

## Table of Contents

<b>Division 1—Preliminary.....</b>	<b>4-1</b>	<b>Division 7—Character Areas – Housing Zone: Assessment Criteria and Assessment Tables .....</b>	<b>4-39</b>
4.1.1 Urban Areas Provisions .....	4-1	4.7.1 Character Areas – Housing Zone .....	4-39
<b>Division 2—General Provisions for Assessment Tables .....</b>	<b>4-1</b>	4.7.2 Overall Outcomes for the Character Areas – Housing Zone.....	4-39
4.2.1 Assessment Categories for Zones.....	4-1	4.7.3 Effects of Development – General .....	4-39
4.2.2 Relevant Assessment Criteria for Self Assessable Development and Assessable Development in Each Zone.....	4-2	4.7.4 Effects of Development within Sub Areas....	4-41
4.2.3 Uses Consistent or Inconsistent with the Outcomes Sought for a Zone.....	4-2	4.7.5 Consistent and Inconsistent Uses, Use Classes and Other Development .....	4-44
<b>Division 3—Overall and Specific Outcomes for the Urban Areas as a whole .....</b>	<b>4-2</b>	<b>Division 8—Future Urban Zone: Assessment Criteria and Assessment Tables .....</b>	<b>4-53</b>
4.3.1 Compliance with the Urban Areas Code.....	4-2	4.8.1 Future Urban Zone.....	4-53
4.3.2 Overall Outcomes for Urban Areas.....	4-2	4.8.2 Overall Outcomes for the Future Urban Zone.....	4-53
4.3.3 Specific Outcomes for the Urban Areas, as a whole.....	4-4	4.8.3 Effects of Development – General .....	4-54
<b>Division 4—Large Lot Residential Zone: Assessment Criteria and Assessment Tables .....</b>	<b>4-12</b>	4.8.4 This section is left intentionally blank .....	4-56
4.4.1 Large Lot Residential Zone.....	4-12	4.8.5A Effects of Development within Sub Area FU2 - South Redbank Plains .....	4-56
4.4.2 Overall Outcomes for Large Lot Residential Zone.....	4-12	4.8.5B Effects of Development within Sub Area FU3 - Chuwar.....	4-80
4.4.3 Effects of Development – General .....	4-12	4.8.5C Effects of Development within Sub Area FU4 – Walloon/Thagoona .....	4-81
4.4.4 Effects of Development within Sub Areas....	4-14	4.8.5D Sub Area FU5 - Keidges Road, South.....	4-104
4.4.5 Consistent and Inconsistent Uses, Use Classes and Other Development .....	4-15	4.8.6 Consistent and Inconsistent Uses, Use Classes and Other Development .....	4-105
<b>Division 5—Residential Low Density Zone: Assessment Criteria and Assessment Tables .....</b>	<b>4-21</b>	<b>Division 9—Major Centres Zone: Assessment Criteria and Assessment Tables .....</b>	<b>4-112</b>
4.5.1 Residential Low Density Zone .....	4-21	4.9.1 Major Centres Zone .....	4-112
4.5.2 Overall Outcomes for Residential Low Density Zone.....	4-21	4.9.2 Overall Outcomes for Major Centres Zone.....	4-112
4.5.3 Effects of Development – General .....	4-21	4.9.3 Effects of Development – General .....	4-114
4.5.4 Effects of Development within Sub Areas....	4-23	4.9.4 Effects of Development within Sub Areas.....	4-118
4.5.5 Consistent and Inconsistent Uses, Use Classes and Other Development .....	4-24	4.9.5 Consistent and Inconsistent Uses, Use Classes and Other Development .....	4-138
<b>Division 6—Residential Medium Density Zone: Assessment Criteria and Assessment Tables .....</b>	<b>4-30</b>	<b>Division 10—Local Retail and Commercial Zone: Assessment Criteria and Assessment Tables .....</b>	<b>4-146</b>
4.6.1 Residential Medium Density Zone .....	4-30	4.10.1 Local Retail and Commercial Zone.....	4-146
4.6.2 Overall Outcomes for Residential Medium Density Zone.....	4-30	4.10.2 Overall Outcomes for Local Retail and Commercial Zone.....	4-146
4.6.3 Effects of Development – General .....	4-30	4.10.3 Effects of Development – General .....	4-147
4.6.4 Effects of Development within Sub Areas....	4-32	4.10.4 Effects of Development within Sub Areas.....	4-149
4.6.5 Consistent and Inconsistent Uses, Use Classes and Other Development .....	4-32	4.10.5 Consistent and Inconsistent Uses, Use Classes and other Development.....	4-151



**Division 11—Local Business and Industry Zone:  
Assessment Criteria and Assessment Tables ..... 4-159**

- 4.11.1 Local Business and Industry Zone ..... 4-159
- 4.11.2 Overall Outcomes for Local Business and Industry Zone ..... 4-159
- 4.11.3 Effects of Development – General ..... 4-160
- 4.11.4 Effects of Development Within Sub Areas ..... 4-162
- 4.11.5 Consistent and Inconsistent Uses, Use Classes and Other Development ..... 4-176

**Division 12—Local Business and Industry Investigation Zone: Assessment Criteria and Assessment Tables ..... 4-183**

- 4.12.1 Local Business and Industry Investigation Zone ..... 4-183
- 4.12.2 Overall Outcomes for Local Business and Industry Investigation Zone ..... 4-183
- 4.12.3 Effects of Development – General ..... 4-184
- 4.12.4 Effects of Development Within Sub Areas ..... 4-186
- 4.12.5 Consistent and Inconsistent Uses, Use Classes and Other Development ..... 4-191

**Division 13—Local Business and Industry Buffer Zone: Assessment Criteria and Assessment Tables ..... 4-197**

- 4.13.1 Local Business and Industry Buffer Zone ..... 4-197
- 4.13.2 Overall Outcomes for Local Business and Industry Buffer Zone ..... 4-197
- 4.13.3 Effects of Development – General ..... 4-198
- 4.13.4 Consistent and Inconsistent Uses, Use Classes and Other Development ..... 4-200

**Division 14—Character Areas – Mixed Use Zone: Assessment Criteria and Assessment Tables ..... 4-206**

- 4.14.1 Character Areas – Mixed Use Zone ..... 4-206
- 4.14.2 Overall Outcomes for the Character Areas – Mixed Use Zone ..... 4-206
- 4.14.3 Effects of Development – General ..... 4-207
- 4.14.4 Effects of Development within Sub Areas ..... 4-209
- 4.14.5 Consistent and Inconsistent Uses, Use Classes and Other Development ..... 4-214

**Division 15—Business Incubator Zone:  
Assessment Criteria and Assessment Tables ..... 4-222**

- 4.15.1 Business Incubator Zone ..... 4-222
- 4.15.2 Overall Outcomes for Business Incubator Zone ..... 4-222
- 4.15.3 Effects of Development – General ..... 4-222
- 4.15.4 Consistent and Inconsistent Uses, Use Classes and Other Development ..... 4-224

**Division 16—Bundamba Racecourse Stables Area Zone: Assessment Criteria and Assessment Tables ..... 4-230**

- 4.16.1 Bundamba Racecourse Stables Area Zone ..... 4-230
- 4.16.2 Overall Outcomes for Bundamba Racecourse Stables Area Zone ..... 4-230
- 4.16.3 Effects of Development – General ..... 4-230
- 4.16.4 Consistent and Inconsistent Uses, Use Classes and Other Development ..... 4-232

**Division 17—Recreation Zone:  
Assessment Criteria and Assessment Tables ..... 4-238**

- 4.17.1 Recreation Zone ..... 4-238
- 4.17.2 Overall Outcomes for Recreation Zone ..... 4-238
- 4.17.3 Effects of Development – General ..... 4-239
- 4.17.4 Effects of Development within Sub Areas ..... 4-241
- 4.17.5 Consistent and Inconsistent Uses, Use Classes and Other Development ..... 4-243

**Division 18—Conservation Zone:  
Assessment Criteria and Assessment Tables ..... 4-250**

- 4.18.1 Conservation Zone ..... 4-250
- 4.18.2 Overall Outcomes for Conservation Zone ..... 4-250
- 4.18.3 Effects of Development – General ..... 4-251
- 4.18.4 Consistent and Inconsistent Uses, Use Classes and Other Development ..... 4-253

**Division 19—Limited Development (Constrained) Zone: Assessment Criteria and Assessment Tables ..... 4-258**

- 4.19.1 Limited Development (Constrained) Zone ..... 4-258
- 4.19.2 Overall Outcomes for the Limited Development (Constrained) Zone ..... 4-258
- 4.19.3 Effects of Development – General ..... 4-259
- 4.19.4 Consistent and Inconsistent Uses, Use Classes and Other Development ..... 4-260



**Division 20—Special Uses Zone:**

<b>Assessment Criteria and Assessment Tables .....</b>	<b>4-266</b>
4.20.1 Special Uses Zone .....	4-266
4.20.2 Overall Outcomes for Special Uses Zone .....	4-266
4.20.3 Effects of Development – General .....	4-266
4.20.4 Effects of Development within Sub Areas .....	4-268
4.20.5 Consistent and Inconsistent Uses, Use Classes and Other Development .....	4-270

**Division 21—Special Opportunity Zone:**

<b>Assessment Criteria and Assessment Tables .....</b>	<b>4-273</b>
4.21.1 Special Opportunity Zone .....	4-273
4.21.2 Overall Outcomes for Special Opportunity Zone .....	4-273
4.21.3 Effects of Development – General .....	4-273
4.21.4 Effects of Development within Sub Areas .....	4-275
4.21.5 Consistent and Inconsistent Uses, Use Classes and Other Development .....	4-298

**Figures**

Figure 4.3.1: Landmark Features, Approach Routes and Gateways .....	4-7
Figure 4.3.2: View Corridors .....	4-8
Figure 4.8.2A: South Redbank Plains Land Use Concept Master Plan .....	4-59
Figure 4.8.2B: South Redbank Plains Greenspace Plan .....	4-66
Figure 4.8.2C: South Redbank Plains Strategic Road/Rail Network .....	4-72
Figure 4.8.2D: South Redbank Plains Strategic Pedestrian/Cycleway Network .....	4-73
Figure 4.8.2E: South Redbank Plains Visual Character and Landscape Plan .....	4-74
Figure 4.8.2: Walloon/Thagoona Land Use Concept Master Plan .....	4-87
Figure 4.8.3: Walloon/Thagoona Greenspace Plan .....	4-92

Figure 4.8.4: Walloon/Thagoona Strategic Road/Rail Network .....	4-95
Figure 4.8.5: Walloon/Thagoona Strategic Pedestrian/Cycleway Network .....	4-96
Figure 4.8.6: Walloon/Thagoona Visual Character and Landscape Plan .....	4-97
Figure 4.8.7: Walloon/Thagoona Landscaped Boulevards .....	4-98
Figure 4.9.1: Building Heights .....	4-126
Figure 4.9.2: Building Setbacks .....	4-127
Figure 4.9.3: Access and Circulation .....	4-128
Figure 4.9.4: Road Network .....	4-129
Figure 4.9.5: Conceptual Illustrations .....	4-130
Figure 4.21.1: North Ipswich Railyards Indicative Connectivity Plan .....	4-278
Figure 4.21.2: SA2 - North Ipswich Railyards Precincts .....	4-279

**Tables**

Table 4.3.1: City Centre Approach Routes and Gateways .....	4-6
Table 4.3.2: Register of City Centre Landmarks .....	4-9
Table 4.3.3: Register of Significant/Important Views .....	4-10
Table 4.4.1: Assessment Categories and Relevant Assessment Criteria for Large Lot Residential Zone—Making a Material Change of Use .....	4-17
Table 4.4.2: Assessment Categories and Relevant Assessment Criteria for Large Lot Residential Zone—Other Development .....	4-20A
Table 4.5.1: Assessment Categories and Relevant Assessment Criteria for Residential Low Density Zone—Making a Material Change of Use .....	4-25

Table 4.5.2: Assessment Categories and Relevant Assessment Criteria for Residential Low Density Zone—Other Development .....	4-29A
Table 4.6.1: Assessment Categories and Relevant Assessment Criteria for Residential Medium Density Zone—Making a Material Change of Use .....	4-34
Table 4.6.2: Assessment Categories and Relevant Assessment Criteria for Residential Medium Density Zone—Other Development .....	4-38
Table 4.7.1: Assessment Categories and Relevant Assessment Criteria for Character Areas – Housing Zone—Making a Material Change of Use .....	4-46



Table 4.7.2: Assessment Categories and Relevant Assessment Criteria for Character Areas – Housing Zone—Other Development.....	4-50	Table 4.14.2: Assessment Categories and Relevant Assessment Criteria for Character Areas – Mixed Use Zone—Other Development.....	4-219
Table 4.8.5AA: Key Benchmarks and Recommended Standards for Provision of Open Space .....	4-67	Table 4.15.1: Assessment Categories and Relevant Assessment Criteria for Business Incubator Zone—Making a Material Change of Use.....	4-226
Table 4.8.0: Key Benchmarks and Recommended Standards for Provision of Parks (LUCMP) .....	4-90	Table 4.15.2: Assessment Categories and Relevant Assessment Criteria for Business Incubator Zone—Other Development.....	4-229
Table 4.8.1: Assessment Categories and Relevant Assessment Criteria for Future Urban Zone—Making a Material Change of Use.....	4-107	Table 4.16.1: Assessment Categories and Relevant Assessment Criteria for Bundamba Racecourse Stables Area Zone—Making a Material Change of Use .....	4-234
Table 4.8.2: Assessment Categories and Relevant Assessment Criteria for Future Urban Zone—Other Development.....	4-111A	Table 4.16.2: Assessment Categories and Relevant Assessment Criteria for Bundamba Racecourse Stables Area Zone—Other Development.....	4-237A
Table 4.9.1: Assessment Categories and Relevant Assessment Criteria for Major Centres Zone—Making a Material Change of Use.....	4-140	Table 4.17.1: Assessment Categories and Relevant Assessment Criteria for Recreation Zone—Making a Material Change of Use.....	4-245
Table 4.9.2: Assessment Categories and Relevant Assessment Criteria for Major Centres Zone—Other Development.....	4-145	Table 4.17.2: Assessment Categories and Relevant Assessment Criteria for Recreation Zone—Other Development.....	4-249A
Table 4.10.1: Assessment Categories and Relevant Assessment Criteria for Local Retail and Commercial Zone—Making a Material Change of Use .....	4-153	Table 4.18.1: Assessment Categories and Relevant Assessment Criteria for Conservation Zone—Making a Material Change of Use.....	4-254
Table 4.10.2: Assessment Categories and Relevant Assessment Criteria for Local Retail and Commercial Zone—Other Development.....	4-158	Table 4.18.2: Assessment Categories and Relevant Assessment Criteria for Conservation Zone—Other Development.....	4-257A
Table 4.11.1: Assessment Categories and Relevant Assessment Criteria for Local Business and Industry Zone—Making a Material Change of Use .....	4-178	Table 4.19.1: Assessment Categories and Relevant Assessment Criteria for Limited Development (Constrained) Zone—Making a Material Change of Use .....	4-262
Table 4.11.2: Assessment Categories and Relevant Assessment Criteria for Local Business and Industry Zone—Other Development.....	4-182B	Table 4.19.2: Assessment Categories and Relevant Assessment Criteria for Limited Development (Constrained) Zone—Other Development ...	4-265A
Table 4.12.1: Assessment Categories and Relevant Assessment Criteria for Local Business and Industry Investigation Zone—Making a Material Change of Use .....	4-192	Table 4.20.1: Special Uses Zone—Existing Approved Uses for Sub Areas .....	4-268
Table 4.12.2: Assessment Categories and Relevant Assessment Criteria for Local Business and Industry Investigation Zone—Other Development.....	4-196A	Table 4.20.2: Assessment Categories and Relevant Assessment Criteria for Special Uses Zone—Making a Material Change of Use.....	4-271
Table 4.13.1: Assessment Categories and Relevant Assessment Criteria for Local Business and Industry Buffer Zone— Making a Material Change of Use .....	4-202	Table 4.20.3: Assessment Categories and Relevant Assessment Criteria for Special Uses Zone—Other Development.....	4-272
Table 4.13.2: Assessment Categories and Relevant Assessment Criteria for Local Business and Industry Buffer Zone—Other Development.....	4-205A	Table 4.21.1: Assessment Categories and Relevant Assessment Criteria for Special Opportunity Zone—Making a Material Change of Use.....	4-302
Table 4.14.1: Assessment Categories and Relevant Assessment Criteria for Character Areas – Mixed Use Zone—Making a Material Change of Use .....	4-215	Table 4.21.2: Assessment Categories and Relevant Assessment Criteria for Special Opportunity Zone—Other Development.....	4-311

