

Division 13—Local Business and Industry Buffer Zone: Assessment Criteria and Assessment Tables

4.13.1 Local Business and Industry Buffer Zone

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

- overall outcomes (section 4.13.2);
- specific outcomes and probable solutions as follows—
 - effects of development – general (section 4.13.3);
 - consistent and inconsistent uses, use classes and other development (section 4.13.4);
- assessment tables (Tables 4.13.1 and 4.13.2).

4.13.2 Overall Outcomes for Local Business and Industry Buffer Zone

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

NOTE 4.13.2A

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 Buffer Zone are the following—

NOTE 4.13.2B

The Local Business and Industry Buffer Zone is depicted in two ways—

- (a) unbroken lines – representing defined areas; and
- (b) broken lines – indicative and subject to further detailed assessment.

Buffer Effects

- (a) The zone is primarily intended to serve as a buffer to separate business and industry uses from other sensitive uses, particularly residential areas.
- (b) Significant areas of native vegetation are retained and, where necessary, supplementary planting is undertaken to enhance—
 - (i) buffering and screening effects; and

- (ii) securing of riparian and other wildlife corridors.

- (c) New uses and works may be provided where they are able to demonstrate that they will have minimal to low impact and are generally land extensive or low yield activities having minimal building requirements.

Transport and Access

- (d) 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.
- (e) 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.
- (f) Conflict between local and through traffic and between pedestrians, cyclists and vehicles is minimised.

Environmental Management and Greenspace

- (g) Uses and works are located and designed to minimise environmental risks and environmental nuisance to people and property.
- (h) Degraded or contaminated sites are rehabilitated and used in an appropriate manner.
- (i) In addition to the buffering function, the Local Business and Industry Buffer Zone conserves—
 - (i) areas or features of particular habitat significance;
 - (ii) the diversity of habitats for flora and fauna;
 - (iii) land which acts as urban wildlife corridors;
 - (iv) important areas of remnant, endangered, vulnerable, rare and other significant vegetation; and
 - (v) natural areas of particular importance in terms of scenic amenity.



- (j) Uses and works within the Local Business and Industry Buffer Zone are located, designed and managed to—
 - (i) conserve the natural features of the land;
 - (ii) minimise soil erosion, landslip and siltation of watercourses;
 - (iii) maintain the scenic value and visual quality of areas within the zone, particularly prominent ridgelines;
 - (iv) maintain the safety of people, buildings and works; and
 - (v) avoid significant adverse effects on the natural environment.

Infrastructure Efficiency

- (k) Uses and works support the appropriate and efficient provision or extension of infrastructure.

NOTE 4.13.2C

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

4.13.3 Effects of Development – General

NOTE 4.13.3A

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

Vegetation Protection and Landscaping

(1) Specific Outcomes

- (a) Existing vegetation is retained and where necessary enhanced with supplementary planting preferably of local native vegetation, to enhance buffer effects.
- (b) Densely planted buffers are provided to—
 - (i) nearby residential uses and other sensitive uses;
 - (ii) designated roads; and
 - (iii) designated watercourses.
- (c) The sizing and design of buffer areas is based on the sensitivity of the receiving environment and the nature of impacts created.

(2) Probable Solution – for sub-section (1)

- Densely planted buffers of at least—
 - (a) 100 metres in width are provided to adjacent residential areas; and
 - (b) 50 metres in width are provided to Designated Roads or designated watercourses.

Density and Character

Specific Outcomes

Uses and works 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) privacy;
- (d) noise attenuation, dust control and odour mitigation;
- (e) vegetation protection within buffer areas;
- (f) appropriate landscape treatment of buffer areas and street frontages or where adjoining sensitive land uses; and
- (g) the form, scale, bulk, style, siting, orientation, roof lines, materials and detailing of buildings.

Streetscape and Visual/Aesthetic Considerations

(4) Specific Outcomes

- (a) New uses and works take account of, and where appropriate protect the important townscape and landscape features of the Local Business and Industry Buffer 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
- (d) Industrial activities or other activities which are likely to have a significant affect on acoustic or visual amenity are, where possible, sited on the opposite side of ridgelines or vegetation clusters where adjoining—
 - (i) existing or future residential areas;
 - (ii) designated roads; or
 - (iii) designated watercourses.

Building Setbacks

(5)

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 Local Business and Industry Buffer Zone.

(6)

Probable Solutions – for sub-section (5)

- (a) Where there is no obvious building setback reference to a street, the frontage setback is twenty (20) metres or half the height of the building, whichever is the greater.
- (b) New uses and works are setback—
 - (i) 100 metres from existing or likely future residences;
 - (ii) 50 metres from the alignment with a Designated Road; and
 - (iii) 50 metres from the alignment with a designated watercourse.

Building Height

(7)

Specific Outcome

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

(8)

Probable solution – for sub-section (7)

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

- (a) the scale of adjoining development; and

- (b) the extent of fall across the site; and
- (c) the character and amenity of the area and the overall townscape.

Building Orientation

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

NOTE 4.13.3B

- (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.

Specific Outcomes

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

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

Parking

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.

(9)

(10)

(11)



- Service and Delivery Areas**
- (12) **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**
- (13) **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 effluent treatment disposal facility¹⁰².

- (14) **Probable Solutions – for sub-section (13)(a)**
- Infrastructure is provided to the standards stated in Part 13—Local Government Infrastructure Plan and Planning Scheme Policy 3—General Works.

- (15) **Nearby Residential Amenity**
- Specific Outcomes**
- (a) Particular attention is given to mitigating potential impacts from excessive noise, dust and odours for nearby residents on the periphery of the zone.
 - (b) Appropriate measures may include—
 - (i) minimal to no openings in building walls facing residences;
 - (ii) enclosure or other suitable acoustic treatments for machinery;
 - (iii) careful placement and screening of outdoor storage and work areas;
 - (iv) provision of adequate physical separation and appropriate landscaped treatment including establishing planted buffer areas and acoustic mounds or fencing;
 - (v) rehabilitation of completed areas as soon as practicable;

- (vi) minimisation of exposed surface areas, where possible, to that within current areas of operation; and
- (vii) restriction of vehicle movements to designated access routes.

- Operational Airspace – Wildlife Hazards**
- (16) **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.

- (17) **Probable Solution – for sub-section (16)(b)**
- Turf farming and fruit farming are avoided within 3km of RAAF Base Amberley.

NOTE 4.13.3C

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.

4.13.4 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 Buffer 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;

¹⁰² 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.



- (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 Buffer 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;
 - (i) extractive industry;
 - (j) forestry;
 - (k) general industry;
 - (l) intensive animal husbandry, if riding establishment or stable;
 - (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 Buffer Zone; and constitute undesirable development, which is unlikely to be approved—
- (a) aviation use, unless helipad;
 - (b) community use, if cemetery, crematorium or hospital;
 - (c) correctional centre;
 - (d) display housing;
 - (e) dual occupancy;
 - (f) general store;
 - (g) institutional residential;
 - (h) intensive animal husbandry, other than riding establishment or stable;
 - (i) multiple residential;
 - (j) nuclear industry;
 - (k) recreation use, if motorsports complex;
 - (l) shopping centre;
 - (m) single residential;
 - (n) temporary accommodation.



Table 4.13.1: Assessment Categories and Relevant Assessment Criteria for Local Business and Industry Buffer Zone—Making a Material Change of Use

Column 1 Defined use or use class ¹⁰³	Column 2 Assessment category ¹⁰⁴	Column 3 Relevant assessment criteria ¹⁰⁵ —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 Buffer Zone (division 13) Residential Code (Part 12, division 6)
Display Housing— inconsistent use [refer s 4.13.4(3)]	Impact Assessable	Urban Areas Code (Part 4)—particularly the specific outcomes in section 4.3.3 and the Local Business and Industry Buffer Zone (division 13) Residential Code (Part 12, division 6) Parking Code (Part 12, division 9)
Dual Occupancy— inconsistent use [refer s 4.13.4(3)]	Impact Assessable	Urban Areas Code (Part 4)—particularly the specific outcomes in section 4.3.3 and the Local Business and Industry Buffer Zone (division 13) 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 Buffer Zone (division 13).
Institutional Residential— inconsistent use [refer s 4.13.4(3)]	Impact Assessable	Urban Areas Code (Part 4)—particularly the specific outcomes in section 4.3.3 and the Local Business and Industry Buffer Zone (division 13) Residential Code (Part 12, division 6) Parking Code (Part 12, division 9)
Multiple Residential— inconsistent use [refer s 4.13.4(3)]	Impact Assessable	Urban Areas Code (Part 4)—particularly the specific outcomes in section 4.3.3 and the Local Business and Industry Buffer Zone (division 13) Residential Code (Part 12, division 6) Parking Code (Part 12, division 9)
Single Residential— inconsistent use [refer s 4.13.4(3)]	Impact Assessable	Urban Areas Code (Part 4)—particularly the specific outcomes in section 4.3.3 and the Local Business and Industry Buffer Zone (division 13) Residential Code (Part 12, division 6)
Temporary Accommodation— inconsistent use [refer s 4.13.4(3)]	Impact Assessable	Urban Areas Code (Part 4)—particularly the specific outcomes in section 4.3.3 and the Local Business and Industry Buffer Zone (division 13) Residential Code (Part 12, division 6) Parking Code (Part 12, division 9)
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 Buffer Zone (division 13) Commercial and Industrial Code (Part 12, division 7) Parking Code (Part 12, division 9)

¹⁰³ See Schedule 1 (dictionary), division 1 (defined uses and use classes).

¹⁰⁴ Assessment categories may also be affected by overlays. See overlay maps to determine whether the land is affected.

¹⁰⁵ 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 ¹⁰³	Column 2 Assessment category ¹⁰⁴	Column 3 Relevant assessment criteria ¹⁰⁵ —applicable code if development is self-assessable or requires code assessment
Extractive Industry	Impact Assessable	Urban Areas Code (Part 4)—particularly the specific outcomes in section 4.3.3 and the Local Business and Industry Buffer Zone (division 13) 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 Buffer Zone (division 13) Commercial and Industrial Code (Part 12, division 7) Parking Code (Part 12, division 9)
General Store—inconsistent use [refer s 4.13.4(3)]	Impact Assessable	Urban Areas Code (Part 4)—particularly the specific outcomes in section 4.3.3 and the Local Business and Industry Buffer Zone (division 13) Commercial and Industrial Code (Part 12, division 7) Parking Code (Part 12, division 9)
Nuclear Industry—inconsistent use [refer s 4.13.4(3)]	Impact Assessable	Urban Areas Code (Part 4)—particularly the specific outcomes in section 4.3.3 and the Local Business and Industry Buffer Zone (division 13) 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 Buffer Zone (division 13) 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 Buffer Zone (division 13) Commercial and Industrial Code (Part 12, division 7) Parking Code (Part 12, division 9)
Shopping Centre—inconsistent use [refer s 4.13.4(3)]	Impact Assessable	Urban Areas Code (Part 4)—particularly the specific outcomes in section 4.3.3 and the Local Business and Industry Buffer Zone (division 13) 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 Buffer Zone (division 13) Commercial and Industrial Code (Part 12, division 7) Parking Code (Part 12, division 9)
Temporary Sales Office	Impact Assessable	Urban Areas Code (Part 4)—particularly the specific outcomes in section 4.3.3 and the Local Business and Industry Buffer Zone (division 13) Commercial and Industrial Code (Part 12, division 7) Parking Code (Part 12, division 9)
RECREATION / ENTERTAINMENT		
Entertainment Use	Impact Assessable	Urban Areas Code (Part 4)—particularly the specific outcomes in section 4.3.3 and the Local Business and Industry Buffer Zone (division 13) 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 Buffer Zone (division 13)



Column 1 Defined use or use class ¹⁰³	Column 2 Assessment category ¹⁰⁴	Column 3 Relevant assessment criteria ¹⁰⁵ —applicable code if development is self-assessable or requires code assessment
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 Buffer Zone (division 13); (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 4.13.4(3)]	Impact Assessable	Urban Areas Code (Part 4)—particularly the specific outcomes in section 4.3.3 and the Local Business and Industry Buffer Zone (division 13) 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) where involving vegetation clearing, complies with the 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). 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 Buffer Zone (division 13); (b) Vegetation Management Code (Part 12, division 4).
Animal Husbandry	Exempt unless involving vegetation clearing which does not comply with the 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). 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 Buffer Zone (division 13); (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 Buffer Zone (division 13)
Intensive Animal Husbandry—inconsistent use, except riding establishment or stables [refer s 4.13.4(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 Buffer Zone (division 13) 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 Buffer Zone (division 13) Parking Code (Part 12, division 9)
OTHER		
Aviation Use—inconsistent use unless a helipad [refer s 4.13.4(3)]	Impact Assessable	Urban Areas Code (Part 4)—particularly the specific outcomes in section 4.3.3 and the Local Business and Industry Buffer Zone (division 13) Parking Code (Part 12, division 9)



Column 1 Defined use or use class ¹⁰³	Column 2 Assessment category ¹⁰⁴	Column 3 Relevant assessment criteria ¹⁰⁵ —applicable code if development is self-assessable or requires code assessment
Carpark	Code Assessable	Urban Areas Code (Part 4)—particularly the specific outcomes in section 4.3.3 and the Local Business and Industry Buffer Zone (division 13) Parking Code (Part 12, division 9)
Community Use— inconsistent use if cemetery, crematorium or hospital [refer s 4.13.4(3)]	Impact Assessable	Urban Areas Code (Part 4)—particularly the specific outcomes in section 4.3.3 and the Local Business and Industry Buffer Zone (division 13) Community Use Code (Part 12, division 12) Parking Code (Part 12, division 9)
Correctional Centre— inconsistent use [refer s 4.13.4(3)]	Impact Assessable	Urban Areas Code (Part 4)—particularly the specific outcomes in section 4.3.3 and the Local Business and Industry Buffer Zone (division 13)
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 Buffer Zone (division 13)
Minor Utility	Exempt	
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 Buffer Zone (division 13)
Tourist Facility	Impact Assessable	Urban Areas Code (Part 4)—particularly the specific outcomes in section 4.3.3 and the Local Business and Industry Buffer Zone (division 13) 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 criteria¹⁰⁶—applicable code if development is self-assessable or requires code assessment
All except use for a road ¹⁰⁷	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 Buffer Zone (division 13)

¹⁰⁶ 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.

¹⁰⁷ 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 4.13.2: Assessment Categories and Relevant Assessment Criteria for Local Business and Industry Buffer Zone—Other Development

Column 1 Type of development	Column 2 Assessment category ¹⁰⁸	Column 3 Relevant assessment criteria ¹⁰⁹ —applicable code if development is self-assessable or requires code assessment
Carrying out building work not associated with a material change of use ¹¹⁰	Self Assessable ¹¹¹ 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 Buffer Zone (division 13); (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 the acceptable solutions of the applicable code for Self Assessable Development are complied with. Code Assessable if— (a) the applicable code for self assessable development is not complied with; and (b) involving the clearing of no more than 0.5 hectares of native vegetation in any five year period. Impact Assessable otherwise.	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 or Impact Assessable— (a) Vegetation Management Code (Part 12, division 4); (b) Urban Areas Code (Part 4)—particularly the specific outcomes in section 4.3.3 and the Local Business and Industry Buffer Zone (division 13).
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 Buffer Zone (division 13) 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 Buffer Zone (division 13); (b) Planning Scheme Building Matters Code (Part 12, division 16); (c) Parking Code (Part 12, division 9).

¹⁰⁸ Assessment categories may also be affected by overlays. See overlay maps to determine whether the land is affected.

¹⁰⁹ 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.

¹¹⁰ See Ipswich Planning Scheme Users Guide 2 for examples that explain the type of development involved in different proposals.

¹¹¹ 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 ¹⁰⁸	Column 3 Relevant assessment criteria ¹⁰⁹ —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 1. Impact Assessable if a billboard with a signface area of more than 8.0m ² . Code Assessable otherwise.	Advertising Devices Code (Part 12, division 14) Urban Areas Code (Part 4)—particularly the specific outcomes in section 4.3.3 and the Local Business and Industry Buffer Zone (division 13)
Reconfiguring a lot ¹¹²	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 Buffer Zone (division 13) Vegetation Management Code (Part 12, division 4)
Carrying out operational work for reconfiguring a lot or in association with a material change of use ¹¹²	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	

¹¹² 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.

