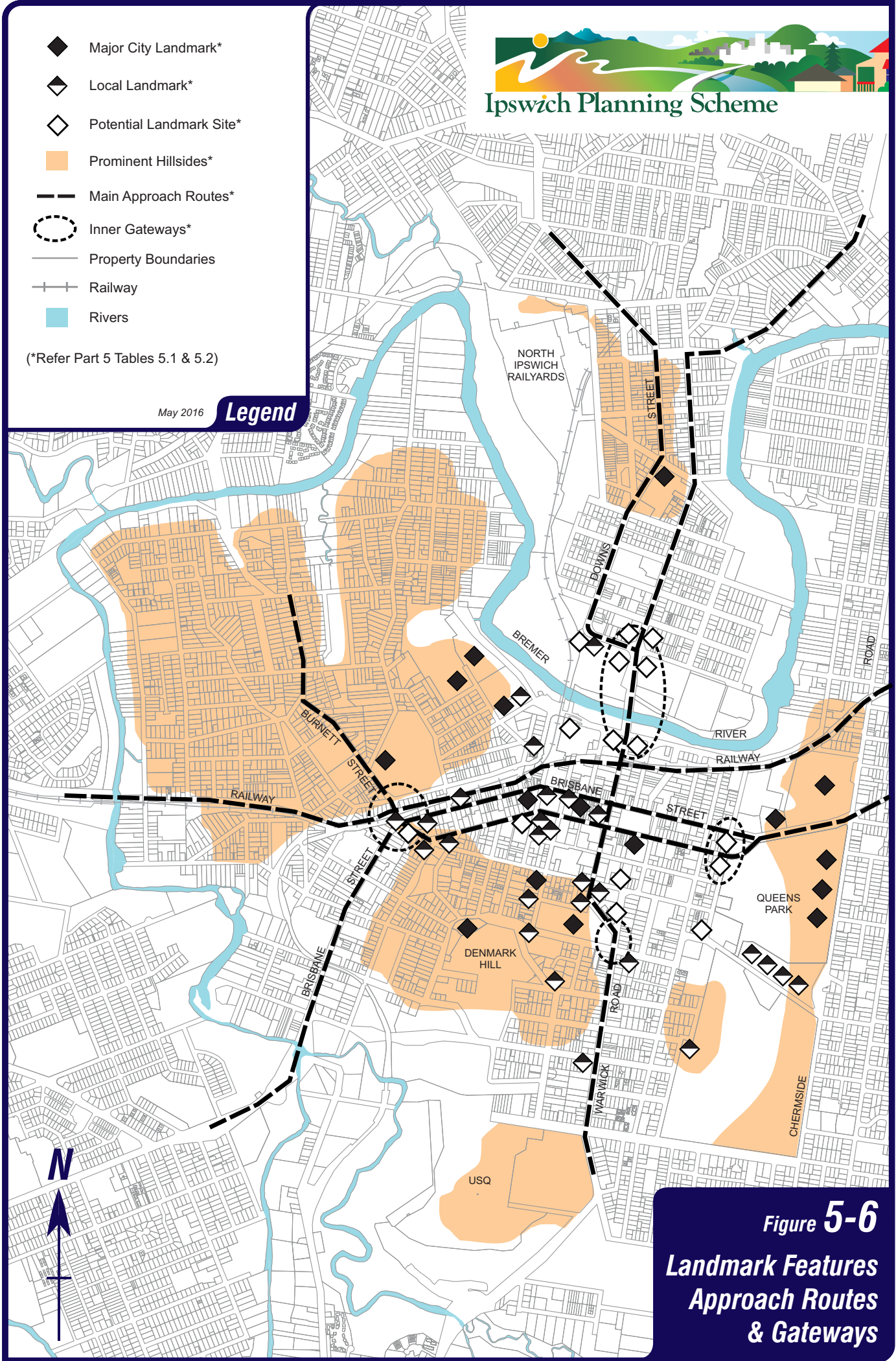


Figure 5-6
Landmark Features
Approach Routes
& Gateways

- City Centre Inset
- View Corridors
- Potential Future View Corridors
- Roads
- +— Railway
- ~ Rivers

(*Refer Part 5 Table 5.3 & Schedule 4)

May 2010 **Legend**

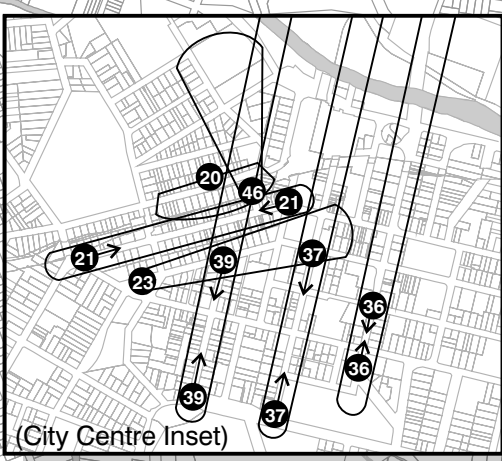
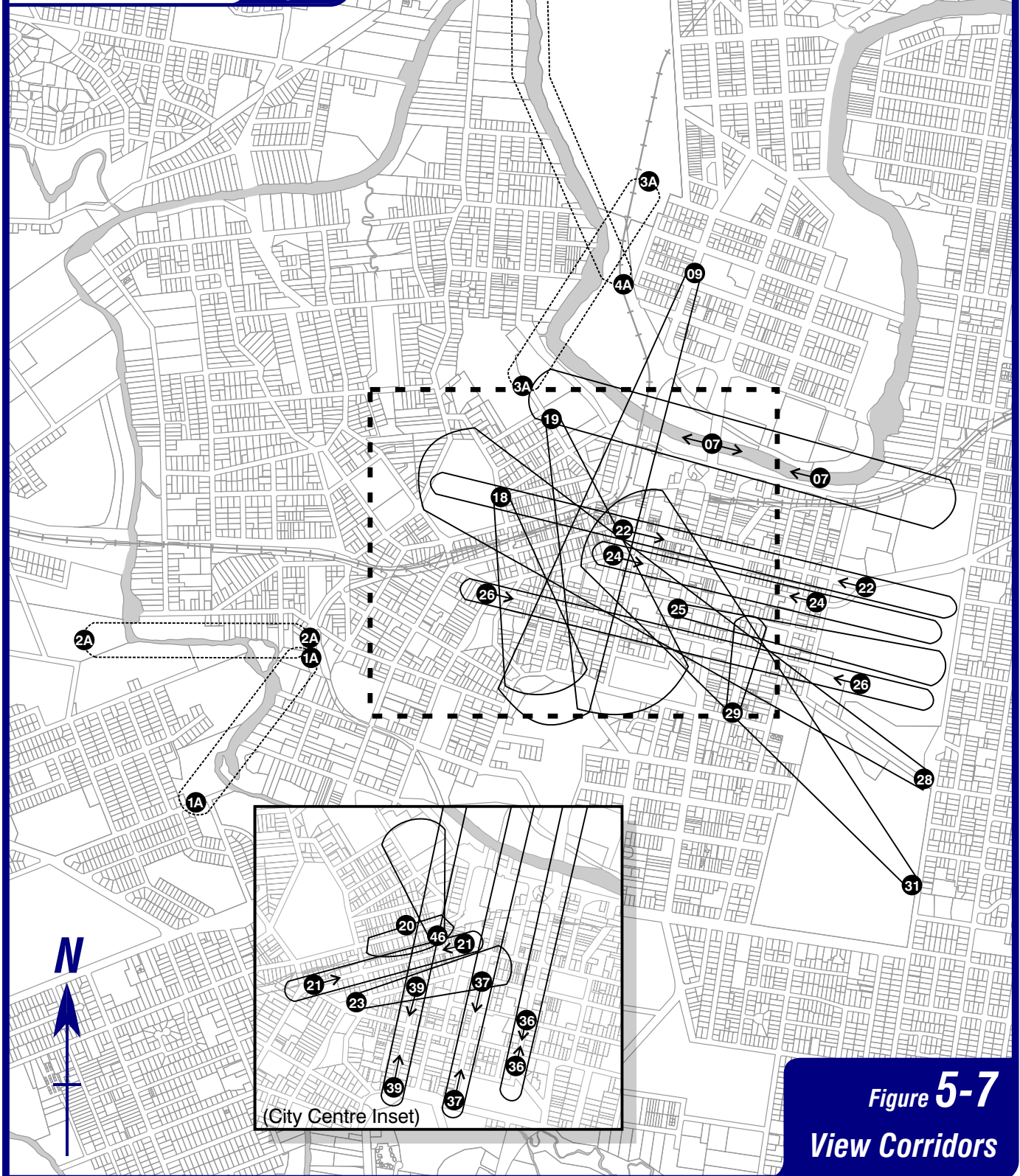


Figure 5-7
View Corridors

Table 5.1: Approach Routes and Gateways

Approach Routes & Gateways	Description
Approach Routes	<ul style="list-style-type: none"> • The main Railway line from Brisbane to the east and Rosewood to the west. • Burnett Street from the north-west. • Brisbane Street, West Ipswich from the south-west. • Warwick Road from the south. • Brisbane and Limestone Streets from the east. • Downs Street, The Terrace and Pine Street from the north. • Roderick, Darling, Bremer and Gordon Streets and Marsden Parade.
Gateways	<p>In association with the main approach routes there are a number of locations which provide 'a sense of arrival' or a gateway to the City Centre. There are four inner gateways in the vicinity of—</p> <ul style="list-style-type: none"> • the intersection of Burnett and Brisbane Streets, at the Top of Town; • the David Trumpy Bridge, the Terrace and Bremer Street; • the intersection of Milford, Brisbane and Limestone Streets; and • the intersection of Warwick Road, Chelmsford Avenue, Gray and Churchill Streets.

NOTE 5.7C

- (1) The City Centre includes a large number of landmarks.
- (2) They include prominent buildings, topographic features and large trees.
- (3) Table 5.2 provides a Register of City Centre Landmarks.
- (4) The landmarks are categorised as—
 - (a) major City landmarks, comprising the most highly prominent features, which are easily viewed across wide areas of the City Centre, or which are of major civic prominence;
 - (b) local landmarks, which have considerable prominence in a local setting; or
 - (c) potential landmarks, which have considerable potential for the creation of new landmark buildings or structures.
- (5) Landmarks have a very important role to play in—
 - (a) retaining local character and identity;
 - (b) forming and reinforcing the perception of the City Centre; and
 - (c) providing community reference points and in assisting with orientation.

- (6) There are a number of locations where the visual framework of the City Centre would be enhanced by additional landmark structures.
- (7) Examples of appropriate locations for new landmarks include sites which—
 - (a) terminate significant vistas;
 - (b) mark the junction of significant routes; or
 - (c) identify a building or place of public significance.
- (8) The locations of the Landmark sites are depicted in Figure 5.6.
 - (b) The Major City Landmarks and Local Landmark sites (as listed in Table 5.2 and depicted on Figure 5.6) are retained, and where possible enhanced.
 - (c) New uses or works—
 - (i) do not obstruct a significant view of a major or local landmark;
 - (ii) do not significantly alter the context of an existing landmark; and
 - (iii) create an attractive landmark feature on a potential landmark site.



Table 5.2: Register of Landmarks

Landmarks	Description
Major City Landmarks	<ol style="list-style-type: none"> 1. Post Office Tower, Ipswich 2. Uniting Church – Central Mission, Ipswich 3. St Mary's Roman Catholic Church, Woodend 4. St Stephen's Presbyterian Church, Ipswich 5. St John's Lutheran Church, Ipswich 6. Ipswich Hospital Tower 7. North Ipswich Railway Bridge 8. Denmark Hill Summit and Water Reservoirs 9. Hoop and Bunya Pines along Queen's Park ridgeline adjoining Chermside Road 10. David Trumpy Bridge, Ipswich 11. Sisters of Mercy Convent – Mary Street, Woodend 12. Christian Brothers Residence – Corner of Mary and Arthur Streets, Woodend 13. Ipswich Grammar School 14. Ipswich Girls' Grammar School 15. Cunningham's Knoll, Ipswich 16. North Ipswich State School
Local Landmarks	<ol style="list-style-type: none"> 1. City View Hotel, West Ipswich 2. A row of 12 mature Hoop Pine Trees – Griffith Road, Ipswich 3. Commercial Building – 101 Downs Street (corner of Delacy Street), North Ipswich 4. St Mary's Presbytery – corner of Elizabeth Street and Roseberry Parade, Woodend 5. Federal Hotel, Ipswich 6. Metropole Hotel, Ipswich 7. St Paul's Anglican Church, Ipswich 8. Baines Park, Ipswich 9. Former School of Arts/Town Hall – Brisbane Street, Ipswich 10. Queen Victoria Jubilee Memorial Technical College – corner Limestone and Ellenborough Streets, Ipswich 11. RSL Memorial Hall – Nicholas Street, Ipswich 12. Dwelling House – 83 Nicholas Street, Ipswich 13. Former Court House – corner East and Roderick Streets, Ipswich 14. Former Congregational Hall – corner East and Roderick Streets, Ipswich 15. Ipswich Police Station – corner of East and Court Streets, Ipswich 16. Ipswich and West Moreton Building Society – corner Limestone and East Streets, Ipswich 17. Ipswich Club – Gray Street, Ipswich 18. Limestone Park Knoll – adjoining Park, Quarry and Tennyson Streets, Ipswich 19. Former Railway's Store Building – The Terrace, North Ipswich 20. Commercial Hotel – Ellenborough Street, Ipswich 21. Fig Trees – along Ellenborough and South Streets, Ipswich 22. Blackall Monument – corner of Outridge Street and Chelmsford Avenue, Ipswich 23. 55 Warwick Road – corner Moffatt Street, Ipswich 24. Gooloowan Residence – Quarry Street, Ipswich 25. Dwelling House – 1 Burnett Street, Ipswich



Landmarks	Description
Potential Landmark Sites	1. The Terrace – corner Pine Street, North Ipswich
	2. The Terrace – corner Pine Street, North Ipswich
	3. 1B The Terrace – corner Pine Street, North Ipswich
	4. The Terrace – corner Pine Street, North Ipswich
	5. Block bounded by Bremer Parade and East and Olga Streets, Ipswich
	6. 216-218 Brisbane Street – corner Burnett Street, West Ipswich
	7. 2 – 5 Churchill Street – corner of Warwick Road, Ipswich
	8. Site at western end of The Terrace, North Ipswich - closing vista to south along Downs Street, North Ipswich
	9. 25 – 27 Roderick Street, Ipswich
	10. 90 – 92 Limestone Street – corner Ellenborough Street, Ipswich
	11. 2A Brisbane Street – corner Milford Street, Ipswich
	12. 1 Limestone Street – corner Milford Street, Ipswich
	13. 4 Limestone Street – corner Milford Street, Ipswich
	14. 3 Garden Street – corner Milford Street, Ipswich
	15. Block bounded by Ellenborough Street and Bremer Street, extended Nicholas Street and railway.
	16. Block bounded by Bell Street, East Street, Bremer Street and railway
	17. 10 Churchill Street – corner Warwick Road, Ipswich



NOTE 5.7D

- (1) The City Centre's undulating topography and plethora of landmarks have created a number of highly significant view corridors which criss cross the area and which include extensive views—
- (a) of natural environment areas along reaches of the Bremer River;
 - (b) to important historic buildings, many of which are civic 'icons';
 - (c) along many of the main approach routes to the City Centre, and other transport corridors;
 - (d) to prominent hill sides and between high points; and
 - (e) over the inner City suburbs, as well as further afield, particularly to the D'Aguilar ranges to the north, the Great Dividing Range to the west, and Flinders Peak and the Scenic Rim to the south.
- (2) Table 5.3 provides a Register of Important Views and Figure 5.7 depicts the location of the view corridors and Schedule 4 provides sketches of these views.
- (3) It should be noted that some of these view corridors are one directional while others relate to the view available from either end of the view corridor.

- (d) New uses or works—
 - (i) are located and designed to conserve, and where possible enhance, the important views and view corridors listed in Table 5.3 and depicted on Figure 5.7 and Schedule 4; and
 - (ii) do not obstruct view corridors or views to landmark features.

NOTE 5.7E

- (1) Where a proposal may have a significant townscape impact, a townscape appraisal or streetscape impact assessment may be required to be submitted under Planning Scheme Policy 2—Information Local Government May Request.
- (2) In some cases it will be sufficient to provide a location plan, streetscape context drawings and photographs.



Table 5.3: Register of Significant/Important Views

View Corridor No.	Description
7	Extensive views both east and west along City reach of Bremer River. View to west dominated by St Mary's Church and Railway Bridge. View to east dominated by Limestone Hill and Ipswich Girl's Grammar School. David Trumpy Bridge dominates the centre of the view corridor.
17	View north along Waghorn Street to treed hilltop.
18	View south along Waghorn Street to summit of Denmark Hill.
19	View south from Mary Street to Ipswich Hospital Tower and Denmark Hill ridgeline.
20	View from Darling Street to rear of buildings at Top of Town fronting Brisbane Street, between Waghorn and Ellenborough Streets.
21	Views along Brisbane Street, Top of Town, terminating at the Ipswich City Square Clock Tower to the east and the City View Hotel to the west.
22	Views along Brisbane Street to Limestone Hill and Queen's Park tree line to east and Post Office Tower and Grammar Hill to the west.
23	Views along upper Limestone Street east to Post Office Tower and west to Baines Park.
24	Views along Limestone Street to St Stephen's Church spire and tall pines on Queen's Park ridgeline to east and to Central Mission Church to west.
25	View east along South Street to tall pines on Queen's Park ridgeline.
26	Views along Roderick Street to St John's Church spire and Queen's Park tree lined ridge to east and dwelling house on crest of hill at 1 Burnett Street to west.
27	Tree lined view to north west along Griffiths Road to CBD and beyond to Grammar Hill and the Great Dividing Range.
28	View north along Pring Street to St Stephen's spire and tall trees.
29	View to north west from Chermiside Road down valley, across Limestone Park to CBD.
30	Views along East Street to D'Aguilar Ranges to north and to Ipswich Hospital Tower to south.
37	Views along Nicholas Street to d'Arcy Doyle Place and Ipswich Mall and beyond to D'Aguilar Ranges to north and to Denmark Hill summit and St John's Church spire to south.
39	Views along Murphy Street to St Mary's Church and D'Aguilar Ranges in background to north and to summit of Denmark Hill to south.
43	View to south-east from Noel Bale Park to Flinders Peak.
46	View north along West Street to St Mary's Church and Christian Brothers' Residence.
Potential Future View Corridors	
1a	Future open space link adjoining Bremer River at West Ipswich/Leichhardt from Samford Road to Keogh Street.
2a	Future open space link adjoining Bremer River at West Ipswich/Leichhardt from Thomas to Avon Streets.
3a	Future open space link adjoining Bremer River at North Ipswich/Woodend from Sisters of Mercy Convent to Parnell Street.
4a	Future open space link adjoining Bremer River at North Ipswich/Woodend from Parnell Street to Mihi Creek.



Building Height**(8) Specific Outcomes**

- (a) The height of buildings at the street alignment—
 - (i) is designed to maintain a human scale, particularly at the street level; and
 - (ii) maintain the visual prominence of significant landscape features (including landmark sites) and conserve desirable view corridors.
- (b) The design of taller buildings within the City Centre take account of the following principles—
 - (i) faces of buildings to align with the adjacent street grid;
 - (ii) all exposed faces are designed to be seen, both from adjacent streets and from distant views (i.e. blank walls are avoided);
 - (iii) tall buildings are designed to be attractive and make a positive contribution of the townscape of the City Centre;
 - (iv) overshadowing of public spaces and adverse wind impacts are avoided;
 - (v) adverse visual impacts on key focal points/landmarks are avoided and in particular, new buildings and groups of new buildings are designed and located so as not to create a 'wall effect' which obstructs views to landmark features or across significant view corridors; and
 - (vi) no obstructions are provided which may impinge upon the safe operation of aircraft, particularly in relation to the Air Defence (Areas Control) Regulations (refer Overlay Map OV7A).

NOTE 5.7F

- (1) Building heights are identified in relation to most zones or Sub Areas within the City Centre, as identified in Figure 5.1.
- (2) Please refer to the assessment criteria for the relevant zone (see divisions 4-9).

NOTE 5.7G

The local government may require (under Planning Scheme Policy 2—Information Local Government May Request) the submission of technical reports dealing with overshadowing, wind analysis, townscape appraisal and aircraft obstructions for proposals involving tall buildings within the Ipswich City Centre.

Building Articulation/Design**(9) Specific Outcomes**

- (a) The design composition of new buildings exhibit a base (or podium), a middle and a top.

NOTE 5.7H

Buildings with no variation in architectural treatment from bottom to top are not preferred.

- (b) The design cues for each of these components are taken from the design of existing character places in the City Centre.
- (c) At the street alignment, buildings are highly detailed.
- (d) Buildings are designed to be attractive.
- (e) Large expanses of blank walls are avoided, particularly in situations where such walls are likely to be visually prominent, e.g. where fronting streets or riverside areas or parkland.
- (f) Facade design and detailing complement traditional proportioning and avoid the use of reflective glass.
- (g) New buildings incorporate features for solar control which reinterpret traditional features such as verandahs, balconies, deep reveals, covered shades, blinds, awnings and lattice.
- (h) The size of recurring features such as windows and doors does not distract from the overall scale of the building.
- (i) New buildings take into account the image presented by the backs of buildings so as to ensure a high degree of fit with the existing.

NOTE 5.7I

The backs of buildings form an integral part of the overall streetscape, particularly in the Top of Town, and this should be recognised in new building work.



- (j) New buildings which adjoin existing character buildings are compatible with the historic pattern and form of the character buildings in their proportions, colours and materials.

Building Entrances

(10) Specific Outcomes

Street entrances to buildings are emphasised by—

- (a) symmetrical parapets which, where appropriate, reflect the historic parapet styles on adjacent character buildings, or the predominant parapet style on character buildings within the streetscape;
- (b) provision of a recessed entrance or use of protruding elements at the entrance point;
- (c) a size of entrance of an appropriate scale and presence on the street;
- (d) use of high quality materials and high levels of detailing around the entrance;
- (e) use of individual canopy elements over the entrance; and
- (f) avoiding stairs to building entrances.

Building Orientation

(11) Specific Outcomes

- (a) Buildings address the street frontage or frontages rather than being aligned at right angles or diagonal to the street.
- (b) Where appropriate, new uses and works are orientated towards landmark buildings, features and sites and take advantage of attractive views.
- (c) Where appropriate, new uses and works address the river and public spaces with entrances, balconies and pedestrian walkways orientated towards the river and river views.
- (d) Buildings are designed so that opportunities for overlooking and casual surveillance of public spaces and pedestrian paths are provided.

Corner Sites

(12) Specific Outcomes

NOTE 5.7J

- (1) Corner sites are of particular importance owing to their visual prominence within the grid pattern of streets.
- (2) Accordingly, the quality of the design of buildings on corner sites will have a significant impact on the achievement of the City Centre's desired character.

- (a) Buildings on corner sites—
 - (i) contribute to the clear definition of the street intersection and entrances to the building;
 - (ii) are built to both street frontages and parallel to the street alignment;
 - (iii) are higher, or at least as high, as those buildings adjacent;
 - (iv) provide detailing on corner facades including prominent building entrances and windows;
 - (v) use high quality, appropriate materials;
 - (vi) utilise a short splay or chamfered edge to the corner of the building closest to the intersection; or
 - (vii) include other focal points such as a tower clock, visual display, or artwork.
- (b) There is no major indentation of the building at the corner to create a plaza or the like.

Skyline Elements/Rooftop Design

(13) Specific Outcomes

The design of roof forms ensures that—

- (a) symmetrical parapets are used which reflect the historic parapet styles on adjacent character buildings, or the predominant parapet style on character buildings within the streetscape (if appropriate);
- (b) plant rooms and equipment are appropriately concealed;



- (c) strongly horizontal roof forms with large lengths of unbroken straight lines are not used; and
- (d) appropriately coloured roof treatments are used and contrasting coloured roof treatments are avoided.

NOTE 5.7K

- (1) Careful attention to design details is required if the unique skyline and visual character of the City is to evolve sympathetically.
- (2) Special attention needs to be given to the design of roof forms and the location and concealing of plant and equipment.
- (3) The design of rooftops and projections is to be treated as an integral part of the building envelope design.

Climatic Considerations**(14) Specific Outcomes**

- (a) New uses and works—
 - (i) provide continuous weather protection to pedestrians;
 - (ii) minimise the adverse climatic impacts of reflective materials;
 - (iii) minimise the potential for generating wind turbulence;
 - (iv) minimise the impact of over-shadowing, particularly of public spaces; and
 - (v) introduce 'cooling' elements (e.g. water features, street trees) into the pedestrian/public domain.
- (b) Street awnings—
 - (i) are designed to maintain the continuity and character of adjacent awnings, especially in relation to height and fascia depth;
 - (ii) within historic streetscapes (e.g. at 'Top of Town') are designed to compliment historic style awnings (e.g. post supported);
 - (iii) do not break the continuity of the edge fascia (for example with strongly geometrical forms, such as triangular or barrel vaulted shapes).

(15) Probable Solutions – for sub-section (14)(a)(i)

Street awnings are provided to offer weather protection to pedestrians in the locations shown on Figure 5.3.

NOTE 5.7L

- (1) The building height controls, setbacks and pedestrian shelter requirements and guidelines set out in this Part help limit the extent of wind impacts.
- (2) A wind analysis may be required where proposals seek to exceed the maximum allowable building heights set out for a particular City Centre zone or where there is concern that the proposed design may lead to unacceptable wind turbulence.
- (3) A shadow analysis may be required by the local government where proposals seek to exceed the maximum allowable building heights set out for a particular City Centre zone or where there is concern that the proposed design may lead to unacceptable overshadowing.
- (4) In relation to wind or shadow analysis, refer to Planning Scheme Policy 2—Information Local Government may Request.

Provision of Infrastructure and Streetscape Works**(16) Specific Outcomes**

Infrastructure and Streetscape Works are—

- (a) integrated with existing systems and approved designs;
- (b) provided to service the approved uses (including suitable road access, footpath treatments, electricity, telecommunications and adequate water supply and effluent treatment and disposal);
- (c) provided to meet appropriate standards; and
- (d) comprised of components and materials that are readily accessible and available from local sources.

(17) Probable Solutions – for sub-section (16)

- (a) Infrastructure is provided to the standards stated in Part 13—Local Government Infrastructure Plan and Planning Scheme Policy 3—General Works.
- (b) Streetscape works are consistent with the materials and designs set out in the Ipswich Regional Centre Strategy Streetscape Materials Specification.



Division 4—CBD Primary Retail Zone: Assessment Criteria and Assessment Tables

5.8 CBD Primary Retail Zone

The provisions in this division relate to the CBD Primary Retail Zone as follows—

- overall outcomes (section 5.9);
- specific outcomes and probable solutions as follows—
 - effects of development – general (section 5.10);
 - consistent and inconsistent uses, use classes and other development (section 5.11);
- assessment tables (Tables 5.4 and 5.5).

5.9 Overall Outcomes for CBD Primary Retail Zone

- (1) The overall outcomes are the purpose of the CBD Primary Retail Zone.

NOTE 5.9A

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 CBD Primary Retail Zone are the following—
- (a) The CBD Primary Retail Zone provides a vibrant retail core for the Ipswich Central Business District, including—
- (i) higher order comparison retail;
 - (ii) major department stores and discount department stores;
 - (iii) entertainment, recreation, leisure, cultural and community facilities including museums, galleries, cinemas, clubs and meeting places particularly within the area around d'Arcy Doyle Place;
 - (iv) food, beverage and dining facilities, including alfresco dining; and
 - (v) convenience retail for office workers, visitors and inner city residents.

- (b) Whilst ground floor areas are used primarily for retailing and other 'active', 'shop-front' uses, upper floor levels are used for a variety of uses, including offices, entertainment and residential uses.
- (c) Buildings and streetworks are designed to—
 - (i) focus on the river and take advantage of river views; and
 - (ii) provide enhanced connectivity to the River Heart Parklands and Bremer River corridor.
- (d) Uses and works contribute to the overall attractiveness of the area through the use of high quality design which gives due regard to the cultural significance and streetscape value of the area and protects view corridors and landmark features throughout the zone.

NOTE 5.9B

- (1) Some of the land within the CBD Primary Retail Zone is affected by development constraints, including flooding and cultural heritage features.
- (2) Refer to the overlay maps and Part 11 to determine whether a proposal is affected by an overlay.

5.10 Effects of Development – General

NOTE 5.10A

The specific outcomes which are sought to apply generally throughout the CBD Primary Retail Zone are set out below.

Building Setbacks

(1) Specific Outcomes

Buildings are setback from the street as identified in Figure 5.2a.

Building Height

(2) Specific Outcomes

- (a) The height of buildings is designed to—
- (i) maintain a human scale for pedestrians at the street level; and
 - (ii) maintain the visual prominence of significant landmark features and to conserve important view corridors.



- (b) Buildings are limited to three (3) storeys at the street alignment and building tower heights are consistent with those identified in Figure 5.1.

Building Design and Orientation

(3) Specific Outcomes

- (a) The northern and north western edge of the zone provides attractive facades and avoids the use of blank walls when viewed from—
 - (i) the north bank of the Bremer River;
 - (ii) the Bremer River corridor and River Heart Parklands; and
 - (iii) Timothy Maloney Oval and St Mary's Church.
- (b) Buildings address and provide opportunities to view the Bremer River and to provide pedestrian connectivity to the Bremer River corridor and the River Heart Parklands.
- (c) Buildings and works address all street frontages with an emphasis on views over the Bremer River, the David Trumpy Bridge and North Ipswich.
- (d) Large expanses of blank walls are avoided on all frontages.
- (e) Buildings are highly detailed, incorporating articulation and solar control into their designs with balconies, deep reveals, covered shades and awnings.
- (f) Significant emphasis is placed on the amenity of uses – particularly with regard to traffic noise, privacy and passive solar control.

Streetscape and Visual/Aesthetic Considerations

(4) Specific Outcomes

- (a) New uses and works take account of, and protect, where possible, the important townscape features of the CBD Primary Retail Zone, as identified in Figures 5.6 and 5.7 and Tables 5.2 and 5.3.
- (b) New uses and works—
 - (i) take advantage of river front locations and river views and provide enhanced connectivity to the River Heart Parklands and Bremer River corridor;

- (ii) avoid large expanses of blank walls, particularly where visually prominent;
 - (iii) are designed and located in a manner which is sympathetic and respectful of places of cultural significance and streetscape value;
 - (iv) provide appropriate landscaped treatment, including street trees, awnings, street furniture and urban art; and
 - (v) conserve existing large/mature vegetation, where possible.
- (c) The Sesqui-Centenary memorial cairn is incorporated into a public plaza/ courtyard area.
 - (d) Streetscape works are consistent with the materials and designs set out in the Ipswich Regional Centre Strategy Streetscape Materials Specification.

Operation of Road Network and Access

(5) Specific Outcomes

Uses and works are located and designed to—

- (a) respect the pedestrian needs of a CBD location;
- (b) enhance the integration of traffic movements within the zone;
- (c) ensure the safe and efficient operation of the road network, particularly the strategic network as outlined in Figure 5.4;
- (d) avoid direct vehicular access to Brisbane Street and use alternative side and rear access;
- (e) ensure major building works within the blocks bounded by Brisbane, Bell and East Streets or Brisbane, East and Limestone Streets are served by their own carparks and accessed off East, Bell or Limestone Streets.



Rear ‘Courtyard’ Areas**NOTE 5.10B**

- (1) The CBD Primary Retail Zone has a number of ‘underutilised’ urban spaces behind existing buildings.
- (2) Such spaces exist behind—
 - (a) 1, 3 and 5 Bell and 95 and 97 Brisbane Streets;
 - (b) 86 Brisbane and 53 Limestone Streets;
 - (c) 96, 100 and 102 Brisbane and 57, 59 and 61 Limestone Streets; and
 - (d) 114 and 114B Brisbane and 63 and 65 Limestone Streets.
- (3) It is unlikely that these spaces will be utilised for building works except where part of entire block or mid-block redevelopments.

(6) Specific Outcomes

- (a) Courtyards, dining areas and access to boutique and arcade shopping is provided in conjunction with minor service activities at the rear of existing buildings.
- (b) Existing day time carparking is generally retained.
- (c) No carparking or carparking contribution is required as a result of utilising these areas for outdoor dining, etc.
- (d) Pedestrian access is achieved through existing shop areas or via ‘walkways’ from street frontages.
- (e) Courtyard areas and pedestrian access are designed in accordance with CPTED (Crime Prevention Through Environmental Design) principles.

Carparking**(7) Specific Outcomes**

- (a) Activities cluster within close proximity to public transport nodes and share parking facilities in order to encourage public transport usage and reduce reliance on private motor vehicles and the total amount of space devoted to parking.

Pedestrian and Cycle Network**(8) Specific Outcomes**

- (a) Active and attractive streetscapes are created with priority given to pedestrian use.

- (b) Awnings provide an effective means of providing shelter over footpaths for pedestrians. Awnings are to be provided throughout the City Centre. Figure 5.3 provides indicative locations for awnings.
- (c) Mid-block pedestrian links are provided, as outlined in Figure 5.5.
- (d) Such links are developed with shopfronts, or some other form of active use in order to enhance public safety.
- (e) Strong pedestrian and cyclist connectivity is provided—
 - (i) to the River Heart Parklands and Bremer River corridor;
 - (ii) across the river to the CBD North – Secondary Business Zone at North Ipswich; and
 - (iii) consistent with Figure 5.5.

5.11 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 CBD Primary Retail Zone—
 - (a) business use, unless funeral premises, service station, or the predominant use of premises for a skin penetrating activity other than acupuncture;
 - (b) caretaker residential;
 - (c) carpark;
 - (d) carrying out building work not associated with a material change of use, if building work on an existing building on site and complying with the Planning Scheme Building Matters Code;
 - (e) clearing of vegetation;
 - (f) community use, unless cemetery, crematorium or emergency service depot;
 - (g) general store, if operating between the hours of 6.00 a.m. and midnight;
 - (h) earthworks not associated with a material change of use and which complies with the Earthworks Code;
 - (i) home based activity which complies with the Home Based Activities Code;



- (j) minor building work;
 - (k) minor utility;
 - (l) park, if not involving illuminated sporting activities;
 - (m) placing an advertising device on premises which complies with the Advertising Devices Code;
 - (n) shopping centre.
- (2) The following uses, use classes and other development categories are consistent with the outcomes sought for the CBD Primary Retail 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) aviation, if a helipad;
 - (b) business use, if service station, or the predominant use of premises for a skin penetrating activity other than acupuncture;
 - (c) carrying out operational work for reconfiguring a lot or in association with a material change of use;
 - (d) display housing;
 - (e) dual occupancy;
 - (f) entertainment use;
 - (g) general store, if operating after midnight or before 6.00 a.m.;
 - (h) major utility;
 - (i) multiple residential, unless a caravan park;
 - (j) night court;
 - (k) park, if involving illuminated sporting activities;
 - (l) reconfiguring a lot;
 - (m) recreation use, unless equestrian and coursing sports or motorsports complex;
 - (n) service trades use;
 - (o) single residential;
 - (p) temporary accommodation, unless camping ground, caravan park or farm stay accommodation;
- (q) temporary sales office;
 - (r) temporary use;
 - (s) tourist facility;
 - (t) wine making.
- (3) The following uses, use classes and other development categories are inconsistent with the outcomes sought and are not located within the CBD Primary Retail Zone; and constitute undesirable development which is unlikely to be approved—
- (a) agriculture;
 - (b) animal husbandry;
 - (c) aviation, unless a helipad;
 - (d) business use, if funeral premises;
 - (e) community use, if cemetery, crematorium or emergency service depot;
 - (f) correctional centre;
 - (g) extractive industry;
 - (h) forestry;
 - (i) general industry;
 - (j) institutional residential;
 - (k) intensive animal husbandry;
 - (l) multiple residential, if a caravan park;
 - (m) nuclear industry;
 - (n) plant nursery (wholesale);
 - (o) recreation use, if equestrian and coursing sports or motorsports complex;
 - (p) special industry;
 - (q) temporary accommodation, if a camping ground, caravan park or farm stay accommodation.



Table 5.4: Assessment Categories and Relevant Assessment Criteria for CBD Primary Retail Zone— Making a Material Change of Use

Column 1 Defined use or use class ⁴	Column 2 Assessment category ⁵	Column 3 Relevant assessment criteria ⁶ —applicable code if development is self-assessable or requires code assessment
RESIDENTIAL		
Caretaker Residential	Code Assessable	City Centre Code (Part 5)—particularly the specific outcomes in section 5.7 and the CBD Primary Retail Zone (division 4) Residential Code (Part 12, division 6)
Display Housing	Code Assessable	City Centre Code (Part 5)—particularly the specific outcomes in section 5.7 and the CBD Primary Retail Zone (division 4) Residential Code (Part 12, division 6) Parking Code (Part 12, division 9)
Dual Occupancy	Code Assessable	City Centre Code (Part 5)—particularly the specific outcomes in section 5.7 and the CBD Primary Retail Zone (division 4) 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) City Centre Code (Part 5)—particularly the specific outcomes in section 5.7 and the CBD Primary Retail Zone (division 4).
Institutional Residential— inconsistent use class [refer s 5.11(3)]	Impact Assessable	City Centre Code (Part 5)—particularly the specific outcomes in section 5.7 and the CBD Primary Retail Zone (division 4) Residential Code (Part 12, division 6) Parking Code (Part 12, division 9)
Multiple Residential— inconsistent use class if caravan park [refer s 5.11(3)]	Impact Assessable if caravan park. Code Assessable otherwise.	City Centre Code (Part 5)—particularly the specific outcomes in section 5.7 and the CBD Primary Retail Zone (division 4) Residential Code (Part 12, division 6) Parking Code (Part 12, division 9)
Single Residential	Code Assessable	City Centre Code (Part 5)—particularly the specific outcomes in section 5.7 and the CBD Primary Retail Zone (division 4) Residential Code (Part 12, division 6)
Temporary Accommodation— inconsistent use class if camping ground, caravan park or farm stay accommodation [refer s 5.11(3)]	Impact Assessable if camping ground, caravan park or farm stay accommodation. Code Assessable otherwise.	City Centre Code (Part 5)—particularly the specific outcomes in section 5.7 and the CBD Primary Retail Zone (division 4) Residential Code (Part 12, division 6) Parking Code (Part 12, division 9)

⁴ See Schedule 1 (dictionary), division 1 (defined uses and use classes).

⁵ Assessment categories may also be affected by overlays. See overlay maps to determine whether the land is affected.

⁶ 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 ⁴	Column 2 Assessment category ⁵	Column 3 Relevant assessment criteria ⁶ —applicable code if development is self-assessable or requires code assessment
COMMERCIAL / INDUSTRIAL		
Business Use— inconsistent use class if funeral premises [refer s 5.11(3)]	Impact Assessable if funeral premises, service station, or the predominant use of premises for a skin penetrating activity other than acupuncture. Exempt, unless funeral premises or service station, if— (a) located within an existing building approved or lawfully used for a business use; and (b) operating between the hours of 6.00 a.m. to midnight; and (c) the requisite number of parking spaces are provided for the use in accordance with Table 12.9.1A of the Parking Code (Part 12, division 9). Code Assessable otherwise.	City Centre Code (Part 5)—particularly the specific outcomes in section 5.7 and the CBD Primary Retail Zone (division 4) Commercial and Industrial Code (Part 12, division 7) Parking Code (Part 12, division 9)
Extractive Industry— inconsistent use [refer s 5.11(3)]	Impact Assessable	City Centre Code (Part 5)—particularly the specific outcomes in section 5.7 and the CBD Primary Retail Zone (division 4)
General Industry— inconsistent use class [refer s 5.11(3)]	Impact Assessable	City Centre Code (Part 5)—particularly the specific outcomes in section 5.7 and the CBD Primary Retail Zone (division 4) Commercial and Industrial Code (Part 12, division 7) Parking Code (Part 12, division 9)
General Store	Exempt, if— (a) within an existing building approved for or lawfully used for a general store or business use; and (b) operating between the hours of 6.00 a.m. to midnight; and (c) the requisite number of parking spaces are provided for the use in accordance with Table 12.9.1A of the Parking Code (Part 12, division 9). Impact Assessable if operating after midnight or before 6.00 a.m. Code Assessable otherwise.	City Centre Code (Part 5)—particularly the specific outcomes in section 5.7 and the CBD Primary Retail Zone (division 4) Commercial and Industrial Code (Part 12, division 7) Parking Code (Part 12, division 9)
Nuclear Industry— inconsistent use [refer s 5.11(3)]	Impact Assessable	City Centre Code (Part 5)—particularly the specific outcomes in section 5.7 and the CBD Primary Retail Zone (division 4) Commercial and Industrial Code (Part 12, division 7) Parking Code (Part 12, division 9)



Column 1 Defined use or use class ⁴	Column 2 Assessment category ⁵	Column 3 Relevant assessment criteria ⁶ —applicable code if development is self-assessable or requires code assessment
Plant Nursery (Wholesale) inconsistent use [refer s 5.11(3)]	Impact Assessable	City Centre Code (Part 5)—particularly the specific outcomes in section 5.7 and the CBD Primary Retail Zone (division 4) Commercial and Industrial Code (Part 12, division 7) Parking Code (Part 12, division 9)
Service Trades Use	Impact Assessable	City Centre Code (Part 5)—particularly the specific outcomes in section 5.7 and the CBD Primary Retail Zone (division 4) Commercial and Industrial Code (Part 12, division 7) Parking Code (Part 12, division 9)
Shopping Centre	Code Assessable	City Centre Code (Part 5)—particularly the specific outcomes in section 5.7 and the CBD Primary Retail Zone (division 4) Commercial and Industrial Code (Part 12, division 7) Parking Code (Part 12, division 9)
Special Industry— inconsistent use class [refer s 5.11(3)]	Impact Assessable	City Centre Code (Part 5)—particularly the specific outcomes in section 5.7 and the CBD Primary Retail Zone (division 4) Commercial and Industrial Code (Part 12, division 7) Parking Code (Part 12, division 9)
Temporary Sales Office	Code Assessable	City Centre Code (Part 5)—particularly the specific outcomes in section 5.7 and the CBD Primary Retail Zone (division 4) Commercial and Industrial Code (Part 12, division 7) Parking Code (Part 12, division 9)
RECREATION / ENTERTAINMENT		
Entertainment Use	Impact Assessable, if operating after midnight or before 6.00 a.m. Code Assessable otherwise.	City Centre Code (Part 5)—particularly the specific outcomes in section 5.7 and the CBD Primary Retail Zone (division 4) Recreation and Entertainment Code (Part 12, division 11) Parking Code (Part 12, division 9)
Night Court	Code Assessable	City Centre Code (Part 5)—particularly the specific outcomes in section 5.7 and the CBD Primary Retail Zone (division 4)
Park	Exempt where not involving illuminated sporting activities. Code Assessable otherwise.	If Code Assessable— (a) City Centre Code (Part 5)—particularly the specific outcomes in section 5.7 and the CBD Primary Retail Zone (division 4); (b) Recreation and Entertainment Code (Part 12, division 11); (c) Parking Code (Part 12, division 9).
Recreation Use— inconsistent use class if equestrian and coursing sports or motorsports complex [refer s 5.11(3)]	Code Assessable if indoor recreation. Impact Assessable otherwise.	City Centre Code (Part 5)—particularly the specific outcomes in section 5.7 and the CBD Primary Retail Zone (division 4) Recreation and Entertainment Code (Part 12, division 11) Parking Code (Part 12, division 9)
RURAL		
Agriculture—inconsistent use class [refer s 5.11(3)]	Impact Assessable	City Centre Code (Part 5)—particularly the specific outcomes in section 5.7 and the CBD Primary Retail Zone (division 4)
Animal Husbandry— inconsistent use class [refer s 5.11(3)]	Impact Assessable	City Centre Code (Part 5)—particularly the specific outcomes in section 5.7 and the CBD Primary Retail Zone (division 4)
Forestry—inconsistent use class [refer s 5.11(3)]	Impact Assessable	City Centre Code (Part 5)—particularly the specific outcomes in section 5.7 and the CBD Primary Retail Zone (division 4)
Intensive Animal Husbandry—inconsistent use class [refer s 5.11(3)]	Impact Assessable	City Centre Code (Part 5)—particularly the specific outcomes in section 5.7 and the CBD Primary Retail Zone (division 4) Intensive Animal Husbandry Code (Part 12, division 8) Parking Code (Part 12, division 9)



Column 1 Defined use or use class ⁴	Column 2 Assessment category ⁵	Column 3 Relevant assessment criteria ⁶ —applicable code if development is self-assessable or requires code assessment
Wine Making	Impact Assessable	City Centre Code (Part 5)—particularly the specific outcomes in section 5.7 and the CBD Primary Retail Zone (division 4) Parking Code (Part 12, division 9)
OTHER		
Aviation Use—inconsistent use unless a helipad [refer s 5.11(3)]	Impact Assessable	City Centre Code (Part 5)—particularly the specific outcomes in section 5.7 and the CBD Primary Retail Zone (division 4) Parking Code (Part 12, division 9)
Carpark	Code Assessable	City Centre Code (Part 5)—particularly the specific outcomes in section 5.7 and the CBD Primary Retail Zone (division 4) Parking Code (Part 12, division 9)
Community Use—inconsistent use class if, cemetery, crematorium or emergency services depot [refer s 5.11(3)]	Impact Assessable if cemetery, crematorium or emergency service depot. Exempt, unless cemetery, crematorium or emergency service depot, if within an existing building, and the requisite number of parking spaces are provided for the use in accordance with Table 12.9.1A of the Parking Code (Part 12, division 9). Code Assessable otherwise.	City Centre Code (Part 5)—particularly the specific outcomes in section 5.7 and the CBD Primary Retail Zone (division 4) Community Use Code (Part 12, division 12) Parking Code (Part 12, division 9)
Correctional Centre—inconsistent use [refer s 5.11(3)]	Impact Assessable	City Centre Code (Part 5)—particularly the specific outcomes in section 5.7 and the CBD Primary Retail Zone (division 4)
Major Utility	Impact Assessable, if involving treatment or disposal of putrescible waste. Code Assessable otherwise.	City Centre Code (Part 5)—particularly the specific outcomes in section 5.7 and the CBD Primary Retail Zone (division 4)
Minor Utility	Exempt	
Temporary Use	Code Assessable	Temporary Use Code (Part 12, division 13) City Centre Code (Part 5)—particularly the specific outcomes in section 5.7 and the CBD Primary Retail Zone (division 4)
Tourist Facility	Code Assessable	City Centre Code (Part 5)—particularly the specific outcomes in section 5.7 and the CBD Primary Retail Zone (division 4) Commercial and Industrial Code (Part 12, division 7) Recreation and Entertainment Code (Part 12, division 11) Residential Code (Part 12, division 6) Parking Code (Part 12, division 9)
Other (not defined)	Assessment Category	Relevant assessment criteria⁷—applicable code if development is self-assessable or requires code assessment
All except use for a road ⁸	Impact Assessable (refer s 2.2)	City Centre Code (Part 5)—particularly the specific outcomes in section 5.7 and the CBD Primary Retail Zone (division 4)

⁷ 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.

⁸ 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 5.5: Assessment Categories and Relevant Assessment Criteria for CBD Primary Retail Zone—Other Development

Column 1 Type of development	Column 2 Assessment category ⁹	Column 3 Relevant assessment criteria ¹⁰ —applicable code if development is self-assessable or requires code assessment
Carrying out building work not associated with a material change of use ¹¹	Self Assessable ¹² if building work on an existing building on site. Code Assessable if— (a) the Planning Scheme Building Matters Code is not complied with; or (b) building work other than on an existing building on the site.	If Self Assessable—Planning Scheme Building Matters Code (Part 12, division 16). If Code Assessable— (a) City Centre Code (Part 5)—particularly the specific outcomes in section 5.7 and the CBD Primary Retail Zone (division 4); (b) Planning Scheme Building Matters Code (Part 12, division 16).
Clearing of Vegetation—not associated with a material change of use	Exempt	
Earthworks—not associated with a material change of use	Exempt if earthworks which meet the criteria set out in Schedule 8. Code Assessable if the criteria for exempt do not apply.	Earthworks Code (Part 12, division 15) City Centre Code (Part 5)—particularly the specific outcomes in section 5.7 and the CBD Primary Retail Zone (division 4)
Minor Building Work	Exempt, if— (a) the Planning Scheme Building Matters Code is complied with; and (b) the requisite number of parking spaces are provided for the use in accordance with Table 12.9.1A of the Parking Code (Part 12, division 9). Code Assessable otherwise.	If Code Assessable— (a) City Centre Code (Part 5)—particularly the specific outcomes in section 5.7 and the CBD Primary Retail Zone (division 4); (b) Planning Scheme Building Matters Code (Part 12, division 16); (c) Parking Code (Part 12, division 9).
Placing advertising device on premises	Exempt if an advertising device which meets the criteria set out in Schedule 9, Part 5. Code Assessable otherwise.	Advertising Devices Code (Part 12, division 14) City Centre Code (Part 5)—particularly the specific outcomes in section 5.7 and the CBD Primary Retail Zone (division 4)
Reconfiguring a lot ¹³	Code Assessable	Reconfiguring a Lot Code (Part 12, division 5) City Centre Code (Part 5)—particularly the specific outcomes in section 5.7 and the CBD Primary Retail Zone (division 4)
Carrying out operational work for reconfiguring a lot or in association with a material change of use ¹³	Code Assessable if the reconfiguring or material change of use is assessable development.	Reconfiguring a Lot Code (Part 12, division 5) Earthworks Code (Part 12, division 15) NOTE The provisions of Planning Scheme Policy 3 – General Works may also apply depending on the nature of the operational work.
Other	Exempt	

⁹ Assessment categories may also be affected by overlays. See overlay maps to determine whether the land is affected.

¹⁰ 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.

¹¹ See Ipswich Planning Scheme Users Guide 2 for examples that explain the type of development involved in different proposals.

¹² 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.

¹³ 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.



Division 5—CBD North – Secondary Business Zone: Assessment Criteria and Assessment Tables

5.12 CBD North – Secondary Business Zone

The provisions in this division relate to the CBD North – Secondary Business Zone as follows—

- overall outcomes (section 5.13);
- specific outcomes and probable solutions as follows—
 - effects of development – general (section 5.14);
 - consistent and inconsistent uses, use classes and other development (section 5.15);
- assessment tables (Tables 5.6 and 5.7).

5.13 Overall Outcomes for CBD North – Secondary Business Zone

- (1) The overall outcomes are the purpose of the CBD North – Secondary Business Zone Code.

NOTE 5.13A

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 CBD North – Secondary Business Zone are as follows—

- (a) The CBD North – Secondary Business Zone provides for a vibrant and dynamic mix of land uses and activities which strengthen the overall role of the Ipswich City Centre as a principal regional activity centre, compliment uses within the existing CBD, and provide a link between the Workshops Rail Museum and the CBD, including uses and activities such as—
- (i) higher order comparison retailing, particularly bulky goods retailing;
 - (ii) convenience retailing; and
 - (iii) tourism and entertainment related uses and activities, such as hotels, mini breweries, food and beverage outlets.

- (b) Depending upon a detailed assessment, particularly in terms of amenity impacts, the following uses may also be suitable for the land—
- (i) service station and service trades uses; and
 - (ii) a mixed density residential 'urban village'.
- (c) It is not intended that the zone be allowed to develop as a significant office precinct, which would constitute a rival to the CBD Primary Commercial Zone.
- (d) Buildings, roadways, pedestrian footpaths and cycleways are designed and located to—
- (i) create a vibrant, attractive 'Main Street' setting which is capable of accommodating pedestrian, cycle, vehicle and rail links (particularly for tourist trains) between the Workshops Rail Museum and the existing CBD;
 - (ii) address the 'River Heart' recreational corridor, by—
 - (A) taking advantage of river views;
 - (B) orientating building frontages to the river; and
 - (C) providing pedestrian and cycle connectivity to the riverside parklands;
 - (iii) address the existing road frontages to Down Street and The Terrace;
 - (iv) support the conservation and appropriate adaptive reuse of identified places of cultural significance or streetscape value; and
 - (v) conserve view corridors throughout the zone.
- (e) Blank walls are avoided where they face—
- (i) the new 'Main Street' spine;
 - (ii) the River Heart corridor; and
 - (iii) the existing road frontages.



NOTE 5.13B

- (1) Some of the land within the CBD North – Secondary Business Zone is affected by constraints including flooding and cultural heritage features.
- (2) Refer to the overlay maps and Part 11 to determine whether a proposal is affected by an overlay.

5.14 Effects of Development**Building Form, Height and Setbacks****(1) Specific Outcomes**

- (a) The building form contributes to an integrated and active retail character.
- (b) The scale, setback and height of building work is designed to—
- (i) maintain the visual prominence of the significant landmarks as identified in Figure 5.6 and Table 5.2;
 - (ii) conserve important view corridors as identified in Figure 5.7, Schedule 4 and Table 5.3; and
 - (iii) provide for a 'Main Street' style configuration immediately adjacent to the railway bridge.
- (c) Buildings are setback from the street an equal or greater distance to the heritage buildings located in this zone.
- (d) Buildings are a maximum height of five (5) storeys.
- (e) Awnings are provided along the street frontages as identified in Figure 5.3.

Building Bulk**(2) Specific Outcome**

The scale and bulk of new buildings facilitate walkability within a compact core area focused on a 'Main Street' environment.

Streetscape and Visual/Aesthetic Considerations**(3) Specific Outcomes**

- (a) Considerable care and attention is given to the design and placement of new buildings within the zone in order to create a 'Main Street' setting which incorporates an operating passenger rail line link between the existing CBD and the Workshops Rail Museum.

- (b) The form and bulk of buildings do not detract from the visual significance of existing heritage places.
- (c) New uses and works take account of, and where possible protect the important townscape features of the CBD North – Secondary Business Zone as identified in Figures 5.6 and 5.7 and Tables 5.2 and 5.3.
- (d) New buildings take advantage of river front locations and river views, and provide enhanced connectivity to the 'River Heart' recreational corridor.
- (e) Views along Downs Street, across the River to Denmark Hill are not obscured through the inappropriate placement of new buildings.
- (f) New buildings and works—
- (i) are sympathetic and respectful of the places of cultural significance or streetscape value located in the zone;
 - (ii) avoid large expanses of blank walls, particularly in situations where such walls are visually prominent, for example when viewed from the Bremer River or nearby roads;
 - (iii) strengthen corner focal points through appropriate treatments consistent with those outlined in Division 3, section 5.7(12); and
 - (iv) in particular, which provide a much stronger visual focus on the corner of Downs Street and The Terrace and the corner of Pine Street and The Terrace.
- (g) Streetscape works are consistent with the materials and designs set out in the Ipswich Regional Centre Strategy Streetscape Materials Specification.

Operation of Road Network and Access**(4) Specific Outcomes**

New uses or works are located and designed to—

- (a) enhance the integration of traffic movements and the provision of on-site carparking facilities;
- (b) ensure the safe and efficient operation of the road network, including the strategic network as outlined in Figure 5.4; and



- (c) ensure safe operation and continued use of a railway linkage between the North Ipswich Railway Museum and the main Brisbane to Ipswich to Rosewood rail line via the existing Ipswich CBD.

Carparking

(5) Specific Outcomes

- (a) Major building works within the zone are serviced by their own carparking facilities.
- (b) Activities cluster within close proximity to public transport nodes and share parking facilities in order to encourage public transport usage and reduce reliance on private motor vehicles and the total amount of space devoted to parking.

NOTE 5.14A

- (1) Sections 12.9.5(4) and (5) of the Parking Code provide for a 10% reduction in the number of required parking spaces within this zone.
- (2) These provisions reflect the location of public transport facilities and the desire to encourage multi-purpose single trips and the clustering of activities.

Pedestrian and Cycle Network

(6) Specific Outcomes

- (a) Pedestrian and cycle links are provided—
 - (i) along the Bremer River frontage of the zone with connection to—
 - (A) uses within the zone;
 - (B) the Workshops Rail Museum and Brassall to the north; and
 - (C) Cribb Park and the remainder of the North Ipswich riverfront pocket to the east;
 - (ii) to the CBD Primary Retail Zone and existing CBD to the south.
- (b) Wherever possible, significant pedestrian routes are provided with shade and weather protection, in locations including those identified in Figure 5.5.

(7) Probable Solutions – for sub-section (6)(a)(ii)

- (a) The existing rail bridge, or an alternative pedestrian/cycle bridge, is used to provide the main pedestrian and cycle connection between the CBD Primary Retail Zone and the CBD North – Secondary Business Zone.

- (b) A 'Main Street' configuration extends the pedestrian and cycle connection from the railway bridge into the CBD North – Secondary Business Zone.

5.15 Consistent and Inconsistent Uses, Use Classes and Other Development

Specific Outcomes

- (1) The following uses are consistent uses, use classes and other development categories in the CBD North – Secondary Business Zone—
 - (a) caretaker residential;
 - (b) business use, unless funeral premises, service station or the predominant use of premises for a skin penetrating activity other than acupuncture;
 - (c) carpark;
 - (d) carrying out building work not associated with a material change of use, if building work on an existing building on site and complying with the Planning Scheme Building Matters Code;
 - (e) clearing of vegetation;
 - (f) community use, unless cemetery, crematorium or emergency service depot;
 - (g) earthworks not associated with a material change of use and which complies with the Earthworks Code;
 - (h) general store, if operating between the hours of 6.00 a.m. and midnight;
 - (i) home based activity which complies with the Home Based Activities Code;
 - (j) minor building work;
 - (k) minor utility;
 - (l) placing an advertising device on premises which complies with the Advertising Devices Code;
 - (m) park, if not involving illuminated sporting activities.



- (2) The following uses, use classes and other development categories are consistent with the outcomes sought for the CBD North – Secondary Business 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) aviation use, if a helipad;
 - (b) business use, if service station, or the predominant use of premises for a skin penetrating activity other than acupuncture;
 - (c) carrying out operational work for reconfiguring a lot or in association with a material change of use;
 - (d) community use, if emergency service depot;
 - (e) display housing;
 - (f) dual occupancy;
 - (g) entertainment use;
 - (h) general store, where operating after midnight or before 6.00 a.m.;
 - (i) major utility;
 - (j) multiple residential, unless a caravan park;
 - (k) night court;
 - (l) park, if involving illuminated sporting activities;
 - (m) reconfiguring a lot;
 - (n) recreation use, unless equestrian and coursing sports or motorsports complex;
 - (o) shopping centre;
 - (p) service trades use;
 - (q) single residential;
 - (r) temporary accommodation, unless camping ground, caravan park or farm stay accommodation;
 - (s) temporary sales office;
 - (t) temporary use;
 - (u) tourist facility;
 - (v) wine making.
- (3) The following uses, use classes and other development categories are inconsistent with the outcomes sought and are not located within the CBD North – Secondary Business Zone; and constitute undesirable development which is unlikely to be approved—
- (a) agriculture;
 - (b) animal husbandry;
 - (c) aviation, unless a helipad;
 - (d) business use, if funeral premises;
 - (e) community use, if cemetery or crematorium;
 - (f) correctional centre;
 - (g) extractive industry;
 - (h) forestry;
 - (i) general industry;
 - (j) institutional residential;
 - (k) intensive animal husbandry;
 - (l) multiple residential, if a caravan park;
 - (m) nuclear industry;
 - (n) plant nursery (wholesale);
 - (o) recreation use, if equestrian and coursing sports or motorsports complex;
 - (p) special industry;
 - (q) temporary accommodation, if a camping ground, caravan park or farm stay accommodation.



Table 5.6: Assessment Categories and Relevant Assessment Criteria for CBD North – Secondary Business Zone—Making a Material Change of Use

Column 1 Defined use or use class ¹⁴	Column 2 Assessment category ¹⁵	Column 3 Relevant assessment criteria ¹⁶ —applicable code if development is self-assessable or requires code assessment
RESIDENTIAL		
Caretaker Residential	Code Assessable	City Centre Code (Part 5)—particularly the specific outcomes in section 5.7 and the CBD North – Secondary Business Zone (division 5) Residential Code (Part 12, division 6)
Display Housing	Code Assessable	City Centre Code (Part 5)—particularly the specific outcomes in section 5.7 and the CBD North – Secondary Business Zone (division 5) Residential Code (Part 12, division 6) Parking Code (Part 12, division 9)
Dual Occupancy	Code Assessable	City Centre Code (Part 5)—particularly the specific outcomes in section 5.7 and the CBD North – Secondary Business Zone (division 5) 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) City Centre Code (Part 5)—particularly the specific outcomes in section 5.7 and the CBD North – Secondary Business Zone (division 5).
Institutional Residential— inconsistent use class [refer s 5.15(3)]	Impact Assessable	City Centre Code (Part 5)—particularly the specific outcomes in section 5.7 and the CBD North – Secondary Business Zone (division 5) Residential Code (Part 12, division 6) Parking Code (Part 12, division 9)
Multiple Residential— inconsistent use class if caravan park [refer s 5.15(3)]	Impact Assessable if caravan park. Code Assessable otherwise.	City Centre Code (Part 5)—particularly the specific outcomes in section 5.7 and the CBD North – Secondary Business Zone (division 5) Residential Code (Part 12, division 6) Parking Code (Part 12, division 9)
Single Residential	Code Assessable	City Centre Code (Part 5)—particularly the specific outcomes in section 5.7 and the CBD North – Secondary Business Zone (division 5) Residential Code (Part 12, division 6)

¹⁴ See Schedule 1 (dictionary), division 1 (defined uses and use classes).

¹⁵ Assessment categories may also be affected by overlays. See overlay maps to determine whether the land is affected.

¹⁶ 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 ¹⁴	Column 2 Assessment category ¹⁵	Column 3 Relevant assessment criteria ¹⁶ —applicable code if development is self-assessable or requires code assessment
Temporary Accommodation— inconsistent use class if camping ground, caravan park or farm stay accommodation [refer s 5.15(3)]	Impact Assessable if camping ground, caravan park or farm stay accommodation. Code Assessable otherwise.	City Centre Code (Part 5)—particularly the specific outcomes in section 5.7 and the CBD North – Secondary Business Zone (division 5) Residential Code (Part 12, division 6) Parking Code (Part 12, division 9)
COMMERCIAL / INDUSTRIAL		
Business Use— inconsistent use class if funeral premises [refer s 5.15(3)]	Impact Assessable if funeral premises, service station, or the predominant use of premises for a skin penetrating activity other than acupuncture. Exempt, unless funeral premises or service station, if— (a) located within an existing building approved or lawfully used for a business use; and (b) operating between the hours of 6.00 a.m. to midnight; and (c) the requisite number of parking spaces are provided for the use in accordance with Table 12.9.1A of the Parking Code (Part 12, division 9). Code Assessable otherwise.	City Centre Code (Part 5)—particularly the specific outcomes in section 5.7 and the CBD North – Secondary Business Zone (division 5) Commercial and Industrial Code (Part 12, division 7) Parking Code (Part 12, division 9)
Extractive Industry— inconsistent use [refer s 5.15(3)]	Impact Assessable	City Centre Code (Part 5)—particularly the specific outcomes in section 5.7 and the CBD North – Secondary Business Zone (division 5)
General Industry— inconsistent use class [refer s 5.15(3)]	Impact Assessable	City Centre Code (Part 5)—particularly the specific outcomes in section 5.7 and the CBD North – Secondary Business Zone (division 5) Commercial and Industrial Code (Part 12, division 7) Parking Code (Part 12, division 9)
General Store	Exempt, if— (a) within an existing building approved for or lawfully used for a general store or business use; and (b) operating between the hours of 6.00 a.m. to midnight; and (c) the requisite number of parking spaces are provided for the use in accordance with Table 12.9.1A of the Parking Code (Part 12, division 9). Impact Assessable if operating after midnight or before 6.00 a.m. Code Assessable otherwise.	City Centre Code (Part 5)—particularly the specific outcomes in section 5.7 and the CBD North – Secondary Business Zone (division 5) Commercial and Industrial Code (Part 12, division 7) Parking Code (Part 12, division 9)



Column 1 Defined use or use class ¹⁴	Column 2 Assessment category ¹⁵	Column 3 Relevant assessment criteria ¹⁶ —applicable code if development is self-assessable or requires code assessment
Nuclear Industry— inconsistent use [refer s 5.15(3)]	Impact Assessable	City Centre Code (Part 5)—particularly the specific outcomes in section 5.7 and the CBD North – Secondary Business Zone (division 5) Commercial and Industrial Code (Part 12, division 7) Parking Code (Part 12, division 9)
Plant Nursery (Wholesale) inconsistent use [refer s 5.15(3)]	Impact Assessable	City Centre Code (Part 5)—particularly the specific outcomes in section 5.7 and the CBD North – Secondary Business Zone (division 5) Commercial and Industrial Code (Part 12, division 7) Parking Code (Part 12, division 9)
Service Trades Use	Impact Assessable	City Centre Code (Part 5)—particularly the specific outcomes in section 5.7 and the CBD North – Secondary Business Zone (division 5) Commercial and Industrial Code (Part 12, division 7) Parking Code (Part 12, division 9)
Shopping Centre	Code Assessable if 6000m ² Gross Floor Area or less. Impact Assessable if more than 6000m ² Gross Floor Area.	City Centre Code (Part 5)—particularly the specific outcomes in section 5.7 and the CBD North – Secondary Business Zone (division 5) Commercial and Industrial Code (Part 12, division 7) Parking Code (Part 12, division 9)
Special Industry— inconsistent use [refer s 5.15(3)]	Impact Assessable	City Centre Code (Part 5)—particularly the specific outcomes in section 5.7 and the CBD North – Secondary Business Zone (division 5) Commercial and Industrial Code (Part 12, division 7) Parking Code (Part 12, division 9)
Temporary Sales Office	Code Assessable	City Centre Code (Part 5)—particularly the specific outcomes in section 5.7 and the CBD North – Secondary Business Zone (division 5) Commercial and Industrial Code (Part 12, division 7) Parking Code (Part 12, division 9)
RECREATION / ENTERTAINMENT		
Entertainment Use	Impact Assessable, if operating after midnight or before 6.00 a.m. Code Assessable otherwise.	City Centre Code (Part 5)—particularly the specific outcomes in section 5.7 and the CBD North – Secondary Business Zone (division 5) Recreation and Entertainment Code (Part 12, division 11) Parking Code (Part 12, division 9)
Night Court	Code Assessable	City Centre Code (Part 5)—particularly the specific outcomes in section 5.7 and the CBD North – Secondary Business Zone (division 5)
Park	Exempt where not involving illuminated sporting activities. Code Assessable otherwise.	If Code Assessable— (a) City Centre Code (Part 5)—particularly the specific outcomes in section 5.7 and the CBD North – Secondary Business Zone (division 5); (b) Recreation and Entertainment Code (Part 12, division 11); (c) Parking Code (Part 12, division 9).



Column 1 Defined use or use class ¹⁴	Column 2 Assessment category ¹⁵	Column 3 Relevant assessment criteria ¹⁶ —applicable code if development is self-assessable or requires code assessment
Recreation Use— inconsistent use class if equestrian and coursing sports or motorsport complex [refer s 5.15(3)]	Code Assessable if indoor recreation. Impact Assessable otherwise.	City Centre Code (Part 5)—particularly the specific outcomes in section 5.7 and the CBD North – Secondary Business Zone (division 5) Recreation and Entertainment Code (Part 12, division 11) Parking Code (Part 12, division 9)
RURAL		
Agriculture—inconsistent use [refer s 5.15(3)]	Impact Assessable	City Centre Code (Part 5)—particularly the specific outcomes in section 5.7 and the CBD North – Secondary Business Zone (division 5)
Animal Husbandry—inconsistent use [refer s 5.15(3)]	Impact Assessable	City Centre Code (Part 5)—particularly the specific outcomes in section 5.7 and the CBD North – Secondary Business Zone (division 5)
Forestry—inconsistent use [refer s 5.15(3)]	Impact Assessable	City Centre Code (Part 5)—particularly the specific outcomes in section 5.7 and the CBD North – Secondary Business Zone (division 5)
Intensive Animal Husbandry—inconsistent use [refer s 5.15(3)]	Impact Assessable	City Centre Code (Part 5)—particularly the specific outcomes in section 5.7 and the CBD North – Secondary Business Zone (division 5) Intensive Animal Husbandry Code (Part 12, division 8) Parking Code (Part 12, division 9)
Wine Making	Impact Assessable	City Centre Code (Part 5)—particularly the specific outcomes in section 5.7 and the CBD North – Secondary Business Zone (division 5) Parking Code (Part 12, division 9)
OTHER		
Aviation Use—inconsistent use unless helipad [refer s 5.15(3)]	Impact Assessable	City Centre Code (Part 5)—particularly the specific outcomes in section 5.7 and the CBD North – Secondary Business Zone (division 5) Parking Code (Part 12, division 9)
Carpark	Code Assessable	City Centre Code (Part 5)—particularly the specific outcomes in section 5.7 and the CBD North – Secondary Business Zone (division 5) Parking Code (Part 12, division 9)
Community Use—inconsistent use class if, cemetery or crematorium [refer s 5.15(3)]	Impact Assessable if cemetery, crematorium or emergency service depot. Exempt unless cemetery, crematorium or emergency service depot, if within an existing building, and the requisite number of parking spaces are provided for the use in accordance with Table 12.9.1A of the Parking Code (Part 12, division 9). Code Assessable otherwise.	City Centre Code (Part 5)—particularly the specific outcomes in section 5.7 and the CBD North – Secondary Business Zone (division 5) Community Use Code (Part 12, division 12) Parking Code (Part 12, division 9)
Correctional Centre—inconsistent use [refer s 5.15(3)]	Impact Assessable	City Centre Code (Part 5)—particularly the specific outcomes in section 5.7 and the CBD North – Secondary Business Zone (division 5)



Column 1 Defined use or use class ¹⁴	Column 2 Assessment category ¹⁵	Column 3 Relevant assessment criteria ¹⁶ —applicable code if development is self-assessable or requires code assessment
Major Utility	Impact Assessable, if involving treatment or disposal of putrescible waste. Code Assessable otherwise.	City Centre Code (Part 5)—particularly the specific outcomes in section 5.7 and the CBD North – Secondary Business Zone (division 5)
Minor Utility	Exempt	
Temporary Use	Code Assessable	Temporary Use Code (Part 12, division 13) City Centre Code (Part 5)—particularly the specific outcomes in section 5.7 and the CBD North – Secondary Business Zone (division 5)
Tourist Facility	Code Assessable	City Centre Code (Part 5)—particularly the specific outcomes in section 5.7 and the CBD North – Secondary Business Zone (division 5) Commercial and Industrial Code (Part 12, division 7) Recreation and Entertainment Code (Part 12, division 11) Residential Code (Part 12, division 6) Parking Code (Part 12, division 9)
Other (not defined)	Assessment Category	Relevant assessment criteria ¹⁷ —applicable code if development is self-assessable or requires code assessment
All except use for a road ¹⁸	Impact Assessable (refer s 2.2)	City Centre Code (Part 5)—particularly the specific outcomes in section 5.7 and the CBD North – Secondary Business Zone (division 5)

¹⁷ 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.

¹⁸ 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 5.7: Assessment Categories and Relevant Assessment Criteria for CBD North – Secondary Business Zone—Other Development

Column 1 Type of development	Column 2 Assessment category ¹⁹	Column 3 Relevant assessment criteria ²⁰ —applicable code if development is self-assessable or requires code assessment
Carrying out building work not associated with a material change of use ²¹	Self Assessable ²² if building work on an existing building on site. Code Assessable if— (a) the Planning Scheme Building Matters Code is not complied with; or (b) building work other than on an existing building on the site.	If Self Assessable—Planning Scheme Building Matters Code (Part 12, division 16). If Code Assessable— (a) City Centre Code (Part 5)—particularly the specific outcomes in section 5.7 and the CBD North – Secondary Business Zone (division 5); (b) Planning Scheme Building Matters Code (Part 12, division 16).
Clearing of Vegetation—not associated with a material change of use	Exempt	
Earthworks—not associated with a material change of use	Exempt if earthworks which meet the criteria set out in Schedule 8. Code Assessable if the criteria for exempt do not apply.	Earthworks Code (Part 12, division 15) City Centre Code (Part 5)—particularly the specific outcomes in section 5.7 and the CBD North – Secondary Business Zone (division 5)
Minor Building Work	Exempt, if— (a) the Planning Scheme Building Matters Code is complied with; and (b) the requisite number of parking spaces are provided for the use in accordance with Table 12.9.1A of the Parking Code (Part 12, division 9). Code Assessable otherwise.	If Code Assessable— (a) City Centre Code (Part 5)—particularly the specific outcomes in section 5.7 and the CBD North – Secondary Business Zone (division 5); (b) Planning Scheme Building Matters Code (Part 12, division 16); (c) Parking Code (Part 12, division 9).
Placing advertising device on premises	Exempt if an advertising device which meets the criteria set out in Schedule 9, Part 5. Code Assessable otherwise.	Advertising Devices Code (Part 12, division 14) City Centre Code (Part 5)—particularly the specific outcomes in section 5.7 and the CBD North – Secondary Business Zone (division 5)
Reconfiguring a lot ²³	Code Assessable	Reconfiguring a Lot Code (Part 12, division 5) City Centre Code (Part 5)—particularly the specific outcomes in section 5.7 and the CBD North – Secondary Business Zone (division 5)
Carrying out operational work for reconfiguring a lot or in association with a material change of use ²³	Code Assessable if the reconfiguring or material change of use is assessable development.	Reconfiguring a Lot Code (Part 12, division 5) Earthworks Code (Part 12, division 15) NOTE The provisions of Planning Scheme Policy 3 – General Works may also apply depending on the nature of the operational work.
Other	Exempt	

¹⁹ Assessment categories may also be affected by overlays. See overlay maps to determine whether the land is affected.

²⁰ 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.

²¹ See Ipswich Planning Scheme Users Guide 2 for examples that explain the type of development involved in different proposals.

²² 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.

²³ 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.



Division 6—CBD Primary Commercial Zone: Assessment Criteria and Assessment Tables

5.16 CBD Primary Commercial Zone

The provisions in this division relate to the CBD Primary Commercial Zone as follows—

- overall outcomes (section 5.17);
- specific outcomes and probable solutions as follows—
 - effects of development – general (section 5.18);
 - effects of development in Sub Areas (section 5.19);
 - consistent and inconsistent uses, use classes and other development (section 5.20);
- assessment tables (Tables 5.8 and 5.9).

5.17 Overall Outcomes for CBD Primary Commercial Zone

- (1) The overall outcomes are the purpose of the CBD Primary Commercial Zone.

NOTE 5.17A

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 CBD Primary Commercial Zone are the following—
- (a) The CBD Primary Commercial Zone supports the development of the Ipswich City Centre as a principal regional activity centre for government administration and commercial/office uses.
 - (b) The CBD Primary Commercial Zone provides for a mix of office uses (including government departments and agencies, non government service providers and private companies) and residential uses with ground floor retailing, personal services and office support uses (including food and beverage outlets).

- (c) Retail uses within the CBD Primary Commercial Zone—
 - (i) are designed and operated to compliment rather than detract from the CBD Primary Retail Zone; and
 - (ii) place an emphasis on meeting the convenience needs of office workers and nearby residents.
- (d) Publicly accessible open space and plaza areas are provided for the use and enjoyment of—
 - (i) office workers;
 - (ii) clients and customers accessing nearby buildings; and
 - (iii) inner city residents and visitors.
- (e) Uses and works contribute to the overall attractiveness of the area through the use of high quality design which gives due regard to the cultural significance and streetscape value of the area and protects view corridors and landmark features throughout the zone.

NOTE 5.17B

- (1) Some of the land within the CBD Primary Commercial Zone is affected by constraints, including flooding and cultural heritage features.
- (2) Refer to the overlay map and Part 11 to determine whether a proposal is affected by an overlay.

5.18 Effects of Development – General

NOTE 5.18A

The specific outcomes which are sought to apply generally throughout the CBD Primary Commercial Zone are set out below.

Building Setbacks

(1) Specific Outcomes

- (a) Buildings are designed and located to reflect an intense, commercial character throughout the zone.
- (b) Buildings are setback from the street as identified in Figure 5.2a.
- (c) Awnings are provided along the street frontages as identified in Figure 5.3.



Building Height**(2) Specific Outcomes**

- (a) The height of buildings is designed to—
 - (i) maintain a human scale for pedestrians at the street level;
 - (ii) maintain the visual prominence of significant landmark features; and
 - (iii) conserve important view corridors.
- (b) Buildings are limited to three (3) storeys at the street alignment and building tower heights are consistent with those identified in Figure 5.1.

Streetscape and Visual/Aesthetic Considerations**(3) Specific Outcomes**

- (a) New building work takes account of, and protects where possible, the important townscape features of the CBD Primary Commercial Zone as identified in Figures 5.6 and 5.7, and Tables 5.2 and 5.3.
- (b) New uses and works—
 - (i) avoid large expanses of blank walls, particularly where visually prominent;
 - (ii) are designed and located in a manner which is sympathetic and respectful of places of cultural significance and streetscape value; and
 - (iii) provide appropriate landscaped treatment, including street trees.
- (c) New uses and works take full advantage of the opportunities that exist to create landmark buildings at the major gateways situated—
 - (i) at the southern entry to the Central Business District at the junction of Churchill Street and Warwick Road;
 - (ii) at the northern entry to the Central Business District next to the David Trumpy Bridge;
 - (iii) on the north eastern and south eastern corner sites of Brisbane and East Streets;
 - (iv) on the south eastern corner site of Limestone and East Streets; and

(v) on the north eastern corner site of South and East Streets.

- (d) New uses and works strengthen the areas corner focal points through appropriate treatments consistent with those outlined in Division 3, section 5.7(12).
- (e) Streetscape works are consistent with the materials and designs set out in the Ipswich Regional Centre Strategy Streetscape Materials Specification.

Operation of Road Network and Access**(4) Specific Outcomes**

- (a) Direct vehicular access to Bremer, Olga, Gordon and Roderick Streets and Marsden Parade is avoided, and alternative side and rear access is used where possible.
- (b) Uses and works are located and designed to ensure the safe and efficient operation of the road network, particularly the strategic network as outlined in Figure 5.4.
- (c) A road widening dedication is required along the eastern side of East Street, north of Brisbane Street to the railway line.

Carparking**(5) Specific Outcomes**

- (a) Activities cluster within close proximity to public transport nodes and share parking facilities in order to encourage public transport usage and reduce reliance on private motor vehicles and the total amount of space devoted to parking.

NOTE 5.18B

- (1) Sections 12.9.5(4) and (5) of the Parking Code provide the number of required parking spaces within this zone.
- (2) These provisions reflect the location of public transport facilities and the desire to encourage multi-purpose single trips and the clustering of activities.

Pedestrian Network**(6) Specific Outcomes**

- (a) Active and attractive streetscapes are created with priority given to pedestrian use.
- (b) Continuous weather protection is provided along major pedestrian routes and active streetscapes, as outlined in Figure 5.3.



- (c) Improved pedestrian treatments, traffic calming, attractive and active streetscapes are created along Brisbane, Limestone and East Streets, so that office workers may readily access the retail core and railway station.
- (d) The pedestrian link along 'Post Office Alley' between Brisbane and Limestone Streets is continued through to Foote Lane and Market Square.
- (e) Coordinated mid-block links are provided (as outlined in Figure 5.5) creating major new pedestrian links through the inner commercial core.
- (b) caretaker residential;
- (c) carpark;
- (d) carrying out building work not associated with a material change of use, if building work on an existing building on site and complying with the Planning Scheme Building Matters Code;
- (e) clearing of vegetation;
- (f) community use, unless cemetery, crematorium or emergency service depot;
- (g) earthworks not associated with a material change of use and which complies with the Earthworks Code;

5.19 Effects of Development in Sub Areas

NOTE 5.19A

- (1) The CBD Primary Commercial Zone includes one (1) Sub Area as outlined below.
- (2) The location of the Sub Area is—
 - (a) depicted on the Zoning Map Z14; and
 - (b) described below.

- (1) **Sub Area PC1 – Market Square, land located between South and Limestone Streets, and Foote Lane**

Specific Outcomes

- (a) The surface area is to remain as public open space.
- (b) The land may be developed as an underground carpark, either by itself, or in conjunction with adjoining land.
- (c) The surface area is to be laid out as a formal park designed for the use and enjoyment of Central Business District workers, visitors and residents.

5.20 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 CBD Primary Commercial Zone—
 - (a) business use, unless funeral premises, service station, or the predominant use of premises for a skin penetrating activity other than acupuncture;

- (b) placing an advertising device on premises which complies with the Advertising Devices Code.
- (2) The following uses, use classes and other development categories are consistent with the outcomes sought for the CBD Primary Commercial 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) aviation use, if a helipad;
 - (b) carrying out operational work for reconfiguring a lot or in association with a material change of use;
 - (c) display housing;
 - (d) dual occupancy;
 - (e) entertainment use;
 - (f) general store, if operating after midnight or before 6.00 a.m.;
 - (g) major utility;
 - (h) multiple residential, unless caravan park;
 - (i) night court;
 - (j) park, if involving illuminated sporting activities;
 - (k) recreation use, unless equestrian and coursing sports or motorsports complex;
 - (l) reconfiguring a lot;



- (m) shopping centre;
 - (n) service trades use;
 - (o) single residential;
 - (p) temporary accommodation, unless camping ground, caravan park or farm stay accommodation;
 - (q) temporary sales office;
 - (r) temporary use;
 - (s) tourist facility;
 - (t) wine making.
- (3)** The following uses, use classes and other development categories are inconsistent with the outcomes sought and are not located within the CBD Primary Commercial Zone; and constitute undesirable development which is unlikely to be approved—
- (a) agriculture;
 - (b) animal husbandry;
 - (c) aviation use, unless a helipad;
 - (d) business use, if a funeral premises or service station;
 - (e) community use, if a cemetery, crematorium or emergency service depot;
 - (f) correctional centre;
 - (g) extractive industry;
 - (h) forestry;
 - (i) general industry;
 - (j) institutional residential;
 - (k) intensive animal husbandry;
 - (l) multiple residential, if caravan park;
 - (m) nuclear industry;
 - (n) plant nursery (wholesale);
 - (o) recreation use, if equestrian and coursing sports or motorsports complex;
 - (p) special industry;
 - (q) temporary accommodation, if camping ground, caravan park or farm stay accommodation.



Table 5.8: Assessment Categories and Relevant Assessment Criteria for CBD Primary Commercial Zone—Making a Material Change of Use

Column 1 Defined use or use class ²⁴	Column 2 Assessment category ²⁵	Column 3 Relevant assessment criteria ²⁶ —applicable code if development is self-assessable or requires code assessment
RESIDENTIAL		
Caretaker Residential	Code Assessable	City Centre Code (Part 5)—particularly the specific outcomes in section 5.7 and the CBD Primary Commercial Zone (division 6) Residential Code (Part 12, division 6)
Display Housing	Code Assessable	City Centre Code (Part 5)—particularly the specific outcomes in section 5.7 and the CBD Primary Commercial Zone (division 6) Residential Code (Part 12, division 6) Parking Code (Part 12, division 9)
Dual Occupancy	Code Assessable	City Centre Code (Part 5)—particularly the specific outcomes in section 5.7 and the CBD Primary Commercial Zone (division 6) Residential Code (Part 12, division 6) Parking Code (Part 12, division 9)
Home Based Activity	Self Assessable; or Code Assessable if the applicable code for Self Assessable development is not complied with.	If Self Assessable—acceptable solutions in the Home Based Activities Code. If Code Assessable— (a) Home Based Activities Code (Part 12, division 2); (b) City Centre Code (Part 5)—particularly the specific outcomes in section 5.7 and the CBD Primary Commercial Zone (division 6).
Institutional Residential—inconsistent use class [refer s 5.20(3)]	Impact Assessable	City Centre Code (Part 5)—particularly the specific outcomes in section 5.7 and the CBD Primary Commercial Zone (division 6) Residential Code (Part 12, division 6) Parking Code (Part 12, division 9)
Multiple Residential—inconsistent use class if caravan park [refer s 5.20(3)]	Code Assessable	City Centre Code (Part 5)—particularly the specific outcomes in section 5.7 and the CBD Primary Commercial Zone (division 6) Residential Code (Part 12, division 6) Parking Code (Part 12, division 9)
Single Residential	Code Assessable	City Centre Code (Part 5)—particularly the specific outcomes in section 5.7 and the CBD Primary Commercial Zone (division 6) Residential Code (Part 12, division 6)

²⁴ See Schedule 1 (dictionary), division 1 (defined uses and use classes).

²⁵ Assessment categories may also be affected by overlays. See overlay maps to determine whether the land is affected.

²⁶ 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 ²⁴	Column 2 Assessment category ²⁵	Column 3 Relevant assessment criteria ²⁶ —applicable code if development is self-assessable or requires code assessment
Temporary Accommodation— inconsistent use class if camping ground, caravan park or farm stay accommodation [refer s 5.20(3)]	Impact Assessable if camping ground, caravan park or farm stay accommodation. Code Assessable otherwise.	City Centre Code (Part 5)—particularly the specific outcomes in section 5.7 and the CBD Primary Commercial Zone (division 6) Residential Code (Part 12, division 6) Parking Code (Part 12, division 9)
COMMERCIAL / INDUSTRIAL		
Business Use— inconsistent use class if funeral premises or service station [refer s 5.20(3)]	Impact Assessable if funeral premises, service station, or the predominant use of premises for a skin penetrating activity other than acupuncture. Exempt, unless funeral premises or service station, if— (a) located within an existing building approved or lawfully used for a business use; and (b) operating between the hours of 6.00 a.m. to midnight; and (c) the requisite number of parking spaces are provided for the use in accordance with Table 12.9.1A of the Parking Code (Part 12, division 9). Code Assessable otherwise.	City Centre Code (Part 5)—particularly the specific outcomes in section 5.7 and the CBD Primary Commercial Zone (division 6) Commercial and Industrial Code (Part 12, division 7) Parking Code (Part 12, division 9)
Extractive Industry— inconsistent use [refer s 5.20(3)]	Impact Assessable	City Centre Code (Part 5)—particularly the specific outcomes in section 5.7 and the CBD Primary Commercial Zone (division 6)
General Industry— inconsistent use class [refer s 5.20(3)]	Impact Assessable	City Centre Code (Part 5)—particularly the specific outcomes in section 5.7 and the CBD Primary Commercial Zone (division 6) Commercial and Industrial Code (Part 12, division 7) Parking Code (Part 12, division 9)
General Store	Exempt if— (a) within an existing building approved for or lawfully used for a general store or business; and (b) operating between the hours of 6.00 a.m. to midnight; and (c) the requisite number of parking spaces are provided for the use in accordance with Table 12.9.1A of the Parking Code (Part 12, division 9). Impact Assessable if operating after midnight or before 6.00 a.m. Code Assessable otherwise.	City Centre Code (Part 5)—particularly the specific outcomes in section 5.7 and the CBD Primary Commercial Zone (division 6) Commercial and Industrial Code (Part 12, division 7) Parking Code (Part 12, division 9)



Column 1 Defined use or use class ²⁴	Column 2 Assessment category ²⁵	Column 3 Relevant assessment criteria ²⁶ —applicable code if development is self-assessable or requires code assessment
Nuclear Industry— inconsistent use [refer s 5.20(3)]	Impact Assessable	City Centre Code (Part 5)—particularly the specific outcomes in section 5.7 and the CBD Primary Commercial Zone (division 6) Commercial and Industrial Code (Part 12, division 7) Parking Code (Part 12, division 9)
Plant Nursery (Wholesale) inconsistent use [refer s 5.20(3)]	Impact Assessable	City Centre Code (Part 5)—particularly the specific outcomes in section 5.7 and the CBD Primary Commercial Zone (division 6) Commercial and Industrial Code (Part 12, division 7) Parking Code (Part 12, division 9)
Service Trades Use	Impact Assessable	City Centre Code (Part 5)—particularly the specific outcomes in section 5.7 and the CBD Primary Commercial Zone (division 6) Commercial and Industrial Code (Part 12, division 7) Parking Code (Part 12, division 9)
Shopping Centre	Code Assessable where less than 6000m ² in gross floor area. Impact assessable otherwise.	City Centre Code (Part 5)—particularly the specific outcomes in section 5.7 and the CBD Primary Commercial Zone (division 6) Commercial and Industrial Code (Part 12, division 7) Parking Code (Part 12, division 9)
Special Industry— inconsistent use [refer s 5.20(3)]	Impact Assessable	City Centre Code (Part 5)—particularly the specific outcomes in section 5.7 and the CBD Primary Commercial Zone (division 6) Commercial and Industrial Code (Part 12, division 7) Parking Code (Part 12, division 9)
Temporary Sales Office	Code Assessable	City Centre Code (Part 5)—particularly the specific outcomes in section 5.7 and the CBD Primary Commercial Zone (division 6) Commercial and Industrial Code (Part 12, division 7) Parking Code (Part 12, division 9)
RECREATION / ENTERTAINMENT		
Entertainment Use	Impact Assessable if operating after midnight or before 6.00 a.m. Code Assessable otherwise.	City Centre Code (Part 5)—particularly the specific outcomes in section 5.7 and the CBD Primary Commercial Zone (division 6) Recreation and Entertainment Code (Part 12, division 11) Parking Code (Part 12, division 9)
Night Court	Code Assessable	City Centre Code (Part 5)—particularly the specific outcomes in section 5.7 and the CBD Primary Commercial Zone (division 6)
Park	Exempt where not involving illuminated sporting activities. Code Assessable otherwise.	If Code Assessable— (a) City Centre Code (Part 5)—particularly the specific outcomes in section 5.7 and the CBD Primary Commercial Zone (division 6); (b) Recreation and Entertainment Code (Part 12, division 11); (c) Parking Code (Part 12, division 9).



Column 1 Defined use or use class ²⁴	Column 2 Assessment category ²⁵	Column 3 Relevant assessment criteria ²⁶ —applicable code if development is self-assessable or requires code assessment
Recreation Use— inconsistent use class if equestrian and coursing sports or motorsports complex [refer s 5.20(3)]	Code Assessable if indoor recreation. Impact Assessable otherwise.	City Centre Code (Part 5)—particularly the specific outcomes in section 5.7 and the CBD Primary Commercial Zone (division 6) Recreation and Entertainment Code (Part 12, division 11) Parking Code (Part 12, division 9)
RURAL		
Agriculture—inconsistent use [refer s 5.20(3)]	Impact Assessable	City Centre Code (Part 5)—particularly the specific outcomes in section 5.7 and the CBD Primary Commercial Zone (division 6)
Animal Husbandry—inconsistent use [refer s 5.20(3)]	Impact Assessable	City Centre Code (Part 5)—particularly the specific outcomes in section 5.7 and the CBD Primary Commercial Zone (division 6)
Forestry—inconsistent use [refer s 5.20(3)]	Impact Assessable	City Centre Code (Part 5)—particularly the specific outcomes in section 5.7 and the CBD Primary Commercial Zone (division 6)
Intensive Animal Husbandry—inconsistent use [refer s 5.20(3)]	Impact Assessable	City Centre Code (Part 5)—particularly the specific outcomes in section 5.7 and the CBD Primary Commercial Zone (division 6) Intensive Animal Husbandry Code (Part 12, division 8)
Wine Making	Impact Assessable	City Centre Code (Part 5)—particularly the specific outcomes in section 5.7 and the CBD Primary Commercial Zone (division 6) Parking Code (Part 12, division 9)
OTHER		
Aviation Use— inconsistent use unless a helipad [refer s 5.20(3)]	Impact Assessable	City Centre Code (Part 5)—particularly the specific outcomes in section 5.7 and the CBD Primary Commercial Zone (division 6) Parking Code (Part 12, division 9)
Carpark	Code Assessable	City Centre Code (Part 5)—particularly the specific outcomes in section 5.7 and the CBD Primary Commercial Zone (division 6) Parking Code (Part 12, division 9)
Community Use— inconsistent use if, cemetery, crematorium or emergency service depot [refer s 5.20(3)]	Impact Assessable if cemetery, crematorium or emergency service depot. Exempt unless cemetery, crematorium or emergency service depot, if within an existing building, and the requisite number of parking spaces are provided for the use in accordance with Table 12.9.1A of the Parking Code (Part 12, division 9). Code Assessable otherwise.	City Centre Code (Part 5)—particularly the specific outcomes in section 5.7 and the CBD Primary Commercial Zone (division 6) Community Use Code (Part 12, division 12) Parking Code (Part 12, division 9)
Correctional Centre— inconsistent use [refer s 5.20(3)]	Impact Assessable	City Centre Code (Part 5)—particularly the specific outcomes in section 5.7 and the CBD Primary Commercial Zone (division 6)



Column 1 Defined use or use class ²⁴	Column 2 Assessment category ²⁵	Column 3 Relevant assessment criteria ²⁶ —applicable code if development is self-assessable or requires code assessment
Major Utility	Impact Assessable, if involving treatment or disposal of putrescible waste. Code Assessable otherwise.	City Centre Code (Part 5)—particularly the specific outcomes in section 5.7 and the CBD Primary Commercial Zone (division 6)
Minor Utility	Exempt	
Temporary Use	Code Assessable	Temporary Use Code (Part 12, division 13) City Centre Code (Part 5)—particularly the specific outcomes in section 5.7 and the CBD Primary Commercial Zone (division 6)
Tourist Facility	Code Assessable	City Centre Code (Part 5)—particularly the specific outcomes in section 5.7 and the CBD Primary Commercial Zone (division 6) Commercial and Industrial Code (Part 12, division 7) Recreation and Entertainment Code (Part 12, division 11) Residential Code (Part 12, division 6) Parking Code (Part 12, division 9)
Other (not defined)	Assessment Category	Relevant assessment criteria ²⁷ —applicable code if development is self-assessable or requires code assessment
All except use for a road ²⁸	Impact Assessable (refer s 2.2)	City Centre Code (Part 5)—particularly the specific outcomes in section 5.7 and the CBD Primary Commercial Zone (division 6)

²⁷ 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.

²⁸ 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 5.9: Assessment Categories and Relevant Assessment Criteria for CBD Primary Commercial Zone—Other Development

Column 1 Type of development	Column 2 Assessment category ²⁹	Column 3 Relevant assessment criteria ³⁰ —applicable code if development is self-assessable or requires code assessment
Carrying out building work not associated with a material change of use ³¹	Self Assessable ³² if building work on an existing building on site. Code Assessable if— (a) the Planning Scheme Building Matters Code is not complied with; or (b) building work other than on an existing building on the site.	If Self Assessable—Planning Scheme Building Matters Code (Part 12, division 16). If Code Assessable— (a) City Centre Code (Part 5)—particularly the specific outcomes in section 5.7 and the CBD Primary Commercial Zone (division 6); (b) Planning Scheme Building Matters Code (Part 12, division 16).
Clearing of Vegetation—not associated with a material change of use	Exempt	
Earthworks—not associated with a material change of use	Exempt if earthworks which meet the criteria set out in Schedule 8. Code Assessable if the criteria for exempt do not apply.	Earthworks Code (Part 12, division 15) City Centre Code (Part 5)—particularly the specific outcomes in section 5.7 and the CBD Primary Commercial Zone (division 6)
Minor Building Work	Exempt, if— (a) the Planning Scheme Building Matters Code is complied with; and (b) the requisite number of parking spaces are provided for the use in accordance with Table 12.9.1A of the Parking Code (Part 12, division 9). Code Assessable otherwise.	If Code Assessable— (a) City Centre Code (Part 5)—particularly the specific outcomes in section 5.7 and the CBD Primary Commercial Zone (division 6); (b) Planning Scheme Building Matters Code (Part 12, division 16); (c) Parking Code (Part 12, division 9).
Placing advertising device on premises	Exempt if an advertising device which meets the criteria set out in Schedule 9, Part 5. Code Assessable otherwise.	Advertising Devices Code (Part 12, division 14) City Centre Code (Part 5)—particularly the specific outcomes in section 5.7 and the CBD Primary Commercial Zone (division 6)
Reconfiguring a lot ³³	Code Assessable	Reconfiguring a Lot Code (Part 12, division 5) City Centre Code (Part 5)—particularly the specific outcomes in section 5.7 and the CBD Primary Commercial Zone (division 6)
Carrying out operational work for reconfiguring a lot or in association with a material change of use ³³	Code Assessable if the reconfiguring or material change of use is assessable development.	Reconfiguring a Lot Code (Part 12, division 5) Earthworks Code (Part 12, division 15) NOTE The provisions of Planning Scheme Policy 3 – General Works may also apply depending on the nature of the operational work.
Other	Exempt	

²⁹ Assessment categories may also be affected by overlays. See overlay maps to determine whether the land is affected.

³⁰ 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.

³¹ See Ipswich Planning Scheme Users Guide 2 for examples that explain the type of development involved in different proposals.

³² 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.

³³ 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.



Division 7—CBD Top of Town Zone: Assessment Criteria and Assessment Tables

5.21 CBD Top of Town Zone

The provisions in this division relate to the CBD Top of Town Zone as follows—

- overall outcomes (section 5.22);
- specific outcomes and probable solutions as follows—
 - effects of development (section 5.23);
 - consistent and inconsistent uses, use classes and other development (section 5.24);
- assessment tables (Tables 5.10 and 5.11).

5.22 Overall Outcomes for CBD Top of Town Zone

- (1) The overall outcomes are the purpose of the CBD Top of Town Zone.

NOTE 5.22A

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 CBD Top of Town Zone are the following—
- (a) The CBD Top of Town Zone provides for a heritage character commercial area with a vibrant mix of uses including retail outlets, offices, personal services, hotels, entertainment, restaurants, alfresco dining, tourist facilities, meeting places and creative industries.
 - (b) Ground floor areas are used primarily for retailing and other 'active', 'shop-front' uses.
 - (c) Upper floor levels are used for a variety of uses, including offices, entertainment and residential uses.
 - (d) Uses and works contribute to the overall attractiveness of the area through the use of high quality design which gives due regard to the cultural significance and streetscape value of the area and protects view corridors and landmark features throughout the zone.

- (e) Places of cultural significance or streetscape value are conserved through their use or adaptive reuse.
- (f) The interesting small urban spaces at the side and rear of buildings are used for activities such as alfresco dining, markets, boutique shopping and creative industries.
- (g) Road reserves and other urban spaces are designed and landscaped to facilitate alfresco dining, outdoor markets, boutique shopping and creative industries.
- (h) Mixed density accommodation meets the needs of inner city living.
- (i) Vacant sites and areas to the rear of historic buildings are developed to accommodate a range of uses onsite, including medium density residential uses.

NOTE 5.22B

- (1) Some of the land within the CBD Top of Town Zone is affected by development constraints, including cultural heritage features.
- (2) Refer to the overlay map and Part 11 to determine whether a proposal is affected by an overlay.

5.23 Effects of Development

Building Setbacks

(1) Specific Outcomes

- (a) Facades are built to the street alignment where complimentary to the existing historic buildings in the street, or as illustrated in Figure 5.2b.
- (b) Awnings are provided along the street frontages as identified in Figure 5.3.

Building Height

(2) Specific Outcomes

- (a) The height of buildings at the street alignment is designed to—
 - (i) maintain the human scale of the locality for pedestrians;
 - (ii) maintain the visual prominence of significant landmarks as identified in Figure 5.6 and Table 5.2; and
 - (iii) conserve important view corridors, as identified in Figure 5.7, Schedule 4 and Table 5.3.
- (b) Buildings are limited to two (2) storeys at the street alignment or as identified within Figure 5.1.



- (c) Building tower heights are consistent with those identified in Figure 5.1.

NOTE 5.23A

Development proposals for buildings greater than four (4) storeys in height should demonstrate that the development will not detrimentally affect the character of the area, nor impede important “viewsheds” towards St Mary’s and Grammar Hill (North), Denmark Hill (South), and along Brisbane and Limestone Streets.

Building Bulk**(3) Specific Outcomes**

- (a) The scale and bulk of new buildings is complimentary to existing buildings in the Zone.
- (b) The appearance of new building work compliments the traditional massing, scale and rhythm in the Zone.

Nearby Residential Amenity**(4) Specific Outcomes**

- (a) Particular attention is given to mitigating potential noise impacts for nearby residences (on the periphery of the zone) in respect of night clubs and entertainment venues.
- (b) Appropriate measures may include:
- (i) minimal openings in buildings facing residences;
 - (ii) enclosure or other suitable acoustic treatments for machinery, plant and equipment or entertainment uses; and
 - (iii) restricting hours of operation.

Streetscape and Visual/Aesthetic Considerations**(5) Specific Outcomes**

- (a) New uses and works take account of and protect, where possible, the important townscape features of the Zone as identified in Figure 5.6 and 5.7, Table 5.2 and 5.3.
- (b) New uses and works are designed and located in a manner which is sympathetic and respectful of the area’s strong heritage character.
- (c) Traditional style post-supported awnings are erected or reinstated, as identified in Figure 5.3.

- (d) Recurring features such as windows and doors reflect the proportions used in the historic buildings within the street.
- (e) Blank facades are avoided, particularly along Brisbane Street where building facades maintain the rhythm of the original lot sizes and use vertical emphasis and contrasting design forms to reflect the original lot width.
- (f) The use of arcades, verandahs, ornamental latticework and other external decoration reflect the traditional design forms of heritage buildings within the Zone.
- (g) The image presented by the rear of buildings is taken into consideration as an integral part of the overall streetscape and building design.
- (h) Building design at the street alignment is attractive and visually stimulating.
- (i) New uses and works strengthen the area’s corner/focal points through appropriate treatments consistent with those outlined in Division 3: section 5.7(12) on land at—
- (i) the north-east corner of Brisbane and Burnett Streets; and
 - (ii) the north-west and south-west corners of Brisbane and Waghorn Streets.
- (j) Streetscape works are consistent with the materials and designs set out in the Ipswich Regional Centre Strategy Streetscape Materials Specification.
- (k) Roofs are pitched, reflecting the rhythm and scale of traditional roofscapes.
- (l) Courtyards, dining areas and access to boutique and arcade shopping is provided in conjunction with commercial, cultural and minor service activities at the side and rear of existing buildings.
- (m) Courtyard areas and pedestrian access are designed in accordance with CPTED (Crime Prevention Through Environmental Design) principles.

Operation Road Network and Access**(6) Specific Outcomes**

- (a) Direct vehicular access to Brisbane Street is avoided and alternative side and rear access is used.



- (b) New uses and works ensure the safe and efficient operation of the road network, particularly the strategic network as outlined in Figure 5.4.

Carparking

(7) Specific Outcomes

- (a) Activities cluster within close proximity to public transport nodes and share parking facilities in order to encourage public transport usage and reduce reliance on private motor vehicles and the total amount of space devoted to parking.
- (b) Uses and works are located and designed to enhance the integration of traffic movements and on-site parking facilities.
- (c) Carparking is provided through an incremental approach whereby each development is required to cater for its own parking demands on-site.
- (d) Overflow parking is accommodated along minor roads (which are not carrying major through traffic volumes) and within nearby parking stations within the CBD Primary Retail and CBD Primary Commercial Zones.
- (e) Parking contributions are levied where there is a shortfall in on-site parking provision.
- (f) These contributions are used for the future provision of alternative parking in the form of nearby parking stations, or for the enhancement of on-street parking.
- (g) Additional parking spaces and improved vehicle circulation is achieved through integrating the design and layout of the off-street parking and service and delivery areas at the rear of buildings by—
 - (i) integrating shared parking at the rear of buildings;
 - (ii) providing entrances to carparking areas in a discrete manner that does not dominate the streetscape;
 - (iii) retaining on-street car parking where possible whilst incorporating streetscape enhancements and catering for necessary traffic movements;
 - (iv) ensuring that streets are shared zones, catering for both pedestrians and low speed traffic movements;

- (v) integrating new uses and works with established parking arrangements;
- (vi) ensuring that new uses and works meet their own parking needs on-site, so as not to worsen the existing parking situation; and
- (vii) sleeving onsite car parking areas at the rear, or beneath buildings.

Pedestrian Network

(8) Specific Outcomes

- (a) Active and attractive streetscapes are created with priority given to pedestrian use.
- (b) Mid-block links are provided as outlined in Figure 5.5.

5.24 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 Top of Town Zone—
 - (a) business use, unless service station, or the predominant use of premises for a skin penetrating activity other than acupuncture;
 - (b) caretaker residential;
 - (c) carrying out building work not associated with a material change of use, if building work on an existing building on site and complying with the Planning Scheme Building Matters Code;
 - (d) clearing of vegetation;
 - (e) community use, unless cemetery, crematorium or emergency service depot;
 - (f) earthworks not associated with a material change of use and which complies with the Earthworks Code;
 - (g) general store, if operating between the hours of 6.00 a.m. and midnight;
 - (h) home based activity which complies with the Home Based Activities Code;
 - (i) minor building work;
 - (j) minor utility;
 - (k) park, if not involving illuminated sporting activities;



- (l) placing an advertising device on premises which complies with the Advertising Devices Code.
- (2)** The following uses, use classes and other development categories are consistent with the outcomes sought for the Top of Town 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) aviation use, if helipad;
 - (b) business use, if a service station, or the predominant use of premises for a skin penetrating activity other than acupuncture;
 - (c) carpark;
 - (d) carrying out operational work for reconfiguring a lot or in association with a material change of use;
 - (e) community use, if an emergency service depot;
 - (f) display housing;
 - (g) dual occupancy;
 - (h) entertainment use;
 - (i) general store, if operating after midnight or before 6.00 a.m.;
 - (j) major utility;
 - (k) multiple residential, unless a caravan park;
 - (l) night court;
 - (m) park, if involving illuminated sporting activities;
 - (n) reconfiguring a lot;
 - (o) recreation use, unless equestrian and coursing sports or motorsports complex;
 - (p) service trades use;
 - (q) shopping centre;
 - (r) single residential;
 - (s) temporary accommodation, unless camping ground, caravan park or farm stay accommodation;
 - (t) temporary sales office;
 - (u) temporary use;
 - (v) tourist facility;
 - (w) wine making.
- (3)** The following uses, use classes and other development categories are inconsistent with the outcomes sought and are not located within the Top of Town Zone; and constitute undesirable development which is unlikely to be approved—
- (a) agriculture;
 - (b) animal husbandry;
 - (c) aviation use, unless helipad;
 - (d) community use, if a cemetery or crematorium;
 - (e) correctional centre;
 - (f) extractive industry;
 - (g) forestry;
 - (h) general industry;
 - (i) institutional residential;
 - (j) intensive animal husbandry;
 - (k) multiple residential, if a caravan park;
 - (l) nuclear industry;
 - (m) plant nursery (wholesale);
 - (n) recreation use, if equestrian and coursing sports or motorsports complex;
 - (o) special industry;
 - (p) temporary accommodation, if a camping ground, caravan park or farm stay accommodation.



**Table 5.10: Assessment Categories and Relevant Assessment Criteria
Top of Town Zone—Making a Material Change of Use**

Column 1 Defined use or use class ³⁴	Column 2 Assessment category ³⁵	Column 3 Relevant assessment criteria ³⁶ —applicable code if development is self-assessable or requires code assessment
RESIDENTIAL		
Caretaker Residential	Code Assessable	City Centre Code (Part 5)—particularly the specific outcomes in section 5.7 and the Top of Town Zone (division 7) Residential Code (Part 12, division 6)
Display Housing	Code Assessable	City Centre Code (Part 5)—particularly the specific outcomes in section 5.7 and the Top of Town Zone (division 7) Residential Code (Part 12, division 6) Parking Code (Part 12, division 9)
Dual Occupancy	Code Assessable	City Centre Code (Part 5)—particularly the specific outcomes in section 5.7 and the Top of Town Zone (division 7) 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) City Centre Code (Part 5)—particularly the specific outcomes in section 5.7 and the Top of Town Zone (division 7).
Institutional Residential—inconsistent use class [refer s 5.24(3)]	Impact Assessable	City Centre Code (Part 5)—particularly the specific outcomes in section 5.7 and the Top of Town Zone (division 7) Residential Code (Part 12, division 6) Parking Code (Part 12, division 9)
Multiple Residential—inconsistent use class if caravan park [refer s 5.24(3)]	Code Assessable	City Centre Code (Part 5)—particularly the specific outcomes in section 5.7 and the Top of Town Zone (division 7) Residential Code (Part 12, division 6) Parking Code (Part 12, division 9)
Single Residential	Code Assessable	City Centre Code (Part 5)—particularly the specific outcomes in section 5.7 and the Top of Town Zone (division 7) Residential Code (Part 12, division 6)
Temporary Accommodation—inconsistent use class if camping ground, caravan park or farm stay accommodation [refer s 5.24(3)]	Impact Assessable if camping ground, caravan park or farm stay accommodation. Code Assessable otherwise.	City Centre Code (Part 5)—particularly the specific outcomes in section 5.7 and the Top of Town Zone (division 7) Residential Code (Part 12, division 6) Parking Code (Part 12, division 9)

³⁴ See Schedule 1 (dictionary), division 1 (defined uses and use classes).

³⁵ Assessment categories may also be affected by overlays. See overlay maps to determine whether the land is affected.

³⁶ 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 ³⁴	Column 2 Assessment category ³⁵	Column 3 Relevant assessment criteria ³⁶ —applicable code if development is self-assessable or requires code assessment
COMMERCIAL / INDUSTRIAL		
Business Use	Impact Assessable, if service station, or the predominant use of premises for a skin penetrating activity other than acupuncture. Exempt, unless service station, if— (a) located within an existing building approved or lawfully used for a business use; and (b) operating between the hours of 6.00 a.m. to midnight; and (c) the requisite number of parking spaces are provided for the use in accordance with Table 12.9.1A of the Parking Code (Part 12, division 9). Code Assessable otherwise.	City Centre Code (Part 5)—particularly the specific outcomes in section 5.7 and the Top of Town Zone (division 7) Commercial and Industrial Code (Part 12, division 7) Parking Code (Part 12, division 9)
Extractive Industry— inconsistent use [refer s 5.24(3)]	Impact Assessable	City Centre Code (Part 5)—particularly the specific outcomes in section 5.7 and the Top of Town Zone (division 7)
General Industry— inconsistent use class [refer s 5.24(3)]	Impact Assessable	City Centre Code (Part 5)—particularly the specific outcomes in section 5.7 and the Top of Town Zone (division 7) Commercial and Industrial Code (Part 12, division 7) Parking Code (Part 12, division 9)
General Store	Exempt if— (a) within an existing building approved for or lawfully used for a general store or business use; and (b) operating between the hours of 6.00 a.m. and midnight; and (c) the requisite number of parking spaces are provided for the use in accordance with Table 12.9.1A of the Parking Code (Part 12, division 9). Impact Assessable if operating after midnight or before 6.00 a.m. Code Assessable otherwise.	City Centre Code (Part 5)—particularly the specific outcomes in section 5.7 and the Top of Town Zone (division 7) Commercial and Industrial Code (Part 12, division 7) Parking Code (Part 12, division 9)
Nuclear Industry— inconsistent use [refer s 5.24(3)]	Impact Assessable	City Centre Code (Part 5)—particularly the specific outcomes in section 5.7 and the Top of Town Zone (division 7) Commercial and Industrial Code (Part 12, division 7) Parking Code (Part 12, division 9)
Plant Nursery (Wholesale) inconsistent use [refer s 5.24(3)]	Impact Assessable	City Centre Code (Part 5)—particularly the specific outcomes in section 5.7 and the Top of Town Zone (division 7) Commercial and Industrial Code (Part 12, division 7) Parking Code (Part 12, division 9)



Column 1 Defined use or use class ³⁴	Column 2 Assessment category ³⁵	Column 3 Relevant assessment criteria ³⁶ —applicable code if development is self-assessable or requires code assessment
Service Trades Use	Impact Assessable	City Centre Code (Part 5)—particularly the specific outcomes in section 5.7 and the Top of Town Zone (division 7) Commercial and Industrial Code (Part 12, division 7) Parking Code (Part 12, division 9)
Shopping Centre	Code Assessable where less than 6000m ² in gross floor area. Impact Assessable otherwise.	City Centre Code (Part 5)—particularly the specific outcomes in section 5.7 and the Top of Town Zone (division 7) Commercial and Industrial Code (Part 12, division 7) Parking Code (Part 12, division 9)
Special Industry— inconsistent use class [refer s 5.24(3)]	Impact Assessable	City Centre Code (Part 5)—particularly the specific outcomes in section 5.7 and the Top of Town Zone (division 7) Commercial and Industrial Code (Part 12, division 7) Parking Code (Part 12, division 9)
Temporary Sales Office	Code Assessable	City Centre Code (Part 5)—particularly the specific outcomes in section 5.7 and the Top of Town Zone (division 7) Commercial and Industrial Code (Part 12, division 7) Parking Code (Part 12, division 9)
RECREATION / ENTERTAINMENT		
Entertainment Use	Impact Assessable if operating after midnight or before 6.00 a.m. Code Assessable otherwise.	City Centre Code (Part 5)—particularly the specific outcomes in section 5.7 and the Top of Town Zone (division 7) Recreation and Entertainment Code (Part 12, division 11) Parking Code (Part 12, division 9)
Night Court	Code Assessable	City Centre Code (Part 5)—particularly the specific outcomes in section 5.7 and the CBD Top of Town Zone (division 8)
Park	Exempt where not involving illuminated sporting activities. Code Assessable otherwise.	If Code Assessable— (a) City Centre Code (Part 5)—particularly the specific outcomes in section 5.7 and the Top of Town Zone (division 7); (b) Recreation and Entertainment Code (Part 12, division 11); (c) Parking Code (Part 12, division 9).
Recreation Use— inconsistent use class if equestrian and coursing sports or motorsports complex [refer s 5.24(3)]	Code Assessable, if indoor recreation. Impact Assessable otherwise.	City Centre Code (Part 5)—particularly the specific outcomes in section 5.7 and the Top of Town Zone (division 7) Recreation and Entertainment Code (Part 12, division 11) Parking Code (Part 12, division 9)
RURAL		
Agriculture—inconsistent use [refer s 5.24(3)]	Impact Assessable	City Centre Code (Part 5)—particularly the specific outcomes in section 5.7 and the Top of Town Zone (division 7)
Animal Husbandry—inconsistent use [refer s 5.24(3)]	Impact Assessable	City Centre Code (Part 5)—particularly the specific outcomes in section 5.7 and the Top of Town Zone (division 7)
Forestry—inconsistent use [refer s 5.24(3)]	Impact Assessable	City Centre Code (Part 5)—particularly the specific outcomes in section 5.7 and the Top of Town Zone (division 7)
Intensive Animal Husbandry—inconsistent use [refer s 5.24(3)]	Impact Assessable	City Centre Code (Part 5)—particularly the specific outcomes in section 5.7 and the Top of Town Zone (division 7) Intensive Animal Husbandry Code (Part 12, division 8)



Column 1 Defined use or use class ³⁴	Column 2 Assessment category ³⁵	Column 3 Relevant assessment criteria ³⁶ —applicable code if development is self-assessable or requires code assessment
Wine Making	Impact Assessable	City Centre Code (Part 5)—particularly the specific outcomes in section 5.7 and the Top of Town Zone (division 7) Parking Code (Part 12, division 9)
OTHER		
Aviation Use— inconsistent use unless a helipad [refer s 5.24(3)]	Impact Assessable	City Centre Code (Part 5)—particularly the specific outcomes in section 5.7 and the Top of Town Zone (division 7) Parking Code (Part 12, division 9)
Carpark	Code Assessable	City Centre Code (Part 5)—particularly the specific outcomes in section 5.7 and the Top of Town Zone (division 7) Parking Code (Part 12, division 9)
Community Use— inconsistent use class if, cemetery or crematorium [refer s 5.24(3)]	Impact Assessable if cemetery, crematorium or emergency service depot. Exempt unless cemetery, crematorium, emergency service depot, if within an existing building. Code Assessable otherwise.	City Centre Code (Part 5)—particularly the specific outcomes in section 5.7 and the Top of Town Zone (division 7) Community Use Code (Part 12, division 12) Parking Code (Part 12, division 9)
Correctional Centre— inconsistent use [refer s 5.24(3)]	Impact Assessable	City Centre Code (Part 5)—particularly the specific outcomes in section 5.7 and the Top of Town Zone (division 7)
Major Utility	Impact Assessable, if involving treatment or disposal of putrescible waste. Code Assessable otherwise.	City Centre Code (Part 5)—particularly the specific outcomes in section 5.7 and the Top of Town Zone (division 7)
Minor Utility	Exempt	
Temporary Use	Code Assessable	Temporary Use Code (Part 12, division 13) City Centre Code (Part 5)—particularly the specific outcomes in section 5.7 and the Top of Town Zone (division 7)
Tourist Facility	Code Assessable	City Centre Code (Part 5)—particularly the specific outcomes in section 5.7 and the Top of Town Zone (division 7) Commercial and Industrial Code (Part 12, division 7) Recreation and Entertainment Code (Part 12, division 11) Residential Code (Part 12, division 6) Parking Code (Part 12, division 9)
Other (not defined)	Assessment Category	Relevant assessment criteria ³⁷ —applicable code if development is self-assessable or requires code assessment
All except use for a road ³⁸	Impact Assessable (refer s 2.2)	City Centre Code (Part 5)—particularly the specific outcomes in section 5.7 and the Top of Town Zone (division 7)

³⁷ For impact assessable development, 'relevant assessment criteria' are provided to assist the preparation of an application and in no way affect the regard given to the planning scheme as a whole in accordance with Section 3.5.5 of the IPA.

³⁸ 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 5.11: Assessment Categories and Relevant Assessment Criteria for Top of Town Zone—Other Development

Column 1 Type of development	Column 2 Assessment category ³⁹	Column 3 Relevant assessment criteria ⁴⁰ —applicable code if development is self-assessable or requires code assessment
Carrying out building work not associated with a material change of use ⁴¹	Self Assessable ⁴² if building work on an existing building on site. Code Assessable if— (a) the Planning Scheme Building Matters Code is not complied with; or (b) building work other than on an existing building on the site.	If Self Assessable—Planning Scheme Building Matters Code (Part 12, division 16). If Code Assessable— (a) City Centre Code (Part 5)—particularly the specific outcomes in section 5.7 and the Top of Town Zone (division 7); (b) Planning Scheme Building Matters Code (Part 12, division 16).
Clearing of Vegetation—not associated with a material change of use	Exempt	
Earthworks—not associated with a material change of use	Exempt if earthworks which meet the criteria set out in Schedule 8. Code Assessable if the criteria for exempt do not apply.	Earthworks Code (Part 12, division 15) City Centre Code (Part 5)—particularly the specific outcomes in section 5.7 and the Top of Town Zone (division 7)
Minor Building Work	Exempt, if— (a) the Planning Scheme Building Matters Code is complied with; and (b) the requisite number of parking spaces are provided for the use in accordance with Table 12.9.1A of the Parking Code (Part 12, division 9). Code Assessable otherwise.	If Code Assessable— (a) City Centre Code (Part 5)—particularly the specific outcomes in section 5.7 and the Top of Town Zone (division 7); (b) Planning Scheme Building Matters Code (Part 12, division 16); (c) Parking Code (Part 12, division 9).
Placing advertising device on premises	Exempt if an advertising device which meets the criteria set out in Schedule 9, Part 5. Code Assessable otherwise.	Advertising Devices Code (Part 12, division 14) City Centre Code (Part 5)—particularly the specific outcomes in section 5.7 and the Top of Town Zone (division 7)
Reconfiguring a lot ⁴³	Code Assessable	Reconfiguring a Lot Code (Part 12, division 5) City Centre Code (Part 5)—particularly the specific outcomes in section 5.7 and the Top of Town Zone (division 7)
Carrying out operational work for reconfiguring a lot or in association with a material change of use ⁴³	Code Assessable if the reconfiguring or material change of use is assessable development.	Reconfiguring a Lot Code (Part 12, division 5) Earthworks Code (Part 12, division 15) NOTE The provisions of Planning Scheme Policy 3 – General Works may also apply depending on the nature of the operational work.
Other	Exempt	

³⁹ Assessment categories may also be affected by overlays. See overlay maps to determine whether the land is affected.

⁴⁰ 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.

⁴¹ See Ipswich Planning Scheme Users Guide 2 for examples that explain the type of development involved in different proposals.

⁴² 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.

⁴³ 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.



Division 8—CBD Medical Services Zone: Assessment Criteria and Assessment Tables

5.25 CBD Medical Services Zone

The provisions in this division relate to the CBD Medical Zone as follows—

- overall outcomes (section 5.26);
- specific outcomes and probable solutions as follows—
 - effects of development – general (section 5.27);
 - consistent and inconsistent uses, use classes and other development (section 5.28);
- assessment tables (Tables 5.12 and 5.13).

5.26 Overall Outcomes for CBD Medical Services Zone

- (1) The overall outcomes are the purpose of the CBD Medical Services Zone Code.

NOTE 5.26A

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 CBD Medical Services Zone are the following—
- (a) The CBD Medical Services Zone provides for—
- (i) medical and related purposes, within and adjoining the St Andrews Private Hospital and the Ipswich General Hospital;
 - (ii) commercial premises used by doctors and other medical and paramedical practitioners;
 - (iii) uses which support medical facilities (e.g. pharmacies);
 - (iv) aged care accommodation and retirement facilities; and
 - (v) short term and temporary accommodation facilities.

NOTE 5.26B

- (1) Some of the land within the CBD Medical Services Zone is affected by development constraints, including cultural heritage features.
- (2) Refer to the overlay maps and Part 11 to determine whether a proposal is affected by an overlay.

5.27 Effects of Development

Building Setbacks and Height

(1) Specific Outcomes

- (a) The scale, setback and height of buildings at the street frontage is designed to—
- (i) maintain the human scale of the locality for pedestrians.
 - (ii) maintain the visual prominence of significant landmarks as identified in Figure 5.6 and Table 5.2; and
 - (iii) conserve important view corridors as identified in Figure 5.7, Schedule 4 and Table 5.3.
- (b) Taller buildings are designed to ensure that they do not adversely impact on—
- (i) the character of the precinct;
 - (ii) the overall townscape of the area; and
 - (iii) the important view corridors, particularly along South, Roderick and Pring Streets and across Thorn Street as identified in Figures 5.6 and 5.7 and Tables 5.2 and 5.3.
- (c) Buildings are limited to three (3) storeys at the street alignment and building tower heights are consistent with those identified in Figure 5.1.
- (d) Buildings are setback from the street as identified in Figure 5.2a.

Streetscape and Visual/Aesthetic Considerations

(2) Specific Outcomes

- (a) New uses and works take account of and protect, where possible, the important townscape features of the Zone as identified in Figure 5.6 and 5.7, Table 5.2 and 5.3.



- (b) Buildings are designed to be attractive, interesting and highly detailed, particularly where situated close to the street alignment.
- (c) Large expanses of blank walls are avoided, particularly in situations where such walls are visually prominent.
- (d) All significant vegetation in the Zone is conserved, particularly—
 - (i) the mature trees in the median strip along Gray Street; and
 - (ii) the avenue of trees along Chelmsford Avenue.
- (e) Particular attention is given to landscaping where the zone adjoins the main City Centre approach routes and gateways.
- (f) Large, unbroken expanses of hard paving (such as for carparking) are screened from surrounding streets and incorporate shade planting.
- (g) Landscaped open space is provided for staff, patients and visitors at both hospitals.
- (h) The three (3) main areas of landscaped open space within the Ipswich General Hospital Site, which are accessible to the public (i.e. at the intersection of East and Churchill Streets, in the hospital tower quadrangle and adjoining the AE Wilcox School of Nursing) are—
 - (i) retained, enhanced and supplemented with additional space; and
 - (ii) new landscaped courtyards and open space areas are provided between buildings.
- (i) Streetscape works are consistent with the materials and designs set out in the Ipswich Regional Centre Strategy Streetscape Materials Specification.

Operational Road Network, Access and Carparking

(3) Specific Outcomes

Uses and works are located and designed to—

- (a) provide parking through—
 - (i) an incremental approach, whereby each site caters for its own parking demands on-site; and
 - (ii) over-flow parking may be accommodated on-street, especially in Pring Street.

- (b) ensure parking contributions are levied where there is a shortfall in on-site parking provision—these contributions are used towards the provision of alternative parking within nearby parking stations, or for the enhancement of on-street parking;
- (c) avoid direct vehicular access to Warwick Road and Gordon Street and use alternative side and rear access where possible; and
- (d) ensure the safe and efficient operation of the road network, particularly the strategic network as outlined in Figure 5.4.

Pedestrian Network

(4) Specific Outcomes

- (a) Active and attractive streetscapes are created with priority given to pedestrian use.
- (b) Landscaping strips incorporating trees which will offer shade and visual interest to the streetscape are established where new uses and works are set back from the street alignment.
- (c) Awnings are provided across street frontages as identified in Figure 5.3.

5.28 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 Medical Services Zone—
 - (a) business use, if medical centre;
 - (b) caretaker residential;
 - (c) carrying out building work not associated with a material change of use, if building work on an existing building on site and complying with the Planning Scheme Building Matters Code;
 - (d) clearing of vegetation;
 - (e) community use, if hospital;
 - (f) earthworks not associated with a material change of use and which complies with the Earthworks Code;
 - (g) general store, if operating between the hours of 6.00 a.m. and 10.00 p.m.;
 - (h) home based activity which complies with the Home Based Activities Code;
 - (i) minor building work;



- (j) minor utility;
 - (k) park, where not involving illuminated sporting activities;
 - (l) placing an advertising device on premises which complies with the Advertising Devices Code.
- (2) The following uses, use classes and other development categories are consistent with the outcomes sought for the Medical Services 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) aviation use, if helipad;
 - (b) business use, if cafe, cake shop, fast food premises, food delivery service, funeral premises, hot bread shop, laundromat, office, professional office, restaurant, shop (where the sale of goods is related to health care), snack bar, takeaway food premises or veterinary clinic;
 - (c) carpark;
 - (d) carrying out operational work for reconfiguring a lot or in association with a material change of use;
 - (e) community use, if a child care centre, community centre, community hall, cultural centre, emergency service depot, information centre, library, meeting rooms, neighbourhood centre, place of worship or senior citizens centre;
 - (f) display housing;
 - (g) dual occupancy;
 - (h) general store, if operating after 10.00 p.m. or before 6.00 a.m.;
 - (i) institutional residential;
 - (j) major utility;
 - (k) multiple residential, unless a caravan park;
 - (l) night court;
 - (m) park, if involving illuminated sporting activities;
 - (n) reconfiguring a lot;
 - (o) recreation use, if indoor recreation;
 - (p) single residential;
 - (q) temporary accommodation, unless camping ground, caravan park or farm stay accommodation;
 - (r) temporary sales office;
 - (s) temporary use.
- (3) The following uses, use classes and other development categories are inconsistent with the outcomes sought and are not located within the Medical Services Zone; and constitute undesirable development which is unlikely to be approved—
- (a) agriculture;
 - (b) animal husbandry;
 - (c) aviation use, unless helipad;
 - (d) business use, if auction depot, bulky goods sales, broadcasting station, farm supply outlet, garden centre, hotel, produce/craft market, service station or vehicle sales premises;
 - (e) community use, if a cemetery, crematorium, gallery, museum, school or transit centre;
 - (f) correctional centre;
 - (g) entertainment use;
 - (h) extractive industry;
 - (i) forestry;
 - (j) general industry;
 - (k) intensive animal husbandry;
 - (l) multiple residential, if a caravan park;
 - (m) nuclear industry;
 - (n) plant nursery (wholesale);
 - (o) recreation use, if equestrian and coursing sports, motorsports complex or outdoor recreation;
 - (p) service trades use;
 - (q) shopping centre;
 - (r) special industry;
 - (s) temporary accommodation, if camping ground, caravan park or farm stay;
 - (t) tourist facility;
 - (u) wine making.



Table 5.12: Assessment Categories and Relevant Assessment Criteria for Medical Services Zone—Making a Material Change of Use

Column 1 Defined use or use class ⁴⁴	Column 2 Assessment category ⁴⁵	Column 3 Relevant assessment criteria ⁴⁶ —applicable code if development is self-assessable or requires code assessment
RESIDENTIAL		
Caretaker Residential	Code Assessable	City Centre Code (Part 5)—particularly the specific outcomes in section 5.7 and the Medical Services Zone (division 8) Residential Code (Part 12, division 6)
Display Housing	Code Assessable	City Centre Code (Part 5)—particularly the specific outcomes in section 5.7 and the Medical Services Zone (division 8) Residential Code (Part 12, division 6) Parking Code (Part 12, division 9)
Dual Occupancy	Code Assessable	City Centre Code (Part 5)—particularly the specific outcomes in section 5.7 and the Medical Services Zone (division 8) 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) City Centre Code (Part 5)—particularly the specific outcomes in section 5.7 and the Medical Services Zone (division 8).
Institutional Residential	Impact Assessable	City Centre Code (Part 5)—particularly the specific outcomes in section 5.7 and the Medical Services Zone (division 8) Residential Code (Part 12, division 6) Parking Code (Part 12, division 9)
Multiple Residential—inconsistent use class if caravan park [refer s 5.28(3)]	Code Assessable	City Centre Code (Part 5)—particularly the specific outcomes in section 5.7 and the Medical Services Zone (division 8) Residential Code (Part 12, division 6) Parking Code (Part 12, division 9)
Single Residential	Code Assessable	City Centre Code (Part 5)—particularly the specific outcomes in section 5.7 and the Medical Services Zone (division 8) Residential Code (Part 12, division 6)
Temporary Accommodation—inconsistent use class if camping ground, caravan park or farm stay accommodation [refer s 5.28(3)]	Impact Assessable if camping ground, caravan park or farm stay accommodation. Code Assessable otherwise.	City Centre Code (Part 5)—particularly the specific outcomes in section 5.7 and the Medical Services Zone (division 8) Residential Code (Part 12, division 6) Parking Code (Part 12, division 9)

⁴⁴ See Schedule 1 (dictionary), division 1 (defined uses and use classes).

⁴⁵ Assessment categories may also be affected by overlays. See overlay maps to determine whether the land is affected.

⁴⁶ 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 ⁴⁴	Column 2 Assessment category ⁴⁵	Column 3 Relevant assessment criteria ⁴⁶ —applicable code if development is self-assessable or requires code assessment
COMMERCIAL / INDUSTRIAL		
Business Use— inconsistent use class if auction depot, bulky goods sales, broadcasting station, farm supply outlet, garden centre, hotel, produce/craft market, service station, vehicle sales premises [refer s 5.28(3)]	Exempt, if medical centre within an existing building approved for or lawfully used as a medical centre. Code Assessable if cafe, snack bar, takeaway food premises, new medical centre or shop (where the sale of goods is related to health care). Impact Assessable otherwise.	City Centre Code (Part 5)—particularly the specific outcomes in section 5.7 and the Medical Services Zone (division 8) Commercial and Industrial Code (Part 12, division 7) Parking Code (Part 12, division 9)
Extractive Industry— inconsistent use [refer s 5.28(3)]	Impact Assessable	City Centre Code (Part 5)—particularly the specific outcomes in section 5.7 and the Medical Services Zone (division 8) Commercial and Industrial Code (Part 12, division 7) Parking Code (Part 12, division 9)
General Industry— inconsistent use class [refer s 5.28(3)]	Impact Assessable	City Centre Code (Part 5)—particularly the specific outcomes in section 5.7 and the Medical Services Zone (division 8) Commercial and Industrial Code (Part 12, division 7) Parking Code (Part 12, division 9)
General Store	Exempt if— (a) within an existing building approved for or lawfully used for a general store or business use; and (b) operating between the hours of 6.00 a.m. to 10.00 p.m. Impact Assessable, if operating after 10.00 p.m. or before 6.00 a.m. Code Assessable otherwise.	City Centre Code (Part 5)—particularly the specific outcomes in section 5.7 and the Medical Services Zone (division 8) Commercial and Industrial Code (Part 12, division 7) Parking Code (Part 12, division 9)
Nuclear Industry— inconsistent use [refer s 5.28(3)]	Impact Assessable	City Centre Code (Part 5)—particularly the specific outcomes in section 5.7 and the Medical Services Zone (division 8) Commercial and Industrial Code (Part 12, division 7) Parking Code (Part 12, division 9)
Plant Nursery (Wholesale) inconsistent use [refer s 5.28(3)]	Impact Assessable	City Centre Code (Part 5)—particularly the specific outcomes in section 5.7 and the Medical Services Zone (division 8) Commercial and Industrial Code (Part 12, division 7) Parking Code (Part 12, division 9)
Service Trades Use— inconsistent use [refer s 5.28(3)]	Impact Assessable	City Centre Code (Part 5)—particularly the specific outcomes in section 5.7 and the Medical Services Zone (division 8) Commercial and Industrial Code (Part 12, division 7) Parking Code (Part 12, division 9)
Shopping Centre— inconsistent use [refer s 5.28(3)]	Impact Assessable	City Centre Code (Part 5)—particularly the specific outcomes in section 5.7 and the Medical Services Zone (division 8) Commercial and Industrial Code (Part 12, division 7) Parking Code (Part 12, division 9)



Column 1 Defined use or use class ⁴⁴	Column 2 Assessment category ⁴⁵	Column 3 Relevant assessment criteria ⁴⁶ —applicable code if development is self-assessable or requires code assessment
Special Industry—inconsistent use [refer s 5.28(3)]	Impact Assessable	City Centre Code (Part 5)—particularly the specific outcomes in section 5.7 and the Medical Services Zone (division 8) Commercial and Industrial Code (Part 12, division 7) Parking Code (Part 12, division 9)
Temporary Sales Office	Code Assessable	City Centre Code (Part 5)—particularly the specific outcomes in section 5.7 and the Medical Services Zone (division 8) Commercial and Industrial Code (Part 12, division 7) Parking Code (Part 12, division 9)
RECREATION / ENTERTAINMENT		
Entertainment Use—inconsistent use class [refer s 5.28(3)]	Impact Assessable	City Centre Code (Part 5)—particularly the specific outcomes in section 5.7 and the Medical Services Zone (division 8) Recreation and Entertainment Code (Part 12, division 11) Parking Code (Part 12, division 9)
Night Court	Code Assessable	City Centre Code (Part 5)—particularly the specific outcomes in section 5.7 and the CBD Medical Services Zone (division 9)
Park	Exempt where not involving illuminated sporting activities. Code Assessable otherwise.	If Code Assessable— (a) City Centre Code (Part 5)—particularly the specific outcomes in section 5.7 and the Medical Services Zone (division 8); (b) Recreation and Entertainment Code (Part 12, division 11); (c) Parking Code (Part 12, division 9).
Recreation Use—inconsistent use class, if equestrian and coursing sports, motorsports complex or outdoor recreation [refer s 5.28(3)]	Impact Assessable	City Centre Code (Part 5)—particularly the specific outcomes in section 5.7 and the Medical Services Zone (division 8) Recreation and Entertainment Code (Part 12, division 11) Parking Code (Part 12, division 9)
RURAL		
Agriculture—inconsistent use [refer s 5.28(3)]	Impact Assessable	City Centre Code (Part 5)—particularly the specific outcomes in section 5.7 and the Medical Services Zone (division 8)
Animal Husbandry—inconsistent use [refer s 5.28(3)]	Impact Assessable	City Centre Code (Part 5)—particularly the specific outcomes in section 5.7 and the Medical Services Zone (division 8)
Forestry—inconsistent use [refer s 5.28(3)]	Impact Assessable	City Centre Code (Part 5)—particularly the specific outcomes in section 5.7 and the Medical Services Zone (division 8)
Intensive Animal Husbandry—inconsistent use [refer s 5.28(3)]	Impact Assessable	City Centre Code (Part 5)—particularly the specific outcomes in section 5.7 and the Medical Services Zone (division 8) Intensive Animal Husbandry Code (Part 12, division 8)
Wine Making—inconsistent use [refer s 5.28(3)]	Impact Assessable	City Centre Code (Part 5)—particularly the specific outcomes in section 5.7 and the Medical Services Zone (division 8) Parking Code (Part 12, division 9)
OTHER		
Aviation Use—inconsistent use unless a helipad [refer s 5.28(3)]	Impact Assessable	City Centre Code (Part 5)—particularly the specific outcomes in section 5.7 and the Medical Services Zone (division 8) Parking Code (Part 12, division 9)



Column 1 Defined use or use class ⁴⁴	Column 2 Assessment category ⁴⁵	Column 3 Relevant assessment criteria ⁴⁶ —applicable code if development is self-assessable or requires code assessment
Carpark	Code Assessable	City Centre Code (Part 5)—particularly the specific outcomes in section 5.7 and the Medical Services Zone (division 8) Parking Code (Part 12, division 9)
Community Use— inconsistent use class if, cemetery, crematorium, gallery, museum, school or transit centre [refer s 5.28(3)]	Impact Assessable if cemetery, crematorium, emergency service depot, gallery, museum, school or transit centre. Code Assessable otherwise.	City Centre Code (Part 5)—particularly the specific outcomes in section 5.7 and the Medical Services Zone (division 8) Community Use Code (Part 12, division 12) Parking Code (Part 12, division 9)
Correctional Centre— inconsistent use [refer s 5.28(3)]	Impact Assessable	City Centre Code (Part 5)—particularly the specific outcomes in section 5.7 and the Medical Services Zone (division 8)
Major Utility	Impact Assessable, if involving treatment or disposal of putrescible waste. Code Assessable otherwise.	City Centre Code (Part 5)—particularly the specific outcomes in section 5.7 and the Medical Services Zone (division 8)
Minor Utility	Exempt	
Temporary Use	Code Assessable	Temporary Use Code (Part 12, division 13) City Centre Code (Part 5)—particularly the specific outcomes in section 5.7 and the Medical Services Zone (division 8)
Tourist Facility— inconsistent use class [refer s 5.28(3)]	Impact Assessable	City Centre Code (Part 5)—particularly the specific outcomes in section 5.7 and the Medical Services Zone (division 8) Commercial and Industrial Code (Part 12, division 7) Recreation and Entertainment Code (Part 12, division 11) Residential Code (Part 12, division 6) Parking Code (Part 12, division 9)
Other (not defined)	Assessment Category	Relevant assessment criteria ⁴⁷ —applicable code if development is self-assessable or requires code assessment
All except use for a road ⁴⁸	Impact Assessable (refer s 2.2)	City Centre Code (Part 5)—particularly the specific outcomes in section 5.7 and the Medical Services Zone (division 8)

⁴⁷ 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.

⁴⁸ 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 5.13: Assessment Categories and Relevant Assessment Criteria for Medical Services Zone—Other Development

Column 1 Type of development	Column 2 Assessment category ⁴⁹	Column 3 Relevant assessment criteria ⁵⁰ —applicable code if development is self-assessable or requires code assessment
Carrying out building work not associated with a material change of use ⁵¹	Self Assessable ⁵² if building work on an existing building on site. Code Assessable if— (a) the Planning Scheme Building Matters Code is not complied with; or (b) building work other than on an existing building on the site.	If Self Assessable—Planning Scheme Building Matters Code (Part 12, division 16). If Code Assessable— (a) City Centre Code (Part 5)—particularly the specific outcomes in section 5.7 and the Medical Services Zone (division 8); (b) Planning Scheme Building Matters Code (Part 12, division 16).
Clearing of Vegetation—not associated with a material change of use	Exempt	
Earthworks—not associated with a material change of use	Exempt if earthworks which meet the criteria set out in Schedule 8. Code Assessable if the criteria for exempt do not apply.	Earthworks Code (Part 12, division 15) City Centre Code (Part 5)—particularly the specific outcomes in section 5.7 and the Medical Services Zone (division 8)
Minor Building Work	Exempt, if— (a) the Planning Scheme Building Matters Code is complied with; and (b) the requisite number of parking spaces are provided for the use in accordance with Table 12.9.1A of the Parking Code (Part 12, division 9). Code Assessable otherwise.	If Code Assessable— (a) City Centre Code (Part 5)—particularly the specific outcomes in section 5.7 and the Medical Services Zone (division 8); (b) Planning Scheme Building Matters Code (Part 12, division 16); (c) Parking Code (Part 12, division 9).
Placing advertising device on premises	Exempt if an advertising device which meets the criteria set out in Schedule 9, Part 5. Code Assessable otherwise.	Advertising Devices Code (Part 12, division 14) City Centre Code (Part 5)—particularly the specific outcomes in section 5.7 and the Medical Services Zone (division 8)
Reconfiguring a lot ⁵³	Code Assessable	Reconfiguring a Lot Code (Part 12, division 5) City Centre Code (Part 5)—particularly the specific outcomes in section 5.7 and the Medical Services Zone (division 8)
Carrying out operational work for reconfiguring a lot or in association with a material change of use ⁵³	Code Assessable if the reconfiguring or material change of use is assessable development.	Reconfiguring a Lot Code (Part 12, division 5) Earthworks Code (Part 12, division 15) NOTE The provisions of Planning Scheme Policy 3 – General Works may also apply depending on the nature of the operational work.
Other	Exempt	

⁴⁹ Assessment categories may also be affected by overlays. See overlay maps to determine whether the land is affected.

⁵⁰ 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.

⁵¹ See Ipswich Planning Scheme Users Guide 2 for examples that explain the type of development involved in different proposals.

⁵² 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.

⁵³ 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.



Division 9—CBD Residential High Density Zone: Assessment Criteria and Assessment Tables

5.29 CBD Residential High Density Zone

The provisions in this division relate to the CBD Residential High Density Zone as follows—

- overall outcomes (section 5.30);
- specific outcomes and probable solutions as follows—
 - effects of development – general (section 5.31);
 - effects of development in Sub Areas (section 5.32);
 - consistent and inconsistent uses, use classes and other development (section 5.33);
- assessment tables (Tables 5.14 and 5.15).

5.30 Overall Outcomes for CBD Residential High Density Zone

- (1) The overall outcomes are the purpose of the CBD Residential High Density Zone.

NOTE 5.30A

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 CBD Residential High Density Zone are the following—
- (a) providing high quality, high density, inner city housing in close proximity to the Central Business District; and
 - (b) all of the buildings have a dominant residential component.

NOTE 5.30B

- (1) Some of the land within the CBD Residential High Density Zone is affected by development constraints, such as flooding and cultural heritage features.
- (2) Refer to overlay maps and Part 11 to determine whether a proposal is affected by an overlay.

5.31 Effects of Development – General

NOTE 5.31A

The specific outcomes which are sought to apply generally throughout the Residential High Density Zone are set out below.

Building Setbacks

(1) Specific Outcomes

- (a) The scale and setback of buildings at the street frontage is designed to—
 - (i) maintain the visual prominence of significant landmark features as identified in Figure 5.6 and Table 5.2; and
 - (ii) conserve important view corridors as identified in Figure 5.7, Schedule 4 and Table 5.3.
- (b) Buildings are setback from the street alignment as identified in Figure 5.2a and Figure 5.2b.
- (c) Awnings are provided across street frontages as identified in Figure 5.3.

Building Height

(2) Specific Outcomes

- (a) The zone provides an opportunity to develop residential buildings that take advantage of the proximity to Cribb Park, Jim Finimore Park, Queen's Park and the City Centre.
- (b) No new buildings are erected within the garden area to the north of "Claremont" at 1A Milford Street, i.e. between Claremont and the railway line.
- (c) The heritage buildings at 1A (Claremont), 4 and 6 Milford Street and 5 Brisbane Street are—
 - (i) conserved; and
 - (ii) not overshadowed or obstructed by nearby residential developments.
- (d) Buildings taller than three (3) storeys in height are designed to ensure that they do not adversely impact on—
 - (i) the character of the precinct;
 - (ii) the overall townscape of the area; and



- (iii) the important townscape features identified in Figures 5.6 and 5.7 and Tables 5.2 and 5.3.
- (e) Buildings are limited to three (3) storeys at the street alignment and building tower heights are consistent with those identified in Figure 5.1.

Streetscape and Visual/Aesthetic Considerations

(3) Specific Outcomes

- (a) New uses and works take account of and protect where possible, the townscape features of the zone, including—
 - (i) the main City Centre approach routes and gateways; and
 - (ii) the important townscape features identified in Figures 5.6 and 5.7 and Tables 5.2 and 5.3.
- (b) Buildings are designed to be attractive, interesting and highly detailed, particularly where situated close to the street alignment.
- (c) New uses and works are designed so that—
 - (i) large expanses of blank walls are avoided, particularly where visually prominent; and
 - (ii) advantage is taken of the opportunities that exist to create landmark buildings on corner sites throughout the zone.
- (d) Appropriate landscaping is used to soften building outlines and to enhance the overall appearance of the zone.
- (e) Significant vegetation is conserved.
- (f) Particular attention is given to landscaping where the zone adjoins the main City Centre approach routes and gateways.
- (g) Streetscape works are consistent with the materials and designs set out in the Ipswich Regional Centre Strategy Streetscape Materials Specification.

Operation of Road Network, Access and Carparking

(4) Specific Outcomes

- (a) Direct vehicular access to Limestone and Brisbane Streets is avoided, and alternate side and rear access is used where possible.

- (b) New building work assists in enhancing the integration of traffic movements and on-site parking facilities.
- (c) Parking is provided through an incremental approach whereby each development caters for its own parking demands on-site.
- (d) Additional parking spaces and improved vehicle circulation is achieved through integrating the design and layout of the off-street parking and service and delivery areas at the rear of buildings by –
 - (i) providing entrances to carparking areas in a discrete manner that does not dominate the streetscape;
 - (ii) retaining on-street car parking where possible whilst incorporating streetscape enhancements and catering for necessary traffic movements; and
 - (iii) sleeving onsite car parking areas at the rear, or beneath buildings.
- (e) Uses and works ensure safe and efficient operation of the road network, particularly the strategic network as outlined in Figure 5.4.

Pedestrian Network

(5) Specific Outcomes

- (a) Active and attractive streetscapes are created, with priority given to pedestrian use.
- (b) Landscaping strips incorporating trees which offer shade and visual interest to the streetscape are established where new uses and works are set back from the street alignment.

5.32 Effects of Development within Sub Areas

NOTE 5.32A

- (1) The CBD Residential High Density Zone includes one (1) Sub Area, as outlined below.
- (2) The locations of the Sub Area are—
 - (a) depicted on the Zoning Maps Z14 and Z15; and
 - (b) described below.



Sub Area RHD1 – Mixed Use**(1) Specific Outcomes**

- (a) Buildings are designed—
 - (i) in the context of the important character buildings within the Sub Area; and
 - (ii) to take advantage of the proximity to Queens Park and the views over the City Centre.
- (b) Non-residential uses have no significant adverse impact on residential amenity.
- (c) The lower three floors of new buildings may contain commercial uses such as eating establishments, boutique shopping or limited professional, financial and personal services.
- (d) All upper floors of new buildings (ie. beyond the third floor) are designed and used for residential uses.

Traffic and Transport**(2) Specific Outcomes**

- (a) A minimum 5 metre wide road dedication is provided along all properties fronting Brisbane Street, West Ipswich.

5.33 Consistent and Inconsistent Uses, Use Classes and Other Development**Specific Outcomes**

- (1) The following uses are consistent uses, use classes and other development categories in the Residential High Density Zone—
 - (a) caretaker residential;
 - (b) carrying out building work not associated with a material change of use, if building work on an existing building on site and complying with the Planning Scheme Building Matters Code;
 - (c) clearing of vegetation;
 - (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 building work;

- (g) minor utility;
- (h) multiple residential, unless a caravan park;
- (i) park, if not involving illuminated sporting activities;
- (j) placing an advertising device on premises which complies with the Advertising Devices Code.

- (2) The following uses, use classes and other development categories are consistent with the outcomes sought for the Residential High Density 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, if cafe, cake shop, fast food premises, food delivery service, hotel, hot bread shop, laundromat, medical centre, office, professional office, restaurant, snack bar or takeaway food premises, shop or the like;
- (b) carpark;
- (c) carrying out operational work for reconfiguring a lot or in association with a material change of use;
- (d) community use, unless cemetery, crematorium or emergency service depot;
- (e) display housing;
- (f) dual occupancy;
- (g) general store;
- (h) institutional residential;
- (i) major utility;
- (j) night court;
- (k) park, if involving illuminated sporting activities;
- (l) reconfiguring a lot;
- (m) recreation use, unless equestrian and coursing sports, motorsports complex or outdoor recreation;
- (n) shopping centre if the use is situated within Sub Area RHD1;
- (o) single residential;
- (p) temporary accommodation, unless camping ground, caravan park or farm stay accommodation;
- (q) temporary sales office;
- (r) temporary use;
- (s) tourist facility.



- (3) The following uses, use classes and other development are inconsistent with the outcomes sought and are not located within the Residential High Density 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, broadcasting station, farm supply outlet, funeral premises, garden centre, produce/craft market, service station, vehicle sales premises or veterinary clinic;
 - (e) community use if a cemetery, crematorium or emergency service depot;
 - (f) correctional centre;
 - (g) entertainment use;
 - (h) extractive industry;
 - (i) forestry;
 - (j) general industry;
 - (k) intensive animal husbandry;
 - (l) multiple residential, if a caravan park;
 - (m) nuclear industry;
 - (n) plant nursery (wholesale);
 - (o) recreation use, if equestrian and coursing sports, motorsports complex or outdoor recreation;
 - (p) service trades use;
 - (q) shopping centre, if located outside the RHD1 Sub Area;
 - (r) special industry;
 - (s) temporary accommodation, if camping ground, caravan park or farm stay accommodation;
 - (t) wine making.



Table 5.14: Assessment Categories and Relevant Assessment Criteria for Residential High Density Zone—Making a Material Change of Use

Column 1 Defined use or use class ⁵⁴	Column 2 Assessment category ⁵⁵	Column 3 Relevant assessment criteria ⁵⁶ —applicable code if development is self-assessable or requires code assessment
RESIDENTIAL		
Caretaker Residential	Code Assessable	City Centre Code (Part 5)—particularly the specific outcomes in section 5.7 and the Residential High Density Zone (division 9) Residential Code (Part 12, division 6)
Display Housing	Code Assessable	City Centre Code (Part 5)—particularly the specific outcomes in section 5.7 and the Residential High Density Zone (division 9) Residential Code (Part 12, division 6) Parking Code (Part 12, division 9)
Dual Occupancy	Code Assessable	City Centre Code (Part 5)—particularly the specific outcomes in section 5.7 and the Residential High Density Zone (division 9) 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) City Centre Code (Part 5)—particularly the specific outcomes in section 5.7 and the Residential High Density Zone (division 9).
Institutional Residential	Impact Assessable	City Centre Code (Part 5)—particularly the specific outcomes in section 5.7 and the Residential High Density Zone (division 9) Residential Code (Part 12, division 6) Parking Code (Part 12, division 9)
Multiple Residential—inconsistent use class if caravan park [refer s 5.33(3)]	Code Assessable	City Centre Code (Part 5)—particularly the specific outcomes in section 5.7 and the Residential High Density Zone (division 9) Residential Code (Part 12, division 6) Parking Code (Part 12, division 9)
Single Residential	Code Assessable	City Centre Code (Part 5)—particularly the specific outcomes in section 5.7 and the Residential High Density Zone (division 9) Residential Code (Part 12, division 6)
Temporary Accommodation—inconsistent use class if camping ground, caravan park or farm stay accommodation [refer s 5.33(3)]	Impact Assessable if camping ground, caravan park or farm stay accommodation. Code Assessable otherwise.	City Centre Code (Part 5)—particularly the specific outcomes in section 5.7 and the Residential High Density Zone (division 9) Residential Code (Part 12, division 6) Parking Code (Part 12, division 9)

⁵⁴ See Schedule 1 (dictionary), division 1 (defined uses and use classes).

⁵⁵ Assessment categories may also be affected by overlays. See overlay maps to determine whether the land is affected.

⁵⁶ 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 ⁵⁴	Column 2 Assessment category ⁵⁵	Column 3 Relevant assessment criteria ⁵⁶ —applicable code if development is self-assessable or requires code assessment
COMMERCIAL / INDUSTRIAL		
Business Use— inconsistent use class if auction depot, bulky goods sales, broadcasting station, farm supply outlet, funeral premises, garden centre, produce/craft market, service station, vehicle sales premises or veterinary clinic [refer s 5.33(3)]	Code Assessable, if — (a) café, cake shop, hot bread shop, restaurant, snack bar, takeaway food premises, fast food premises, hotel, laundromat, medical centre, office, professional office, shop, or the like where the use is conducted in the podium (lower 3 storeys) of a building situated in the RHD1 Sub Area; or (b) café, cake shop, hot bread shop, restaurant, snack bar or takeaway food premises where the use is conducted on the ground floor of a building situated outside the RHD1 Sub Area. Impact Assessable otherwise.	City Centre Code (Part 5)—particularly the specific outcomes in section 5.7 and the Residential High Density Zone (division 9) Commercial and Industrial Code (Part 12, division 7) Parking Code (Part 12, division 9)
Extractive Industry— inconsistent use [refer s 5.33(3)]	Impact Assessable	City Centre Code (Part 5)—particularly the specific outcomes in section 5.7 and the Residential High Density Zone (division 9) Commercial and Industrial Code (Part 12, division 7) Parking Code (Part 12, division 9)
General Industry— inconsistent use class [refer s 5.33(3)]	Impact Assessable	City Centre Code (Part 5)—particularly the specific outcomes in section 5.7 and the Residential High Density Zone (division 9) Commercial and Industrial Code (Part 12, division 7) Parking Code (Part 12, division 9)
General Store	Code Assessable if— (a) on the ground floor; and (b) operating between the hours of 6.00 a.m. to 10.00 p.m. Impact Assessable otherwise.	City Centre Code (Part 5)—particularly the specific outcomes in section 5.7 and the Residential High Density Zone (division 9) Commercial and Industrial Code (Part 12, division 7) Parking Code (Part 12, division 9)
Nuclear Industry— inconsistent use [refer s 5.33(3)]	Impact Assessable	City Centre Code (Part 5)—particularly the specific outcomes in section 5.7 and the Residential High Density Zone (division 9) Commercial and Industrial Code (Part 12, division 7) Parking Code (Part 12, division 9)
Plant Nursery (Wholesale) inconsistent use [refer s 5.33(3)]	Impact Assessable	City Centre Code (Part 5)—particularly the specific outcomes in section 5.7 and the Residential High Density Zone (division 9) Commercial and Industrial Code (Part 12, division 7) Parking Code (Part 12, division 9)
Service Trades Use— inconsistent use [refer s 5.33(3)]	Impact Assessable	City Centre Code (Part 5)—particularly the specific outcomes in section 5.7 and the Residential High Density Zone (division 9) Commercial and Industrial Code (Part 12, division 7) Parking Code (Part 12, division 9)



Column 1 Defined use or use class ⁵⁴	Column 2 Assessment category ⁵⁵	Column 3 Relevant assessment criteria ⁵⁶ —applicable code if development is self-assessable or requires code assessment
Shopping Centre—inconsistent [refer s 5.33(3)]	Code Assessable if involving the use of less than 2000m ² of gross floor area in the RHD1 Sub Area. Impact Assessable otherwise	City Centre Code (Part 5)—particularly the specific outcomes in section 5.7 and the Residential High Density Zone (division 9) Commercial and Industrial Code (Part 12, division 7) Parking Code (Part 12, division 9)
Special Industry—inconsistent use class [refer s 5.33(3)]	Impact Assessable	City Centre Code (Part 5)—particularly the specific outcomes in section 5.7 and the Residential High Density Zone (division 9) Commercial and Industrial Code (Part 12, division 7) Parking Code (Part 12, division 9)
Temporary Sales Office	Code Assessable	City Centre Code (Part 5)—particularly the specific outcomes in section 5.7 and the Residential High Density Zone (division 9) Commercial and Industrial Code (Part 12, division 7) Parking Code (Part 12, division 9)
RECREATION / ENTERTAINMENT		
Entertainment Use—inconsistent use class [refer s 5.33(3)]	Impact Assessable	City Centre Code (Part 5)—particularly the specific outcomes in section 5.7 and the Residential High Density Zone (division 9) Recreation and Entertainment Code (Part 12, division 11) Parking Code (Part 12, division 9)
Night Court	Code Assessable	City Centre Code (Part 5)—particularly the specific outcomes in section 5.7 and the CBD Residential High Density Zone (division 10)
Park	Exempt where not involving illuminated sporting activities. Code Assessable otherwise.	If Code Assessable— (a) City Centre Code (Part 5)—particularly the specific outcomes in section 5.7 and the Residential High Density Zone (division 9); (b) Recreation and Entertainment Code (Part 12, division 11); (c) Parking Code (Part 12, division 9).
Recreation Use—inconsistent use class if equestrian and coursing sports, motorsports or outdoor recreation [refer s 5.33(3)]	Impact Assessable	City Centre Code (Part 5)—particularly the specific outcomes in section 5.7 and the Residential High Density Zone (division 9) Recreation and Entertainment Code (Part 12, division 11) Parking Code (Part 12, division 9)
RURAL		
Agriculture—inconsistent use [refer s 5.33(3)]	Impact Assessable	City Centre Code (Part 5)—particularly the specific outcomes in section 5.7 and the Residential High Density Zone (division 9)
Animal Husbandry—inconsistent use [refer s 5.33(3)]	Impact Assessable	City Centre Code (Part 5)—particularly the specific outcomes in section 5.7 and the Residential High Density Zone (division 9)
Forestry—inconsistent use [refer s 5.33(3)]	Impact Assessable	City Centre Code (Part 5)—particularly the specific outcomes in section 5.7 and the Residential High Density Zone (division 9)
Intensive Animal Husbandry—inconsistent use [refer s 5.33(3)]	Impact Assessable	City Centre Code (Part 5)—particularly the specific outcomes in section 5.7 and the Residential High Density Zone (division 9) Intensive Animal Husbandry Code (Part 12, division 8)
Wine Making—inconsistent use [refer s 5.33(3)]	Impact Assessable	City Centre Code (Part 5)—particularly the specific outcomes in section 5.7 and the Residential High Density Zone (division 9) Parking Code (Part 12, division 9)



Column 1 Defined use or use class ⁵⁴	Column 2 Assessment category ⁵⁵	Column 3 Relevant assessment criteria ⁵⁶ —applicable code if development is self-assessable or requires code assessment
OTHER		
Aviation Use— inconsistent use [refer s 5.33(3)]	Impact Assessable	City Centre Code (Part 5)—particularly the specific outcomes in section 5.7 and the Residential High Density Zone (division 9)
Carpark	Code Assessable	City Centre Code (Part 5)—particularly the specific outcomes in section 5.7 and the Residential High Density Zone (division 9) Parking Code (Part 12, division 9)
Community Use— inconsistent use class if cemetery, crematorium, emergency service depot [refer s 5.33(3)]	Impact Assessable.	City Centre Code (Part 5)—particularly the specific outcomes in section 5.7 and the Residential High Density Zone (division 9) Community Use Code (Part 12, division 12) Parking Code (Part 12, division 9)
Correctional Centre— inconsistent use [refer s 5.33(3)]	Impact Assessable	City Centre Code (Part 5)—particularly the specific outcomes in section 5.7 and the Residential High Density Zone (division 9)
Major Utility	Impact Assessable, if involving treatment or disposal of putrescible waste. Code Assessable otherwise.	City Centre Code (Part 5)—particularly the specific outcomes in section 5.7 and the Residential High Density Zone (division 9)
Minor Utility	Exempt	
Temporary Use	Code Assessable	Temporary Use Code (Part 12, division 13) City Centre Code (Part 5)—particularly the specific outcomes in section 5.7 and the Residential High Density Zone (division 9)
Tourist Facility	Impact Assessable	City Centre Code (Part 5)—particularly the specific outcomes in section 5.7 and the Residential High Density Zone (division 9) Commercial and Industrial Code (Part 12, division 7) Recreation and Entertainment Code (Part 12, division 11) Residential Code (Part 12, division 6) Parking Code (Part 12, division 9)
Other (not defined)	Assessment Category	Relevant assessment criteria⁵⁷—applicable code if development is self-assessable or requires code assessment
All except use for a road ⁵⁸	Impact Assessable (refer s 2.2)	City Centre Code (Part 5)—particularly the specific outcomes in section 5.7 and the Residential High Density Zone (division 9)

⁵⁷ 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.

⁵⁸ 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 5.15: Assessment Categories and Relevant Assessment Criteria for Residential High Density Zone—Other Development

Column 1 Type of development	Column 2 Assessment category ⁵⁹	Column 3 Relevant assessment criteria ⁶⁰ —applicable code if development is self-assessable or requires code assessment
Carrying out building work not associated with a material change of use ⁶¹	Self Assessable ⁶² if building work on an existing building on site. Code Assessable if— (a) the Planning Scheme Building Matters Code is not complied with; or (b) building work other than on an existing building on the site.	If Self Assessable—Planning Scheme Building Matters Code (Part 12, division 16). If Code Assessable— (a) City Centre Code (Part 5)—particularly the specific outcomes in section 5.7 and the Residential High Density Zone (division 9); (b) Planning Scheme Building Matters Code (Part 12, division 16).
Clearing of Vegetation—not associated with a material change of use	Exempt	
Earthworks—not associated with a material change of use	Exempt if earthworks which meet the criteria set out in Schedule 8. Code Assessable if the criteria for exempt do not apply.	Earthworks Code (Part 12, division 15) City Centre Code (Part 5)—particularly the specific outcomes in section 5.7 and the Residential High Density Zone (division 9)
Minor Building Work	Exempt, if— (a) the Planning Scheme Building Matters Code is complied with; and (b) the requisite number of parking spaces are provided for the use in accordance with Table 12.9.1A of the Parking Code (Part 12, division 9). Code Assessable otherwise.	If Code Assessable— (a) City Centre Code (Part 5)—particularly the specific outcomes in section 5.7 and the Residential High Density Zone (division 9); (b) Planning Scheme Building Matters Code (Part 12, division 16); (c) Parking Code (Part 12, division 9).
Placing advertising device on premises	Exempt if an advertising device which meets the criteria set out in Schedule 9, Part 5. Impact Assessable if a billboard with a signface of more than 8.0m ² . Code Assessable otherwise.	Advertising Devices Code (Part 12, division 14) City Centre Code (Part 5)—particularly the specific outcomes in section 5.7 and the Residential High Density Zone (division 9)
Reconfiguring a lot ⁶³	Code Assessable	Reconfiguring a Lot Code (Part 12, division 5) City Centre Code (Part 5)—particularly the specific outcomes in section 5.7 and the Residential High Density Zone (division 9)
Carrying out operational work for reconfiguring a lot or in association with a material change of use ⁶³	Code Assessable if the reconfiguring or material change of use is assessable development.	Reconfiguring a Lot Code (Part 12, division 5) Earthworks Code (Part 12, division 15) NOTE The provisions of Planning Scheme Policy 3 – General Works may also apply depending on the nature of the operational work.
Other	Exempt	

⁵⁹ Assessment categories may also be affected by overlays. See overlay maps to determine whether the land is affected.

⁶⁰ 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.

⁶¹ See Ipswich Planning Scheme Users Guide 2 for examples that explain the type of development involved in different proposals.

⁶² 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.

⁶³ 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.

