

Division 12—Local Business and Industry Investigation Zone: Assessment Criteria and Assessment Tables

4.12.1 Local Business and Industry Investigation Zone

The provisions in this division relate to the Local Business and Industry Investigation Zone as follows—

- overall outcomes (section 4.12.2);
- specific outcomes and probable solutions as follows—
 - effects of development – general (section 4.12.3);
 - effects of development in Sub Areas (section 4.12.4);
 - consistent and inconsistent uses, use classes and other development (section 4.12.5);
- assessment tables (Tables 4.12.1 and 4.12.2).

4.12.2 Overall Outcomes for Local Business and Industry Investigation Zone

- (1) The overall outcomes are the purpose of the Local Business and Industry Investigation Zone.

NOTE 4.12.2A

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

- (2) The overall outcomes sought for the Local Business and Industry Investigation Zone are the following—

Land Use Mix

- (a) Uses and works within the Local Business and Industry Investigation Zone provide local business and employment opportunities subject to resolution of applicable constraints such as mining, flooding and availability of services.
- (b) In situations where the constraints cannot be resolved, uses and works may be limited to land extensive or low to very low yield activities which have minimal building requirements.
- (c) Uses and works do not compromise or jeopardise the intended retail and service functions of designated Major or Neighbourhood Centres.

- (d) Uses and works cater to the needs of the local community.

Transport and Access

- (e) Where appropriate, an integrated efficient, safe and attractive transport network is provided which may make provision for a full range of transport modes including public transport, passenger vehicles, delivery/freight vehicles, pedestrians and cyclists.
- (f) Where appropriate pedestrian, cycle and vehicle connectivity and ease of mobility are provided within and between local business and industry areas, major centres, surrounding neighbourhoods and public transport interchanges.
- (g) Conflict between local and through traffic and between pedestrians, cyclists and vehicles is minimised.

Environmental Management and Greenspace

- (h) Uses and works are located and designed to minimise environmental risks and environmental nuisance to people and property.
- (i) Degraded or contaminated sites are rehabilitated and used in an appropriate manner.

Infrastructure

- (j) Uses and works support the efficient provision or extension of infrastructure.
- (k) New uses and works are established on fully serviced land or are capable of being serviced with an appropriate on-site water reticulation or effluent treatment and disposal system.

NOTE 4.12.2B

- (1) Much of the land within the Local Business and Industry Investigation Zone is affected by development constraints, including flooding, mining activity and cultural features.
- (2) Refer to overlay maps and Part 11 to determine whether a proposal is affected by an overlay.



4.12.3 Effects of Development – General

NOTE 4.12.3A

The specific outcomes which are sought to apply generally throughout the Local Business and Industry Investigation Zone are set out below.

Density and Character

(1) Specific Outcomes

Uses and works reflect the established built character, maintain amenity and protect and enhance important townscape and landscape elements having regard to—

- (a) boundary clearances and the provision of space around buildings;
- (b) access to natural light and ventilation;
- (c) noise attenuation and dust control;
- (d) retention of existing vegetation and supplementary planting, where necessary, particularly within buffer areas;
- (e) appropriate landscape treatment of buffer areas and street frontages or where adjoining sensitive land uses; and
- (f) the form, scale, bulk, style, siting, orientation, roof lines, materials and detailing of buildings.

Streetscape and Visual/Aesthetic Considerations

(2) Specific Outcomes

- (a) New uses and works take account of, and where appropriate protect, the important townscape features of the Local Business and Industry Investigation Zone and adjacent areas.
- (b) New uses and works—
 - (i) avoid large expanses of blank walls, particularly where visually prominent;
 - (ii) are designed and located in a manner which is sympathetic and respectful of places of cultural significance or streetscape value;
 - (iii) provide high quality, attractive street facades, which incorporate appropriate materials, colours and architectural details of a high standard;
 - (iv) provide appropriate landscaped treatment, including street trees; and
 - (v) conserve existing large/mature vegetation, where possible.

- (c) Landscaping is designed, constructed and maintained to—

- (i) soften the view of large areas of hard paving when viewed from adjoining streets; and
- (ii) soften or screen the view into unsightly storage or work areas; and
- (iii) incorporate shade planting to parking areas; and
- (iv) provide buffers to improve amenity or environmental impacts particularly where industrial uses adjoin residential areas or riparian corridors.

(3) Probable Solutions

(a) for sub-section (2)(a) above

Street facades of buildings are constructed of brick or painted masonry, non-reflective glass, or a combination of these materials.

(b) for sub-section (2)(b) above

- (i) A minimum ten (10) metre wide densely planted landscaped buffer is provided where the use abuts land included in a zone in which the use is listed as an inconsistent use.
- (ii) A screen fence is provided to a height of 2 metres along all common property boundaries to an adjoining site which is zoned or used for residential purposes.

Building Setbacks

(4) Specific Outcomes

Buildings are designed and located to—

- (a) provide a spacious and transitional character; and
- (b) ensure that there is no significant amenity or environmental impact outside of the zone.

(5) Probable Solutions – for sub-section (4)

- (a) The frontage setback of buildings is—

- (i) consistent with that of buildings on adjoining sites; or
- (ii) where there is no obvious building setback reference, the frontage setback is six (6) metres or half the height of the building, whichever is the greater.



- (b) Where new uses and works do not have a detrimental impact on the amenity and character of adjacent sensitive land uses, buildings are either built up to the side and rear boundaries or have a minimum setback of four (4) metres.
- (c) A minimum ten (10) metre wide densely planted landscaped buffer is provided where the use abuts land included in a zone in which the use is listed as an inconsistent use.

NOTE 4.12.3B

Building height provisions are specified for each of the Sub Areas within the Local Business and Industry Investigation Zone (see section 4.12.4).

Building Orientation**(6) Specific Outcomes**

- (a) Buildings generally address the street frontage or frontages by—
 - (i) being aligned parallel to the street, rather than at an angle to the street; and
 - (ii) providing clear, legible entry points.
- (b) Buildings are designed so that opportunities for overlooking and casual surveillance of public spaces, parking areas and pedestrian paths are provided.

Skyline Elements/Rooftop Design**(7) Specific Outcomes****NOTE 4.12.3C**

- (1) Special attention needs to be given to the design of roof forms and the location and concealing of plant and equipment for sites which—
 - (a) adjoin major thoroughfares or residential areas; or
 - (b) are readily overlooked from nearby areas or vantage points.
- (2) The design of rooftops and projections is to be treated as an integral part of the building envelope design.

The design of roof forms ensure that plant rooms and equipment—

- (a) are appropriately concealed;
- (b) do not detract from the overall character and amenity of the area.

Parking**(8) Specific Outcomes**

- (a) Where ever possible, there is an integrated design and layout for adjoining parking areas.
- (b) Car parking areas are attractive and contribute to, rather than detract from local character.
- (c) Car parking areas are designed and located to minimise disruption to traffic flow and to minimise pedestrian/vehicle conflicts.

Service and Delivery Areas**(9) Specific Outcomes**

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

Provision of Infrastructure**(10) Specific Outcomes**

- (a) Infrastructure is—
 - (i) provided to meet appropriate standards at the least whole-of-life cost, including avoiding unnecessary duplication; and
 - (ii) comprised of components and materials that are readily accessible and available from local sources; and
 - (iii) readily integrated with existing systems and facilitates the orderly provision of future systems.
- (b) New uses or works are connected to a sewerage system or an appropriate on-site sewerage effluent treatment and disposal facility⁹¹.

(11) Probable Solutions – for sub-section (10)(a)

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

⁹¹ For further information about requirements for on-site effluent treatment and disposal, refer to Plumbing and Drainage Act 2002 and the Queensland Plumbing and Wastewater Code.



Operational Airspace – Wildlife Hazards

(12) Specific Outcome

- (a) Particular attention is given to the covering or containment of food and waste sources so as not to attract wildlife (particularly birds or bats) that are likely to affect the operational airspace within 8km of RAAF Base Amberley.
- (b) Turf farming and fruit farming are managed within 8km of RAAF Base Amberley to avoid the attraction of wildlife (particularly birds or bats) that is likely to affect the operational airspace of RAAF Base Amberley.

(13) Probable Solution – for sub-section (12)(b)

Turf farming and fruit farming are avoided within 3km of RAAF Base Amberley.

NOTE 4.12.3D

Refer to—

- (a) Map OV7B;
- (b) State Planning Policy 1/02 – Development in the Vicinity of Certain Airports and Aviation Facilities; and
- (c) Table 11.4.2, section 11.4.9 (Defence Facilities), Part 11 (Overlays) of this Planning Scheme.

4.12.4 Effects of Development Within Sub Areas

NOTE 4.12.4A

- (1) The Local Business and Industry Investigation Zone includes two (2) Sub Areas, as outlined below.
- (2) The locations of the Sub Areas are—
 - (a) depicted on the zoning maps Z7 and Z8; and
 - (b) described below.

(1) Sub Area LBIA1 – Holdsworth Road, Tivoli

NOTE 4.12.4B

- (1) This Sub Area is isolated from surrounding future residential areas by the Warrego Highway to the south, the Abermain substation to the north and potentially, the future Kholo Creek Hard Rock Resource haul route to the east.
- (2) Development of the Sub Area is dependant on resolution of the location of the Haul Route/Cunningham Highway intersection, which is likely to determine the eastern extent of the precinct, and on the ability to provide appropriate infrastructure to service business and industry activities.

- (3) The Sub Area has also been impacted upon by previous mining activities and, accordingly, uses and works are to include investigation and resolution of identified mining constraints through adoption of appropriate building locations, building techniques or uses which have minimal building requirements.
- (4) Subject to the location and establishment of a new interchange onto the Warrego Highway, the Sub Area may offer opportunities for warehousing, distribution and transport related activities.

Building Height

(a) Specific Outcomes

Achieve a low rise, human-scale, building profile which offers an attractive, comfortable and safe pedestrian environment.

(b) Probable Solution – for sub-section (1)(a)

Buildings are limited to a single storey in height, unless appropriate with—

- (i) the scale of adjoining development; and
- (ii) the extent of fall across the site; and
- (iii) the character and amenity of the area and the overall townscape.

Streetscape and Visual/Aesthetic Considerations

NOTE 4.12.4C

The Sub Area is significant in a townscape context as it has the potential to have a significant impact on the visual amenity of the Warrego Highway.

(c) Specific Outcomes

- (i) New uses and works present buildings and sites—
 - (A) of a high visual quality when viewed from the Warrego Highway; or alternatively
 - (B) incorporating densely planted buffers which are maintained to the Warrego Highway.
- (ii) Signage to Holdsworth Road is minimised.
- (iii) Signage to the Warrego Highway is avoided.



Transport and Access

(2)

Sub Area LBIA2 – North Tivoli**(d) Specific Outcomes**

- (i) New uses and works do not generate traffic levels beyond the capacity of the Holdsworth Road/Warrego Highway intersection.
- (ii) No access is obtained from the Warrego Highway Nearby Residential Amenity

(e) Specific Outcomes

- (i) Particular attention is given to mitigating potential noise impacts for nearby residents on the periphery of the Sub Area.
- (ii) Appropriate measures may include—
 - (A) minimal to no openings in building walls facing residences;
 - (B) enclosure or other suitable acoustic treatments for machinery;
 - (C) placement and screening of outdoor storage and work areas; and
 - (D) provision of adequate physical separation and appropriate landscaped treatment including establishing planted buffer areas and acoustic mounds or fencing.

Business Mix**(f) Specific Outcomes**

The Sub Area provides local business and employment opportunities, including—

- (i) general industries;
- (ii) service/trades uses;
- (iii) transport depots;
- (iv) vehicle sales premises and automotive parts sales, fitting, servicing and repairs; and
- (v) warehousing and distribution activities.

NOTE 4.12.4D

- (1) This area is characterised by existing dispersed industrial activities.
- (2) The area is subject to extensive and significant impacts from undermining and is further constrained by flooding.
- (3) It is intended to promote this area for business and industrial purposes which have minimal building requirements.

Building Height**(a) Specific Outcomes**

Achieve a low rise, human-scale, building profile which offers an attractive, comfortable and safe pedestrian environment.

(b) Probable Solution – for sub-section (2)(a)

Buildings are limited to a single storey in height, unless appropriate with—

- (i) the scale of adjoining development; and
- (ii) the extent of fall across the site; and
- (iii) the character and amenity of the area and the overall townscape.

Building Setbacks**(c) Specific Outcomes**

Buildings are designed and located to—

- (i) provide a spacious and transitional character; and
- (ii) ensure that there is no discernible amenity or environmental impact outside of the zone.

(d) Probable Solutions – for sub-section (2)(c)

New uses and works are setback—

- (i) 100 metres from an existing or likely future residence;
- (ii) 50 metres from the alignment with a Designated Road;
- (iii) 50 metres from the alignment with a designated watercourse; and
- (iv) where there is no obvious building setback to a street, 6 metres or half the height of the building, whichever is the greater.



Streetscape and Visual/Aesthetic Considerations

NOTE 4.12.4E

The Sub Area is significant in a townscape context as it has the potential to have a significant impact on the visual amenity of the Warrego Highway, and Mt Crosby Road.

(e) Specific Outcomes

- (i) New uses and works present buildings and sites—
 - (A) of a high visual quality when viewed from the Warrego Highway, Mt Crosby Road and Church Street, or the Bremer River; or alternatively
 - (B) incorporating densely planted buffers which are provided around the periphery of the Sub Area.
- (ii) Signage to the Mt Crosby Road is minimised
- (iii) Signage to the Warrego Highway is avoided.

Transport and Access

(f) Specific Outcomes

- (i) New uses and works incorporate an integrated approach that minimises new access points to Mt Crosby Road.
- (ii) No new access is obtained from the Warrego Highway.

Nearby Residential Amenity

(g) Specific Outcomes

- (i) Particular attention is given to mitigating potential noise impacts for nearby residents on the periphery of the Sub Area.
- (ii) Appropriate measures may include—
 - (A) minimal to no openings in building walls facing residences;
 - (B) enclosure or other suitable acoustic treatments for machinery;

- (C) placement and screening of outdoor storage and work areas; and
- (D) provision of adequate physical separation and appropriate landscaped treatment including establishing planted buffer areas and acoustic mounds or fencing.

Business Mix

(h) Specific Outcomes

- (i) The Sub Area supports uses which—
 - (A) can coexist with the extent and severity of impacts from undermining affecting the land, i.e. are land extensive and have minimal building requirements; or
 - (B) are located on areas which, are structurally capable of accommodating the proposed uses, as supported by a detailed geotechnical assessment; and
 - (C) are compatible with the flood plain of the Bremer River and Sandy Creek, including provision for a riparian open space corridor.
- (ii) The Sub Area provides local business and employment opportunities, including—
 - (A) general industries;
 - (B) service/trades uses;
 - (C) sport and recreation uses; and
 - (D) warehousing, storage, distribution and transport activities.



(3) Sub Area LBIA3 – Seidels Road Precinct, Walloon**NOTE 4.12.4F**

- (1) The majority of this area is affected by the ANEF overlay.
- (2) It is intended to promote this area for high quality, low impact business and industrial uses in a business park setting.
- (3) The Sub Area is significant in a townscape context as it adjoins two of the main approach routes into the Walloon urban area and it has the potential to have a significant impact on the visual amenity of Karrabin-Rosewood Road and the Rosewood Ipswich rail line.
- (4) Development in the Sub Area should have regard to the LUCMP (Figure 4.8.2) for the Walloon Thagoona Area (Future Urban Sub Area FU4).
- (5) Particular attention is drawn to the need for a neighbourhood centre and a definitive entry statement to the business park and the Walloon Thagoona Area.

Building Height**(a) Specific Outcomes**

Achieve a low rise, human-scale, building profile which offers an attractive, comfortable and safe pedestrian environment.

(b) Probable Solution – for sub-section (3)(a)

Buildings are limited to a single storey in height, unless appropriate with—

- (i) the scale of adjoining development; and
- (ii) the extent of fall across the site; and
- (iii) the character and amenity of the area and the overall townscape.

Building Setbacks / Site Design**(c) Specific Outcomes**

Buildings are designed and located to—

- (i) achieve a high quality 'business park' setting.
- (ii) provide a spacious and transitional character.
- (iii) ensure that there is no significant amenity or environmental impact outside of the zone.

- (iv) minimise any significant impacts on existing on-site or nearby koala habitat areas (e.g. through the use of exclusion fencing).

Streetscape and Visual/Aesthetic Considerations**NOTE 4.12.4G**

The Sub Area is significant in a townscape context as it adjoins two of the main approach routes into the Walloon urban area and it has the potential to have a significant impact on the visual amenity of Karrabin-Rosewood Road and the Rosewood Ipswich rail line.

(d) Specific Outcomes

- (i) New uses and works present buildings and sites of a high visual quality in a 'business park' setting, particularly when viewed from Karrabin-Rosewood Road and the Rosewood to Ipswich rail line.
- (ii) Signage to Karrabin-Rosewood Road and the Rosewood to Ipswich rail line is minimised.
- (iii) Pedestrian entries and office/showroom areas are prominent, of human scale and distinguishable from the road frontage.
- (iv) Attention is given to placement and screening of outdoor storage and work areas.
- (v) A distinctive entry statement is provided at the main entry to the Sub Area, adjoining Karrabin-Rosewood Road.

Transport and Access**(e) Specific Outcomes**

- (i) Road and pedestrian/cycle networks are provided generally in accordance with the outcomes for the Walloon Thagoona Future Urban Area (refer section 4.8.5C) as outlined in Figures 4.8.4 and 4.8.5.
- (ii) Particular attention is given to intersection designs along Karrabin Rosewood Road to ensure safe and efficient ingress/egress to the Sub Area.
- (iii) No direct frontage access is obtained from Karrabin-Rosewood Road.



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

- (i) Particular attention is given to mitigating potential noise impacts for nearby residents on the periphery of the Sub Area.
- (ii) Appropriate measures may include—
 - (A) minimal to no openings in building walls facing residences;
 - (B) enclosure or other suitable acoustic treatments for machinery;
 - (C) placement and screening of outdoor storage and work areas; and
 - (D) provision of adequate physical separation and appropriate landscaped treatment including establishing planted buffer areas and acoustic mounds or fencing.

Business Mix**(g) Specific Outcomes**

- (i) The Sub Area provides local business and employment opportunities, including—
 - (A) research and technology industries;
 - (B) service/trades uses;
 - (C) warehousing and
 - (D) vehicle sales premises and automotive parts sales, fitting, servicing and repairs and distribution activities;
 - (E) transport depots; and
 - (F) general industries.
- (ii) Uses within the Sub Area are to have minimal impact on nearby residential areas.

Recycled Water**(h) Specific Outcomes**

- (i) New uses and works within the Sub Area provide for the use of recycled water and for the use of on-site rainwater harvesting and re-use for work processes and on site irrigation.



4.12.5 Consistent and Inconsistent Uses, Use Classes and Other Development

Specific Outcomes

(1) The following are consistent uses, use classes and other development categories in the Local Business and Industry Investigation Zone—

- (a) agriculture, unless turf farming or fruit farming within 8km of RAAF Base Amberley;
- (b) animal husbandry;
- (c) carrying out building work not associated with a material change of use, if building work on an existing building on site and complying with the Planning Scheme Building Matters Code;
- (d) clearing of vegetation, which complies with the Vegetation Management Code;
- (e) earthworks not associated with a material change of use and which complies with the Earthworks Code;
- (f) home based activity, which complies with the Home Based Activities Code;
- (g) minor building work;
- (h) minor utility;
- (i) park, if not involving illuminated sporting activities;
- (j) plant nursery (wholesale);
- (k) placing an advertising device on premises which complies with the Advertising Devices Code.

(2) The following uses, use classes and other development categories are consistent with the outcomes sought for the Local Business and Industry Investigation Zone if of a type and scale appropriate for the prevailing nature of the area and the particular circumstances of the site and its surrounds—

- (a) agriculture, if turf farming or fruit farming within 8km of RAAF Base Amberley;
- (b) aviation use, if helipad;
- (c) business use;
- (d) caretaker residential;
- (e) carpark;
- (f) carrying out operational work for reconfiguring a lot or in association with a material change of use;
- (g) community use, unless cemetery, crematorium or hospital;
- (h) entertainment use, unless cinema;

- (i) extractive industry;
- (j) forestry;
- (k) general industry;
- (l) intensive animal husbandry, if stables or riding establishment;
- (m) major utility;
- (n) night court;
- (o) park, if involving illuminated sporting activities;
- (p) reconfiguring a lot;
- (q) recreation use, unless motorsports complex;
- (r) service trades use;
- (s) special industry;
- (t) temporary sales office;
- (u) temporary use;
- (v) tourist facility;
- (w) wine making.

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

- (a) aviation use, unless helipad;
- (b) community use, if a cemetery, crematorium or hospital;
- (c) correctional centre;
- (d) display housing;
- (e) dual occupancy;
- (f) entertainment use, if cinema;
- (g) general store;
- (h) institutional residential;
- (i) intensive animal husbandry, unless stable or riding establishment;
- (j) multiple residential;
- (k) nuclear industry;
- (l) recreation use, if motorsports complex;
- (m) shopping centre;
- (n) single residential;
- (o) temporary accommodation.



Table 4.12.1: Assessment Categories and Relevant Assessment Criteria for Local Business and Industry Investigation Zone—Making a Material Change of Use

Column 1 Defined use or use class ⁹²	Column 2 Assessment category ⁹³	Column 3 Relevant assessment criteria ⁹⁴ —applicable code if development is self-assessable or requires code assessment
RESIDENTIAL		
Caretaker Residential	Code Assessable	Urban Areas Code (Part 4)—particularly the specific outcomes in section 4.3.3 and the Local Business and Industry Investigation Zone (division 12) Residential Code (Part 12, division 6)
Display Housing—inconsistent use [refer s 4.12.5(3)]	Impact Assessable	Urban Areas Code (Part 4)—particularly the specific outcomes in section 4.3.3 and the Local Business and Industry Investigation Zone (division 12) Residential Code (Part 12, division 6) Parking Code (Part 12, division 9)
Dual Occupancy—inconsistent use [refer s 4.12.5(3)]	Impact Assessable	Urban Areas Code (Part 4)—particularly the specific outcomes in section 4.3.3 and the Local Business and Industry Investigation Zone (division 12) Residential Code (Part 12, division 6) Parking Code (Part 12, division 9)
Home Based Activity	Impact Assessable if Home Industry. Self Assessable, unless Home Industry, if the applicable code for Self Assessable development is complied with. Code Assessable otherwise.	If Self Assessable—acceptable solutions in the Home Based Activities Code. If Code Assessable— (a) Home Based Activities Code (Part 12, division 2); (b) Urban Areas Code (Part 4)—particularly the specific outcomes in section 4.3.3 and the Local Business and Industry Investigation Zone (division 12).
Institutional Residential—inconsistent use [refer s 4.12.5(3)]	Impact Assessable	Urban Areas Code (Part 4)—particularly the specific outcomes in section 4.3.3 and the Local Business and Industry Investigation Zone (division 12) Residential Code (Part 12, division 6) Parking Code (Part 12, division 9)
Multiple Residential—inconsistent use [refer s 4.12.5(3)]	Impact Assessable	Urban Areas Code (Part 4)—particularly the specific outcomes in section 4.3.3 and the Local Business and Industry Investigation Zone (division 12) Residential Code (Part 12, division 6) Parking Code (Part 12, division 9)
Single Residential—inconsistent use [refer s 4.12.5(3)]	Impact Assessable	Urban Areas Code (Part 4)—particularly the specific outcomes in section 4.3.3 and the Local Business and Industry Investigation Zone (division 12) Residential Code (Part 12, division 6)
Temporary Accommodation—inconsistent use [refer s 4.12.5(3)]	Impact Assessable	Urban Areas Code (Part 4)—particularly the specific outcomes in section 4.3.3 and the Local Business and Industry Investigation Zone (division 12) Residential Code (Part 12, division 6) Parking Code (Part 12, division 9)

⁹² See Schedule 1 (dictionary), division 1 (defined uses and use classes).

⁹³ Assessment categories may also be affected by overlays. See overlay maps to determine whether the land is affected.

⁹⁴ For impact assessable development, 'relevant assessment criteria' are provided to assist the preparation of an application and in no way affect the regard given to the planning scheme as a whole in accordance with Section 3.5.5 of the IPA.



Column 1 Defined use or use class ⁹²	Column 2 Assessment category ⁹³	Column 3 Relevant assessment criteria ⁹⁴ —applicable code if development is self-assessable or requires code assessment
COMMERCIAL / INDUSTRIAL		
Business Use	Impact Assessable	Urban Areas Code (Part 4)—particularly the specific outcomes in section 4.3.3 and the Local Business and Industry Investigation Zone (division 12) Commercial and Industrial Code (Part 12, division 7) Parking Code (Part 12, division 9)
Extractive Industry	Impact Assessable	Urban Areas Code (Part 4)—particularly the specific outcomes in section 4.3.3 and the Local Business and Industry Investigation Zone (division 12) Commercial and Industrial Code (Part 12, division 7) Parking Code (Part 12, division 9)
General Industry	Impact Assessable	Urban Areas Code (Part 4)—particularly the specific outcomes in section 4.3.3 and the Local Business and Industry Investigation Zone (division 12) Commercial and Industrial Code (Part 12, division 7) Parking Code (Part 12, division 9)
General Store— inconsistent use [refer s 4.12.5(3)]	Impact Assessable	Urban Areas Code (Part 4)—particularly the specific outcomes in section 4.3.3 and the Local Business and Industry Investigation Zone (division 12) Commercial and Industrial Code (Part 12, division 7) Parking Code (Part 12, division 9)
Nuclear Industry— inconsistent use [refer s 4.12.5(3)]	Impact Assessable	Urban Areas Code (Part 4)—particularly the specific outcomes in section 4.3.3 and the Local Business and Industry Investigation Zone (division 12) Commercial and Industrial Code (Part 12, division 7) Parking Code (Part 12, division 9)
Plant Nursery (Wholesale)	Code Assessable	Urban Areas Code (Part 4)—particularly the specific outcomes in section 4.3.3 and the Local Business and Industry Investigation Zone (division 12) Vegetation Management Code (Part 12, division 4) Commercial and Industrial Code (Part 12, division 7) Parking Code (Part 12, division 9)
Service Trades Use	Impact Assessable	Urban Areas Code (Part 4)—particularly the specific outcomes in section 4.3.3 and the Local Business and Industry Investigation Zone (division 12) Commercial and Industrial Code (Part 12, division 7) Parking Code (Part 12, division 9)
Shopping Centre— inconsistent use [refer s 4.12.5(3)]	Impact Assessable	Urban Areas Code (Part 4)—particularly the specific outcomes in section 4.3.3 and the Local Business and Industry Investigation Zone (division 12) Commercial and Industrial Code (Part 12, division 7) Parking Code (Part 12, division 9)
Special Industry	Impact Assessable	Urban Areas Code (Part 4)—particularly the specific outcomes in section 4.3.3 and the Local Business and Industry Investigation Zone (division 12) Commercial and Industrial Code (Part 12, division 7) Parking Code (Part 12, division 9)



Column 1 Defined use or use class ⁹²	Column 2 Assessment category ⁹³	Column 3 Relevant assessment criteria ⁹⁴ —applicable code if development is self-assessable or requires code assessment
Temporary Sales Office	Code Assessable	Urban Areas Code (Part 4)—particularly the specific outcomes in section 4.3.3 and the Local Business and Industry Investigation Zone (division 12) Commercial and Industrial Code (Part 12, division 7) Parking Code (Part 12, division 9)
Entertainment Use— inconsistent use if cinema [refer s 4.12.5(3)]	Impact Assessable	Urban Areas Code (Part 4)—particularly the specific outcomes in section 4.3.3 and the Local Business and Industry Investigation Zone (division 12) Recreation and Entertainment Code (Part 12, division 11) Parking Code (Part 12, division 9)
Night Court	Code Assessable	Urban Areas Code (Part 4)—particularly the specific outcomes in section 4.3.3 and the Local Business and Industry Investigation Zone (division 12)
RECREATION / ENTERTAINMENT		
Park	Exempt where not involving illuminated sporting activities. Code Assessable otherwise.	If Code Assessable— (a) Urban Areas Code (Part 4)—particularly the specific outcomes in section 4.3.3 and the Local Business and Industry Investigation Zone (division 12); (b) Recreation and Entertainment Code (Part 12, division 11); (c) Parking Code (Part 12, division 9).
Recreation Use— inconsistent use, if motorsports complex [refer s 4.12.5(3)]	Impact Assessable	Urban Areas Code (Part 4)—particularly the specific outcomes in section 4.3.3 and the Local Business and Industry Investigation Zone (division 12) Recreation and Entertainment Code (Part 12, division 11) Parking Code (Part 12, division 9)
RURAL		
Agriculture	Exempt if— (a) does not involve turf farming or fruit farming within 8km of RAAF Base Amberley; and (b) does not involve the clearing of more than 0.5 hectares of native vegetation in any five year period; and (c) where involving vegetation clearing, complies with the acceptable solutions applicable to clauses (1) to (3) in column 2 of Table 12.4.1 in the Vegetation Management Code (Part 12, division 4). Code Assessable otherwise.	If Code Assessable— (a) Urban Areas Code (Part 4)—particularly the specific outcomes in section 4.3.3 and the Local Business and Industry Investigation Zone (division 12); (b) Vegetation Management Code (Part 12, division 4).



Column 1 Defined use or use class ⁹²	Column 2 Assessment category ⁹³	Column 3 Relevant assessment criteria ⁹⁴ —applicable code if development is self-assessable or requires code assessment
Animal Husbandry	Exempt if— (a) does not involve the clearing of more than 0.5 hectares of native vegetation in any five year period; and (b) where involving vegetation clearing, complies with the acceptable solutions applicable to clauses (1) to (3) in column 2 of Table 12.4.1 in the Vegetation Management Code (Part 12, division 4). Code Assessable otherwise.	If Code Assessable— (a) Urban Areas Code (Part 4)—particularly the specific outcomes in section 4.3.3 and the Local Business and Industry Investigation Zone (division 12); (b) Vegetation Management Code (Part 12, division 4).
Forestry	Impact Assessable	Urban Areas Code (Part 4)—particularly the specific outcomes in section 4.3.3 and the Local Business and Industry Investigation Zone (division 12)
Intensive Animal Husbandry—inconsistent use, unless stables or riding establishment [refer s 4.12.5(3)]	Code Assessable, if stable. Impact Assessable, otherwise.	Urban Areas Code (Part 4)—particularly the specific outcomes in section 4.3.3 and the Local Business and Industry Investigation Zone (division 12) Intensive Animal Husbandry Code (Part 12, division 8) Parking Code (Part 12, division 9)
Wine Making	Impact Assessable	Urban Areas Code (Part 4)—particularly the specific outcomes in section 4.3.3 and the Local Business and Industry Investigation Zone (division 12) Parking Code (Part 12, division 9)
OTHER		
Aviation Use—inconsistent use unless a helipad [refer s 4.12.5(3)]	Impact Assessable	Urban Areas Code (Part 4)—particularly the specific outcomes in section 4.3.3 and the Local Business and Industry Investigation Zone (division 12) Parking Code (Part 12, division 9)
Carpark	Code Assessable	Urban Areas Code (Part 4)—particularly the specific outcomes in section 4.3.3 and the Local Business and Industry Investigation Zone (division 12) Parking Code (Part 12, division 9)
Community Use—inconsistent use if hospital, cemetery or crematorium [refer s 4.12.5(3)]	Impact Assessable	Urban Areas Code (Part 4)—particularly the specific outcomes in section 4.3.3 and the Local Business and Industry Investigation Zone (division 12) Community Use Code (Part 12, division 12) Parking Code (Part 12, division 9)
Correctional Centre—inconsistent use [refer s 4.12.5(3)]	Impact Assessable	Urban Areas Code (Part 4)—particularly the specific outcomes in section 4.3.3 and the Local Business and Industry Investigation Zone (division 12)
Major Utility	Impact Assessable, if involving treatment or disposal of putrescible waste. Code Assessable otherwise.	Urban Areas Code (Part 4)—particularly the specific outcomes in section 4.3.3 and the Local Business and Industry Investigation Zone (division 12)
Minor Utility	Exempt	



Column 1 Defined use or use class ⁹²	Column 2 Assessment category ⁹³	Column 3 Relevant assessment criteria ⁹⁴ —applicable code if development is self-assessable or requires code assessment
Temporary Use	Code Assessable	Temporary Use Code (Part 12, division 13) Urban Areas Code (Part 4)—particularly the specific outcomes in section 4.3.3 and the Local Business and Industry Investigation Zone (division 12)
Tourist Facility	Impact Assessable	Urban Areas Code (Part 4)—particularly the specific outcomes in section 4.3.3 and the Local Business and Industry Investigation Zone (division 12) Commercial and Industrial Code (Part 12, division 7) Recreation and Entertainment Code (Part 12, division 11) Residential Code (Part 12, division 6) Parking Code (Part 12, division 9)
Other (not defined)	Assessment Category	Relevant assessment criteria ⁹⁵ —applicable code if development is self-assessable or requires code assessment
All except use for a road ⁹⁶	Impact Assessable (refer s 2.2)	Urban Areas Code (Part 4)—particularly the specific outcomes in section 4.3.3 and the Local Business and Industry Investigation Zone (division 12)

⁹⁵ For impact assessable development, 'relevant assessment criteria' are provided to assist the preparation of an application and in no way affect the regard given to the planning scheme as a whole in accordance with Section 3.5.5 of the IPA.

⁹⁶ All roads are included in a zone but use for a road is not defined. The table indicates that use for a road remains exempt under a planning scheme.



Table 4.12.2: Assessment Categories and Relevant Assessment Criteria for Local Business and Industry Investigation Zone—Other Development

Column 1 Type of development	Column 2 Assessment category ⁹⁷	Column 3 Relevant assessment criteria ⁹⁸ —applicable code if development is self-assessable or requires code assessment
Carrying out building work not associated with a material change of use ⁹⁹	Self Assessable ¹⁰⁰ if building work on an existing building on site. Code Assessable if— (a) the Planning Scheme Building Matters Code is not complied with; or (b) building work other than on an existing building on the site.	If Self Assessable—Planning Scheme Building Matters Code (Part 12, division 16). If Code Assessable— (a) Urban Areas Code (Part 4)—particularly the specific outcomes in section 4.3.3 and the Local Business and Industry Investigation Zone (division 12); (b) Planning Scheme Building Matters Code (Part 12, division 16).
Clearing of Vegetation—not associated with a material change of use	Exempt if involving vegetation clearing which complies with the acceptable solutions applicable to clause (5) in column 2 of Table 12.4.1 in the Vegetation Management Code (Part 12, division 4). Self Assessable if— (a) involving the clearing of 0.5 hectares or less of native vegetation in any five year period; and (b) the acceptable solutions of the applicable code for Self Assessable Development are complied with. Code Assessable if— (a) involving the clearing of more than 0.5 hectares of native vegetation in any five year period; or (b) the applicable code for Self Assessable Development is not complied with.	If Self Assessable—acceptable solutions applicable to clauses (1) to (4) in column 2 of Table 12.4.1 in the Vegetation Management Code (Part 12, division 4). If Code Assessable— (a) Urban Areas Code (Part 4)—particularly the specific outcomes in section 4.3.3 and the Local Business and Industry Investigation Zone (division 12); (b) Vegetation Management Code (Part 12, division 4).
Earthworks—not associated with a material change of use	Exempt if earthworks which meet the criteria set out in Schedule 8. Code Assessable if the criteria for exempt do not apply.	Earthworks Code (Part 12, division 15) Urban Areas Code (Part 4)—particularly the specific outcomes in section 4.3.3 and the Local Business and Industry Investigation Zone (division 12) Vegetation Management Code (Part 12, division 4)
Minor Building Work	Exempt, if— (a) the Planning Scheme Building Matters Code is complied with; and (b) the requisite number of parking spaces are provided for the use in accordance with Table 12.9.1 of the Parking Code (Part 12, division 9). Code Assessable otherwise.	If Code Assessable— (a) Urban Areas Code (Part 4)—particularly the specific outcomes in section 4.3.3 and the Local Business and Industry Investigation Zone (division 12); (b) Planning Scheme Building Matters Code (Part 12, division 16); (c) Parking Code (Part 12, division 9).

⁹⁷ Assessment categories may also be affected by overlays. See overlay maps to determine whether the land is affected.

⁹⁸ For impact assessable development, 'relevant assessment criteria' are provided to assist the preparation of an application and in no way affect the regard given to the planning scheme as a whole in accordance with section 3.5.5 of the IPA.

⁹⁹ See Ipswich Planning Scheme Users Guide 2 for examples that explain the type of development involved in different proposals.

¹⁰⁰ This does not include building work that under IPA Schedule 8, is exempt and cannot be made self-assessable or assessable by a planning scheme.



Column 1 Type of development	Column 2 Assessment category ⁹⁷	Column 3 Relevant assessment criteria ⁹⁸ —applicable code if development is self-assessable or requires code assessment
Placing advertising device on premises	Exempt if an advertising device which meets the criteria set out in Schedule 9, Part 4. Code Assessable otherwise.	Advertising Devices Code (Part 12, division 14) Urban Areas Code (Part 4)—particularly the specific outcomes in section 4.3.3 and the Local Business and Industry Investigation Zone (division 12)
Reconfiguring a lot ¹⁰¹	Impact Assessable where involving land within a Residential Zone. Code Assessable otherwise.	Reconfiguring a Lot Code (Part 12, division 5) Urban Areas Code (Part 4)—particularly the specific outcomes in section 4.3.3 and the Local Business and Industry Investigation Zone (division 12) Vegetation Management Code (Part 12, division 4)
Carrying out operational work for reconfiguring a lot or in association with a material change of use ¹⁰¹	Code Assessable if the reconfiguring or material change of use is assessable development.	Reconfiguring a Lot Code (Part 12, division 5) Earthworks Code (Part 12, division 15) NOTE The provisions of Planning Scheme Policy 3 – General Works may also apply depending on the nature of the operational work.
Other	Exempt	

¹⁰¹ Under IPA, Schedule 9, the reconfiguring of a lot is exempt and cannot be made self-assessable or assessable by a planning scheme if the proposal is for amalgamating 2 or more lots, for a building format plan that does not subdivide the land, in relation to the Acquisition of Land Act 1967, or on Strategic Port Land.

