

Division 20—Special Uses Zone: Assessment Criteria and Assessment Tables

4.20.1 Special Uses Zone

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

- overall outcomes (section 4.20.2);
- specific outcomes and probable solutions as follows—
 - effects of development – general (section 4.20.3);
 - effects of development within Sub Areas (section 4.20.4);
 - consistent and inconsistent uses, use classes and other development (section 4.20.5);
- assessment tables (Tables 4.20.2 and 4.20.3).

4.20.2 Overall Outcomes for Special Uses Zone

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

NOTE 4.20.2A

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

- (2) The overall outcomes sought for the Special Uses Zone are the following—
- (a) The Special Uses Zone caters primarily for specified uses and works which include—
- (i) land used, owned or operated by Federal, State or Local Government for purposes such as municipal services, public utilities, schools, transport networks and community services;
 - (ii) uses and works which by virtue of the location, intensity, combination of uses, operations and/or site characteristics are best managed in a use-specific designation; or
 - (iii) private community services and facilities including religious, educational and health activities.
- (b) Uses within the Special Uses Zone are provided with a level of infrastructure appropriate to the existing approved uses for the Sub Areas comprising the zone, in particular suitable road access, electricity, telecommunications and adequate water supply, effluent treatment and disposal and garbage disposal.

- (c) Reconfigurations within the Special Uses Zone are generally limited to the 'amalgamation' or 'consolidation' of existing lots, to the general exclusion of most other lot reconfigurations.
- (d) Uses and works within the Special Uses Zone are located, designed and managed to—
- (i) be compatible with the amenity and character of surrounding lands;
 - (ii) facilitate the development of the Sub Areas comprising the zone for their approved use;
 - (iii) maintain the safety of people, buildings and works;
 - (iv) conserve places of cultural significance or streetscape value;
 - (v) maintain views of places of cultural significance or streetscape value; and
 - (vi) avoid significant adverse effects on the natural environment.

NOTE 4.20.2B

- (1) Some of the land within the Special Uses Zone is affected by development constraints, particularly flooding, mining, steep slopes and Department of Defence building height controls.
- (2) Refer to the overlay maps and Part 11 to determine whether a proposal is affected by an overlay.

4.20.3 Effects of Development – General

NOTE 4.20.3A

The specific outcomes which are sought to apply generally throughout the Special Use Zone are set out below.

Character and Amenity

(1) Specific Outcomes

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



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

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

- (a) Buildings are generally limited to two storeys in height.
- (b) The Ipswich Grammar and Ipswich Girls' Grammar Schools include buildings up to three (3) storeys in height.
- (c) Additional storeys are not provided unless appropriate with—
 - (i) the scale of adjoining development; and
 - (ii) the extent of fall across the land; and
 - (iii) the character and amenity of the area and overall townscape.
- (d) New buildings are setback from the street frontage to the alignment of adjoining buildings, and behind historic buildings, unless alternative arrangements do not detrimentally affect the character of the area.

Plan of Development

(3) Specific Outcome

Land included in the Special Uses Zone is developed generally in accordance with a Plan of Development indicating—

- (a) the type and location of uses on the site; and

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

NOTE 4.20.3B

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

Operation of Road Network and Access

Specific Outcomes

Uses are located and designed to—

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

Provision of Infrastructure

Specific Outcomes

Infrastructure is—

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

(5) Probable Solutions – for sub-section (5)

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

Vegetation/Landscaping

(7) Specific Outcomes

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



4.20.4 Effects of Development within Sub Areas

NOTE 4.20.4A

- (1) The Special Uses Zone includes fifty-nine (59) Sub Areas, with existing approved use rights as outlined in Table 4.20.1.
- (2) It is envisaged that existing approved uses on most Special Use sites will continue.
- (3) The location of the Sub Areas are—
 - (a) depicted on the Zoning Maps Z6, Z7, Z8, Z14, Z15, Z16, Z17, Z23, Z24, Z25, Z32 and Z33; and
 - (b) described below.
- (4) It is preferred that community uses share facilities rather than duplicate facilities.
- (5) Within some Sub Areas there are specific outcomes sought in relation to design elements as detailed in sections (2) to (4) which follow Table 4.20.1.

(1) Existing Approved Uses for Sub Areas

Table 4.20.1 sets out the existing approved uses for the Sub Areas within the zone.

Table 4.20.1: Special Uses Zone—Existing Approved Uses for Sub Areas

Sub Area Reference	Existing Approved Use
SU1	School/Educational Establishment
SU2	Railways
SU3	Transport Corridor
SU4	Place of Worship
SU5	Place of Worship, Community Hall & Child Care Centre
SU6	Place of Worship & Child Care Centre
SU7	Place of Worship & Educational Establishment
SU8	Place of Worship, Educational Establishment & Community Hall
SU9	Place of Worship and Maternal and Child Welfare Clinic
SU10	Place of Worship, including an auditorium, administration, cafe, meeting house and caretaker's residence
SU11	Maternal and Child Welfare Clinic
SU12	Nursing Home
SU13	Nursing Home & Retirement Village
SU14	Retirement Community
SU15	Local Government Purposes
SU16	State Government Purposes
SU17	Sewerage Pumping Station
SU18	Sewerage Treatment Plant & Other Local Government Purposes
SU19	Water Supply Purposes
SU20	Electricity Purposes

Sub Area Reference	Existing Approved Use
SU21	Electricity Sub-Station
SU22	Community Hall
SU23	Scout Hall/Guide Hall
SU24	Scouting Purposes
SU25	Sheltered Workshop for People with Disabilities
SU26	Child Care Centre
SU27	Carparking & Extractive Industry
SU28	Telecommunications
SU29	Cemetery
SU30	Medical Centre
SU31	Neighbourhood Centre
SU32	Ambulance Station
SU33	Fire Station
SU34	Carpark
SU35	Service Station
SU36	Service Station & Shop
SU37	Service Station, Catering Shop, Take-Away Food Premises & Vehicle Parking Area
SU38	Service Station, Catering Shop, Take-Away Food Premises & Shop of 175m ² Total Floor Area
SU39	Service Station and Late Night Shop
SU40	Service Station, Restaurant and Fast Food Store
SU41	Caravan Park
SU42	Caravan Park – 152 sites
SU43	Caravan Park (Group Dwelling Scheme)
SU44	Caravan Park and Motel
SU45	Caravan Park, Motel and Service Station
SU46	Postal Service
SU47	Tackle & Bait Supply & Ancillary Purposes
SU48	Gas Pipeline Depot
SU49	Centre for Growth and Personal Development
SU50	Defence Purposes
SU52	Motorcycle Club Purposes
SU53	Broadcasting Station
SU54	Plant propagation and production, wholesale plant nursery and ancillary buildings, structures and access.
SU55	53 Unit Motel and Restaurant
SU56	Endeavour Foundation – Provision of Programs for People with Disabilities – Adolescents and Adults
SU57	Main Roads Depot
SU58	Community Health Centre
SU69	Road Purposes
SU80	Historic Home and Associated Function Centre and Accommodation



(2) Sub Area SU1 – School/Educational Establishment**(a) General**

The use of school facilities after school hours is extended to encompass a range of community and recreational uses which do not adversely affect the amenity of nearby residential areas.

(b) Ipswich Girls' Grammar School**NOTE 4.20.4B**

The Ipswich Girls' Grammar School site is of townscape prominence.

Specific Outcomes

- (i) Specific attention is given to the external appearance and landscaping of all new development.
- (ii) Particular attention is given to the site's appearance when viewed from the "Five Ways" gateway to the City Centre.
- (iii) All important historic buildings and mature vegetation are conserved, where possible.

(c) Blair School

Blair School offers an opportunity to develop new buildings which provide a much stronger visual focus on the corner of Cribb and Burnett Streets.

(d) Ipswich TAFE Campus, Ellenborough Street

- (i) New buildings and works are carefully designed to be sympathetic and respectful of the historic character buildings on site.
- (ii) New buildings are of a lesser or equal height to the buildings of cultural significance or streetscape value and setback beyond the alignment of the buildings of cultural significance or streetscape value.
- (iii) All mature vegetation is conserved where possible.

(3) Sub Area SU2 – Railways**(a) Rosewood-Ipswich-Brisbane Rail Corridor****NOTE 4.20.4C**

The Rosewood-Ipswich-Brisbane rail corridor is one of the main approach routes to the City and is used and viewed by thousands of persons each day.

Specific Outcomes

- (i) Uses and works within the rail corridor improve the visual appearance of the corridor through appropriate landscaping treatment.
- (ii) Landscaping is undertaken within the prominent railways reserve at the rear of the Top of Town precinct to soften and enhance the interesting views to the rear of the historic commercial buildings.

(b) Rail Corridor traversing the CBD between Ellenborough and Thorn Streets**Specific Outcomes**

- (i) The section of the rail corridor which traverses the CBD between Ellenborough and Thorn Streets may be built over for commercial purposes.
- (ii) The design of any such proposal enhances the visual amenity of this part of the CBD and improves pedestrian linkages between adjoining precincts.

NOTE 4.20.4D

- (1) It is not appropriate for the sections of the railway to the west of Ellenborough Street and to the east of Thorn Street to be built over.
- (2) The rail yards adjoining Darling Street offer interesting views to the rear of the buildings at the Top of Town and form part of an important view corridor.

- (iii) The practice of storing trains adjacent to the Top of Town precinct is discontinued as it significantly affects the appearance of this area at the entry to the CBD.



(c) Churchill Branch Railway Line**Specific Outcomes**

The Churchill Branch Railway line is retained as a potential future transport corridor as it has the potential to ultimately link the University site with the City Centre and the former North Ipswich Railyards site.

(d) Wulkuraka/Sadliers Crossing Railway Bridge and Thomas Street Station**Specific Outcomes**

- (i) The Wulkuraka/Sadliers Crossing railway bridge and the historic buildings at the Thomas Street station are conserved.
- (ii) The mature trees adjoining Thomas Street Station and Tallon Street are retained.

NOTE 4.20.4E

The historic character and setting of the Thomas Street station warrants special consideration in view of the historic character of the surrounding residential areas.

(4) Sub Area SU4 – Places of Worship**(a) Historic Churches – St Marys, St Pauls, St Stephens, Central Mission, Francis Xavier**

Views to the historic churches are not obscured as a result of new uses and works and the churches remain dominant to the surrounding townscape.

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

- (1) The following are consistent defined uses, use classes and other development categories in the Special Uses 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 which complies with the Planning Scheme Building Matters Code;
 - (c) clearing of vegetation which complies with the Vegetation Management Code;

- (d) earthworks not associated with a material change of use and which complies with the Earthworks Code;

- (e) minor building work;

- (f) minor utility;

- (g) park, if not involving illuminated sporting activities;

- (h) placing an advertising device on premises which complies with the Advertising Devices Code;

- (i) uses listed in Table 4.20.1 for the specified Sub Area;

- (j) uses which are consistent uses in the predominant zone surrounding the specified Sub Area.

(2) The following defined uses, use classes and other development categories are consistent with the outcomes sought for the Special Uses 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) uses which may be consistent uses in the predominant zone surrounding the specified Sub Area;

- (b) carrying out operational work for reconfiguring a lot or in association with a material change of use;

- (c) major utility;

- (d) park, if involving illuminated sporting activities;

- (e) reconfiguring a lot.

(3) The following defined uses, use classes and other development categories are inconsistent with the outcomes sought and are not located within the Special Uses Zone; and constitute undesirable development which is unlikely to be approved—

- (a) uses unless listed in Table 4.20.1 for the specified Sub Area, which are inconsistent uses in the predominant zone surrounding the specified Sub Area.



Table 4.20.2: Assessment Categories and Relevant Assessment Criteria for Special Uses Zone—Making a Material Change of Use

Column 1 Defined use or use class ¹⁷⁵ or specified use (refer Table 4.20.1)	Column 2 Assessment category ¹⁷⁶	Column 3 Relevant assessment criteria ¹⁷⁷ —applicable code if development is self-assessable or requires code assessment
Caretaker Residential	Code Assessable	Urban Areas Code (Part 4)—particularly the specific outcomes in section 4.3.3 and the Special Uses Zone (division 20) Residential Code (Part 12, division 6) Parking Code (Part 12, division 9)
Major Utility	Impact Assessable, if involving treatment or disposal of putrescible waste. Code Assessable otherwise.	Urban Areas Code (Part 4)—particularly the specific outcomes in section 4.3.3 and the Special Uses Zone (division 20)
Minor Utility	Exempt	
Park	Exempt unless involving illuminated sporting activities. Code Assessable otherwise.	If Code Assessable— (a) Recreation and Entertainment Code (Part 12, division 11); (b) Parking Code (Part 12, division 9); (c) Urban Areas Code (Part 4)—particularly the specific outcomes in section 4.3.3 and the Special Uses Zone (division 20).
Specified use listed in Table 4.20.1 for the specified Sub Area	Exempt, if located within an existing building approved or lawfully used for a specified use listed in Table 4.20.1 for the specified Sub Area. Code Assessable otherwise.	Urban Areas Code (Part 4)—particularly the specific outcomes in section 4.3.3 and the Special Uses Zone (division 20) Residential Code (Part 12, division 6) Recreation and Entertainment Code (Part 12, division 11) Commercial and Industrial Code (Part 12, division 7) Community Use Code (Part 12, division 12) Parking Code (Part 12, division 9)
Other (defined use or use class)	Assessment Category	Relevant assessment criteria⁵¹—applicable code if development is self-assessable or requires code assessment
All except uses otherwise identified in this Table	Self Assessable if the use is a self assessable use in the predominant zone surrounding the specified Sub Area. Code Assessable if the use is a code assessable use in the predominant zone surrounding the specified Sub Area. Impact Assessable otherwise.	If Self Assessable—the acceptable solutions for the use in the applicable code for the relevant zone. If Code Assessable— (a) the applicable codes for the use in the relevant zone; (b) Urban Areas Code (Part 4)—particularly the specific outcomes in section 4.3.3 and the Special Uses Zone (division 20).
Other (not defined)	Assessment Category	Relevant assessment criteria⁵¹—applicable code if development is self-assessable or requires code assessment
All except use for a road ¹⁷⁸	Impact Assessable (refer s 2.2)	Urban Areas Code (Part 4)—particularly the specific outcomes in section 4.3.3 and the Special Uses Zone (division 20)

¹⁷⁵ See Schedule 1 (dictionary), division 1 (defined uses and use classes).

¹⁷⁶ Assessment categories may also be affected by overlays. See overlay maps to determine whether the land is affected.

¹⁷⁷ 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.

¹⁷⁸ All roads are included in a zone but use for a road is not defined. The table indicates that use for a road remains exempt under a planning scheme.



Table 4.20.3: Assessment Categories and Relevant Assessment Criteria for Special Uses Zone—Other Development

Column 1 Type of development	Column 2 Assessment category ¹⁷⁹	Column 3 Relevant assessment criteria ¹⁸⁰ —applicable code if development is self-assessable or requires code assessment
Carrying out building work not associated with a material change of use ¹⁸¹	Self Assessable ¹⁸² 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) Urban Areas Code (Part 4)—particularly the specific outcomes in section 4.3.3 and the Special Uses Zone (division 20); (b) Planning Scheme Building Matters Code (Part 12, division 16).
Clearing of Vegetation—not associated with a material change of use	Exempt if involving vegetation clearing which complies with the acceptable solutions applicable to clause (5) in column 2 of Table 12.4.1 in the Vegetation Management Code (Part 12, division 4). Self Assessable if— (a) involving the clearing of 0.5 hectares or less of native vegetation in any five year period; and (b) the acceptable solutions of the applicable code for Self Assessable Development are complied with. Code Assessable if— (a) involving the clearing of more than 0.5 hectares of native vegetation in any five year period; or (b) the applicable code for Self Assessable Development is not complied with.	If Self Assessable—acceptable solutions applicable to clauses (1) to (4) in column 2 of Table 12.4.1 in the Vegetation Management Code (Part 12, division 4). If Code Assessable— (a) Urban Areas Code (Part 4)—particularly the specific outcomes in section 4.3.3 and the Special Uses Zone (division 20); (b) Vegetation Management Code (Part 12, division 4).
Earthworks—not associated with a material change of use	Exempt if earthworks which meet the criteria set out in Schedule 8. Code Assessable if the criteria for exempt do not apply.	Earthworks Code (Part 12, division 15) Urban Areas Code (Part 4)—particularly the specific outcomes in section 4.3.3 and the Special Uses Zone (division 20) Vegetation Management Code (Part 12, division 4)
Minor Building Work	Exempt, if— (a) the Planning Scheme Building Matters Code is complied with; and (b) the requisite number of parking spaces are provided for the use in accordance with Table 12.9.1 of the Parking Code (Part 12, division 9). Code Assessable otherwise.	If Code Assessable— (a) Urban Areas Code (Part 4)—particularly the specific outcomes in section 4.3.3 and the Special Uses Zone (division 20); (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 6. Impact Assessable if a billboard with a signface area of more than 8.0m ² . Code Assessable otherwise.	Advertising Devices Code (Part 12, division 14) Urban Areas Code (Part 4)—particularly the specific outcomes in section 4.3.3 and the Special Uses Zone (division 20)
Reconfiguring a lot ¹⁸³	Impact Assessable where involving land within a Residential Zone. Code Assessable otherwise.	Reconfiguring a Lot Code (Part 12, division 5) Urban Areas Code (Part 4)—particularly the specific outcomes in section 4.3.3 and the Special Uses Zone (division 20) Vegetation Management Code (Part 12, division 4)
Carrying out operational work for reconfiguring a lot or in association with a material change of use ¹⁸³	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	

¹⁷⁹ Assessment categories may also be affected by overlays. See overlay maps to determine whether the land is affected.

¹⁸⁰ 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.

¹⁸¹ See Ipswich Planning Scheme Users Guide 2 for examples that explain the type of development involved in different proposals.

¹⁸² 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.

¹⁸³ 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.

