

FACT SHEET

Centres and Commercial Development

Creating vibrant centre places and supporting business activity

The story of Ipswich is one of growth, progress and prosperity. A story seen through sense of community, beautiful inviting spaces and burgeoning industry sectors. The planning scheme facilitates a range of areas that can accommodate employment, economic activity and services to provide the right mix of services and employment for our community including:

- a range of centres of various sizes to accommodate retail and convenience needs; and
- a range of areas suitable for commercial, enterprise, health and industrial uses.

Why do we plan for centres and commercial development?

Our centres can be vibrant places of activity including the top of town heritage, entertainment and cultural heart of the Ipswich CBD, and the neighbourhood cafes and corner stores scattered throughout the suburbs. These all have a valued place in our community.

It is important that we get the location and range of centres in our city right. If we do not have centres in the right places, they will not provide the functions and services that the community needs. In addition, it is important to get the size and scale of centres correct. If certain centres are too large, they may impact other centres. In addition, whilst our centres include some major retailers and other businesses, many businesses in our city are small businesses. If centres fail, this can negatively impact small business.

In order to plan a network of centres of the right size and scale, we plan for a centre hierarchy.

What is the centre hierarchy?

The **Ipswich Centres Hierarchy** recognises that centres across the city provide a range of uses at different scales and intensities that function differently to meet our needs. Some centres, like Neighbourhood Centres, are smaller and more appropriate for residential areas.

These provide local convenience and everyday needs. Others like Ipswich Central are Principal Centres that support a range of business, government, cultural, entertainment and retail functions that you might not visit as regularly.

Although they can be different in scale and intensity, all centres offer a broad range of uses to encourage and support vibrancy, community life, health and economic development appropriate for the location and need. Centres are multifunctional and contain a mix of uses and although shopping and retail is often predominant, a shopping centre alone doesn't make an activity centre. Centres may also change over time, as our community changes or development occurs around them.

What does each centre zone do in the planning scheme?

To support the centre hierarchy, the draft planning scheme provides for a mix of 6 **centre zones**. These align with the defined hierarchy of centres and the centres strategy. These are:

- Principal centre zone;
- Major centre zone;
- District centre zone;
- Local centre zone;
- Neighbourhood centre zone; and
- Specialised centre zone.

Within each centre zone there are precincts which support the centres code to provide specific desired outcomes for development such as building form or specific uses.

How is development managed?

Development is managed through the outcomes for the Zone and specific Use and Development Codes. Zones identify the purpose of the centre, which is aligned with its function in the centre hierarchy. The table below outlines:

- each centre zone type;
- the purpose;
- the types of development you might expect to see in that zone; and
- examples within the Ipswich local government area.

Centre Zone	Purpose	Types of intended development	Example places in the City
Principal	The principal centre is the primary location for entertainment, cultural, business, health, government and administration activities. It also contains the highest order activities and facilities of the city including high order comparison retail, commercial, cultural, civic, sporting, and recreational uses and mid-high rise urban living.	24hr, 7 day a week economy providing the largest and most intense range of activities.	Ipswich CBD, Springfield Central
Major	Operate as major multifunctional community hubs. Providing a diversity of convenience, comparison and speciality retail with on-street activities, outdoor dining, cafes, restaurants and cultural attractions. They contain the second highest order of community, retail and office-based functions after the principal centres, including subregional level services such as theatres, major libraries and community centres and health and educational facilities.	• high density residential uses integrated through mixed use development; • professional office business, financial and personal services; • health care facilities, • community and cultural facilities, entertainment and recreation uses including health and fitness centres, bars; • clubs and food and drink outlets which are positioned and operated to enable a 6am to midnight, 7 day-a-week activity centre.	Yamanto, Ripley Central
District	Provide a community focus for weekly or fortnightly shopping trips and a range of services. Retail functions are anchored by major supermarkets with a wide range of speciality shops and typically a department store. However, these centres operate as multifunctional community hubs. Contain a range of district level personal and community services such as community centres and health and fitness facilities are accessible by public transport.	• a diversity of convenience retail and some comparison and speciality retail provided either with a street interface or in an enclosed or semi-enclosed mall form; • mid to high rise residential uses integrated through mixed use development; • professional office, business, financial and personal services; • health care and community facilities; and • entertainment and recreation uses (including health and fitness centres, bars, hotels and clubs) scaled, positioned and operated to enable a 6am to midnight, 7 day-a-week activity centre.	Goodna, Karalee, Brassall, Rosewood
Local	Provide a range of retail, commercial and community activities that are focused on grocery shopping and local service needs of the surrounding (usually residential) catchments. They typically include a single full-line supermarket and a small range of specialty shops, food and drink outlets, local health or personal services and local offices.	• a diversity of convenience retail, generally serving weekly shopping needs and may accommodate speciality retail; • professional office, business, financial and personal services (including food and drink outlets such as cafes, restaurants and outdoor dining); • low-rise and townhouse residential uses sometimes integrated through mixed use development; • health care facilities; • entertainment and recreation uses (including health and fitness centres, bars, hotels and clubs) scaled, positioned and operated to enable a 6am to 9pm, 7 day-a-week activity centre; and • community facilities.	Raceview, Silkstone, Flinders View, Redbank
Neighbourhood	These are the 'corner-stores' and cafes nestled within residential areas. They contain a generally limited range of retail, small commercial or community-related activities which are focused on meeting the basic, day to-day convenience needs of a surrounding neighbourhood within a walkable catchment.	• convenience retail and small scale food and drink outlets (without drive-through facilities) appropriately scaled, positioned and operated to enable a 6am to 9pm, 7 day-a-week activity; • professional office, business, financial and personal services; • health care facilities; and • local community facilities.	Most residential areas within easy access from the surrounding walkable catchment.
Specialised	Protects and enhances the area as a knowledge, technology and entertainment precinct supporting a concentration of significant tertiary education and employment activities at the University, and major entertainment and exhibition activities at the Ipswich Showgrounds.		Ipswich Showgrounds and University

What is the purpose of the Centres and Commercial Development Code?

The code also recognises and encourages opportunities for commercial buildings to be reused for compatible uses. The code provides the assessment benchmarks for assessable development.

If a development proposal is assessed as not complying with the Centres and Commercial Activity Code, council has the ability to refuse the development proposal or impose conditions to ensure compliance is achieved with the code.

How to find the zoning and overlays affecting a property

You can search a property address to get a '**Property Report**'. The report will illustrate the planning scheme zoning and overlays affecting a property. You can also view the chapters of the new planning scheme that apply.

Full documents are also available at shapeyouripswich.com.au.

This fact sheet provides general information and is provided as a guide only to assist the community to understand the draft planning scheme and its mapping. It is encouraged to view the relevant sections of the draft planning scheme and talk to a planner.