

Preamble

Adoption

The Ipswich City Council adopted this planning scheme and its associated planning scheme policies on 14 December 2005.

Commencement

The planning scheme and its associated planning scheme policies took effect on 23 January 2006.

Notice Pursuant to Section 6.1.54 Integrated Planning Act 1997 (Provisions applying to State controlled roads)

The Minister for Local Government and Planning has given notice that section 6.1.54 of the Integrated Planning Act 1997 applies to the Ipswich Planning Scheme. Accordingly, Item 10 in the Integrated Planning Regulation, Schedule 2 applies for a referral for development that is not contiguous to a State controlled road.

State Planning Policies

The Minister for Local Government and Planning has identified the following State planning policies as having been appropriately reflected in the planning scheme—

1. State Planning Policy 1/92 – Development and Conservation of Agricultural Land;
2. State Planning Policy 1/02 – Development in the Vicinity of Certain Airport and Aviation Facilities;
3. State Planning Policy 2/02 – Planning and Managing Development involving Acid Sulphate Soils; and
4. State Planning Policy 1/03 – Mitigating the Adverse Impacts of Flood, Bushfire and Landslide.



PART 1—INTRODUCTION

Division 1—Relationship to Integrated Planning Act

1.1 Purpose of Planning Scheme

In accordance with the *Integrated Planning Act 1997* (IPA), the Local Government for the City of Ipswich has prepared this planning scheme as a framework for managing development in a way that advances the purpose of the IPA¹ by—

- (a) identifying assessable and self-assessable development; and
- (b) identifying outcomes sought to be achieved in the Local Government area as the context for assessing development.

1.2 Planning Scheme Functions as Part of IDAS

The planning scheme functions as part of IDAS² and must be read together with the IPA.

Division 2—Recognition of Traditional People and Relationship to Native Title Act

1.3 Recognition of Traditional People

The Ipswich City Council recognises and acknowledges Indigenous Australians as the traditional people of this land.

1.4 Relationship to Native Title Act

- (1) This planning scheme recognises the rights of Traditional People to use land and water in the Ipswich Local Government area according to their traditional laws and customs, in accordance with the provisions of the *Native Title Act 1993* and the *Native Title Amendment Act 1998*.
- (2) The Ipswich City Council also recognises and acknowledges the rights of Traditional People to be consulted about decisions or activities that could affect the enjoyment of native title rights and interests, or which may impinge upon their custodial obligations.

¹ The purpose of the IPA is to seek to achieve ecological sustainability by (a) coordinating and integrating planning at the local, regional and State levels; and (b) managing the process by which development occurs; and (c) managing the effects of development on the environment (including managing the use of premises).

² IDAS—integrated development assessment system—is the system detailed in chapter 3 of the IPA for integrating State and local government assessment processes for development.

Division 3—Strategic Framework

1.5 Preliminary

- (1) This division summarises the overall effect of Parts 4 to 14 of the planning scheme on the nature and location of development in the Local Government area, as well as expressing related decisions about community infrastructure.
- (2) The Strategic Framework does not have a role in development assessment and does not confer land use rights for this planning scheme.

1.6 Urban Areas Strategy

- (1) All uses are to be located away from or designed to be compatible with the water supply 'terminal' catchment of the Warrill Creek Water Treatment Plant.
- (2) With the exception of sustainable land uses, all uses, buildings and other works are located away from the City's principal conservation areas as shown on Map 1 in Schedule 7.
- (3) All uses, buildings and other works are located and designed to avoid significant adverse effects on principal conservation areas and designated watercourses.
- (4) All uses, buildings and other works are located and designed so as to avoid constraining the use of the existing and potential key mining and extractive industry resource areas.
- (5) Uses are located and designed to avoid significant adverse effects on places of cultural significance or streetscape value (inclusive of their setting and overall character).
- (6) Uses are generally—
 - (a) located outside the riparian areas along designated watercourses, the high scenic amenity areas associated with the 'Cityframe' (i.e. vegetative mountain backdrop) and other significant hillsides, prominent ridges/peaks and view corridors;
 - (b) located and designed to avoid significant adverse effects on—
 - (i) the maintenance of townscape quality;
 - (ii) landmark features; and
 - (iii) the character of urban areas.



- (7) Those areas of land (both public and private) required to form part of the overall integrated open space network are shown on Map 1 in Schedule 7.
- (8) Residential uses are—
- (a) primarily located in the existing urban areas and urban growth corridors of Springfield to Ripley to Ipswich and Goodna to Rosewood as shown on Map 2 in Schedule 7;
 - (b) located to achieve a diversity of housing opportunities, including large lot, low density and medium/high density residential areas as shown on Map 2 in Schedule 7;
 - (c) located in areas provided with or capable of being provided with the full range of urban services (generally excluding reticulated sewerage in the large lot residential areas);
 - (d) subject to varying density requirements/benchmarks to reflect the housing character proposed for an area or to take account of sensitive infill objectives;
 - (e) with the exception of existing development or current existing approvals, generally located in areas to avoid identified development constraints, the 'impact' areas of strategic economic infrastructure and/or the mining/extractive industry resource and buffer areas;
 - (f) provided with sufficient and suitable land to meet the different residential markets;
 - (g) capable of providing for home-based activities designed to avoid adverse residential amenity impacts;
 - (h) located and designed to be compatible with the scale and density of uses, scale and design of buildings and where relevant, the existing or preferred character of the area.
- (9) Future Investigation Areas are—
- (a) located within the Western Corridor as shown on Map 2 in Schedule 7;
 - (b) intended to identify areas that may, subject to detailed investigation, be suitable for future urban development in the very long term;
 - (c) not envisaged to be considered for urban type uses within the life of this planning scheme;
 - (d) designed to avoid significant development constraints (including steep land, potential landslip, bushfire risk areas, former mining land, key mining/quarrying resource and buffer areas, flood liable land) and the buffers associated with significant economic infrastructure (including, Purga Rifle Range, Amberley Airbase, Wastewater Treatment Centres, Ipswich Motorsport Precinct and Tivoli Raceway);
 - (e) intended to guide development decisions within these areas such that they will not—
 - (i) effect the utilisation of good quality agricultural land for farming purposes; or
 - (ii) result in land fragmentation (e.g. through rural residential development or other inappropriate lot reconfigurations); or
 - (iii) introduce uses or works which will have a long term adverse effect on residential amenity, thereby precluding possible long term future urban residential use.
- (10) Business and Industry uses are—
- (a) primarily located in the existing urban areas and urban growth corridors of Springfield to Ripley to Ipswich and Goodna to Rosewood as shown on Map 3 in Schedule 7;
 - (b) located to achieve a diversity of enterprise and employment nodes, including local business and industry nodes and regionally significant business and industry nodes/clusters as shown on Map 3 in Schedule 7;
 - (c) capable of being economically serviced with the appropriate level of infrastructure, particularly with reticulated water supply, sewerage, electricity, telecommunications and sealed roads;
 - (d) whilst providing a diverse range of activities, take advantage of the economic potential available, the comparative advantages and competitive strengths for the preferred uses nominated for each Sub Area in the relevant zone;
 - (e) located and designed—
 - (i) to avoid significant adverse effects on the surrounding amenity and character of the locality, particularly nearby residential areas;
 - (ii) to avoid or mitigate, where relevant, the potential impact of identified development constraints;
 - (iii) to avoid high levels of air pollution within the Ipswich airshed.
- (11) Commercial uses are—
- (a) located in the existing urban areas and urban growth corridors of Springfield to Ripley to Ipswich and Goodna to Rosewood as shown on Map 3 in Schedule 7;
 - (b) located to achieve diversity in commercial and community facilities, commerce and trade type development and/or low impact business and industry uses;



- (c) located and designed—
- (i) to avoid or mitigate, where relevant, the potential impact of identified development constraints (including former mining land and flood liable land);
 - (ii) to be compatible with the preferred function and population catchment of the centre;
 - (iii) to be compatible with surrounding land uses in particular to ameliorate any potential impacts on residential amenity;
 - (iv) to avoid adverse effects on landmark features, main approach routes, gateways and edges, places of cultural significance or streetscape value and important view corridors and townscape elements;
- (d) serviced with the appropriate level of necessary infrastructure.
- (12) There is a focus for commercial activity within Ipswich directed towards development of the local government area as a 'City of Centres', with the Ipswich City Centre as the Key Regional Centre, Springfield Town Centre as a 'Gateway CBD' (refer Part 14), a network of other major centres (including major future urban centres) and neighbourhood centres and local shopping/commercial areas as shown on Map 3 in Schedule 7.

NOTE 1.6A

- (1) Regional Activity Centres have a crucial role to play in—
- (a) delivering government administration;
 - (b) providing higher order community services and facilities;
 - (c) creating regional employment, particularly in relation to the emerging digital economy;
 - (d) fostering and enhancing community identity;
 - (e) providing higher density living opportunities in compact, mixed use self-contained communities close to major transit, employment and community facilities nodes; and
 - (f) providing a focus for government investment in public transport, encouraging multi-purpose trips and shorter travel distances and integrating land use and transport particularly via walking, cycling and public transport.
- (2) The ongoing development of each of the regional activity centres will be delivered through a combination of Government policy actions and market forces.

- (13) Open Space and Recreation uses are—
- (a) located primarily in the areas suitable for open space and recreation as shown on Map 1 in Schedule 7;
 - (b) to retain a predominantly natural setting within the linear or waterside parkland serving primarily a connectivity/linkage/drainage function;
 - (c) serviced with the appropriate level of necessary infrastructure;
 - (d) located and designed—
 - (i) to avoid or mitigate, where relevant, the potential impact of identified development constraints (including steep land, potential landslip, bushfire risk areas, former mining land, key mining resource areas and flood liable land); and
 - (ii) to be compatible with surrounding land uses, in particular to ameliorate any potential impacts on residential amenity.
- (14) Opportunities are provided to experience 'natural area tourism' and 'eco-tourism' particularly within Trail Destination Parks, Tourist Focus Precincts and Regional Parks.
- (15) The Ipswich Motorsport Precinct and Ipswich Turf Club are to provide regional or higher standard sport and recreation facilities.
- (16) The Rosewood and Swanbank historic rail lines are to provide important tourism facilities.
- (17) The Amberley Airbase, Ipswich Motorsport Precinct, The Workshops Railway Museum and UQ Ipswich Campus are to provide specialist employment nodes/clusters.
- (18) Except for existing development or current existing approvals or relevant previously zoned land, the majority of uses are to be generally located outside the areas of steep land, potential landslip, bushfire risk areas, mining/quarrying key resources and buffers, former mining land, the buffers associated with significant economic infrastructure (including Purga Rifle Range, Amberley Airbase, Wastewater Treatment Centres, Ipswich Motorsport Precinct and Tivoli Raceway) and flood liable land.



- (19) Uses located within the areas of identified development constraint (including steep land, potential landslide, bushfire risk areas, former mining land, key mining/quarrying resource and buffer areas, flood liable land) and the buffers associated with significant economic infrastructure (including Purga Rifle Range, Amberley Airbase, Wastewater Treatment Centres, Ipswich Motorsport Precinct and Tivoli Raceway) are—
- to take into account siting and building design issues to reduce the impact of the constraints; and
 - to be designed to avoid creating conflicts or hazards for the operation of significant economic infrastructure.
- (20) All uses, buildings and other works are—
- where practicable, not to locate within or in close proximity to; or
 - to have regard to (e.g. by ameliorative measures such as mounds, fencing, building design etc); the existing and future transport corridors shown indicatively on Map 4 in Schedule 7.
- (21) All uses are provided with reticulated water, sewerage (generally excluding large lot residential developments), electricity, telecommunications, stormwater drainage and a road of the desired standard.
- (22) Sustainable water usage outcomes are encouraged, particularly where relating to the use of recycled water in major industrial estates and large greenfield housing estates.
- (23) For residential uses appropriate access to public park facilities, social infrastructure and human services is provided.
- ### 1.7 Township Areas Strategy
- (1) All uses, buildings and other works are located and designed to avoid significant adverse effects on important remnant vegetation and designated watercourses.
- (2) Uses are generally—
- located outside the riparian areas along designated watercourses, the scenic frame surrounding the townships and significant view corridors;
 - located and designed to avoid significant adverse effects on—
 - the maintenance of townscape quality;
 - landmark features, main approach routes, gateways and edges;
 - the character of the towns; and
 - places of cultural significance or streetscape value (inclusive of their setting and overall character).
- (3) All uses are contained within defined 'town boundaries' to promote consolidation, sensitive infill and a sense of community identity.
- (4) The Marburg Trotting Precinct provides for a regional or higher standard sport and recreation facility.
- (5) Township Residential uses are—
- accommodated within the existing township areas of Peak Crossing, Harrisville, Marburg, Grandchester and Calvert as shown on Map 2 in Schedule 7;
 - designed to facilitate infill and consolidation;
 - located in areas provided with or capable of being provided with the range of township services (excluding reticulated sewerage);
 - with the exception of existing development or current existing approvals or relevant previously zoned land, generally located in areas to avoid identified development constraints (including flood liable land);
 - capable of providing for home based activities designed to avoid adverse residential amenity impacts.
- (6) Town Business Uses are—
- primarily located in the townships of Marburg, Peak Crossing and Harrisville;
 - compatible with the convenience shopping and other local services for the population of the towns and the surrounding rural districts or for tourism activities;
 - served with the appropriate level of necessary infrastructure;
 - located and designed—
 - to avoid or mitigate, where relevant, the potential impact of identified development constraints (including flood liable land);
 - to be compatible with surrounding land uses, in particular to ameliorate any potential impacts on residential amenity;
 - to avoid adverse effects on landmark features, main approach routes, gateways and edges, places of cultural significance or streetscape value and important view corridors and townscape elements.
- (7) Open Space and Recreation uses are—
- located primarily in the areas suitable for open space and recreation opportunities shown on Map 1 in Schedule 7;
 - located and designed—
 - to avoid or mitigate, where relevant, the potential impact of identified development constraints (including flood liable land); and



- (ii) to be compatible with surrounding land uses, in particular to ameliorate any potential impacts on residential amenity.
- (8) Except for existing development or current existing approvals or relevant previously zoned land, the majority of uses are to be located outside the areas of flood liable land.
- (9) Any uses located within flood liable land are to take into account siting and building issues designed to reduce the impact of flooding.
- (10) All uses, buildings and other works are—
 - (a) where practicable, not to locate within or in close proximity to; or
 - (b) to have regard to (e.g. by ameliorative measures such as mounds, fencing, building design etc);

the existing and future transport corridors shown indicatively on Map 4 in Schedule 7.

- (11) All uses are provided with reticulated water (excluding those within Grandchester and Calvert that are to have on-site potable water storage), on-site effluent treatment and disposal, electricity, telecommunications and a road of the desired standard.

1.8 Rural Areas Strategy

- (1) With the exception of sustainable land uses (including 'natural area tourism' and 'eco-tourism'), all uses, buildings and other works are located away from the City's most significant and sustainable nature conservation areas shown on Map 1 in Schedule 7.
- (2) Wherever possible sites used for buildings and related works for 'eco-tourism' and other uses, encompass existing cleared land, or land outside principal conservation areas.
- (3) Uses not primarily for commercial cropping, forage, horticulture or other compatible agricultural production purposes are located outside the good quality agricultural land (GQAL) unless a site has particular features that make it desirable for the use and those features are not available on other land.
- (4) Uses not primarily for commercial pastoral activities, forestry, sustainable rural activities or other rural support activities are located outside the pastoral lands.
- (5) All uses, buildings and other works are located and designed so as to avoid constraining the use of the existing and potential key mining and extractive industry resource areas.
- (6) Significant uses are—
 - (a) located outside the riparian areas along designated watercourses, the high scenic amenity areas associated with the 'Cityframe' (i.e. vegetative mountain backdrop) and other significant hillsides, prominent ridges/peaks and rural vistas;

- (b) located and designed to avoid significant adverse effects on—
 - (i) the maintenance of rural landscape quality;
 - (ii) the character of the rural areas; and
 - (iii) places of cultural significance or streetscape value (inclusive of their setting and overall character).
- (7) Rural housing is—
 - (a) located primarily in discrete areas close to rural or urban service centres as depicted in the rural living areas shown on Map 2 in Schedule 7;
 - (b) located to avoid identified development constraints (including steep land, potential landslip, bushfire risk areas, former mining land, key mining/quarrying resource and buffer areas, flood liable land) and the buffers associated with significant economic infrastructure (including Purga Rifle Range, Amberley Airbase, Wastewater Treatment Centres and Ipswich Motorsport Precinct) the key mining and extractive industry resource and buffer areas; the nature conservation areas; and
 - (c) where practicable, to avoid good quality agricultural land.
- (8) Within the rural living areas shown on Map 2 in Schedule 7—
 - (a) reconfigurations which create additional rural housing lots create no net increase in the number of lots within the Rural Locality (i.e. an equivalent number of rural lots are amalgamated on other rural land); and
 - (b) uses are provided with an appropriate level of services and infrastructure which reflects the rural location and character of the area (i.e. electricity and communications, garbage services, well maintained gravel roads and the provision of an on-site potable water storage, and for those uses and lots located within any bushfire risk area, adequate on-site water storage to assist in combating bushfires).
- (9) Those areas of land (both public and private) required to form part of the overall integrated open space network are shown on Map 1 in Schedule 7.
- (10) Except for existing development or current existing approvals or relevant previously zoned land, the majority of uses are to be generally located outside the areas of steep land, potential landslip, bushfire risk areas, former mining land, mining/quarrying key resources and buffers, flood liable land and infrastructure buffers (including Purga Rifle Range, Amberley Airbase, Wastewater Treatment Centres, Ipswich Motorsport Precinct).



- (11) Uses located within the areas of development constraint (including steep land, potential landslip, bushfire risk areas, former mining land, key mining/quarrying resource and buffers, flood liable land) and the buffers associated with significant economic infrastructure (including Purga Rifle Range, Amberley Airbase, Wastewater Treatment Centres, Ipswich Motorsport Precinct)—
 - (a) take into account siting and building design issues to reduce the impact of the constraint; and
 - (b) are designed to avoid creating conflict/hazards for aircraft operations.
- (12) Opportunities are provided to experience 'natural area tourism' and 'eco-tourism' particularly within Trail Destination Parks, Tourist Focus Precincts and Regional Parks.
- (13) The Marburg Trotting Precinct, Ipswich Equestrian Precinct and Rosewood Historical Railway are to provide regional and higher standard sport and recreation facilities and tourism activities.
- (14) All uses are to be located away from or designed to be compatible with the water supply 'terminal' catchments of the Mt Crosby Water Treatment Plant.
- (15) All uses, buildings and other works are—
 - (a) where practicable, not to locate within or in close proximity to; or
 - (b) to have regard to (e.g. by ameliorative measures such as mounds, fencing, building design etc);
 the existing and future transport corridors shown indicatively on Map 4 in Schedule 7.
- (16) All rural housing is to have constructed road access.

1.9 Strategy Maps

NOTE 1.9A

- (1) Strategy Maps 1 and 2 provide the framework to achieve the desired environmental outcomes.
- (2) Further details in relation to the background to the decision-making on the scheme's strategic framework can be found in the Ipswich Planning Scheme 'Draft Strategic Framework' Parts 1-3, January 2002.

Strategy Maps 1 and 2 depict the preferred future urban form and rural/township land uses mentioned in sections 1.6 to 1.8.

1.10 Key Resource Areas

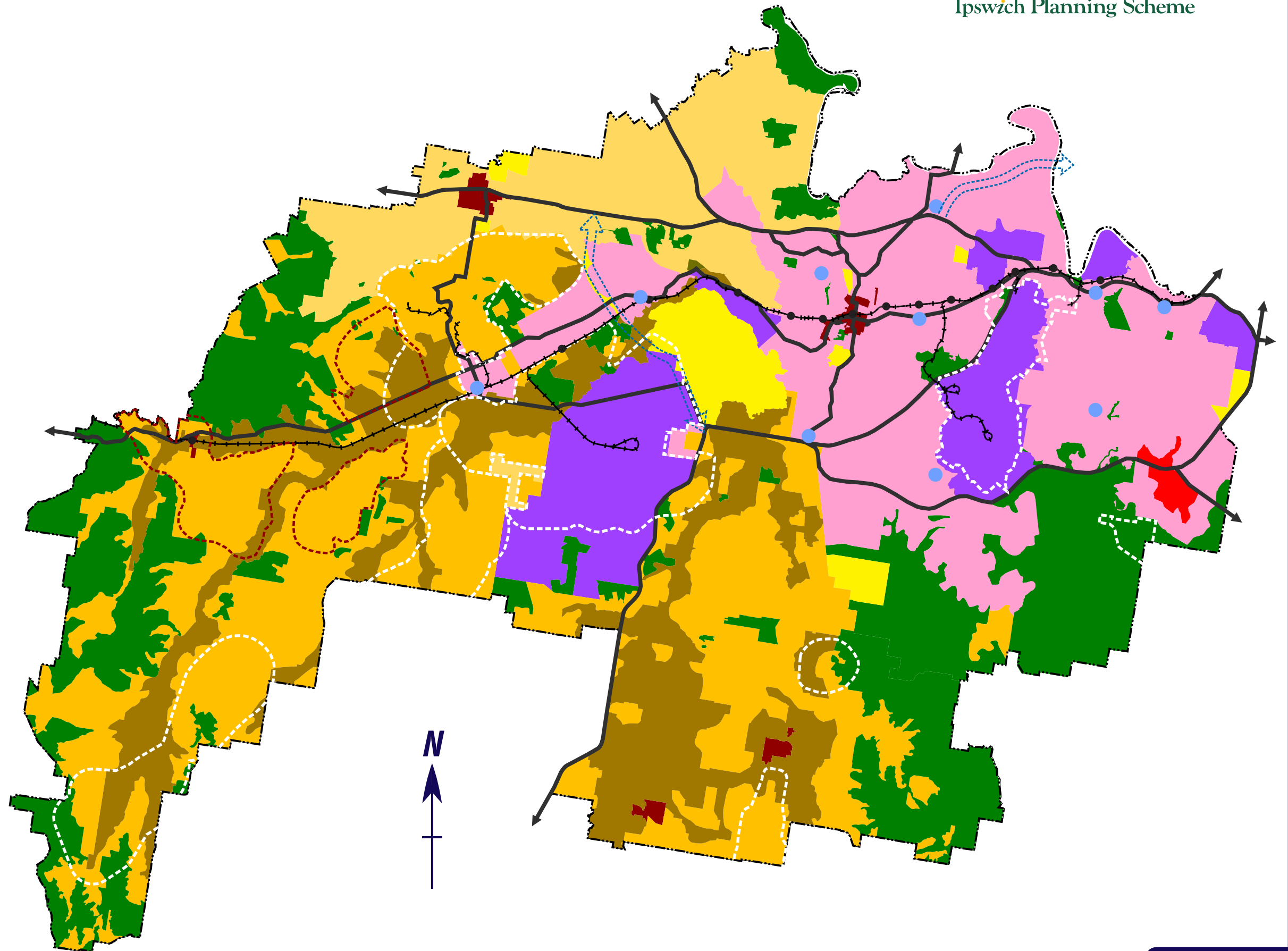
- (1) The Key Resource Area data contained on the Strategic Plan Map includes known Key Resource Areas, Underground Key Resource Areas and associated buffers and haul routes to major roads.
- (2) This data is shown as an overlay with other land use activities.
- (3) The intent of the land use allocation is to protect important coal, clay, dolomite, quarry rock, sand and gravel resources from incompatible development and to conserve their use for mining and extractive industry purposes.
- (4) Land use allocation as a Key Resource Area does not, however, guarantee approval for mining or extractive industry.
- (5) In a number of instances there are important issues which need to be resolved prior to the commencement of mining or extractive industry activities.
- (6) These issues include—
 - (a) impact on conservation and environmental values, particularly areas designated as principal conservation areas on the Strategic Plan Map;
 - (b) impact on Good Quality Agricultural Land;
 - (c) residential amenity impacts, including those associated with haul routes;
 - (d) visual amenity impacts, particularly on prominent hill sides and ridgelines;
 - (e) impacts on public utilities and community infrastructure, particularly the impact of haul routes on the road network in terms of traffic, safety and 'wear and tear';
 - (f) impacts on surface waters and ground water;
 - (g) impacts on places of cultural heritage significance; and
 - (h) ownership of the resource and associated surface areas and buffer areas and compensation for diminished property values and land use rights.
- (7) In some instances, as a result of further detailed investigation of the above issues, it may be necessary to curtail or limit the extent of mining activities.
- (8) In situations where either the same or adjoining lands are allocated for both future urban and mining or extractive industry purposes it is imperative that a coordinated, sequenced approach occurs whereby the resource extraction and subsequent rehabilitation precedes urban development, in order to avoid serious residential amenity impacts.
- (9) In the interim period, until the resource extraction occurs or the resource viability is finally determined and the key resource area status is removed or waived, the resource area will be protected through the overlay provisions contained in Part 11.
- (10) Further intensification of dwellings within the resource areas and their associated buffers, and along the designated haul routes will be discouraged whilst their key resource area status is retained.
- (11) Wherever possible, important areas of native vegetation should be conserved and thereby protected from mining activities.



- Urban Development Areas
- Future Investigation Areas
- Regionally Significant Business & Industry Lands
- Good Quality Agricultural Lands
- Rural Pastoral Areas
- Rural Living Areas
- Conservation Areas
- Special Use Areas
- Township Areas
- Ipswich Central CBD
- Springfield Town Centre (Gateway CBD)
- Other Major Centres
- Key Resource Areas (KRA'S)
- Existing Highway / Regional Transport Corridor
- Regional Transport Corridors (to be further investigated)
- Existing Railways & Stations
- City Boundary

November 2017

Legend



- LUCMP Boundary
- Large Lot Residential
- Urban Residential
- Ipswich Central CBD
- Springfield Town Centre (Gateway CBD)
- Other Major Centres
- Existing / Possible Local / Neighbourhood Centres
- Business & Industry
- Special Uses/Special Opportunities
- Rural
- Green Space & Recreation
- Existing Highway / Regional Transport Corridor
- Existing Major Intersuburban / Intercommunity Links
- Existing Railways and Stations
- Future Public Transport (Rail) Corridor
- Planned Regional Transport Corridors
- Future Major Intersuburban / Intercommunity Link
- Possible Future Major Intersuburban Link (to be further investigated)
- Transport Corridor to be Preserved

April 2018

Legend



- (12) Where native vegetation is removed as a result of mining activities, the mining lease conditions should include requirements for—
- (a) the proper rehabilitation of former mining sites;
 - (b) 'nil net loss', whereby habitat losses are offset by habitat gains, either through—
 - (i) rehabilitation works on the mining site, or on nearby land; or
 - (ii) through securing other comparable areas of remnant vegetation, elsewhere within the Local Government area, and preferably in close proximity to the mining site;
 - (c) net gain, whereby areas of habitat loss on site are off-set by larger areas of rehabilitation on site or by securing additional habitat areas off site; or
 - (d) undertaking 'conservation banking' whereby 'conservation gains' are established as a tradeable commodity to offset any 'conservation losses'.

Division 4—Planning Scheme Structural Elements

1.11 Local Government Area Divided into Nine (9) Localities

NOTE 1.11A

- (1) Localities identify areas of common interest within the Local Government area.
- (2) They are made of zones that provide the primary organisational layer in the planning scheme and are based on broad land use allocations.
- (3) A definition of 'locality' is included in division 2 of the Dictionary, see Schedule 1.

The planning scheme divides the Local Government area into the following eight localities that cover the entire Local Government area—

- (a) the Urban Areas locality identified on Figure 1.1 and Zoning Maps Z3, Z6, Z7, Z8, Z9, Z12, Z13, Z14, Z15, Z16, Z17, Z22, Z23, Z24, Z25, Z26, Z32, Z33, Z34, Z42 and Z43;
- (b) the City Centre locality identified on Figure 1.1 and Zoning Maps Z14 and Z15;
- (c) the Regionally Significant Business Enterprise and Industry Areas locality identified on Figure 1.1 and Zoning Maps Z8, Z9, Z13, Z14, Z15, Z16, Z17, Z21, Z22, Z24, Z25, Z30, Z31, Z33 and Z34;
- (d) the Amberley Locality identified on Figure 1.1 and Zoning Maps Z13, Z14, Z22 and Z23;

- (e) the Rosewood locality identified on Figure 1.1 and Zoning Maps Z12 and Z21;
- (f) the Townships locality identified on Figure 1.1 and Zoning Maps Z5, Z19, Z20, Z41, Z47 and Z48;
- (g) the Rural Areas locality identified on Figure 1.1 and Zoning Maps Z1, Z2, Z4, Z5, Z6, Z7, Z10, Z11, Z12, Z13, Z14, Z18, Z19, Z20, Z21, Z22, Z23, Z27, Z28, Z29, Z30, Z31, Z32, Z36, Z37, Z38, Z39, Z40, Z41, Z42, Z44, Z45, Z46, Z47, Z48, Z49, Z50 and Z51; and
- (h) the Springfield locality identified on Figure 1.1 and as further set out in Part 14 of this planning scheme.

NOTE 1.11B

Part 14 contains the Springfield Structure Plan, which constitutes a development control plan made under the repealed Act and in accordance with the provisions of Chapter 6 of the Act for this ongoing, master planned estate.

- (i) the Ripley Valley Locality identified on Figure 1.1 and as further set out in Part 15 of this planning scheme.

1.12 Localities Divided into Zones

NOTE 1.12A

- (1) Within localities, zones provide the primary organisational layer in the planning scheme and are based on broad land use allocations.
- (2) A definition of 'zone' is included in division 2 of the Dictionary, see Schedule 1.

- (1) The planning scheme divides each locality into zones that cover the entire locality as follows—

- (a) the Urban Areas locality—
 - (i) Large Lot Residential Zone, identified on Zoning Maps Z3, Z6, Z7, Z8, Z9, Z14, Z15, Z16, Z17, Z23, Z24, Z25, Z26, Z32 and Z33; and
 - (ii) Residential Low Density Zone, identified on Zoning Maps Z7, Z8, Z14, Z15, Z16, Z17, Z23, Z24, Z25, Z26, Z32 and Z33; and
 - (iii) Residential Medium Density Zone, identified on Zoning Maps Z14, Z15, Z16, Z17, Z23, Z24 and Z25; and
 - (iv) Character Areas – Housing Zone, identified on Zoning Maps Z7, Z14, Z15, Z16 and Z17; and
 - (v) Future Urban Zone, identified on Zoning Maps Z6, Z7, Z8, Z24, Z25, Z32, Z33 and Z34; and
 - (vi) Major Centres Zone, identified on Zoning Maps Z8, Z14, Z15, Z16, Z17, Z23 and Z25; and



- (vii) Local Retail and Commercial Zone, identified on Zoning Maps Z6, Z7, Z14, Z15, Z16, Z23, Z24, Z25 and Z26; and
- (viii) Local Business and Industry Zone, identified on Zoning Maps Z7, Z8, Z14, Z15, Z16, Z23, Z24 and Z25; and
- (ix) Local Business and Industry Investigation Zone, identified on Zoning Maps Z7 and Z8; and
- (x) Local Business and Industry Buffer Zone, identified on Zoning Maps Z8, Z9, Z14, Z16, Z23 and Z24; and
- (xi) Character Areas – Mixed Use Zone, identified on Zoning Maps Z7, Z8, Z14, Z15 and Z16; and
- (xii) Business Incubator Zone, identified on Zoning Map Z23; and
- (xiii) Bundamba Racecourse Stables Area Zone, identified on Zoning Map Z15; and
- (xiv) Recreation Zone, identified on Zoning Maps Z3, Z6, Z7, Z8, Z9, Z14, Z15, Z16, Z17, Z23, Z24, Z25, Z26, Z32, Z33, Z34, Z41 and Z42; and
- (xv) Conservation Zone, identified on Zoning Maps Z7, Z9, Z14, Z15, Z16, Z17, Z24, Z25, Z26, Z32, Z33, Z34, Z41 and Z42; and
- (xvi) Limited Development (Constrained) Zone, identified on Zoning Maps Z8, Z9, Z14, Z15, Z16, Z17, Z23 and Z32; and
- (xvii) Special Uses Zone, identified on Zoning Maps Z6, Z7, Z8, Z14, Z15, Z16, Z17, Z23, Z24, Z25, Z32 and Z33; and
- (xviii) Special Opportunity Areas Zone, identified on Zoning Maps Z7, Z8, Z9, Z14, Z15, Z16, Z17, Z23, Z24, Z25, Z26, Z32, Z33 and Z41; and
- (b) the City Centre locality—
 - (i) CBD Primary Retail Zone, identified on Zoning Map Z14; and
 - (ii) CBD North – Secondary Business Zone, identified on Zoning Maps Z14 and Z15; and
 - (iii) CBD Primary Commercial Zone, identified on Zoning Maps Z14 and Z15; and
 - (iv) CBD Top of Town Zone, identified on Zoning Maps Z14 and Z15; and
- (v) CBD Medical Services Zone, identified on Zoning Maps Z14 and Z15; and
- (vi) CBD Residential High Density Zone, identified on Zoning Maps Z14 and Z15; and
- (c) the Regionally Significant Business Enterprise and Industry Areas locality—
 - (i) Regional Business and Industry Zone, identified on Zoning Maps Z8, Z9, Z13, Z14, Z15, Z16 and Z17; and
 - (ii) Regional Business and Industry Investigation Zone, identified on Zoning Maps Z13, Z14, Z15, Z16, Z21, Z22, Z24, Z30 and Z31; and
 - (iii) Regional Business and Industry Buffer Zone, identified on Zoning Maps Z8, Z9, Z13, Z14, Z15, Z16, Z17, Z21, Z22, Z24, Z25, Z30, Z31, Z33 and Z34; and
 - (iv) Special Uses Zone, identified on Zoning Maps Z15, Z16, Z22 and Z24; and
 - (v) Business Park Zone, identified on Zoning Maps Z24 and Z33; and
 - (vi) Recreation Zone, identified on Zoning Maps Z24 and Z33; and
- (d) the Amberley locality—
 - (i) Amberley Air Base and Aviation Zone, identified on Zoning Maps Z13, Z14, Z22 and Z23; and
- (e) the Rosewood locality—
 - (i) Town Centre Zone, identified on Zoning Maps Z12 and Z21; and
 - (ii) Service Trades and Showgrounds Zone, identified on Zoning Maps Z12 and Z21; and
 - (iii) Character Areas – Housing Zone, identified on Zoning Maps Z12 and Z21; and
 - (iv) Residential Low Density Zone, identified on Zoning Maps Z12 and Z21; and
 - (v) Residential Medium Density Zone, identified on Zoning Maps Z12 and Z21; and
 - (vi) Urban Investigation Areas Zone, identified on Zoning Maps Z12 and Z21; and
 - (vii) Recreation Zone, identified on Zoning Maps Z12 and Z21; and



- City Boundary
- Rural Areas
- Urban Areas
- City Centre
- Regionally Significant Business Enterprise and Industry Areas
- Amberley Area
- Township Areas
- Rosewood Area
- Springfield Structure Plan
- Ripley Valley Master Planned Area

July 2016

Legend

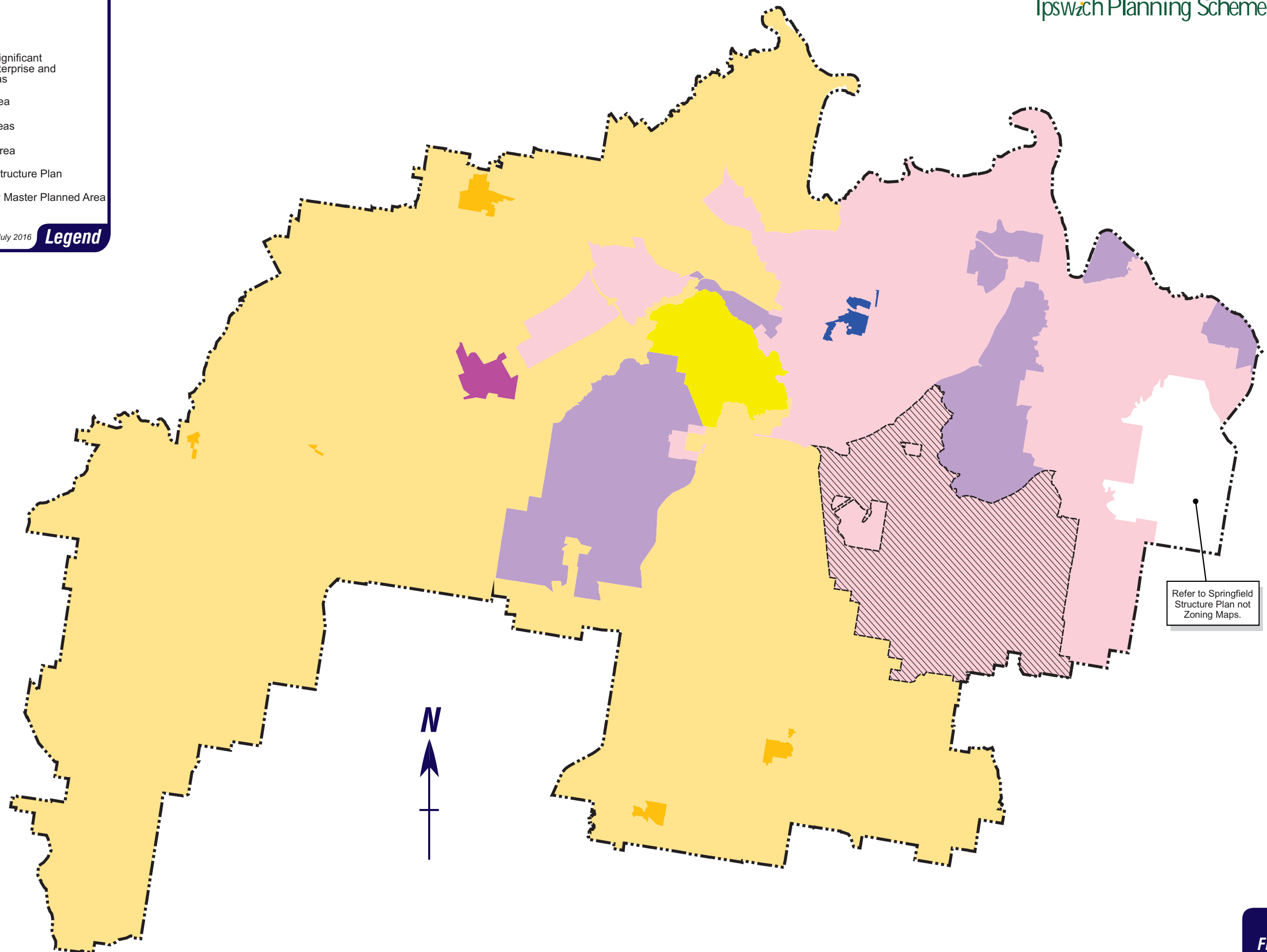


Figure 1-1
Localities

- (viii) Special Uses Zone, identified on Zoning Maps Z12 and Z21; and
- (f) the Townships locality—
 - (i) Township Residential Zone, identified on Zoning Maps Z5, Z19, Z20 and Z47; and
 - (ii) Township Character Housing Zone, identified on Zoning Map Z46; and
 - (iii) Township Character Mixed Use Zone, identified on Zoning Maps Z5 and Z46; and
 - (iv) Township Business Zone, identified on Zoning Maps Z5, Z46 and Z47; and
 - (v) Showgrounds, Sport, Recreation, Service Trades and Trotting Zone, identified on Zoning Map Z5; and
 - (vi) Special Uses Zone, identified on Zoning Maps Z5, Z19, Z20, Z46 and Z47; and
- (g) the Rural Areas locality—
 - (i) Rural A (Agricultural) Zone, identified on Zoning Maps Z11, Z12, Z13, Z14, Z19, Z20, Z21, Z22, Z23, Z28, Z29, Z30, Z31, Z32, Z36, Z37, Z39, Z40, Z43, Z44, Z46 and Z47; and
 - (ii) Rural B (Pastoral) Zone, identified on Zoning Maps Z4, Z5, Z6, Z10, Z11, Z12, Z13, Z18, Z19, Z20, Z21, Z22, Z23, Z27, Z28, Z29, Z30, Z31, Z32, Z35, Z36, Z37, Z38, Z39, Z40, Z41, Z43, Z44, Z45, Z46, Z47, Z48, Z49, Z50; and
 - (iii) Rural C (Rural Living) Zone, identified on Zoning Maps Z1, Z2, Z4, Z5, Z6, Z7, Z11, Z12, Z13 and Z14; and
 - (iv) Rural D (Conservation) Zone, identified on Zoning Maps Z2, Z4, Z5, Z6, Z7, Z10, Z11, Z12, Z13, Z18, Z19, Z20, Z21, Z22, Z23, Z27, Z28, Z29, Z30, Z31, Z32, Z35, Z36, Z39, Z40, Z41, Z43, Z44, Z47, Z48, Z49 and Z50; and
 - (v) Rural E (Special Land Management) Zone, identified on Zoning Maps Z2, Z4, Z5, Z6, Z7, Z10, Z11, Z12, Z13, Z18, Z19, Z20, Z21, Z22, Z23, Z27, Z28, Z29, Z30, Z31, Z32, Z35, Z36, Z39, Z40, Z41, Z43, Z44, Z47, Z48, Z49 and Z50; and
 - (vi) Special Uses Zone, identified on Zoning Maps Z5, Z6, Z7, Z11, Z12, Z13, Z14, Z19, Z20, Z21, Z22, Z23, Z39, Z40 and Z46.

- (2) The Springfield locality is based on separate 'transitional' provisions, as outlined in Part 14 of this planning scheme.
- (3) Part 15 Ripley Valley Master Planned Area Structure Plan -
 - (i) Future Urban Zone as identified on zoning maps Z23, Z24, Z32, Z33, Z34.
 - (ii) Conservation (T1) Zone as identified on zoning maps Z24, Z25, Z32, Z33, Z34, Z42, Z43.
 - (iii) Rural Constrained (T2) Zone as identified on zoning maps Z24, Z25, Z33, Z34, Z42, Z43.
 - (iv) Recreation Zone as identified on zoning maps Z23, Z24, Z32, Z33, Z34, Z42, Z43.
 - (v) Special Uses Zone as identified on zoning maps Z24, Z32, Z33.

1.13 Some Zones Incorporate Sub Areas and Precincts

NOTE 1.13A

Some zones are further divided into areas having certain features (e.g. related to use or physical character) that affect the application of assessment categories or assessment criteria.

- (1) Some zones incorporate Sub Areas or Precincts as follows -
 - (a) the Large Lot Residential Zone -
 - (i) Sub Area LLR1 – Land Adjoining the Brisbane Valley Highway and to the west of Velvet Street, Pine Mountain; and
 - (ii) Sub Area LLR2 – Aspinall Street/Chalk Street, Wulkuraka; and
 - (iii) Sub Area LLR3 – Land to the west of Old Logan Road, Camira; and
 - (iv) Sub Area LLR4 – Lot 207 on CH31135, off South Deebling Creek Road, Deebling Heights; and
 - (b) the Residential Low Density Zone—
 - (i) Sub Area RL1; and
 - (ii) Sub Area RL2; and
 - (c) the Residential Medium Density Zone—
 - (i) Sub Area RM1 – Residential Medium Density: 3 Storeys; and
 - (ii) Sub Area RM2 – Residential Medium Density: 2 Storeys; and



- (iii) Sub Area RM3 – Residential Mixed Density; and
- (d) the Character Areas – Housing Zone—
 - (i) Sub Area CHL (Character Housing Low Density), including—
 - (A) Precinct 1 (CHL1) – Woodend Road, Woodend; and
 - (B) Precinct 2 (CHL2) – Lennon Lane, North Ipswich; and
 - (C) Precinct 3 (CHL3) – North Street, North Ipswich; and
 - (D) Precinct 4 (CHL4) – Salisbury Road, Ipswich; and
 - (E) Precinct 5 (CHL5) – Blackstone; and
 - (ii) Sub Area CHM (Character Housing Mixed Density); and
- (e) the Future Urban Zone—
 - (i) Sub Area FU2 – Redbank Plains; and
 - (ii) Sub Area FU3 – Chuwar; and
 - (iii) Sub Area FU4 – Walloon/Thagoona; and
 - (iv) Sub Area FU5 – Keidges Road, South; and
- (f) the Major Centres Zone—
 - (i) Sub Area MC1 – Booval, including—
 - (A) Primary Business Area (MC1P); and
 - (B) Secondary Business Area (MC1S); and
 - (ii) Sub Area MC2 – Brassall Primary Business Area; and
 - (iii) Sub Area MC3 – Yamanto, including—
 - (A) Primary Business Area (MC3P); and
 - (B) Secondary Business Area (MC3S); and
 - (iv) Sub Area MC4 – Goodna, including—
 - (A) Primary Business Area (MC4P); and
 - (B) Secondary Business Area (MC4S); and
 - (v) Sub Area MC5 – Redbank Plaza, including—
 - (A) Primary Business Area (MC5P); and
 - (B) Secondary Business Area (MC5S); and
- (vi) Sub Area MC6 – Redbank Plains/Bellbird Park including—
 - (A) Redbank Plains Primary Business Area (MC6P); and
 - (B) Bellbird Park Secondary Business Area (MC6S); and
- (vii) Sub Area MC7 - Karalee Primary Business Area; and
- (g) the Local Retail and Commercial Zone—
 - (i) Sub Area LC1 – Major Neighbourhood Centres; and
 - (ii) Sub Area LC2 – Local Neighbourhood Shopping and Other Commercial Lands; and
- (h) the Local Business and Industry Zone—
 - (i) Sub Area LB1 – West Ipswich; and
 - (ii) Sub Area LB2 – Brisbane Street, Keogh Street, Hooper Street and Pound Street - West Ipswich; and
 - (iii) Sub Area LB3 – Karalee; and
 - (iv) Sub Area LB4 – Mt Crosby Road, Tivoli; and
 - (v) Sub Area LB5 – Blacksoil; and
 - (vi) Sub Area LB6 – Yamanto; and
 - (vii) Sub Area LB7 – Lobb Street, Churchill; and
 - (viii) Sub Area LB8 – Briggs Road, Ipswich, Raceview and Flinders View; and
 - (ix) Sub Area LB9 – South Station Road, Swanbank Road, Flinders View; and
 - (x) Sub Area LB10 – Bundamba; and
 - (xi) Sub Area LB11 – Brisbane Road, Ebbw Vale; and
 - (xii) Sub Area LB12 – Monigold Place and ACIRL Street, Riverview; and
 - (xiii) Sub Area LB13 – Hansells Parade, Riverview; and
 - (xiv) Sub Area LB14 – Brisbane Terrace, Goodna; and
 - (xv) Sub Area LB15 – Eagle Street, Redbank Plains; and
 - (xvi) Sub Area LB16 – Redbank Plains Road, Redbank Plains; and
- (i) the Local Business and Industry Investigation Zone—
 - (i) Sub Area LBIA1 – Holdsworth Road, Tivoli; and
 - (ii) Sub Area LBIA2 – North Tivoli; and
- (j) the Character Areas – Mixed Use Zone—
 - (i) Sub Area CMU1 – Denmark Hill Lower Slopes; and



- (ii) Sub Area CMU2 – Denmark Hill Summit; and
- (iii) Sub Area CMU3 – Gray Street, Ipswich; and
- (iv) Sub Area CMU4 – Darling Street, Woodend; and
- (v) Sub Area CMU5 – Burnett Street, Sadliers Crossing; and
- (vi) Sub Area CMU6 – Warwick Road, Ipswich; and
- (vii) Sub Area CMU7 – Downs Street West, North Ipswich; and
- (viii) Sub Area CMU8 – Flint Street East, North Ipswich; and
- (ix) Sub Area CMU9 – Pine Mountain Road, North Ipswich; and
- (x) Sub Area CMU10 – Mt Crosby Road, Tivoli Hill; and
- (xi) Sub Area CMU11 – Mt Crosby Road, Lower Tivoli; and
- (xii) Sub Area CMU12 – Brisbane Road, East Ipswich to Booval; and
- (xiii) Sub Area CMU13 – Jacaranda Street, East Ipswich; and
- (xiv) Sub Area CMU14 – Blackstone; and
- (xv) Sub Area CMU15 – Bundamba; and
- (xvi) Sub Area CMU17 - Alice Street and Queen Street, Goodna; and
- (k) the Recreation Zone—
 - (i) Sub Area REC4 – Timothy Maloney Oval; and
 - (ii) Sub Area REC5 – CBD, Former Pump Yard and RSL Park; and
 - (iii) Sub Area REC6 – Queens Park; and
 - (iv) Sub Area REC7 – Cunningham's Knoll Parkland; and
 - (v) Sub Area REC8 – Limestone Park; and
 - (vi) Sub Area REC9 – Woodend Park; and
 - (vii) Sub Area REC10 – City Centre to Basin Pocket Bremer River Parklands and North Ipswich Bremer River Parklands; and
 - (viii) Sub Area REC11 – Cribb Park; and
 - (ix) Sub Area REC12 - Ripley Valley Recreation Spine Along Bundamba Creek; and
- (l) the Special Uses Zone—
 - (i) Sub Area SU1 – School/Educational Establishment; and
 - (ii) Sub Area SU2 – Railways; and
 - (iii) Sub Area SU3 – Transport Corridor; and
 - (iv) Sub Area SU4 – Place of Worship; and
 - (v) Sub Area SU5 – Place of Worship, Community Hall and Child Care Centre; and
 - (vi) Sub Area SU6 – Place of Worship and Child Care Centre; and
 - (vii) Sub Area SU7 – Place of Worship and Educational Establishment; and
 - (viii) Sub Area SU8 – Place of Worship, Educational Establishment and Community Hall; and
 - (ix) Sub Area SU9 – Place of Worship and Maternal and Child Welfare Clinic; and
 - (x) Sub Area SU10 – Place of Worship, including an auditorium, administration, cafe, meeting house and caretaker's residence; and
 - (xi) Sub Area SU11 – Maternal and Child Welfare Clinic; and
 - (xii) Sub Area SU12 – Nursing Home; and
 - (xiii) Sub Area SU13 – Nursing Home and Retirement Village; and
 - (xiv) Sub Area SU14 – Retirement Community; and
 - (xv) Sub Area SU15 – Local Government Purposes; and
 - (xvi) Sub Area SU16 – State Government Purposes; and
 - (xvii) Sub Area SU17 – Sewerage Pumping Station; and
 - (xviii) Sub Area SU18 – Sewerage Treatment Plant and Other Local Government Purposes; and
 - (xix) Sub Area SU19 – Water Supply Purposes; and
 - (xx) Sub Area SU20 – Electricity Purposes; and
 - (xxi) Sub Area SU21 – Electricity Sub-Station; and
 - (xxii) Sub Area SU22 – Community Hall; and
 - (xxiii) Sub Area SU23 – Scout Hall/Guide Hall; and
 - (xxiv) Sub Area SU24 – Scouting Purposes; and



- (xxv) Sub Area SU25 – Sheltered Workshop for People with Disabilities; and
- (xxvi) Sub Area SU26 – Child Care Centre; and
- (xxvii) Sub Area SU27 – Carparking and Extractive Industry; and
- (xxviii) Sub Area SU28 – Telecommunications; and
- (xxix) Sub Area SU29 – Cemetery; and
- (xxx) Sub Area SU30 – Medical Centre; and
- (xxxi) Sub Area SU31 – Neighbourhood Centre; and
- (xxxii) Sub Area SU32 – Ambulance Station; and
- (xxxiii) Sub Area SU33 – Fire Station; and
- (xxxiv) Sub Area SU34 – Carpark; and
- (xxxv) Sub Area SU35 – Service Station; and
- (xxxvi) Sub Area SU36 – Service Station and Shop; and
- (xxxvii) Sub Area SU37 – Service Station, Catering Shop, Take-Away Food Premises and Vehicle Parking Area; and
- (xxxviii) Sub Area SU38 – Service Station, Catering Shop, Take-Away Food Premises and Shop of 175m² Total Floor Area; and
- (xxxix) Sub Area SU39 – Service Station and Late Night Shop; and
- (xl) Sub Area SU40 – Service Station, Restaurant and Fast Food Store; and
- (xli) Sub Area SU41 – Caravan Park; and
- (xlii) Sub Area SU42 – Caravan Park – 152 sites; and
- (xliii) Sub Area SU43 – Caravan Park (Group Dwelling Scheme) ; and
- (xliv) Sub Area SU44 – Caravan Park and Motel; and
- (xlv) Sub Area SU45 – Caravan Park, Motel and Service Station; and
- (xlvi) Sub Area SU46 – Postal Service; and
- (xlvii) Sub Area SU47 – Tackle and Bait Supply and Ancillary Purposes; and
- (xlviii) Sub Area SU48 – Gas Pipeline Depot; and
- (xlix) Sub Area SU49 – Centre for Growth and Personal Development; and
- (l) Sub Area SU50 – Defence Purposes; and
- (li) Sub Area SU51 – Defence Purposes – Purga Rifle Range; and
- (lii) Sub Area SU52 – Motorcycle Club Purposes; and
- (liii) Sub Area SU53 – Broadcasting Station; and
- (liv) Sub Area SU54 – Removal and treatment of reject mine material; production, loading and dispatch of plant growth medium; plant propagation and production; wholesale plant nursery; wholesale bulk landscape supplies; and, ancillary buildings, structures and access; and
- (lv) Sub Area SU55 – 53 Unit Motel and Restaurant; and
- (lvi) Sub Area SU56 – Endeavour Foundation – Provision of Programs for People with Disabilities – Adolescents and Adults; and
- (lvii) Sub Area SU57 – Main Roads Depot; and
- (lviii) Sub Area SU58 – Community Health Centre; and
- (lix) Sub Area SU69 – Road Purposes; and
- (lx) Sub Area SU80 – Historic Home and Associated Function Centre and Accommodation; and
- (m) the Special Opportunity Zone—
 - (i) Sub Area SA1 – University/Showgrounds; and
 - (ii) Sub Area SA2 – North Ipswich Railyards; and
 - (iii) Sub Area SA3 – The Terrace; and
 - (iv) Sub Area SA4 – Thorn Street; and
 - (v) Sub Area SA5 – Hooper Street; and
 - (vi) Sub Area SA6 – Limestone Street, Wilson Lane and Murphy Streets; and
 - (vii) Sub Area SA7 – Raceview Street/Robertson Road/Thornton Street, Raceview; and
 - (viii) Sub Area SA8 – Warwick Road, Yamanto; and



- (ix) Sub Area SA9 – Lobb Street (South); and
- (x) Sub Area SA10 – Ash Street, Flinders View; and
- (xi) Sub Area SA11 – Greenwood Village Road, Greenwood Village; and
- (xii) Sub Area SA12 – Kerners Road, Yamanto; and
- (xiii) Sub Area SA13 – South Deebing Creek Road, Deebing Heights; and
- (xiv) Sub Area SA14 – South Deebing Creek Road, Deebing Heights; and
- (xv) Sub Area SA15 – Powells Road, Yamanto; and
- (xvi) Sub Area SA16 – Karalee (land generally bounded by Mt Crosby Road, Dan Street, Langlands Street and Junction Road) including—
 - (A) Precinct 1; and
 - (B) Precinct 2; and
- (xvii) Sub Area SA17 – Tivoli (area bounded by Mt Crosby Road, Church Street, Warrego Highway and Greasley/Allan Streets); and
- (xviii) Sub Area SA18 – Tivoli (area generally bounded by Harris Street, Mt Crosby Road, Church Street and Bremer River); and
- (xix) Sub Area SA19 – North Ipswich (land near intersection of Wyndham Street and Pine Mountain Road); and
- (xx) Sub Area SA20 – Brassall (area generally bounded by the Brassall Major Centre Zone, former Railway Corridor/Collins Street and existing community uses fronting Hunter Street); and
- (xxi) Sub Area SA21 – East Ipswich (north of Jacaranda Street in the area defined by Nathan and Merrell Streets); and
- (xxii) Sub Area SA22 – East Ipswich (south eastern corner of Jacaranda Street and Chermiside Road); and
- (xxiii) Sub Area SA23 – Booval (north east of Nimmo and Kruger Streets abutting Bundamba Creek); and
- (xxiv) Sub Area SA24 – North Booval (south east corner of Cook and Jacaranda Streets); and
- (xxv) Sub Area SA25 – Bundamba (former Granville Tobacco site, north east of Bundamba Creek and the rail line, south of Creek Street); and
- (xxvi) Sub Area SA26 – Bundamba (north east of Hanlon and Andrew Street); and
- (xxvii) Sub Area SA27– Dinmore (north of the rail line, south of Queen Street and east of Hudson Street); and
- (xxviii) Sub Area SA28 – Ebbw Vale (north of Brisbane Road, to the north east of Ebbw Vale Station); and
- (xxix) Sub Area SA29 – Blackstone (General Fertilisers Site - accessed from the southern end of Mary Street); and
- (xxx) Sub Area SA30 – Ebbw Vale [between the Cunningham Highway, High Street and Whitwood Road (unconstructed)]; and
- (xxxi) Sub Area SA31 – Riverview (land bounded by Kenneth Street, Riverview Road, Station Road, the Brisbane-Ipswich Rail line and the confluence of the Brisbane and Bremer Rivers – including Salvation Army lands); and
- (xxxii) Sub Area SA32 – Redbank (South) – YUPI Site (bounded by Six Mile Creek, Bailey Street and Dunlop Street); and
- (xxxiii) Sub Area SA33– Goodna (South) (Queen Street); and
- (xxxiv) Sub Area SA34– Goodna (North) (bounded by the Brisbane-Ipswich rail line and Railway Terrace to the north of the Ipswich Motorway); and
- (xxxv) Sub Area SA35 – Redbank (South) (southern portion of former Redbank Rifle Range); and
- (xxxvi) Sub Area SA36 – Redbank (north of Henderson Street between Goodna Creek and Kruger Parade); and
- (xxxvii) Sub Area SA37 – Redbank (north western corner of Eagle Street and Kruger Parade); and
- (xxxviii) Sub Area SA38 – Balance of Greenbank Army Lands adjoining Camira; and
- (xxxix) Sub Area SA39 – Pocket of Land bounded by North Station Road, Bremer River and Bundamba Creek, North Booval; and



- (xl) Sub Area SA41 – Naomi and Emma Streets, Blackstone/Bundamba; and
 - (xli) Sub Area SA42 – Mary Street, Blackstone; and
 - (xlii) Sub Area SA43 – Ipswich Turf Club Lands fronting Brisbane Road, Bundamba; and
 - (xliii) Sub Area SA44 - Woogaroo Street, Goodna; and
 - (xliv) Sub Area SA45 – Layard Street, Lowe Street, Short Street, and the east end of Brisbane Terrace and Woogaroo Street, Goodna; and
 - (xlv) Sub Area SA46 – Land bounded by Hanlon Street, Bremer River and Bundamba Creek, Bundamba.
- (n) the CBD Primary Commercial Zone—
- (i) Sub Area PC1 – Market Square land between Limestone Street, South Street and Foote Lane; and
- (o) the CBD Residential High Density Zone—
- (i) Sub Area RHD1, comprising land -
 - (A) bounded by Limestone, Milford, Thorn and Garden Streets;
 - (B) fronting Brisbane, Clay, Tiger and Keogh Streets, West Ipswich;
 - (C) fronting Darling and West Streets, Woodend;
 - (D) fronting Blackall and Barry Streets, East Ipswich; and
 - (E) fronting The Terrace, Downs, Flint, Lowry and Pine Streets and Lamington Parade, North Ipswich; and
- (p) the Regional Business and Industry Zone—
- (i) Sub Area RB1 – Wulkuraka, including—
 - (A) Low Impact Business and Industry (RB1L); and
 - (B) Medium Impact Business and Industry (RB1M); and
 - (ii) Sub Area RB2 – Bundamba/Riverview, including—
 - (A) Low Impact Business and Industry (RB2L); and
 - (B) Medium Impact Business and Industry (RB2M); and
 - (iii) Sub Area RB3 – Redbank Peninsula, including—
 - (A) Low Impact Business and Industry (RB3L); and
 - (B) Medium Impact Business and Industry (RB3M); and
- (q) the Regional Business and Industry Investigation Zone—
- (i) Sub Area RBIA1 – Ebenezer Willowbank; and
 - (ii) Sub Area RBIA2 – Swanbank New Chum; and
 - (iii) Sub Area RBIA3 – Swanbank South Eastern Investigation Area; and
 - (iv) Sub Area RBIA4 – Karrabin; and
- (r) the Regional Business and Industry Special Use Zone—
- (i) Sub Area SU2 – Railways; and
 - (ii) Sub Area SU19 – Water Supply Purposes; and
 - (iii) Sub Area SU20 – Electricity Purposes; and
 - (iv) Sub Area SU27 – Carparking and Extractive Industry; and
 - (v) Sub Area SU28 – Telecommunications; and
 - (vi) Sub Area SU29 – Cemetery; and
 - (vii) Sub Area SU33 – Fire Station; and
- (s) The Regional Business and Industry Buffer Zone -
- (i) Sub Area RBB1 - Swanbank.
- (t) the Amberley Air Base and Aviation Zone—
- (i) Sub Area AA1 – Air Base; and
 - (ii) Sub Area AA2 – Business Park Investigation Area; and
 - (iii) Sub Area AA3 – Ivor Marsden Park; and
 - (iv) Sub Area AA4 – Peripheral Lands; and
 - (v) Sub Area AA5 – Amberley State Primary School; and



- (u) the Rosewood Town Centre Zone—
 - (i) Sub Area TCP – Town Centre Primary Business Area including land situated at 3, 5, 11, 13-15 and 17 John Street and land situated between John, Railway, Albert and William Streets; and
 - (ii) Sub Area TCS – Town Centre Secondary Business Area, including land situated between Church Lane, Skinner, Albert and William Streets and fronting the eastern side of John Street between Skinner and William Streets and the Rising Sun Hotel, situated on the southern side of the railway line at the corner of School and Mill Streets; and
 - (iii) Sub Area TS – Town Square, including land situated at 7-9 John Street; and
- (v) the Rosewood Character Housing – Housing Zone—
 - (i) Sub Area CHL (Character Housing Low Density); and
 - (ii) Sub Area CHM (Character Housing Mixed Density); and
- (w) the Rosewood Residential Low Density Zone—
 - (i) Sub Area RLA (Infill/Existing Areas); and
 - (ii) Sub Area RLB (Greenfield Areas); and
- (x) the Rosewood Urban Investigation Zone—
 - (i) Sub Area UIA1 – South West Urban Investigation Area; and
 - (ii) Sub Area UIA2 – Southern Urban Investigation Area; and
 - (iii) Sub Area UIA3 – South East Urban Investigation Area; and
- (y) the Rosewood Recreation Zone—
 - (i) Sub Area REC1 – Community Park; and
 - (ii) Sub Area REC2 – Tom Lenihan Park; and
 - (iii) Sub Area REC3 – Anzac Park; and
 - (iv) Sub Area REC4 – Johnston Park; and
 - (v) Sub Area REC5 – Peace Park; and
 - (vi) Sub Area REC6 – Rosewood Bowls Club; and
- (z) the Rosewood Special Uses Zone—
 - (i) SU1 – School/Educational Establishment; and
 - (ii) SU2 – Railways; and
 - (iii) SU4 – Place Of Worship; and
 - (iv) SU7 – Place of Worship/Educational Establishment; and
 - (v) SU22 – Community Hall; and
 - (vi) SU26 – Child Care Centre; and
 - (vii) SU59 – Emergency Services Depot; and
 - (viii) SU61 – Cabanda/Rosewood Rail Line – Transport Link/Tourist Attraction; and
- (aa) the Township Residential Zone—
 - (i) Sub Area TR1 – land at William and James Streets, Marburg, Queen and George Streets, Marburg, Lawrence and Edward Streets, Marburg; and
- (bb) the Township Character Housing Zone—
 - (i) Sub Area TCH1 – land at Pollock Street, Harrisville, Queen Street, Harrisville and off Post Office Lane, Harrisville; and
- (cc) the Township Character Mixed Use Zone—
 - (i) Sub Area TMU1 – Queen Street, Harrisville; and
- (dd) the Township Special Uses Zone—
 - (i) SU1 – School; and
 - (ii) SU4 – Place of Worship; and
 - (iii) SU14 – Retirement Community; and
 - (iv) SU15 – Local Government Purposes; and
 - (v) SU16 – State Government Purposes; and
 - (vi) SU21 – Electricity Sub-Station; and
 - (vii) SU22 – Community Hall; and
 - (viii) SU29 – Cemetery; and
 - (ix) SU33 – Fire Station; and
 - (x) SU59 – Emergency Services Depot; and
 - (xi) SU60 – Police Station; and
 - (xii) SU62 – Park; and
 - (xiii) SU63 – Bowls Club; and
 - (xiv) SU64 – Stock Saleyard; and
 - (xv) SU65 – Museum; and



- (xvi) SU66 – Emergency Services Depot and Water Reservoir; and
- (xvii) SU67 – Sawmill; and
- (xviii) SU68 – General Store and Hotel; and
- (xix) SU69 – Road Purposes; and
- (xx) SU70 – Park, Recreation and Community Uses; and
- (xxi) SU71 – Recreation and Agistment; and
- (xxii) SU72 – Highway Oriented Uses, Business Uses, Service Trades Uses, Recreation and Community Uses; and
- (xxiii) SU73 – Highway Oriented Uses, Business Uses, Service Trades Uses and Light Engineering/Metal Fabrication Works; and
- (ee) the Rural B (Pastoral) Zone—
 - (i) Sub Area RB1 – Tallegalla Tourist Focus Precinct and Environmental Centre including land within and adjacent to the former Tallegalla School; and
- (ff) the Rural Special Uses Zone—
 - (i) Sub Area SU1 – School/Educational Establishment; and
 - (ii) Sub Area SU2 – Railways; and
 - (iii) Sub Area SU4 – Place of Worship; and
 - (iv) Sub Area SU15 – Local Government Purposes; and
 - (v) Sub Area SU16 – State Government Purposes; and
 - (vi) Sub Area SU19 – Water Supply Purposes; and
 - (vii) Sub Area SU22 – Community Hall; and
 - (viii) Sub Area SU28 – Telecommunications; and
 - (ix) Sub Area SU29 – Cemetery; and
 - (x) Sub Area SU33 – Fire Station; and
 - (xi) Sub Area SU40 – Service Station, Restaurant and Fast Food Store; and
 - (xii) Sub Area SU57 – Main Roads Depot; and
 - (xiii) Sub Area SU62 – Park; and
 - (xiv) Sub Area SU74 – Waste Disposal Reserve; and
 - (xv) Sub Area SU75 – Welding and Engineering Works; and
- (xvi) Sub Area SU76 – Service Station, Manager's Residence, Shop, Restaurant with fast food components; and
- (xvii) Sub Area SU77 – Highway Oriented Uses, Business Uses, Service Trade Uses and Hotel; and
- (xviii) Sub Area SU78 – Educational Establishment, Sport and Recreation, Accommodation Building; and
- (xix) Sub Area SU79 – Club, Licensed Club, Place of Assembly, Indoor Entertainment and Ancillary Parking.
- (gg) Part 15 Ripley Valley - Master Planned Area Structure Plan.
 - (i) Rural/Constrained Zone:
 - (A) Sub Area RC1RV - Fischer Road, South Ripley;
 - (B) Sub Area RC2RV - Picturesque Rural Valley South Ripley; and
 - (C) Sub Area RC3RV - Rural/Constrained Buffer.
 - (D) Sub Area RC4RV - RAAF Base Amberley Buffer.
 - (ii) Urban Centre (T5):
 - (A) Sub Area UC1 - Frame and District Centre;
 - (B) Sub Area UC2 - Major Neighbourhood Centre; and
 - (C) Sub Area UC3 - Local Neighbourhood Centre.
 - (iii) Recreation Zone:
 - (A) Sub Area REC1RV - Ripley Valley Recreation Spines along Bundamba and Deebling Creeks;
 - (B) Sub Area REC2RV - Ripley Valley Sporting Shooters Association; and
 - (C) Sub Area REC3RV - Ripley Town Centre Formal Park and Garden.

1.14 Roads and Watercourses

NOTE 1.14A

A planning scheme covers the whole of a Local Government area, including roads and watercourses.



- (1) If a road or watercourse in the Local Government area is not shown as being covered by a zone on the zoning maps, the following applies—
 - (a) if the road or watercourse is adjoined on both sides by land in the same zone—the road or watercourse has the same zoning as the adjoining land;
 - (b) if the road or water course is adjoined on one side by land in a zone and adjoined on the other side by land in another zone—the road or watercourse has the same zoning as the adjoining land and the centreline of the road or watercourse is the boundary between the two zones;
 - (c) if the road or watercourse is adjoined on one side only by land in a zone—the entire road or watercourse has the same zoning as the adjoining zoned land.
- (2) If a road or watercourse is not shown as being covered by a Sub Area or Precinct on the zoning maps, subsection (1) applies as if the Sub Area or Precinct were a zone.
- (3) To remove any doubt, it is declared that subsections (1) and (2) also apply to a closed road if the road is closed after the commencement of the planning scheme.

1.15 Planning Scheme Has Two Types of Overlays

NOTE 1.15A

- (1) Overlays provide the secondary organisational layer in the planning scheme and are based on special attributes of land that need to be protected, or that may constrain development.
- (2) A definition of 'overlay' is included in division 2 of the Dictionary, see Schedule 1.

The planning scheme has two types of overlays that apply to—

- (a) character places listed in Schedule 2; and
- (b) development constraints shown on Overlay Maps OV1 to OV14.

1.16 Determining if Development is Assessable or Self Assessable under Planning Scheme

- (1) Assessment tables for the zones and overlays identify development that is assessable, self-assessable or exempt under the planning scheme as follows—
 - (a) Tables 4.4.1 and 4.4.2 – Large Lot Residential Zone;
 - (b) Tables 4.5.1 and 4.5.2 – Residential Low Density Zone;

- (c) Tables 4.6.1 and 4.6.2 – Residential Medium Density Zone;
- (d) Tables 4.7.1 and 4.7.2 – Character Areas – Housing Zone;
- (e) Tables 4.8.1 and 4.8.2 – Future Urban Zone;
- (f) Tables 4.9.1 and 4.9.2 – Major Centres Zone;
- (g) Tables 4.10.1 and 4.10.2 – Local Retail and Commercial Zone;
- (h) Tables 4.11.1 and 4.11.2 – Local Business and Industry Zone;
- (i) Tables 4.12.1 and 4.12.2 – Local Business and Industry Investigation Zone;
- (j) Tables 4.13.1 and 4.13.2 – Local Business and Industry Buffer Zone;
- (k) Tables 4.14.1 and 4.14.2 – Character Areas – Mixed Use Zone;
- (l) Tables 4.15.1 and 4.15.2 – Business Incubator Zone;
- (m) Tables 4.16.1 and 4.16.2 – Bundamba Racecourse Stables Area Zone;
- (n) Tables 4.17.1 and 4.17.2 – Recreation Zone;
- (o) Tables 4.18.1 and 4.18.2 – Conservation Zone;
- (p) Tables 4.19.1 and 4.19.2 – Limited Development (Constrained) Zone;
- (q) Tables 4.20.2 and 4.20.3 – Special Uses Zone;
- (r) Tables 4.21.1 and 4.21.2 – Special Opportunity Zone;
- (s) Tables 5.4 and 5.5 – CBD Primary Retail Zone;
- (t) Tables 5.6 and 5.7 – CBD North – Secondary Business Zone;
- (u) Tables 5.8 and 5.9 – CBD Primary Commercial Zone;
- (v) Tables 5.13 and 5.14 – CBD Top of Town Zone;
- (w) Tables 5.15 and 5.16 – CBD Medical Services Zone;
- (x) Tables 5.17 and 5.18 – CBD Residential High Density Zone;
- (y) Tables 6.2 and 6.3 – Regional Business and Industry Zone;
- (z) Tables 6.4 and 6.5 – Regional Business and Industry Investigation Zone;
- (aa) Tables 6.6 and 6.7 – Regional Business and Industry Buffer Zone;
- (bb) Tables 6.9 and 6.10 – Special Uses Zone;
- (cc) Tables 6.11 and 6.12 – Business Park Zone;



- (dd) Tables 6.13 and 6.14 - Recreation Zone;
- (ee) Tables 7.1 and 7.2 – Amberley Air Base and Aviation Zone;
- (ff) Tables 8.4 and 8.5 – Town Centre Zone;
- (gg) Tables 8.6 and 8.7 – Service Trades and Showgrounds Zone;
- (hh) Tables 8.8 and 8.9 – Character Areas – Housing Zone;
- (ii) Tables 8.10 and 8.11 – Residential Low Density Zone;
- (jj) Tables 8.12 and 8.13 – Residential Medium Density Zone;
- (kk) Tables 8.14 and 8.15 – Urban Investigation Zone;
- (ll) Tables 8.16 and 8.17 – Recreation Zone;
- (mm) Tables 8.19 and 8.20 – Special Uses Zone;
- (nn) Tables 9.1 and 9.2 – Township Residential Zone;
- (oo) Tables 9.3 and 9.4 – Township Character Housing Zone;
- (pp) Tables 9.5 and 9.6 – Township Character Mixed Use Zone;
- (qq) Tables 9.9 and 9.10 – Township Business Zone;
- (rr) Tables 9.11 and 9.12 – Showgrounds, Sport, Recreation, Service Trades and Trotting Zone;
- (ss) Tables 9.14 and 9.15 – Special Uses Zone;
- (tt) Tables 10.1 and 10.2 – Rural A (Agricultural) Zone;
- (uu) Tables 10.3 and 10.4 – Rural B (Pastoral) Zone;
- (vv) Tables 10.5 and 10.6 – Rural C (Rural Living) Zone;
- (ww) Tables 10.7 and 10.8 – Rural D (Conservation) Zone;
- (xx) Tables 10.9 and 10.10 – Rural E (Special Land Management) Zone;
- (yy) Tables 10.12 and 10.13 – Special Uses Zone;
- (zz) Tables 11.3.1 and 11.3.2—Character Places Overlays; and
- (aaa) Tables 11.4.3 and 11.4.4—Development Constraints Overlays.
- (bbb) Tables 15.4.1 and 15.4.2 - Future Urban Zone;
- (ccc) Tables 15.5.1 and 15.5.2 - Conservation (T1) Zone;
- (ddd) Tables 15.6.1 and 15.6.2 - Rural/Constrained (T2) Zone;
- (eee) Tables 15.7.1 and 15.7.2 - Sub-Urban (T3) Zone;
- (fff) Tables 15.8.1 and 15.8.2 - General Urban (T4) Zone;
- (ggg) Tables 15.9.1 and 15.9.2 - Urban Core (T5) Zone;
- (hhh) Tables 15.10.1 and 15.10.2 - Urban Core (T5) Zone;
- (iii) Tables 15.11.1 and 15.11.2 - Special District Zone;
- (jjj) Tables 15.12.1 and 15.12.2 - Recreation Zone; and
- (kkk) Tables 15.13.2 and 15.13.3 - Special Use Zone.
- (2) The assessment tables also identify assessable development under the planning scheme that requires code assessment or impact assessment.
- (3) If development is identified as having a different assessment category under a zone than under an overlay, or under different overlays, the higher assessment category applies as follows—
- self-assessable prevails over exempt;
 - code assessable prevails over self-assessable or exempt;
 - impact assessable prevails over self-assessable, code assessable or exempt.

Zone Assessment Category	Overlay Assessment Category			
	Exempt	Self Assessable	Code	Impact
Exempt	Exempt	Self Assessable	Code	Impact
Self Assessable	Self Assessable	Self Assessable	Code	Impact
Code	Code	Code	Code	Impact
Impact	Impact	Impact	Impact	Impact

1.17 Types and Names of Codes

NOTE 1.17A

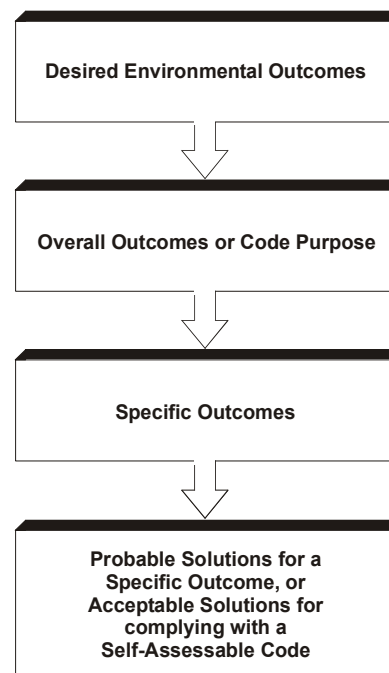
The planning scheme is structured to comprise two types of codes—area-based codes (i.e. codes that apply to each zone and to each type of overlay) and codes for stated purposes or stated types of development.

- (1) There are codes for—
- each locality, zone and type of overlay; and
 - development for a stated purpose or development of a stated type.
- (2) The codes are the following—
- Urban Areas Code;
 - City Centre Code;



- (c) Regionally Significant Business and Industry Areas Code;
- (d) Amberley Area Code;
- (e) Rosewood Area Code;
- (f) Township Areas Code;
- (g) Rural Areas Code;
- (h) Character Places Overlays Code;
- (i) Development Constraints Overlays Code;
- (j) Home Based Activities Code;
- (k) Vegetation Management Code;
- (l) Reconfiguring a Lot Code;
- (m) Residential Code;
- (n) Commercial and Industrial Code;
- (o) Intensive Animal Husbandry Code;
- (p) Parking Code;
- (q) Character Code;
- (r) Recreation and Entertainment Code;
- (s) Community Use Code;
- (t) Temporary Use Code;
- (u) Advertising Devices Code;
- (v) Earthworks Code;
- (w) Planning Scheme Building Matters Code.
- (x) Ripley Valley Master Planned Area Structure Plan Code.

- (d) probable solutions for a specific outcome, or acceptable solutions for complying with a self-assessable code.



1.18 Codes Applicable to Ongoing Use

A Code that is applicable to a material change of use is also applicable to the ongoing use that results from that change³.

1.19 Planning Scheme Seeks to Achieve Outcomes

The planning scheme seeks to achieve outcomes that are identified according to the following levels—

- (a) desired environmental outcomes;
- (b) overall outcomes for zones and overlays, or for the purpose of a code;
- (c) specific outcomes for zones, overlays and codes;

1.20 Probable Solutions for Code Assessable Development

NOTE 1.20A

- (1) Precise solutions in a code applicable for code assessable development are 'probable solutions' and provide a guide for achieving the relevant specific outcome.
- (2) Probable solutions may or may not be appropriate, or adequate, for individual proposals.
- (3) Each proposal needs to be considered on its merits within the context established for the code by the specific outcomes and purpose (overall outcomes).

A probable solution for a specific outcome provides a guide for achieving that outcome in whole or in part, and does not limit the assessment manager's discretion under the IPA⁴ to impose conditions on a development approval.

³ IPA, section 2.1.23(3) (Local planning instruments have force of law) relates with respect to regulating the use of premises, and also IPA, section 4.3.4 (Compliance with identified code for use of premises) with respect to an offence under the Act.

⁴ IPA, chapter 3 (Integrated Development Assessment System (IDAS)), part 5 (Decision stage), division 6 (Conditions).

