

PART 6—REGIONALLY SIGNIFICANT BUSINESS ENTERPRISE AND INDUSTRY AREAS

Division 1—Preliminary

6.1 Regionally Significant Business Enterprise and Industry Areas Provisions

- (1) The following provisions in this part comprise the Regionally Significant Business and Industry Areas Code—
- compliance with the Regionally Significant Business and Industry Areas Code (division 3, section 6.5);
 - overall outcomes for the Regionally Significant Business and Industry Areas (division 3, section 6.6);
 - specific outcomes for the Regionally Significant Business and Industry Areas (division 3, section 6.7);
 - assessment criteria for each zone in the Regionally Significant Business and Industry Areas as follows—
 - Regional Business and Industry Zone (division 4, sections 6.8 to 6.12);
 - Regional Business and Industry Investigation Zone (division 5, sections 6.13 to 6.17);
 - Regional Business and Industry Buffer Zone (division 6, sections 6.18 to 6.22);
 - Special Uses Zone (division 7, sections 6.23 to 6.27)
 - Business Park Zone (division 8, sections 6.28 to 6.31)
 - Recreation Zone (division 9, sections 6.32 to 6.36)
- (2) The following provisions in this part relate to the assessment tables for the zones in the Regionally Significant Business and Industry Areas—
- general provisions (division 2);
 - assessment tables for each zone (divisions 4-9, Tables 6.2 to 6.7 and Tables 6.9 to 6.14).

Division 2—General Provisions for Assessment Tables

6.2 Assessment Categories for Zones

The assessment categories¹ are identified for development in each zone in column 2 of tables 6.2 to 6.7 and Tables 6.9 to 6.14 as follows—

- (a) tables 6.2, 6.4, 6.6, 6.9, 6.11 and 6.13—making a material change of use² for a defined use, or another use in a defined use class, listed in column 1; or
- (b) tables 6.3, 6.5, 6.7, 6.10, 6.12 and 6.14—other development³ listed in column 1, including—
 - (i) carrying out building work not associated with a material change of use;
 - (ii) minor building work;
 - (iii) placing an advertising device on premises;
 - (iv) clearing of vegetation, not associated with a material change of use;
 - (v) earthworks, not associated with a material change of use;
 - (vi) reconfiguring a lot;
 - (vii) carrying out operational work for reconfiguring a lot or in association with a material change of use.

6.3 Relevant Assessment Criteria for Self Assessable Development and Assessable Development in Each Zone

- (1) The relevant assessment criteria in each zone are referred to in column 3 of tables 6.2 to 6.7 and Tables 6.9 to 6.14.
- (2) For self-assessable development and development requiring code assessment, the relevant assessment criteria are applicable codes.

¹ Information about assessment categories is provided in the Ipswich Planning Scheme User's Guide.

² Works associated with an application for a material change of use may be assessed together with the material change of use. Also, see Ipswich Planning Scheme Explanatory Notes giving examples that explain the type of development involved in different proposals.

³ See Ipswich Planning Scheme Users Guide 2 for examples that explain the type of development involved in different proposals.



6.4 Uses Consistent or Inconsistent with the Outcomes Sought for a Zone

- (1) In accordance with section 6.12, 6.17, 6.22, 6.27, 6.31 and 6.36, as applicable, a defined use, use class or other development that is inconsistent with the outcomes sought for a zone is noted in column 1 of table 6.2, 6.4, 6.6, 6.9, 6.11 and 6.13, as applicable to that zone.
- (2) If a defined use, use class or other development is not noted as inconsistent in column 1 of the applicable table, it is a consistent or potentially consistent use, use class or other development in accordance with section 6.12, 6.17, 6.22, 6.27, 6.31 and 6.36, as applicable.

Division 3—Overall and Specific Outcomes for the Regionally Significant Business and Industry Areas

6.5 Compliance with the Regionally Significant Business and Industry Areas Code

Development that in the local government's opinion, is consistent with the specific outcomes for the Regionally Significant Business and Industry Areas, as a whole in section 6.7 and the specific outcomes for the relevant zone, complies with the Regionally Significant Business and Industry Areas Code.

6.6 Overall Outcomes for the Regionally Significant Business and Industry Areas

- (1) The overall outcomes are the purpose of the Regionally Significant Business and Industry Areas Code.

NOTE 6.6A

Sub-section (1) provides the link between the overall outcomes sought for the 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 Regionally Significant Business and Industry Areas are the following—

Overall Vision

- (a) Regionally significant business enterprise and industry nodes are created and maintained, which enjoy sustained economic growth, good design and ecological sustainability.

Amenity

- (b) Pleasant and safe working environments are created.
- (c) There is a high standard of amenity in regionally significant business and industry areas and uses in these areas are generally compatible.
- (d) A land use pattern is created for each area where there is a transition from lower impact uses on the edge to higher impact activities towards the centre, with buffer areas on the periphery to separate incompatible or sensitive uses.

Environmental Management and Greenspace

- (e) Where possible, the areas maintain or develop an overall greenspace setting, inclusive of active and passive recreation uses and pedestrian and cycle trails.
- (f) Principal conservation areas are conserved and where possible, linked via riparian, or other wildlife corridors.
- (g) Degraded or contaminated sites (including former mining sites and overburden stock piles) are rehabilitated and used in an appropriate manner.
- (h) Uses and works are located and designed to minimise risks and nuisance to people and property.
- (i) Buffers are created between incompatible uses to ensure that there are no discernible amenity or environmental impacts which affect adjacent sensitive land uses.

Infrastructure Efficiency

- (j) Uses and works support the efficient provision or extension of infrastructure, including both physical infrastructure and human services and facilities.
- (k) Infrastructure requirements are developed in an orderly manner which allows the efficient provision of necessary infrastructure.
- (l) Sustainable water usage is facilitated, particularly where relating to water sensitive design and the use of recycled water.

NOTE 6.6B

Development which does not encourage the orderly and efficient provision of infrastructure may be refused.

Transport and Access

- (m) An integrated efficient, safe and attractive transport network is provided for a range of transport modes including motor vehicles, freight vehicles, public transport, pedestrians and cyclists.



- (n) Pedestrian, cycle and vehicle connectivity and ease of mobility are provided between neighbourhoods, major centres, employment areas and public transport interchanges.
- (o) Conflict between freight, local and through traffic and between pedestrians, cyclists and vehicles is minimised.

Economic Development

- (p) A range of business and industry uses and other employment opportunities are provided particularly—
 - (i) regionally significant business enterprise and industry lands;
 - (ii) investigation areas for future development; and
 - (iii) some high impact difficult to locate activities in appropriate areas.
- (q) Uses reasonably associated with industrial operations (e.g. the sale of goods resulting from operations, office and administration functions, courier services, storage facilities), or those directly serving the day to day needs of workers (including food establishments, recreational facilities, personal services, general stores and child care centres) are established.
- (r) Non industrial uses and facilities are consolidated in identifiable local centres that are conveniently accessible to surrounding industrial uses.
- (s) Non industrial uses and facilities are generally located on principal transport routes in the vicinity of major entries to business and industry estates.
- (t) Uses which attract high levels of visitation, or which create conflict with business and industry operations and traffic are avoided.
- (u) A range of passive or active recreation or other non-industrial uses are provided on land which is generally unsuitable for business and industry activities owing to geotechnical or other land use constraints.

Zones

- (v) The overall outcomes for each zone within the regionally significant business and industry areas are stated in the following sections—
 - (i) Regional Business and Industry Zone – section 6.9;
 - (ii) Regional Business and Industry Investigation Zone – section 6.14;
 - (iii) Regional Business and Industry Buffer Zone – section 6.19;
 - (iv) Special Uses Zone – section 6.24;

- (v) Business Park Zone – section 6.29; and
- (vi) Recreation Zone – section 6.33.

6.7 Specific Outcomes for the Regionally Significant Business and Industry Areas

NOTE 6.7A

The specific outcomes which are sought to apply generally throughout the Regionally Significant Business and Industry Areas are set out below.

(1) Transport and Access

Specific Outcomes

- (a) A strategic transport network is provided, as outlined in Map 4a and Map 4b in Schedule 7.
- (b) Carparking is provided in accordance with the demand generated by uses or works, and may include shared parking and access arrangements.
- (c) The design and layout of parking facilities is—
 - (i) integrated (particularly for adjoining carparks);
 - (ii) located to minimise disruption to traffic flow; and
 - (iii) located and designed to minimise pedestrian and vehicle conflicts.
- (d) Service and delivery areas—
 - (i) provide safe and efficient access to sites;
 - (ii) are combined, where possible with adjoining uses;
 - (iii) minimise disruptions to local traffic; and
 - (iv) reduce pedestrian/vehicular conflicts.

(2) Environmental Management

Specific Outcomes

- (a) The quality of stormwater runoff from a use or site is similar to or better than the established water quality standards for the receiving waters or lawful point of discharge.
- (b) Uses and works are designed to support integrated catchment management, including—
 - (i) protection and rehabilitation of natural drainage patterns and riparian vegetation;
 - (ii) environmentally acceptable effluent and runoff management systems or techniques which prevent pollution of water sources; and
 - (iii) appropriate buffering along any adjoining major watercourses.



- (c) Uses and works with the potential for material or serious environmental harm, establish and implement a site specific Environmental Management Plan, which describes the measures to be used to avoid or minimise adverse impacts, and how such measures are to be implemented during the life of the development.

(3) Visual Framework

NOTE 6.7B

The planning scheme seeks to enhance the overall visual quality of the Regionally Significant Business and Industry Areas by—

- (a) appropriate treatments along the main approach routes and gateways;
- (b) high quality in the design, construction and landscaped treatment of new buildings, with particular attention to details which are easily viewed by passers by; and
- (c) the development of new landmark buildings and structures in appropriate locations.

Specific Outcomes

- (a) Uses and works which adjoin a Designated Road, are designed to enhance—
 - (i) the overall visual impression of the City; and
 - (ii) the character of the particular area in which the site is located.
- (b) Uses and works which adjoin a gateway entry into Regionally Significant Business and Industry Areas are designed to enhance the sense of arrival and the overall character of the particular area in which the site is located.

(4) Swanbank New Chum – Preferred Development Outcomes

NOTE 6.7C

- (1) The Swanbank New Chum area is located in close proximity to major road infrastructure (the Centenary Highway, Cunningham Highway, Warrego Highway and Ipswich Motorway) which provides excellent opportunities for the development of road transport reliant activities.
- (2) The area is constrained by:
 - (a) extensive and significant impacts from mining;
 - (b) key resource areas and mining leases;
 - (c) land containing notifiable activities recorded on DEHP's Environmental Management Register;
 - (d) high voltage electricity transmission lines;
 - (e) major water pipelines;
 - (f) threatened flora and fauna species;

NOTE 6.7C cont.

- (g) difficult topography;
- (h) flooding and overland flow paths; and
- (i) existing and planned residential areas to the east, west and south.
- (3) Where buildings are sought to be erected, the proposal is to be supported by detailed geotechnical investigations.
- (4) The lands surrounding the Swanbank Power Station, provide particular advantages for industrial uses that require land extensive areas, high energy uses, good access to road and rail networks and which are well separated from residential areas.
- (5) The area also provides significant opportunities for appropriate 'difficult to locate' industries, and recreational pursuits reliant on large expanses of land and relatively natural settings.
- (6) Waste recycling or treatment activities are discouraged unless it can be demonstrated with a high degree of certainty that such activities will not adversely affect any nearby residential areas (either existing or proposed).
- (7) Transport infrastructure issues requiring resolution include:
 - (a) a north-south major road link between Redbank Plains Road and the South West Regional Transport Corridor; and
 - (b) a connection between the Centenary Highway and the Swanbank Interchange in conjunction with an east-west link to the Cunningham Highway via Swanbank Road.
- (8) Effluent treatment and disposal may include the possibility of effluent reuse, particularly in conjunction with the power station and other industrial activities.

(a) Overall Outcomes for Swanbank New Chum

(i) Overall Vision

- (A) Swanbank New Chum is a flagship example of effective sustainable development integrated into the surrounding emerging communities of Ipswich City.
- (B) Swanbank New Chum is a major contributor to employment and economic development within Ipswich City, South East Queensland and the State as a whole.



- (C) Swanbank New Chum is a centre of excellence for a range of industries and is renowned for research and technology development.
 - (D) Development is of the highest environmental standards and occurs in a fully master planned and landscaped setting.
 - (E) The setting is attractive for the location of supporting activities in designated centres, and the establishment of tourism opportunities based on the region's rich mining heritage.
 - (F) Swanbank New Chum is embraced by the adjoining communities not only as a major generator of employment, but also through capacity building that has been stimulated in the community, by way of industrial training, technical education, research and development programs.
 - (G) Development will progressively lead to the rehabilitation of areas degraded by past mining activities and the integration of these areas within a network of green spaces.
 - (H) Green spaces include environmental buffers and corridors as well as active and passive recreation areas.
 - (I) The Swanbank New Chum green space network is a regional resource, linking with the green spaces of surrounding communities and offering a wide range of recreational and environmental opportunities.
- (C) The attraction of investment provides a wide range of employment, education, training, research and development opportunities directly benefiting the communities of Ipswich and the wider region.
 - (D) Guiding principles for Employment and Economic Development are:
 - (I) suitable land is available for a wide range of industrial and related uses;
 - (II) buffers provide separation between business and industry uses and sensitive receptors;
 - (III) business and industry areas are linked by an internal transport network to the interregional and interstate highway system; and
 - (IV) local centres provide a range of non-industrial land uses and a focal point for services and facilities.

(iii) An Efficient and Effective Transport and Movement system

- (A) The integrated transport network provides strategic advantages for the movement of goods and materials to the Region, Queensland and Interstate particularly through Brisbane Airport and the Port of Brisbane.
- (B) The internal movement network segregates heavy traffic from local traffic while also providing for linkages to connect the surrounding communities.
- (C) Pedestrians and cyclists are catered for by a network of trails integrated within the green space system and linking surrounding communities.
- (D) An integrated public transport system supports Swanbank New Chum and surrounding communities and provides transport choice.
- (E) The guiding principles for an efficient and effective transport and movement system are:
 - (I) where possible the road network facilitates through traffic movement and provides separation of local and industrial traffic;

Development Themes

(ii) Employment and Economic Development

- (A) Swanbank New Chum is a key driver of employment generation and economic development for Ipswich, South East Queensland and the State as a whole.
- (B) Investment in business and industry is attracted to Swanbank New Chum by its unique combination of strategic location, site opportunities and commitment to a high quality master planned environment.



- (II) direct frontage access is avoided from all major thoroughfares particularly the Cunningham Highway and Centenary Highway;
 - (III) the intersection at Redbank Plains Road and Swanbank Boulevard (the north south arterial through the site linking to the Centenary Highway) is designed to achieve the safety and efficiency of Redbank Plains Road and the nearby Cunningham Highway/Redbank Plains interchange and the capacity requirements of Swanbank New Chum; and
 - (IV) a pedestrian/cyclist and recreation trail network is provided throughout Swanbank New Chum linking industrial and commercial Sub Areas to adjoining communities, the Dinmore Railway Station, and existing pedestrian and cycle trails.
- (iv) **Quality Efficient Infrastructure Services**
 - (A) Swanbank New Chum is a leading example of sustainable industrial development.
 - (B) Energy and water efficient design is a feature of development in Swanbank New Chum.
 - (C) The adoption of integrated urban water management principles achieves an overall reduced water consumption and reduced impact on natural waterways.
 - (D) Infrastructure contributes to the evolution of an industrial ecology where the by products and wastes of one industry are recycled as inputs to another.
 - (E) Business and industry embraces alternative energy options.
 - (F) Swanbank New Chum provides for the local everyday needs of the workforce with the road and public transport networks providing access to other services in Ipswich City.
- (G) Guiding principles for quality efficient infrastructure services are:
 - (I) water, sewerage, recycled water and stormwater management services within Swanbank New Chum are designed within the context of an Integrated Water Management Strategy which includes adoption of water sensitive urban design techniques;
 - (II) incorporation of energy efficient infrastructure and climate responsive design;
 - (III) the establishment of Emergency Services and Community Infrastructure in local centres; and
 - (IV) integration with the solid waste industry.
- (v) **Visual Amenity, Landscape Character and Placemaking**
 - (A) Swanbank New Chum is identified as a benchmark in high quality business and industrial master planning.
 - (B) Swanbank New Chum conserves intrinsic natural features such as knolls, ridges, waterways and native vegetation types.
 - (C) The built form, private landscaping, streetscape design and green spaces, enhance the character and contribute to the creation of a safe healthy and attractive employment environment that caters to a range of business and industrial uses.
 - (D) Guiding principles for visual amenity, landscape character and placemaking are that development:
 - (I) creates a high quality business park environment that is distinct from traditional industrial areas;



- (II) provides a visually appealing backdrop to the Ripley Valley Urban Core, Ripley Valley Secondary Urban Centre East, Redbank Plains residential areas and all other interfaces with surrounding residential areas to eliminate negative amenity impacts (e.g. noise, odour etc.);
 - (III) creates legible local commercial centres that integrate with the public realm;
 - (IV) acknowledges the inherent values of surrounding natural environments and do not adversely impact on them; and
 - (V) enhances the existing and future green space environments.
- (vi) Integrated Green Spaces**
- (A) Swanbank New Chum is shaped by natural features that integrate and complement existing and proposed green space in adjoining areas.
 - (B) Areas of environmental significance are protected in the green space network and new habitats are created through the rehabilitation of some degraded mining areas.
 - (C) Swanbank New Chum includes active and passive recreation areas.
 - (D) Guiding principles for Integrated Green Spaces are:
 - (I) retention of extensive, treed green space areas;
 - (II) preparation and implementation of a rehabilitation strategy for areas disturbed by past mining and landfill and opportunities for inclusion of suitable areas within the overall green space network;
 - (III) retention of remnant vegetation where possible, to buffer future industry uses from any nearby sensitive noise receptors e.g. residential areas;
- (IV) adoption of bushland and fauna sensitive urban design techniques;
 - (V) native tree and shrub planting programs run in association with local environmental groups and local residents transform the existing scarred landscape into an attractive urban and natural landscape;
 - (VI) retention of extensive open space areas enhance the bush land character, sense of openness and setting for developments;
 - (VII) areas indicated for rehabilitation are transformed into green space areas;
 - (VIII) existing stands of native vegetation are enhanced with native tree and shrub planting throughout the open space, recreational and streetscape network; and
 - (IX) preparation and implementation of a rehabilitation Strategy for Bundamba, Oakey and Six Mile Creeks.
- (vii) Environmental Management**
- (A) Integration of natural systems with adjoining residential areas minimise the environmental footprint of business and industry lands to make Swanbank New Chum a leading example of balanced and sustainable development.
 - (B) Guiding principles for Environmental Management are:
 - (I) retention of environmental corridors and buffers;
 - (II) preparation and implementation of an Integrated Water Management Strategy; and
 - (III) the rehabilitation and repair of the hydrological network and the riparian ecology of Bundamba, Oakey and Six Mile Creeks and to a lesser extent the secondary tributaries to each of these creek systems.



(5) Swanbank New Chum – Preferred Pattern of Development**NOTE 6.7D**

- (1) The Land Use Concept Master (LUCMP) for the development of the Swanbank New Chum is shown on Figure 6.7.1.
- (2) The LUCMP provides an indicative 'footprint' for future development.
- (3) The LUCMP is the long term planning guide for development within the Swanbank New Chum area and shows indicative land use designations and structural elements.
- (4) The LUCMP is not intended to prescribe the precise boundary of the indicative land use designations, and it is not intended that the LUCMP prescribe with complete accuracy the final location of uses within the broad conceptual land use designations.
- (5) The LUCMP incorporates the overall framework for transport and open space networks.
- (6) The structural elements are shown conceptually, based on the present level of knowledge and planning for constraints, and for these reasons the locations must not be regarded as absolutely definitive.
- (7) With further detailed flooding, drainage, threatened native flora and fauna, and mining (geotechnical) assessments, final locations of structural elements and land use patterns will be determined.

**(a) Development Concepts
Specific Outcomes**

- (i) The Swanbank New Chum area accommodates the following uses and works—
 - (A) clay extraction within Key Resource Areas;
 - (B) intensive business enterprises;
 - (C) land-extensive, business enterprises;
 - (D) waste recycling and future rehabilitation areas;
 - (E) environmental buffers;
 - (F) recreation areas;
 - (G) local service centres;
 - (H) major transport corridors and inter suburban links; and
- (ii) tourist destinations.
- (ii) The uses and works within the Swanbank New Chum area are located and relate to each other in ways that—

- (A) create an urban structure which uses land efficiently and provides high levels of accessibility to transport, employment opportunities, open space and recreational opportunities;
- (B) create a 'sense of place' through appropriate landscaping, streetscaping, urban design and building design;
- (C) achieve a high standard of amenity with particular regard to minimising environmental and amenity impacts on existing and proposed residential areas and promoting overall visual attractiveness;
- (D) protect important areas of ecological significance and develop an overall greenspace setting through the protection of remnant native vegetation and supplementary planting on the visually prominent hillsides, ridgelines and creeklines;
- (E) provide necessary infrastructure as development proceeds;
- (F) facilitate sustainable water usage, particularly where relating to water sensitive design and the use of recycled water; and
- (G) provide access for workers and adequate freight connections to the Regional Transport Network.



(b) **General Business and Industry (Medium Impact)**

NOTE 6.7E

- (1) The land is extensively affected by past undermining activities.
- (2) Owing to the more intensive nature of activities located in these areas, water cycle infrastructure and industrial standard road access are required.
- (3) Development within this area is to ensure there is no significant adverse amenity impacts on the use of the Schedule 2 listed homestead known as 'Cooneana' for tourism and community uses.
- (4) It is intended that this land be included within the Regional Business and Industry Zone Medium Impact Sub Area.

Specific Outcomes

- (i) Uses situated within close proximity to the power generation plant are designed to benefit from co-generation activities.
- (ii) Uses such as brick making which have synergies with clay extraction within a Key Resource Area are generally supported, subject to satisfactorily addressing any relevant environmental or amenity impacts.
- (iii) Where necessary, infrastructure services and building foundations are designed to withstand subsidence events.
- (iv) New uses or works are connected to a sewer system or an appropriate on-site effluent treatment and disposal system.
- (v) Uses or works which have significant environmental impacts – including air, water, noise, odour, dust and vibration emissions outside of the designated Business and Industry areas, are avoided.
- (vi) Iconic/landmark buildings feature on prominent gateway and corner sites.
- (vii) Degraded lands are rehabilitated or repaired.
- (viii) Uses fronting the Cunningham Highway incorporate an adequate screening buffer or present quality building facades and associated landscape treatment where readily seen from the transport corridor.

(c) **General Business and Industry (Low Impact)**

NOTE 6.7F

- (1) The General Business and Industry (Low Impact) Area is the interface between urban and residential development in the Ripley Valley to the west and south and the General Business and Industry Zone to the north.
- (2) It is intended that this land be included within the Regional Business and Industry Zone Low Impact Sub Area.

Specific Outcomes

- (i) The General Business and Industry (Low Impact) Area is a primary job generator for the residents of Ripley Valley.
- (ii) Development is of a high quality with:-
 - (A) service and delivery vehicle access generally to the rear of buildings;
 - (B) parking is generally located to the rear of buildings, not the street frontage;
 - (C) well defined and legible pedestrian entries are provided to the street frontage;
 - (D) large expanses of roof visible from adjoining residential areas are generally avoided.
 - (E) Iconic/landmark buildings feature on prominent gateway and corner sites
- (iii) Low rise, well landscaped uses and works exhibit a high quality of urban design particularly to street frontages, with building complexes generally characterised by a mix of tenancies and opportunities for shared access and parking.
- (iv) A mix of business and industry activities are provided which do not generate emissions/impacts and safety risks unacceptable in an area close to residential or other sensitive land uses.
- (v) Uses are predominantly conducted in buildings with suitable noise emission attenuation and are sited, designed and constructed to ameliorate the adverse impacts on the amenity of nearby land.
- (vi) Particular attention is given to mitigating potential noise impacts for nearby residents on the periphery of the Sub Area.
- (vii) Emission generating activities and outdoor storage areas are orientated away from residential areas.
- (viii) Appropriate measures may include –
 - (A) minimal to no openings in building walls facing residences;
 - (B) enclosure or other suitable acoustic mitigation 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 vegetated acoustic mounds or fencing.
- (ix) Heavy vehicular access via the Ripley Valley Urban Core and Secondary Urban Centre East is avoided so as not to adversely impact on the amenity of nearby residential areas.



- (x) Desirable uses include-
- (A) business and industry training establishments;
 - (B) 'clean' manufacturing and high technology industries (e.g. computer, laser, robotics, electronics, medical and communications technology);
 - (C) equipment hire;
 - (D) indoor recreation;
 - (E) general industries;
 - (F) outdoor sales and storage yards;
 - (G) research and laboratories;
 - (H) service trades uses;
 - (I) small scale repair and maintenance premises;
 - (J) storage areas;
 - (K) support business, commercial and community services/activities;
 - (L) trade sales, fitting, servicing and repairs;
 - (M) transport depots;
 - (N) vehicle sales premises and automotive parts sales, fitting, servicing and repairs; and
 - (O) warehousing and distribution.

(d) **Business Park**

NOTE 6.7G

- (1) This land is generally not significantly affected by past undermining activities, however the land surface may be partially affected by surface mining operations.
- (2) Owing to the nature of activities located in these areas, water cycle infrastructure and industrial standard road access are required.
- (3) This land is the Regional Business and Industry interface with the Ripley Valley Urban Core and Secondary Urban Centre East.
- (4) It is intended that the land be included in the Business Park Zone.

Specific Outcomes

- (i) Uses or Works which have significant environmental impacts – including air, water, noise, odour, dust and vibration are avoided.
- (ii) Infrastructure services and buildings are designed to withstand potential subsidence and flooding events.
- (iii) New uses or works are connected to a sewer system.
- (iv) New uses and works present a high standard of visual amenity with regard to their built form and landscaped setting.
- (v) Iconic/landmark buildings feature on prominent gateway and corner sites.
- (vi) Access is from the internal road network, not the Centenary Highway Extension.

(e) **Land-Extensive, Business Enterprises**

NOTE 6.7H

- (1) This land is generally constrained by past underground or surface (open cut) mining operations.
- (2) In some cases the land is still being utilised for clay extraction or has been identified as a future clay resource for brick, tile and paver manufacture.
- (3) The land is generally not serviced by the Local Government's water cycle infrastructure.
- (4) Existing road infrastructure is generally not of an industrial standard.
- (5) The land contains pockets of remnant native vegetation.
- (6) It is intended that this land be included within the Regional Business and Industry Investigation Zone (refer Part 6, Division 5).

Specific Outcomes

- (i) Sites maintain a broad acre, greenspace setting, with the retention, where possible, of remnant native vegetation together with supplementary planting to enhance visual amenity.
- (ii) Outdoor recreational pursuits such as adventure sports and off road vehicle parks are generally supported where safe and do not cause conflict with industrial uses.
- (iii) Uses such as brick making which have synergies with clay extraction within a Key Resource Area are generally supported, subject to satisfactorily addressing any relevant environmental or amenity impacts.
- (iv) Buildings and structures are generally of a light weight construction and capable of adjusting footings and bracings to accommodate subsidence events.
- (v) Plant, equipment and storage areas are located or screened so that—
 - (A) materials and products are not visible from a road or public right of way or nearby residential area (either existing or proposed); and
 - (B) environmental and amenity impacts are contained within the designated business and industry area.
- (vi) Building facades are of a high visual standard where viewed from—
 - (A) a public thoroughfare; or
 - (B) a nearby residential area (either existing or proposed).
- (vii) Infrastructure services are designed to withstand subsidence events.
- (viii) New uses or works are connected to a sewer system or an appropriate on-site effluent treatment and disposal system.



- (ix) Uses or works which have significant environmental impacts – including air, water, noise, odour, dust and vibration emissions outside of the designated business and industry areas are avoided.
- (x) Degraded lands are rehabilitated or repaired.
- (xi) Suitable road infrastructure is provided to support industrial land uses.

(f) Waste Recycling/Future Rehabilitation Area

NOTE 6.7I

- (1) This land is generally constrained by past underground or surface (open cut) mining operations.
- (2) In some cases the land is still being utilised for clay mining or has been identified as a future clay resource for brick, tile and paver manufacture.
- (3) The land is generally not serviced by the Local Government's water cycle infrastructure.
- (4) Existing road infrastructure is generally not of an industrial standard.
- (5) The land contains pockets of remnant native vegetation.
- (6) Land fill sites are to be progressively rehabilitated and form part of the open space network.
- (7) Land fill sites that are suitably rehabilitated may be utilised for appropriate industrial activities.
- (8) It is intended that this land be included within the Regional Business and Industry Investigation Zone (refer Part 6, Division 5).

Specific Outcomes

- (i) Sites maintain a broad acre, greenspace setting with the retention where possible, of remnant native vegetation together with supplementary planting to enhance visual amenity.
- (ii) Buildings and structures are generally of a light weight construction and capable of adjusting footings and bracings to accommodate subsidence events.
- (iii) Plant, equipment and storage areas are located or screened so that—
 - (A) materials and products are not visible from a road or public right of way or nearby residential area (either existing or proposed); and
 - (B) environmental and amenity impacts are contained within the designated business and industry area.
- (iv) Infrastructure services are located and designed to withstand subsidence, collapse, fire or flooding.

- (v) New uses or works are connected to a sewer system or an appropriate on-site effluent treatment and disposal system.
- (vi) Uses or works which have significant environmental impacts – including air, water, noise, odour and vibration emissions outside of the designated business and industry areas are avoided.
- (vii) Degraded lands are rehabilitated or repaired.
- (viii) Land fill operations do not compromise the future rehabilitation and repair of the site for open space uses.
- (ix) Voids may be used for the disposal or recycling of waste products and the generation of soil conditioners and commercial gases provided it can be demonstrated with a high degree of certainty that such activities will not cause adverse environmental impacts or significantly affect the amenity of nearby residential areas, either existing or proposed.
- (x) suitable road infrastructure is provided to support industrial land uses.

(g) Regional Business and Industry Investigation Areas

NOTE 6.7J(a)

- (1) Land within the Investigation Areas may have the potential for intensification of land uses.
- (2) These areas are subject to extensive and significant impacts from mining and are further constrained by flooding and existing and planned residential areas to the east, west, north and south.
- (3) Where buildings are sought to be erected, the proposal is to be supported by detailed geotechnical investigations.
- (4) It is intended that comprehensive Concept Plans be prepared to provide for the integrated development of Regional Business and Industry Investigation Areas in a progressive and coordinated manner with appropriate interface between land use activities.
- (5) Such plans will assist in the clarification of development issues for the proponent/developer, land owners, the local community, the local government and relevant state agencies (if any).
- (6) These plans may be dealt with under the IDAS process as a preliminary approval under Section 3.1.6 of IPA.
- (7) The Concept Plans may be prepared by landowners, groupings of landowners, developers with the permission of landowners, or by Council.
- (8) Concept Plans should include as supporting information—



Note 6.7J(a) cont.

- (a) a transport impact assessment;
- (b) a mining subsidence assessment;
- (c) a townscape and visual amenity appraisal;
- (d) a native flora and fauna assessment;
- (e) an acoustic assessment;
- (f) a hazard and risk assessment;
- (g) an infrastructure works assessment; and
- (h) an open space and recreation needs assessment.

[For further information also refer to Planning Scheme Policy 2—Information the Local Government May Request.]

- (9) A Concept Plan incorporates and address the relevant provisions relating to the specific Sub Area – see Section 6.15(15).
- (10) The preparation of Concept Plan(s) for the Swanbank New Chum Sub Area, gives particular regard to the provisions contained within section 6.7(4).

Specific Outcomes

- (i) Development occurs in accordance with the provisions of Part 6, Division 5 Regional Business and Industry Investigation Zone.

(h) Special Opportunity**NOTE 6.7J(b)**

- (1) This area supports current and future local government operations.
- (2) The area may provide opportunities for a broad range of business and industry uses, depot, animal management centre and plant nursery.
- (3) Land in the western portion of this area contains the Ipswich Historical Society and the Schedule 2 listed homestead 'Cooneana'.

Specific Outcomes

- (i) Primary access to premises should be avoided from Redbank Plains Road where possible.
- (ii) Uses and works maintain visual amenity where readily viewed from Redbank Plains Road.

(i) Buffer/Greenspace**NOTE 6.7K**

- (1) The primary intent of the buffer/greenspace areas is to—
 - (a) separate business and industry uses from other sensitive uses, particularly nearby residential areas (both existing and proposed); and
 - (b) retain significant areas of existing native vegetation and undertake supplementary planting, where necessary, to—

NOTE 6.7K cont.

- (i) enhance buffer and screening effects; and
- (ii) secure riparian and other wildlife corridors.
- (2) New uses and works may be provided where they are able to demonstrate that they will have minimal impact on nearby sensitive use areas, are compatible with nearby existing or proposed business and industry activities and are generally land extensive or low yield activities having minimal building requirements.
- (3) It is intended that this land be included within the Regional Business and Industry Buffer Zone (Part 6, Division 6).

Specific Outcomes

- (i) Existing vegetation is retained and, where necessary, enhanced with supplementary planting, preferably of local native vegetation, to—
 - (A) enhance buffer and screening effects; and
 - (B) provide riparian and other wildlife corridors.
- (ii) Densely planted buffers are provided to—
 - (A) nearby sensitive use areas;
 - (B) designated roads; and
 - (C) designated watercourses.
- (iii) Uses and works maintain visual amenity and protect and enhance important landscape elements having regard to—
 - (A) boundary clearances and the provision of space around buildings;
 - (B) noise attenuation;
 - (C) vegetation protection within buffer areas;
 - (D) appropriate landscape treatment of buffer areas and street frontages or where adjoining sensitive land uses; and
 - (E) the form, scale, bulk, style, siting, orientation, roof lines, materials and detailing of buildings.
- (iv) Uses and works are located and designed to minimise risk and nuisance to people and property.
- (v) Degraded or contaminated sites are rehabilitated and used for broad hectare recreational, environmental and land extensive business enterprises where there is generally no impact on nearby residential uses.
- (vi) In addition to the buffering function, the areas—



- (A) conserve—
 - (I) places or features of particular habitat significance;
 - (II) the diversity of habitats for flora and fauna;
 - (III) land which acts as wildlife corridors; and
 - (IV) natural areas of particular importance in terms of scenic amenity; and
- (B) provide pedestrian and cycle paths connecting—
 - (I) the Brisbane River, Riverview, Collingwood Park and Redbank Plains to Six Mile Creek and the White Rock Nature Reserve; and
 - (II) Blackstone and the Ripley Valley to Bundamba Creek, Daly's Lagoon and the White Rock Nature Reserve.
- (vii) Uses and works within the Buffer Areas are located, designed and managed to—
 - (A) conserve the natural features of the land;
 - (B) minimise soil erosion, landslip and siltation of watercourses;
 - (C) maintain, and where possible, enhance the scenic value and visual quality of particularly prominent ridgelines;
 - (D) maintain the safety of people, buildings and works; and
 - (E) avoid significant adverse effects on the natural environment.
- (viii) New uses or works are connected to a sewerage system or an appropriate on-site effluent treatment and disposal system.

(j) **Recreation**

NOTE: 6.7L

- (1) The open space setting of the Swanbank New Chum Area presents important opportunities to-
 - (a) conserve the greenspace frame/setting provided by the creeks, gullies and ridgelines; and
 - (b) develop an integrated open space network focussed on the main drainage corridors and creeks (Bundamba, Six Mile and Oakley Creeks).
- (2) The recreation designation includes-
 - (a) a mix of active and passive recreational activities and facilities;
 - (b) linear parkland and open space movement and drainage corridors;

NOTE 6.7L cont.

- (c) a mix of formal, informal and natural settings;
- (d) mostly public owned land, but may include privately owned and operated recreational facilities and other community facilities; and
- (e) key wildlife corridor linkages.
- (3) It is intended that the areas will be protected and enhanced for their environmental values, particularly as wildlife habitats and important linkages.
- (4) The recreation designation along Bundamba Creek serves the Ripley Valley, providing Citywide and local level functions.
- (5) It is intended that this land be included in the Recreation Zone (refer Part 6, Division 8).

Specific Outcomes

- (i) An open space network is established as outlined within Figure 6.7.1 which-
 - (a) protects the greenspace setting and overall visual framework for the industrial areas;
 - (b) provides form and identity, and a 'sense of place';
 - (c) protects significant ecosystems; and
 - (d) provides an integrated network, catering for a wide range of recreation pursuits for workers and visitors.

(k)

Local Service Centres

NOTE:6.7M

- (1) Local Service Centres provide local employment opportunities and services (commercial and retail) for industrial areas, primarily in the form of service uses and community facilities.
- (2) The local service centres network is intended to provide services only to the industrial estate.
- (3) The location of the local service centres are:
 - (a) indicative and not fixed at this stage, final positions will be confirmed during more detailed site planning;
 - (b) generally located at the junction of major transport corridors; and
 - (c) highly accessible to users (particularly employees) of industrial areas.
- (4) The Local Retail and Commercial Zone (refer Part 4, Division 10) should be used for comparison purposes to assist with planning and interpretation.

Specific Outcomes

- (i) Local service centres are distributed in locations accessible to the local workers which they are intended to serve.



- (ii) The centres are a major focus for the immediately surrounding local industrial areas and are reinforced with the co-location of other relevant land use activities such as parks and community facilities (such as child care centres).
- (iii) The local service centres incorporate enhanced landscaped treatment, urban design and building design in order to reinforce a distinctive 'sense of place'.
- (iv) The individual size of each neighbourhood centre does not exceed 2000m² for Business Uses, General Store or a Shopping Centre.

(l) Transport and Movement System

Specific Outcomes

- (i) An efficient north-south connection links Chum Street to Redbank Plains Road and Redbank Plains Road to the Centenary Highway.
- (ii) Where possible heavy industrial and local traffic are separated.
- (iii) The internal road network provides convenient connections for local traffic movements.
- (iv) A strategic pedestrian/bicycle network is provided as set out in Figure 6.7.1.
- (v) The main approach and circulation routes are developed as distinctive tree planted boulevards, rather than simply as transport conduits.
- (vi) Buffers are maintained to highways, regional transport corridors and other major roads to protect and enhance the visual amenity for transport users and other adjacent sensitive land uses by—
 - (A) the retention of existing vegetation and supplementary planting to create or enhance a screening effect;
 - (B) locating uses and works to provide the maximum separation possible to transport corridors, including provision of larger lot sizes to increase separation between the transport corridor and buildings and activities on new lots, or other screening measures recommended as a result of a detailed visual assessment; and
 - (C) the minimisation of signage.

(m) Tourist Facilities

NOTE 6.7N

- (1) Figure 6.7.1 depicts both existing and possible future tourist facility nodes.
- (2) The existing locations focus on the Swanbank Steam Train rides, whilst the future nodes focus on water features and a prominent hilltop lookout site.

Specific Outcomes

- (i) The Swanbank historic train rides continue.
- (ii) Other tourism and visitor related activities including lookouts, industrial tourism or adventure tourism, are established.
- (iii) Infrastructure services and buildings are designed to withstand subsidence events where necessary.
- (iv) New uses or works are connected to a sewer system or an appropriate on-site effluent treatment and disposal system.
- (v) New uses or works which have significant environmental impacts – including air, water, noise, odour and vibration emissions outside of the designated business and industry area, are avoided.
- (vi) Degraded lands are rehabilitated or repaired.

(6) Existing Approved Uses

NOTE 6.7O

The Swanbank area, has four precincts, as outlined on Figure 6.7.2, with existing approved use rights as outlined in Table 6.1.

**Table 6.1: Swanbank Precincts—
Existing Approved Uses**

Precinct Reference	Existing Approved Use
1	Electricity Purposes
2	Compost Manufacture; Recycling and Reprocessing of Environmentally-Regulated Waste-Sludge: General Waste Disposal Facility Inert Hardfill up to 200,000 tonnes/annum and Vehicle Access between Power Station and Ash Dam
3	Waste Processing, Treatment and Disposal in accordance with the Plan of Development No. 10556/001C
4	Waste Recycling, Composting and Disposal, Land Rehabilitation, Truck Depot and Park with ancillary uses of Leachate Collection, Treatment and Disposal, Landfill, Gas Collection, Treatment, Storage and Disposal, Crushing of Spoil Pile Material, Vegetation Propagation for Rehabilitation and Caretakers Flat generally in accordance with Plan of Development TP-61/90

Further details in relation to each of these precincts may be obtained from the Ipswich City Council Geographic Information System.



- General Business and Industry (Medium Impact)
- General Business and Industry (Low Impact)
- Business Park
- Regional Business and Industry Investigation Areas
- Waste Recycling/Future Rehabilitation Area
- Land-Extensive Business Enterprises
- Recreation
- Buffer/Greenspace
- Special Uses
- Special Opportunity
- Railway Infrastructure (Including Historic Rail Line)
- T Tourist Facility Existing
- T Tourist Facility Proposed
- Local Service Centres
- Industrial Parks
- Regional Road Network Connectors
- Indicative Industrial Collectors
- Pedestrian/Cycle Network

December 2013

Legend

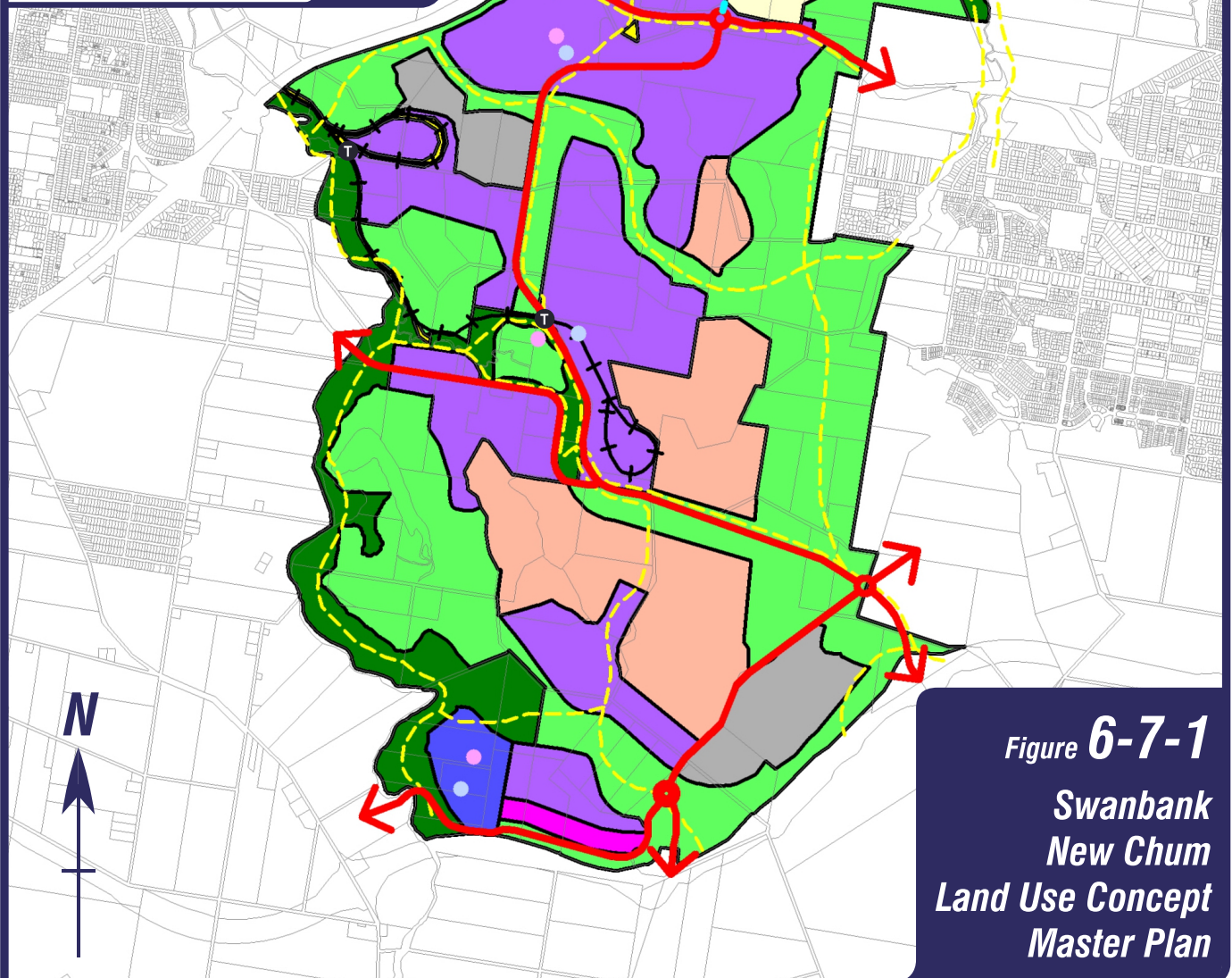


Figure 6-7-1
Swanbank
New Chum
Land Use Concept
Master Plan

1

Electricity Purposes

2

Compost Manufacture; Recycling & Reprocessing of Environmentally-Regulated Waste-Sludge: General Waste Disposal Facility Inert Hardfill up to 200,000 tonnes/annum and Vehicle Access between Power Station and Ash Dam

3

Waste Processing, Treatment and Disposal in Accordance with the Plan of Development No. 10556/001C

4

Waste Recycling, Composting and Disposal, Land Rehabilitation, Truck Depot and Park with ancillary uses of Leachate Collection, Treatment and Disposal, Landfill, Gas Collection, Treatment, Storage and Disposal, Crushing of Spoil Pile Material, Vegetation Propagation for Rehabilitation and Caretakers Flat Generally in Accordance with Plan of Development TP-61/90.

November 2009

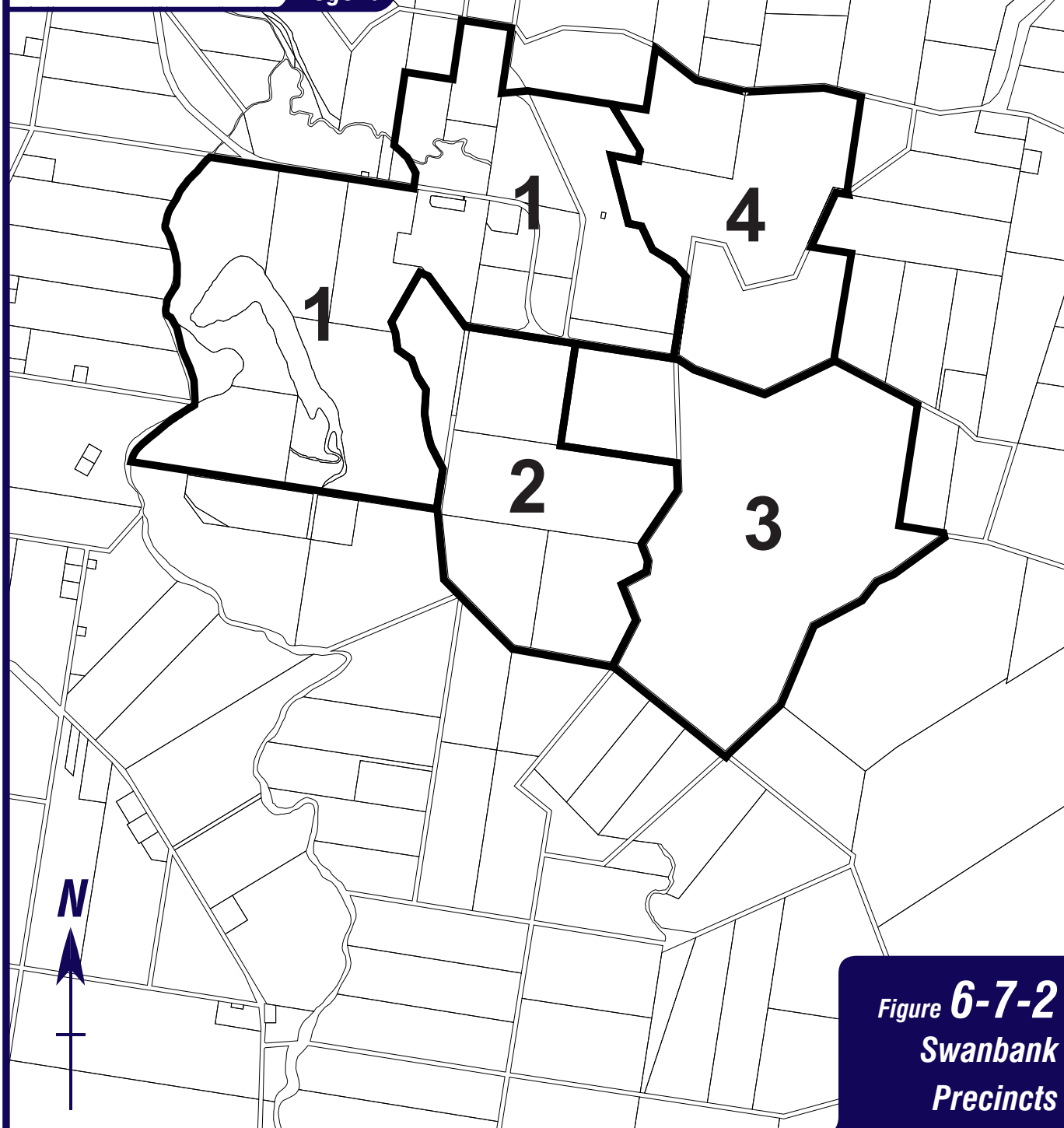
Legend

Figure 6-7-2
Swanbank
Precincts

Division 4—Regional Business and Industry Zone: Assessment Criteria and Assessment Tables

6.8 Regional Business and Industry Zone

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

- overall outcomes (section 6.9);
- specific outcomes and probable solutions as follows—
 - effects of development – general (section 6.10);
 - effects of development in Sub Areas (section 6.11);
 - consistent and inconsistent uses, use classes and other development (section 6.12);
- assessment tables (Tables 6.2 and 6.3).

6.9 Overall Outcomes for the Regional Business and Industry Zone

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

NOTE 6.9A

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 Regional Business and Industry Zone are the following—

Land Use Mix

- (a) Uses and works within the Regional Business and Industry Zone support the Business and Industry Strategy contained in the Strategic Framework including—
- (i) providing regionally significant business enterprise and employment opportunities as a means to ensure that there is a high level of employment self containment across the City and for adjoining local governments, particularly within the WESROC area;
 - (ii) ensuring that there is a high correlation between job opportunities and workforce skills and qualifications;
 - (iii) improving the skills base of the City by ensuring that there are employment opportunities to match or meet skilled or qualified personnel;

- (iv) improving the diversification of the economic base of the City by promoting the City's economic strengths and potential;
- (v) increasing value added production; and
- (vi) improving the City's net trade account.

- (b) A mix of compatible business and industry activities is established, including significant manufacturing and some 'difficult to locate' activities.
- (c) Uses and works do not compromise or jeopardise the intended retail and service functions of the City Centre or designated Major or Neighbourhood Centres.
- (d) New uses and works are established on fully serviced land.
- (e) Uses and works capitalise on the resources and markets of the Ipswich region, but also respond to national and international markets.

Transport and Access

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

Environmental Management and Greenspace

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

Infrastructure Efficiency

- (k) Uses and works support the efficient provision or extension of infrastructure, including both physical infrastructure and human services and facilities.



- (l) Sustainable water usage is facilitated, particularly where relating to water sensitive design and the use of recycled water.

NOTE 6.9B

- (1) Some of the land within the Regional Business and Industry 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.

6.10 Effects of Development – General**NOTE 6.10A**

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

Density and Character**(1) Specific Outcomes**

Uses and works maintain the amenity of nearby residential areas and adjoining business premises 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;
- (e) vegetation protection within buffer areas;
- (f) appropriate landscape treatment of buffer areas and street frontage areas; and
- (g) 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—
 - (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.

- (b) 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)**

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)

- (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—

- (a) to provide a spacious/transitional character between sensitive uses e.g. residential and higher impact uses e.g. industrial;
- (b) to ensure that the use has no significant amenity or environmental impacts 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 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.

Building Height

(6) Specific Outcomes

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

(7) Probable Solution – for sub-section (6)

Buildings and other structures are no more than 3 storeys, or 11 metres above finished ground level, 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

(8) 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 overlooking and opportunities for casual surveillance of public spaces, car parking areas and pedestrian paths are provided.

Skyline Elements/Rooftop Design

(9) Specific Outcomes

NOTE 6.10B

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

Parking

(10) Specific Outcomes

- (a) Wherever possible, there is an integrated design and layout for adjoining parking areas.

- (b) Carparking areas are attractive and contribute to, rather than detract from local character.
- (c) Carparking areas are designed and located to minimise disruption to traffic flow and to minimise pedestrian/vehicle conflicts.

Service and Delivery Areas

(11) 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

(12) 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 and disposal system⁴.
- (c) Sustainable water usage is facilitated, particularly where relating to water sensitive design and use of recycled water.

(13) Probable Solutions – for sub-section (12)(a)

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

6.11 Effects of Development Within Sub Areas

NOTE 6.11A

- (1) The Regional Business and Industry Zone includes five (5) Sub Areas, as outlined below.
- (2) The locations of the Sub Areas are—
 - (a) depicted on the Zoning Maps Z8, Z9, Z13, Z14, Z15, Z16, Z17, Z24, Z25 and Z33; and
 - (b) described below.

⁴ 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.



- (1) **Sub Area RB1 – Wulkuraka/Karrabin – Low Impact Business and Industry (RB1L) and Medium Impact Business and Industry (RB1M)**

NOTE 6.11B

This Sub Area is located in close proximity to potential and existing air, road and rail transport, and provides a particular opportunity for the development of transport orientated activities such as warehousing, distribution, transport and wholesaling.

Streetscape and Visual/Aesthetic Considerations**(a) Specific Outcomes**

- (i) Particular attention is given to the landscaped treatment and overall appearance of new uses and works adjoining Toongarra Road and Karrabin-Rosewood Road.
- (ii) Landscaping, including street trees, is used to soften building outlines, to screen outdoor uses and service areas, and to enhance the overall appearance of the Sub Area when viewed from Toongarra Road, Karrabin-Rosewood Road, the main rail line and any inter suburban road links.
- (iii) Signage to Toongarra Road and Karrabin-Rosewood Road is minimised.

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

Access restrictions in Chalk Street that prevent heavy vehicle access from the industrial area to Aspinall Street are maintained.

Nearby Residential Amenity**(c) 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**(d) Specific Outcomes****Low Impact Business and Industry (RB1L)**

Low Impact Business and Industry areas provide for—

- (i) low rise, well landscaped uses and works exhibiting a high quality of urban design particularly to street frontages, with building complexes generally characterised by a mix of tenancies and opportunities for shared access and parking;
- (ii) a mix of small to medium sized business and industry activities which generally do not generate—
 - (A) high volumes of heavy or articulated traffic;
 - (B) movement and handling of materials outside normal business hours; or
 - (C) emissions/impacts and safety risks unacceptable in an area close to residential or other sensitive land uses;
- (iii) a land use buffer between higher impact industrial uses [which are generally encouraged to locate within the medium impact (RB1M) Sub Area] and nearby sensitive land uses, particularly residential areas;
- (iv) uses that are predominantly conducted in buildings with suitable noise emission attenuation, and that are sited, designed and constructed to minimise the adverse impacts on the amenity of nearby land;
- (v) emission generating activities and outdoor storage areas that are orientated away from nearby residential and public open space areas;
- (vi) the following desirable uses—
 - (A) business and industry training establishments;



- (B) churches and other appropriate community uses;
 - (C) 'clean' manufacturing and high technology industries (e.g. computer, laser, robotics, electronics, medical and communications technology);
 - (D) equipment hire;
 - (E) general industries;
 - (F) produce and craft markets;
 - (G) outdoor sales and storage yards;
 - (H) research and laboratories;
 - (I) service trades uses;
 - (J) small scale repair and maintenance activities;
 - (K) sport and recreation uses;
 - (L) storage areas;
 - (M) support business, commercial and community services/activities;
 - (N) trade sales, fitting, servicing and repairs;
 - (O) transport depots;
 - (P) vehicle sales premises and automotive parts sales, fitting, servicing and repairs; and
 - (Q) warehousing and distribution;
- (vii) manufacturing industries which demonstrate appropriate environmental outcomes with minimal to low impact on the surrounding area.

(e) Specific Outcomes

Medium Impact Business and Industry (RB1M)

Medium Impact Business and Industry (RB1M) areas provide for—

- (i) activities with potential for significant off-site impacts which are able to be contained either on site or within the Sub Area;
- (ii) medium to larger scale industrial activities where impacts can be effectively managed or controlled to acceptable levels; and
- (iii) a wide variety of medium to larger scale industrial activities associated with—

- (A) manufacturing, processing, treating, breaking up or dismantling, finishing, repairing, packaging, storing, distributing and wholesaling products such as wood, metal, plastic, textiles, food, beverages, construction materials, minerals and wastes;
- (B) animal and plant products processing;
- (C) food processing and beverage production;
- (D) wood and paper product processing;
- (E) chemical, coal and petroleum products;
- (F) metal and fabricated metal products;
- (G) non-metallic mineral product manufacturing;
- (H) the storage of dangerous goods; and
- (I) other miscellaneous industrial activities.

(2) Sub Area RB2 – Bundamba/Riverview – Low Impact Business and Industry (RB2L) and Medium Impact Business and Industry (RB2M)

NOTE 6.11C

- (1) This Sub Area is located in close proximity to major road and rail transport infrastructure providing an opportunity for the development of transport orientated activities such as warehousing, distribution and wholesaling.
- (2) Various parts of the area may involve site constraints (e.g. relating to mining, flooding and drainage problems) which may influence their end use and value for business and industry activities.
- (3) Development of this area should provide for the protection of opportunities for future road corridors on the eastern periphery that may, as a result of detailed investigation, be recommended for dedication and construction to improve safety and amenity in the Dinmore area.
- (4) The creation of a connection road between the Warrego and Cunningham Highways to the east may also provide an opportunity to locate businesses that desire higher levels of exposure.



Streetscape and Visual/Aesthetic Considerations**(a) Specific Outcomes**

- (i) Landscaping, including street trees, are used to soften building outlines, to screen outdoor uses and service areas, and to enhance the overall appearance of the Sub Area when viewed from the Warrego Highway, Ipswich Motorway, main rail lines and any inter suburban road links.
- (ii) New uses provide effective buffering and screening to nearby residential areas to maintain residential privacy and amenity.
- (iii) Buffers may be reduced where new uses and works are designed, located and operated with no discernible impact on nearby residential areas to the east, south and south-west.
- (iv) Signage to the Ipswich Motorway, main rail lines and any Designated Road is minimised.
- (v) Signage to the Warrego Highway is avoided.

Nearby Residential Amenity**(b) 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.
- (iii) Vehicular access from business and industry uses to River Road and Carberry Street is avoided so as not adversely impact on the amenity of nearby residential areas.

Business Mix**(c) Specific Outcomes****Low Impact Business and Industry (RB2L)****NOTE 6.11D**

- (1) Low Impact Business and Industry uses capitalise on the exposure to the Warrego Highway and proximity to the major interchange.
- (2) Retail warehouses, shops and shopping centres or other uses which may adversely affect the centres network will not be favourably considered.

Low Impact Business and Industry (RB2L) areas provide for—

- (i) low rise, well landscaped uses and works exhibiting a high quality of urban design particularly to street frontages with building complexes generally characterised by a mix of tenancies and opportunities for shared access and parking;
- (ii) a mix of small to medium sized business and industry activities which do not generate—
 - (A) high volumes of heavy or articulated traffic;
 - (B) movement and handling of materials outside normal business hours; or
 - (C) emissions/impacts and safety risks unacceptable in an area close to residential or other sensitive land uses;
- (iii) a land use buffer between higher impact uses [which are generally encouraged to locate within the medium impact (RB2M) Sub Area] and nearby sensitive land uses, particularly residential areas;
- (iv) uses that are predominantly conducted in buildings with suitable noise emission attenuation, and that are sited, designed and constructed to minimise the adverse impacts on the amenity of nearby land;
- (v) emission generating activities and outdoor storage areas that are orientated away from nearby residential and public open space areas;
- (vi) desirable uses include—
 - (A) business and industry training establishments;



- (B) churches and other appropriate community uses;
- (C) 'clean' manufacturing and high technology industries (e.g. computer, laser, robotics, electronics, medical and communications technology);
- (D) equipment hire;
- (E) indoor recreation;
- (F) general industries;
- (G) outdoor sales and storage yards;
- (H) research and laboratories;
- (I) service trades uses;
- (J) small scale repair and maintenance premises;
- (K) storage areas;
- (L) support business, commercial and community services/activities;
- (M) trade sales, fitting, servicing and repairs;
- (N) transport depots;
- (O) vehicle sales premises and automotive parts sales, fitting, servicing and repairs; and
- (P) warehousing and distribution;
- (vii) manufacturing industries which demonstrate appropriate environmental outcomes with minimal to low impact on the surrounding area.

(d) Specific Outcomes

Medium Impact Business and Industry (RB2M)

NOTE 6.11E

The Medium Impact Business and Industry areas can accommodate a mix of low, medium and higher impact uses.

The Medium Impact Business and Industry areas provide for—

- (i) activities with potential for significant off-site impacts;
- (ii) medium to larger scale industrial activities, where impacts can be effectively managed or controlled to acceptable levels; and

- (iii) a wide variety of medium to larger scale industrial activities associated with timber and metal processing industries, food manufacturers and concrete batching plants, including the manufacturing, processing, treating, breaking up or dismantling, finishing, repairing, packaging, storing, distributing and wholesaling products such as wood, metal, plastic, textiles, food, beverages, construction materials and minerals.

(3) Sub Area RB3 – Redbank Peninsula – Low Impact Business and Industry (RB3L) and Medium Impact Business and Industry (RB3M)

NOTE 6.11F

- (1) As the Sub Area is located in close proximity to major road and rail transport infrastructure it is envisaged that Redbank will become the focus for a mixed business and industry area (MIBA) and possibly adopt a focus towards a freight transfer facility, providing an opportunity for the establishment of transport orientated activities such as warehousing, distribution and wholesaling.
- (2) New uses take advantage of the attractive location offered by the riverfront setting.
- (3) Significant intensification of industrial uses in the Sub Area are dependent upon upgrades to and rationalisation of interchanges and roads.
- (4) The provision of a new interchange to the Ipswich Motorway is a major priority.
- (5) Business support activities for the Redbank Peninsula may be provided within the existing neighbourhood centre, to the south of the railway line.
- (6) Alternatively, a new local centre may prove to be viable within the peninsula area, preferably along a major road circulation route.

Streetscape, Visual/Aesthetic and Environmental Considerations

(a) Specific Outcomes

- (i) New uses and works present a high standard of visual amenity with regard to both their built form and landscaped setting—
 - (A) adjoining the Brisbane River and Goodna Creek; and
 - (B) the main approach routes along the Railway line and Old Brisbane Road/Brisbane Terrace.



- (ii) New uses and works adjoining the Brisbane River and Goodna Creek incorporate a parkland setting with an open space corridor immediately adjoining the river and creek systems.
- (iii) Landscaping, including street trees, is used to—
 - (A) soften building outlines;
 - (B) to screen outdoor uses and service areas; and
 - (C) to enhance the overall appearance of the Sub Area when viewed from the Ipswich Motorway, main rail line and any inter suburban road links.
- (iv) New uses and works provide effective buffering and screening of noise, light, odour and visual intrusion, to nearby residential areas to the south and on the northern side of the Brisbane River, to maintain residential privacy and amenity.
- (v) Signage to the Ipswich Motorway and the main rail line is minimised.

Locational Factors

(b) Specific Outcomes

- (i) Lower impact business and industry activities locate—
 - (A) near the Brisbane Terrace frontage and the south eastern and south western perimeters of the Sub Area owing to the proximity to existing residences to the south and take advantage of the rail line and Brisbane Terrace frontage exposure and proximity to the Redbank Village Centre and Redbank Plaza;
 - (B) near the riverfront in order to—
 - (I) minimise the possibility of negative impacts on the amenity of residential land on the opposite side of the river;
 - (II) minimise the possibility of direct environmental impacts on the river;

- (III) take advantage of the pleasant setting afforded by a riverfront location; and
- (IV) take advantage of a river front location for boat manufacturers and river freight transport.

- (ii) Medium impact business and industry activities—
 - (A) locate where impacts can be effectively managed or controlled to acceptable levels, i.e. generally towards the centre of the Sub Area;
 - (B) generally occur in enclosed, noise attenuated buildings with minimal outdoor activities; and
 - (C) are likely to include activities with potential for significant off-site impacts.

Nearby Residential Amenity

(c) 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) careful 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

(d) Specific Outcomes

Low Impact Business and Industry (RB3L)

Low Impact Business and Industry areas provide for—



- (i) low rise, well landscaped uses and works exhibiting a high quality of urban design particularly to street, river and creek frontages, with building complexes generally characterised by a mix of tenancies and opportunities for shared access and parking;
 - (ii) a mix of small to medium sized business and industry activities which do not generate—
 - (A) high volumes of heavy or articulated traffic;
 - (B) movement and handling of materials outside normal business hours; or
 - (C) emissions/impacts and safety risks unacceptable in an area close to residential or other sensitive land uses;
 - (iii) a land use buffer between higher impact uses [which are generally encouraged to locate within the Medium Impact (RB3M) Sub Area] and nearby sensitive land uses, particularly residential areas;
 - (iv) uses that are predominantly conducted in buildings with suitable noise emission attenuation and that are sited, designed and constructed to minimise the adverse impacts on the amenity of nearby land;
 - (v) emission generating activities and outdoor storage areas that are orientated away from nearby residential and public open space areas;
 - (vi) the following desirable uses—
 - (A) business and industry training establishments;
 - (B) churches and other appropriate community uses;
 - (C) 'clean' manufacturing and high technology industries (e.g. computer, laser, robotics, electronics, medical and communications technology);
 - (D) equipment hire;
 - (E) indoor recreation;
 - (F) general industries;
 - (G) outdoor sales and storage yards;
 - (H) research and laboratories;
 - (I) service trades uses;
 - (J) small scale repair and maintenance activities;
 - (K) storage areas;
 - (L) support business, commercial and community services/activities;
 - (M) trade sales, fitting, servicing and repairs;
 - (N) transport depots;
 - (O) vehicle sales premises and automotive parts sales, fitting, servicing and repairs; and
 - (P) warehousing and distribution.
- (e) **Specific Outcomes**
- Medium Impact Business and Industry (RB3M)**
- NOTE 6.11G**

The Medium Impact Business and Industry Sub Area can accommodate a mix of low, medium and higher impact uses that locate in the centre of the peninsula.
- Medium Impact Business and Industry areas provide for—
- (i) medium to high impact activities;
 - (ii) expansion and diversification of existing business and industry activities;
 - (iii) opportunities for co-location of new activities;
 - (iv) industrial activities which require rail spur line access;
 - (v) a wide variety of medium to larger scale industrial activities associated with rail, transport, timber and metal processing industries, food manufacturers and concrete batching plants, including the manufacturing, processing, treating, breaking up or dismantling, finishing, repairing, packaging, storing, distributing and wholesaling products such as wood, metal, plastic, textiles, food, beverages, construction materials, minerals and appropriately located special industries; and
 - (vi) warehousing and distribution activities.



(4) **Sub Area RB4 – Carole Park – Low Impact Business and Industry (RB4L) and Medium Impact Business and Industry (RB4M)**

NOTE 6.11H

- (1) This Sub Area is located in close proximity to major road infrastructure (the Ipswich and Logan Motorways) which provides an opportunity for the development of transport orientated activities such as warehousing, distribution and wholesaling.
- (2) The Sub Area provides initiatives for business enterprises and industry expansion and diversification which are promoted by the Queensland Department of State Development (DSD).
- (3) Existing residences to the west, south and north east present amenity oriented development constraints.
- (4) The Synergy Industrial Estate, located in the north east sector of the Sub Area, has been developed by the Queensland Government under the management of the DSD.
- (5) A 'Code for Industrial Development' has been prepared by DSD for the Synergy Industrial Park and runs with the land as part of a preliminary approval.

Streetscape and Visual/Aesthetic Considerations

(a) Specific Outcomes

- (i) A high level of visual amenity is provided through the layout, building design and landscaping for properties abutting or visible from Formation Street, Old Logan Road, the Logan Motorway or nearby residential areas.
- (ii) Landscaping, including street trees, is used to soften building outlines, to screen outdoor uses and service areas, and to enhance the overall appearance of the Sub Area when viewed from Formation Street, Old Logan Road, the Logan Motorway or nearby residential areas.
- (iii) New uses and works provide effective buffering and screening of noise, light, odour and visual intrusion, to nearby residential areas to the south and west, to maintain residential privacy and amenity.
- (iv) Signage to Formation Street, Old Logan Road, the Logan Motorway or nearby residential areas is minimised.

- (v) Riparian vegetation along Sandy Creek is protected and enhanced.
- (vi) Stormwater flows into the Sandy and Bullockhead Creeks are of a high environmental standard to ensure the environmental integrity of the Creeks is protected.

(b) Probable Solutions – for sub-sections (a)(i), (ii), (iii), (iv), (v) and (vi)

- (i) Uses and works fronting Formation Street, Old Logan Road and the Logan Motorway provide at least a 10m densely planted landscape buffer.
- (ii) A densely planted buffer area ranging from 40 to 60 metres in width is provided and maintained along the southern and western boundaries of the industrial estate where it adjoins the Camira residential area.
- (iii) Sandy Creek is rehabilitated to a natural setting within an open space-environmental protection corridor approximating eighty (80) metres in width.

Operation of Road Network and Access

(c) Specific Outcome

No direct vehicular access from lots is provided to Formation Street or Old Logan Road or the Logan Motorway.

Nearby Residential Amenity

(d) 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) careful 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

(e) Specific Outcomes

Low Impact Business and Industry (RB4L)

Low Impact Business and Industry areas provide for—

- (i) low rise, well landscaped uses and works exhibiting a high quality of urban design particularly to street frontages, with building complexes generally characterised by a mix of tenancies and opportunities for shared access and parking;
- (ii) a mix of small to medium sized business and industry activities which do not generate—
 - (A) high volumes of heavy or articulated traffic;
 - (B) movement and handling of materials outside normal business hours; or
 - (C) emissions/impacts and safety risks unacceptable in an area close to residential or other sensitive land uses;
- (iii) a land use buffer between higher impact uses [which are generally encouraged to locate within the Medium Impact (RB4M) Sub Area] and nearby sensitive land uses, particularly residential areas;
- (iv) uses that are predominantly conducted in buildings with suitable noise emission attenuation and that are sited, designed and constructed to minimise the adverse impacts on the amenity of nearby land;
- (v) emission generating activities and outdoor storage areas that are orientated away from nearby residential and public open space areas;
- (vi) the following desirable uses—
 - (A) business and industry training establishments;
 - (B) churches and other appropriate community uses;
 - (C) ‘clean’ manufacturing and high technology industries (e.g. computer, laser, robotics, electronics, medical and communications technology);

- (D) equipment hire;
- (E) indoor recreation;
- (F) general industries;
- (G) outdoor sales and storage yards;
- (H) research and laboratories;
- (I) service trades uses;
- (J) small scale repair and maintenance activities;
- (K) storage areas;
- (L) support business, commercial and community services/activities;
- (M) trade sales, fitting, servicing and repairs;
- (N) transport depots;
- (O) vehicle sales premises and automotive parts sales, fitting, servicing and repairs; and
- (P) warehousing and distribution;
- (vii) manufacturing industries which demonstrate appropriate environmental outcomes with minimal to low impact on the surrounding area.

(f) Specific Outcomes

Medium Impact Business and Industry (RB4M)

Medium Impact Business and Industry areas provide for—

- (i) medium to high impact activities;
- (ii) a wide variety of medium to larger scale industrial activities associated with manufacturing, processing, treating, breaking up or dismantling, finishing, repairing, packaging, storing, distributing and wholesaling products such as wood, metal, plastic, textiles, food, beverages, construction materials, minerals and wastes, chemicals, metal fabrication, electronic equipment manufacture, building products, vehicle parts manufacture and food processing; and
- (iii) new uses and works generally within enclosed, noise attenuated buildings with minimal outdoor activities, to manage or control impacts to acceptable levels.



(5) **Sub Area RB5 – Swanbank/New Chum – Low Impact Business and Industry (RB5L) and Medium Impact Business and Industry (RB5M)**

NOTE 6.111

- (1) This Sub Area is located in close proximity to major road infrastructure (the Centenary Highway, Cunningham Highway, Warrego Highway and Ipswich Motorway) which provides an opportunity for the development of road transport reliant activities.
- (2) The area is constrained by:
 - (a) extensive and significant impacts from mining;
 - (b) flooding; and
 - (c) existing and planned residential areas to the east, west and south.
- (3) Where buildings are sought to be erected, the proposal is to be supported by detailed geotechnical investigations.
- (4) The lands surrounding the Swanbank Power Station, provide particular advantages for industrial uses that require land extensive areas, high energy uses, good access to road and rail networks and which are well separated from residential areas.
- (5) The Sub Area also provides significant opportunities for appropriate 'difficult to locate' industries.
- (6) Waste recycling or treatment activities are discouraged unless it can be demonstrated with a high degree of certainty that such activities will not adversely affect any nearby residential areas (either existing or proposed).
- (7) Transport infrastructure issues requiring resolution include:
 - (a) a north-south major road link between Redbank Plains Road and the Centenary Highway; and
 - (b) a connection between the Centenary Highway and the Swanbank Interchange in conjunction with an east-west link to the Cunningham Highway via Swanbank Road.
- (8) Effluent treatment and disposal may include the possibility of effluent reuse, particularly in conjunction with the power station and other industrial activities.

NOTE 6.111 cont.

- (9) When preparing or assessing development proposals in the Swanbank New Chum Sub Area particular regard is to be given to the provisions contained within section 6.7(4) Swanbank New Chum – Preferred Development Outcomes and Section 6.7(5) Swanbank New Chum – Preferred Pattern of Development.

Streetscape and Visual/Aesthetic Considerations

(a) Specific Outcomes

- (i) Landscaping, including street trees, are used to soften building outlines, to screen outdoor uses and service areas, and to enhance the overall appearance of the Sub Area particularly when viewed from:
 - (A) the Centenary Highway;
 - (B) the Cunningham Highway;
 - (C) Redbank Plains Road;
 - (D) the Ipswich to Springfield Public Transport Corridor; and
 - (E) any inter suburban road links.
- (ii) New uses provide effective buffering and screening to nearby residential areas to ensure that residential privacy and amenity is maintained.
- (iii) Buffers may be reduced where new uses and works are designed, located and operated with no discernable impact on nearby residential areas.
- (iv) Signage to any designated road is minimised.

Nearby Residential Amenity

(b) Specific Outcomes

- (i) Particular attention is given to mitigating potential noise impacts for nearby residents on the periphery of the Sub Area.
- (ii) Emission generating activities and outdoor storage areas are orientated away from residential and public open space areas.
- (iii) Appropriate measures include –
 - (A) minimal to no openings in building walls facing residences;
 - (B) enclosure or other suitable acoustic mitigation 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 vegetated acoustic mounds or fencing.

Building Design

(c) Specific Outcomes

- (i) Attractive and climatically responsive buildings are developed.
- (ii) Iconic/landmark buildings feature on prominent gateway and corner sites.
- (iii) Buildings are designed to respond to the local topography and in particular the roofscape of a building that will be viewed from above from either the Ripley Valley Urban Core, Ripley Valley Secondary Urban Centre East, Collingwood Park or Redbank Plains.
- (iv) Buildings are design to address their street frontage, including provision for pedestrian entrances on the street façade of the building.

Provision of Quality and Efficient Infrastructure Services

(d) Specific Outcomes

- (i) Use of water that is of a quality to suit its purpose, including use of recycled water.
- (ii) New uses and works implement strategies to harvest and use rain water.
- (iii) New uses or works are connected to the water reticulation system.

(6) Swanbank Low Impact Business and Industry (RB5L)

Business Mix

(a) Specific Outcomes

- (i) The Swanbank Low Impact Business and Industry Area is a primary job generator for the residents of Ripley Valley and South Redbank Plains.
- (ii) Desirable uses include:-
 - (A) business and industry training establishments;

- (B) 'clean' manufacturing and high technology industries (e.g. computer, laser, robotics, electronics, medical and communications technology);
 - (C) equipment hire;
 - (D) indoor recreation;
 - (E) general industries;
 - (F) outdoor sales and storage yards;
 - (G) research and laboratories;
 - (H) service trades uses;
 - (I) small scale repair and maintenance premises;
 - (J) storage areas;
 - (K) support business, commercial and community services/activities;
 - (L) trade sales, fitting, servicing and repairs;
 - (M) transport depots;
 - (N) vehicle sales premises and automotive parts sales, fitting, servicing and repairs; and
 - (O) warehousing and distribution.
- (iii) Manufacturing industries achieve appropriate environmental outcomes with minimal impact on the surrounding area.

Streetscape, Visual/Aesthetic Considerations

- (iv) Development is of a high quality with:-
 - (A) service and delivery vehicle access generally to the rear of buildings;
 - (B) parking generally located to the rear of buildings, not the street frontage;
 - (C) well defined and legible pedestrian entries provided to the street frontage; and
 - (D) iconic/landmark buildings feature on prominent gateway and corner sites.
- (v) Low rise, well landscaped uses and works exhibiting a high quality of urban design particularly to street frontages, with building complexes generally characterised by a mix of tenancies and opportunities for shared access and parking.
- (vi) Where visible from residential areas the design of roof form ensures that–



- (A) plant room and equipment are appropriately concealed; and
- (B) appropriately designed and coloured roof treatments are used.
- (vii) Signage to the Centenary Highway or the Ipswich to Springfield Public Transport Corridor is avoided.
- (viii) Business and industry activities avoid-
 - (A) high volumes of heavy or articulated traffic;
 - (B) movement and handling of materials outside normal business hours; or
 - (C) emissions/impacts and safety risks unacceptable in an area close to residential or other sensitive land uses;
- (ix) Uses and works are predominantly conducted in buildings with suitable noise emission attenuation and are sited, designed and constructed to ameliorate the adverse impacts on the amenity of nearby land.

Transport and Access

- (x) Heavy vehicular access via the Ripley Valley Urban Core and Secondary Urban Centre East is avoided so as not to adversely impact on the amenity of nearby residential areas.

(7) Swanbank New Chum Medium Impact Business and Industry (RB5M)

(a) Specific Outcomes

NOTE 6.11J

- (1) The area is subject to significant impacts from mining and is further constrained by flooding and existing and planned residential areas to the north, south, east and west.
- (2) Where buildings are sought to be erected, the proposal is to be supported by detailed geotechnical investigations.
- (3) The lands surrounding the Swanbank Power Station, provide particular advantages for industrial uses that require land extensive areas, good access to road and rail networks and which are well separated from adjoining residential areas.

Medium Impact Business and Industry areas provide for –

- (i) activities with potential for significant off-site impacts which are able to be contained either on site or within the Sub Area;

- (ii) medium to larger scale industrial activities where impacts can be effectively managed;
- (iii) medium to high impact activities;
- (iv) expansion and diversification of existing business and industry activities;
- (v) opportunities for co-location of new activities; and
- (vi) a wide variety of medium to larger scale industrial activities associated with manufacturing, processing, treating, breaking up or dismantling, finishing, repairing, packaging, storing, distributing and wholesaling products such as wood, metal, plastic, textiles, food, beverages, constructions materials, minerals and wastes, chemicals, metal fabrication, electronic equipment manufacture, building products, vehicle parts manufacture, food processing, warehousing and distribution activities.

6.12 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 Regional Business and Industry Zone—

- (a) agriculture if the lot is one (1) hectare or more in area;
- (b) animal husbandry if the lot is one (1) hectare or more in area;
- (c) business use if located within an existing building approved or lawfully used for a business use other than bulky goods sale, hotel, shop, or the predominant use of premises for a skin penetrating activity other than acupuncture and, if within a Low Impact Sub Area, the use operates between the hours of 6.30 a.m. and 6.30 p.m.;
- (d) caretaker residential;
- (e) 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;
- (f) clearing of vegetation;
- (g) earthworks not associated with a material change of use and which complies with the Earthworks Code;
- (h) general industry—



- (i) if located in an existing building approved or lawfully used for a business or industry use; and
 - (ii) if within a Low Impact Sub Area, the use operates between the hours of 6.30 a.m. and 6.30 p.m.; and
 - (iii) 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); and
 - (iv) an adopted infrastructure charge has been paid or unused infrastructure credits (including deemed credits) apply at an equivalent rate for the proposed use; and
 - (v) if the use has no discernible amenity or environmental impacts outside of the zone;
 - (i) home based activity which complies with the Home Based Activities Code;
 - (j) minor building work;
 - (k) minor utility;
 - (l) park, if not involving illuminated sporting activities;
 - (m) placing an advertising device on premises which complies with the Advertising Devices Code;
 - (n) service trades use—
 - (i) if located in an existing building approved or lawfully used for a business or industry use; and
 - (ii) if within a Low Impact Sub Area, the use operates between the hours of 6.30 a.m. and 6.30 p.m.; and
 - (iii) 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); and
 - (iv) an adopted infrastructure charge has been paid or unused infrastructure credits (including deemed credits) apply at an equivalent rate for the proposed use; and
 - (v) if the use has no discernible amenity or environmental impacts outside of the zone;
 - (o) wine making if located in an existing building approved or lawfully used for a business or industry use and if within a Low Impact Sub Area, the use operates between the hours of 6.30 a.m. and 6.30 p.m.; and
 - (p) a specified use listed in Table 6.1 for the specified precinct within Sub Area RB5, Swanbank New Chum.
- (2) The following uses, use classes and other development categories are consistent with the outcomes sought for the Regional Business and Industry 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, which is outside the parameters listed under sub-section (1) above;
 - (b) animal husbandry, which is outside the parameters listed under sub-section (1) above;
 - (c) aviation use, if helipad;
 - (d) business use, which is outside the parameters listed under sub-section (1) above;
 - (e) carpark;
 - (f) carrying out operational work for reconfiguring a lot or in association with a material change of use;
 - (g) community use, unless a crematorium within a Low Impact Sub Area, or a cemetery or hospital;
 - (h) entertainment use, unless cinema;
 - (i) forestry;
 - (j) general industry, which is outside the parameters listed under sub-section (1) above;
 - (k) general store;
 - (l) intensive animal husbandry, unless dairy, feedlot, piggery or poultry feedlot;
 - (m) major utility;
 - (n) night court;
 - (o) park, if involving illuminated sporting activities;
 - (p) plant nursery (wholesale);
 - (q) reconfiguring a lot;
 - (r) recreation use, unless equestrian and coursing sports or motor sports;
 - (s) service trades use, which is outside the parameters listed under sub-section (1) above;
 - (t) special industry;
 - (u) temporary use;
 - (v) tourist facility;



- (w) temporary sales office;
 - (x) wine making, which is outside the parameters listed under sub-section (1) above.
- (3) The following uses, use classes and other development categories are inconsistent with the outcomes sought and are not located within the Regional Business and Industry Zone; and constitute undesirable development which is unlikely to be approved—
- (a) aviation use, unless helipad;
 - (b) community use, if a crematorium within a Low Impact Sub Area, or a cemetery or hospital;
 - (c) correctional centre;
 - (d) display housing;
 - (e) dual occupancy;
 - (f) entertainment use, if cinema;
 - (g) extractive industry;
 - (h) institutional residential;
 - (i) intensive animal husbandry if dairy, feedlot, piggery or poultry feedlot;
 - (j) multiple residential;
 - (k) nuclear industry;
 - (l) recreation use, if equestrian and coursing sports or motorsports;
 - (m) shopping centre;
 - (n) single residential;
 - (o) temporary accommodation.



Table 6.2: Assessment Categories and Relevant Assessment Criteria for Regional Business and Industry Zone—Making a Material Change of Use

Column 1 Defined use or use class ⁵	Column 2 Assessment category ⁶	Column 3 Relevant assessment criteria ⁷ —applicable code if development is self-assessable or requires code assessment
Specified use listed in Table 6.1 for the specified precincts within Sub Area RB5, Swanbank New Chum	Exempt, if located within an existing building approved or lawfully used for a specified use listed in Table 6.1 for the specified Sub Area. Code Assessable otherwise.	Regionally Significant Business and Industry Areas Code (Part 6)—particularly the specific outcomes in section 6.7 and the Regional Business and Industry Zone (division 4) Commercial and Industrial Code (Part 12, division 7) Parking Code (Part 12, division 9)
RESIDENTIAL		
Caretaker Residential	Code Assessable	Regionally Significant Business and Industry Areas Code (Part 6)—particularly the specific outcomes in section 6.7 and the Regional Business and Industry Zone (division 4) Residential Code (Part 12, division 6)
Display Housing—inconsistent use class [refer s 6.12(3)]	Impact Assessable	Regionally Significant Business and Industry Areas Code (Part 6)—particularly the specific outcomes in section 6.7 and the Regional Business and Industry Zone (division 4) Residential Code (Part 12, division 6) Parking Code (Part 12, division 9)
Dual Occupancy—inconsistent use class [refer s 6.12(3)]	Impact Assessable	Regionally Significant Business and Industry Areas Code (Part 6)—particularly the specific outcomes in section 6.7 and the Regional Business and Industry Zone (division 4) Residential Code (Part 12, division 6) Parking Code (Part 12, division 9)
Home Based Activity	Self Assessable; or Code Assessable if the applicable code for Self Assessable development is not complied with.	If Self Assessable—acceptable solutions in the Home Based Activities Code. If Code Assessable— (a) Home Based Activities Code (Part 12, division 2); (b) Regionally Significant Business and Industry Areas Code (Part 6)—particularly the specific outcomes in section 6.7 and the Regional Business and Industry Zone (division 4).
Institutional Residential—inconsistent use class [refer s 6.12(3)]	Impact Assessable	Regionally Significant Business and Industry Areas Code (Part 6)—particularly the specific outcomes in section 6.7 and the Regional Business and Industry Zone (division 4) Residential Code (Part 12, division 6) Parking Code (Part 12, division 9)
Multiple Residential—inconsistent use class [refer s 6.12(3)]	Impact Assessable	Regionally Significant Business and Industry Areas Code (Part 6)—particularly the specific outcomes in section 6.7 and the Regional Business and Industry Zone (division 4) Residential Code (Part 12, division 6) Parking Code (Part 12, division 9)
Single Residential—inconsistent use [refer s 6.12(3)]	Impact Assessable	Regionally Significant Business and Industry Areas Code (Part 6)—particularly the specific outcomes in section 6.7 and the Regional Business and Industry Zone (division 4) Residential Code (Part 12, division 6)

⁵ See Schedule 1 (dictionary), division 1 (defined uses and use classes).

⁶ Assessment categories may also be affected by overlays. See overlay maps to determine whether the land is affected.

⁷ 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 ⁵	Column 2 Assessment category ⁶	Column 3 Relevant assessment criteria ⁷ —applicable code if development is self-assessable or requires code assessment
Temporary Accommodation— inconsistent use class [refer s 6.12(3)]	Impact Assessable	Regionally Significant Business and Industry Areas Code (Part 6)— particularly the specific outcomes in section 6.7 and the Regional Business and Industry Zone (division 4) Residential Code (Part 12, division 6) Parking Code (Part 12, division 9)
COMMERCIAL / INDUSTRIAL		
Business Use	Exempt if, other than bulky goods sale, hotel or shop, and— (a) within an existing building approved or lawfully used for a business use; 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); and (c) if within a Low Impact Sub Area, the use operates between the hours of 6.30 a.m. and 6.30 p.m. Impact Assessable if bulky goods sale, hotel, shop, or the predominant use of premises for a skin penetrating activity other than acupuncture. Code Assessable otherwise.	Regionally Significant Business and Industry Areas Code (Part 6)— particularly the specific outcomes in section 6.7 and the Regional Business and Industry Zone (division 4) Commercial and Industrial Code (Part 12, division 7) Parking Code (Part 12, division 9)
Extractive Industry— inconsistent use [refer s 6.12(3)]	Impact Assessable	Regionally Significant Business and Industry Areas Code (Part 6)— particularly the specific outcomes in section 6.7 and the Regional Business and Industry Zone (division 4) Commercial and Industrial Code (Part 12, division 7) Parking Code (Part 12, division 9)
General Industry	Exempt if— (a) within a Low Impact Sub Area, and— (i) located within an existing building approved for or lawfully used for a business or industry use; and (ii) operating between the hours of 6.30 a.m. to 6.30 p.m.; and (iii) 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); and (iv) an adopted infrastructure charge has been paid or unused infrastructure credits (including deemed credits) apply at an equivalent rate for the proposed use; and (v) the use has no discernible amenity or environmental impacts outside of the Zone; or (b) within a Medium Impact Sub Area, and— (i) located within an existing building approved for or lawfully used for a business or industry use; and	Regionally Significant Business and Industry Areas Code (Part 6)— particularly the specific outcomes in section 6.7 and the Regional Business and Industry Zone (division 4) Commercial and Industrial Code (Part 12, division 7) Parking Code (Part 12, division 9)



Column 1 Defined use or use class ⁵	Column 2 Assessment category ⁶	Column 3 Relevant assessment criteria ⁷ —applicable code if development is self-assessable or requires code assessment
	<ul style="list-style-type: none"> (ii) 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); and (iii) an adopted infrastructure charge has been paid or unused infrastructure credits (including deemed credits) apply at an equivalent rate for the proposed use; and (iv) the use has no discernible amenity or environmental impacts outside of the Zone. <p>Code Assessable otherwise.</p>	
General Store	Impact Assessable	<p>Regionally Significant Business and Industry Areas Code (Part 6)—particularly the specific outcomes in section 6.7 and the Regional Business and Industry Zone (division 4)</p> <p>Commercial and Industrial Code (Part 12, division 7)</p> <p>Parking Code (Part 12, division 9)</p>
Nuclear Industry— inconsistent use [refer s 6.12(3)]	Impact Assessable	<p>Regionally Significant Business and Industry Areas Code (Part 6)—particularly the specific outcomes in section 6.7 and the Regional Business and Industry Zone (division 4)</p> <p>Commercial and Industrial Code (Part 12, division 7)</p> <p>Parking Code (Part 12, division 9)</p>
Plant Nursery (wholesale)	Code Assessable	<p>Regionally Significant Business and Industry Areas Code (Part 6)—particularly the specific outcomes in section 6.7 and the Regional Business and Industry Zone (division 4)</p> <p>Vegetation Management Code (Part 12, division 4)</p> <p>Commercial and Industrial Code (Part 12, division 7)</p> <p>Parking Code (Part 12, division 9)</p>
Service Trades Use	<p>Exempt if—</p> <ul style="list-style-type: none"> (a) within a Low Impact Sub Area, and— <ul style="list-style-type: none"> (i) located within an existing building approved for or lawfully used for a business or industry use; and (ii) operating between the hours of 6.30 a.m. to 6.30 p.m.; and (iii) 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); and (iv) an adopted infrastructure charge has been paid or unused infrastructure credits (including deemed credits) apply at an equivalent rate for the proposed use; and (v) the use has no discernible amenity or environmental impacts outside of the Zone; or 	<p>Regionally Significant Business and Industry Areas Code (Part 6)—particularly the specific outcomes in section 6.7 and the Regional Business and Industry Zone (division 4)</p> <p>Commercial and Industrial Code (Part 12, division 7)</p> <p>Parking Code (Part 12, division 9)</p>



Column 1 Defined use or use class ⁵	Column 2 Assessment category ⁶	Column 3 Relevant assessment criteria ⁷ —applicable code if development is self-assessable or requires code assessment
	(b) within a Medium Impact Sub Area, and— <ul style="list-style-type: none"> (i) located within an existing building approved for or lawfully used for a business or industry use; and (ii) 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); and (iii) an adopted infrastructure charge has been paid or unused infrastructure credits (including deemed credits) apply at an equivalent rate for the proposed use; and (iv) the use has no discernible amenity or environmental impacts outside of the Zone. Code Assessable otherwise.	
Shopping Centre— inconsistent use [refer s 6.12(3)]	Impact Assessable	Regionally Significant Business and Industry Areas Code (Part 6)—particularly the specific outcomes in section 6.7 and the Regional Business and Industry Zone (division 4) Commercial and Industrial Code (Part 12, division 7) Parking Code (Part 12, division 9)
Special Industry	Code Assessable, if the use has no discernible amenity or environmental impacts outside the Zone. Impact Assessable otherwise, or if involving treatment or disposal of putrescible waste.	Regionally Significant Business and Industry Areas Code (Part 6)—particularly the specific outcomes in section 6.7 and the Regional Business and Industry Zone (division 4) Commercial and Industrial Code (Part 12, division 7) Parking Code (Part 12, division 9)
Temporary Sales Office	Code Assessable	Regionally Significant Business and Industry Areas Code (Part 6)—particularly the specific outcomes in section 6.7 and the Regional Business and Industry Zone (division 4) Commercial and Industrial Code (Part 12, division 7) Parking Code (Part 12, division 9)
RECREATION / ENTERTAINMENT		
Entertainment Use— inconsistent use, if cinema [refer s 6.12(3)]	Impact Assessable if— <ul style="list-style-type: none"> (a) operating after 10.00 p.m. or before 6.30 a.m.; or (b) cinema. Code Assessable otherwise.	Regionally Significant Business and Industry Areas Code (Part 6)—particularly the specific outcomes in section 6.7 and the Regional Business and Industry Zone (division 4) Recreation and Entertainment Code (Part 12, division 11) Parking Code (Part 12, division 9)
Night Court	Code Assessable	Regionally Significant Business and Industry Areas Code (Part 6)—particularly the specific outcomes in section 6.7 and the Regional Business and Industry Zone (division 4)
Park	Exempt where not involving illuminated sporting activities. Code Assessable otherwise.	If Code Assessable— <ul style="list-style-type: none"> (a) Regionally Significant Business and Industry Areas Code (Part 6)—particularly the specific outcomes in section 6.7 and the Regional Business and Industry Zone (division 4); (b) Recreation and Entertainment Code (Part 12, division 11); (c) Parking Code (Part 12, division 9).



Column 1 Defined use or use class ⁵	Column 2 Assessment category ⁶	Column 3 Relevant assessment criteria ⁷ —applicable code if development is self-assessable or requires code assessment
Recreation Use— inconsistent use class if equestrian and coursing sports or motorsports [refer s 6.12(3)]	Code Assessable, if indoor recreation operating between the hours of 6.30 a.m. and 10.00 p.m. Impact Assessable otherwise.	Regionally Significant Business and Industry Areas Code (Part 6)— particularly the specific outcomes in section 6.7 and the Regional Business and Industry Zone (division 4) Recreation and Entertainment Code (Part 12, division 11) Parking Code (Part 12, division 9)
RURAL		
Agriculture	Exempt if— (a) the lot is one hectare or more in area; 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) Regionally Significant Business and Industry Areas Code (Part 6)—particularly the specific outcomes in section 6.7 and the Regional Business and Industry Zone (division 4); (b) Vegetation Management Code (Part 12, division 4).
Animal Husbandry	Exempt if— (a) the lot is one hectare or more in area; 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) Regionally Significant Business and Industry Areas Code (Part 6)—particularly the specific outcomes in section 6.7 and the Regional Business and Industry Zone (division 4); (b) Vegetation Management Code (Part 12, division 4).
Forestry	Code Assessable.	Regionally Significant Business and Industry Areas Code (Part 6)— particularly the specific outcomes in section 6.7 and the Regional Business and Industry Zone (division 4)
Intensive Animal Husbandry— inconsistent use if dairy, feedlot, piggery or poultry feedlot [refer s 6.12(3)]	Code Assessable if stables. Impact Assessable otherwise.	Regionally Significant Business and Industry Areas Code (Part 6)— particularly the specific outcomes in section 6.7 and the Regional Business and Industry Zone (division 4) Intensive Animal Husbandry Code (Part 12, division 8)
Wine Making	Exempt if— (a) located within an existing building approved or lawfully used for a business or industry use; 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); and (c) an adopted infrastructure charge has been paid or unused infrastructure credits (including deemed credits) apply at an equivalent rate for the proposed use; and (d) if within a Low Impact Sub Area, the use operates between the hours of 6.30 a.m. and 6.30 p.m. Code Assessable otherwise.	Regionally Significant Business and Industry Areas Code (Part 6)— particularly the specific outcomes in section 6.7 and the Regional Business and Industry Zone (division 4) Parking Code (Part 12, division 9)



Column 1 Defined use or use class ⁵	Column 2 Assessment category ⁶	Column 3 Relevant assessment criteria ⁷ —applicable code if development is self-assessable or requires code assessment
OTHER		
Aviation Use— inconsistent use unless a helipad [refer s 6.12(3)]	Impact Assessable	Regionally Significant Business and Industry Areas Code (Part 6)— particularly the specific outcomes in section 6.7 and the Regional Business and Industry Zone (division 4) Parking Code (Part 12, division 9)
Carpark	Code Assessable	Regionally Significant Business and Industry Areas Code (Part 6)— particularly the specific outcomes in section 6.7 and the Regional Business and Industry Zone (division 4) Parking Code (Part 12, division 9)
Community Use— inconsistent use if— (a) cemetery or hospital; or (b) crematorium within a Low Impact Sub Area. [refer s 6.12(3)]	Code Assessable if other than a cemetery, crematorium or hospital, and if— (a) located within an existing building approved or lawfully used for a business or community use; and (b) if within a Low Impact Sub Area, the use operates between the hours of 6.30 a.m. and 10.00 p.m.; and (c) the use can mitigate amenity or environmental impacts of surrounding business and industry activities. Impact Assessable otherwise.	Regionally Significant Business and Industry Areas Code (Part 6)— particularly the specific outcomes in section 6.7 and the Regional Business and Industry Zone (division 4) Community Use Code (Part 12, division 13) Parking Code (Part 12, division 9)
Correctional Centre— inconsistent use [refer s 6.12(3)]	Impact Assessable	Regionally Significant Business and Industry Areas Code (Part 6)— particularly the specific outcomes in section 6.7 and the Regional Business and Industry Zone (division 4)
Major Utility	Impact Assessable, if involving treatment or disposal of putrescible waste. Code Assessable otherwise.	Regionally Significant Business and Industry Areas Code (Part 6)— particularly the specific outcomes in section 6.7 and the Regional Business and Industry Zone (division 4)
Minor Utility	Exempt	
Temporary Use	Code Assessable	Temporary Use Code (Part 12, division 13) Regionally Significant Business and Industry Areas Code (Part 6)— particularly the specific outcomes in section 6.7 and the Regional Business and Industry Zone (division 4)
Tourist Facility	Impact Assessable	Regionally Significant Business and Industry Areas Code (Part 6)— particularly the specific outcomes in section 6.7 and the Regional Business and Industry Zone (division 4) 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 criteria⁸—applicable code if development is self-assessable or requires code assessment
All except use for a road ⁹	Impact Assessable (refer s 2.2)	Regionally Significant Business and Industry Areas Code (Part 6)— particularly the specific outcomes in section 6.7 and the Regional Business and Industry Zone (division 4)

⁸ 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.

⁹ All roads are included in a zone but use for a road is not defined. The table indicated that use for a road remains exempt under a planning scheme.



Table 6.3: Assessment Categories and Relevant Assessment Criteria for Regional Business and Industry Zone—Other Development

Column 1 Type of development	Column 2 Assessment category ¹⁰	Column 3 Relevant assessment criteria ¹¹ —applicable code if development is self-assessable or requires code assessment
Carrying out building work not associated with a material change of use ¹²	Self Assessable ¹³ 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) Regionally Significant Business and Industry Areas Code (Part 6)—particularly the specific outcomes in section 6.7 and the Regional Business and Industry Zone (division 4); (b) Planning Scheme Building Matters Code (Part 12, division 16).
Clearing of Vegetation—not associated with a material change of use	Exempt	
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) Regionally Significant Business and Industry Areas Code (Part 6)—particularly the specific outcomes in section 6.7 and the Regional Business and Industry Zone (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) Regionally Significant Business and Industry Areas Code (Part 6)—particularly the specific outcomes in section 6.7 and the Regional Business and Industry Zone (division 4); (b) Planning Scheme Building Matters Code (Part 12, division 16); (c) Parking Code (Part 12, division 9).
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) Regionally Significant Business and Industry Areas Code (Part 6)—particularly the specific outcomes in section 6.7 and the Regional Business and Industry Zone (division 4)
Reconfiguring a lot ¹⁴	Impact Assessable where involving land within a Residential zone. Code Assessable otherwise.	Reconfiguring a Lot Code (Part 12, division 5) Regionally Significant Business and Industry Areas Code (Part 6)—particularly the specific outcomes in section 6.7 and the Regional Business and Industry Zone (division 4)
Carrying out operational work for reconfiguring a lot or in association with a material change of use ¹⁴	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	

¹⁰ Assessment categories may also be affected by overlays. See overlay maps to determine whether the land is affected.

¹¹ 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.

¹² See Ipswich Planning Scheme Users Guide 2 for examples that explain the type of development involved in different proposals.

¹³ 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.

¹⁴ 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.



Division 5—Regional Business and Industry Investigation Zone: Assessment Criteria and Assessment Tables

6.13 Regional Business and Industry Investigation Zone

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

- overall outcomes (section 6.14);
- specific outcomes and probable solutions as follows—
 - effects of development – general (section 6.15);
 - effects of development in Sub Areas (section 6.16);
 - consistent and inconsistent uses, use classes and other development (section 6.17);
- assessment tables (Tables 6.4 and 6.5).

6.14 Overall Outcomes for the Regional Business and Industry Investigation Zone

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

NOTE 6.14A

- (1) 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 investigation zone is depicted in two ways on the zoning maps—
- (a) unbroken lines – representing committed investigation areas; and
 - (b) broken lines – indicative future investigation land, subject to further detailed assessment as part of a development application.

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

Land Use Mix

- (a) Uses and works within the Regional Business and Industry Investigation Zone provide regional business enterprise and industry employment opportunities subject to resolution of applicable constraints such as potential amenity impacts on nearby residential areas, mining, flooding and availability of services.
- (b) Pleasant and safe working environments are created.

- (c) There is a high standard of amenity in regionally significant business and industry areas and uses in these areas are generally compatible.
- (d) A land use pattern is created for each area where there is a transition from lower impact uses on the edge to higher impact activities towards the centre, with buffer areas on the periphery to separate incompatible or sensitive uses.
- (e) In situations where the constraints cannot be resolved, uses and works may be limited to land extensive or low yield activities which have minimal building requirements.
- (f) Such activities—
 - (i) should not compromise existing or proposed business or industry activities; or
 - (ii) should not have a significant detrimental amenity impact on nearby existing or proposed residential areas; or
 - (iii) may include—
 - (A) recreation uses, such as golf courses, driving ranges, adventure sports, motor sports, equestrian sports, water sports, nature trails, walking and cycling trails, and outdoor festivals and events;
 - (B) primary production uses, such as forestry, aquaculture and hydroponics; and
 - (C) temporary accommodation, where directly allied to an approved use.
- (g) Uses and works do not compromise or jeopardise the intended retail or service functions of designated Major or Neighbourhood Centres.

Environmental Management and Greenspace

- (h) Where possible, the areas maintain or develop an overall greenspace setting, inclusive of active and passive recreation uses and pedestrian and cycle trails.
- (i) Uses and works are located and designed to minimise risks and nuisance to people and property.



- (j) Degraded or contaminated sites (including former mining sites and overburden stockpiles) are rehabilitated and used in an appropriate manner.
- (k) Buffers are created between incompatible uses to ensure that there are no discernible amenity or environmental impacts which affect adjacent sensitive land uses.

Transport and Access

- (l) 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.
- (m) Pedestrian, cycle and vehicle connectivity and ease of mobility are provided within and between regionally significant business and industry areas, major centres, surrounding neighbourhood areas and public transport interchanges.
- (n) Conflict between freight, local and through traffic and between pedestrians, cyclists and vehicles is minimised.

Infrastructure

- (o) Uses and works support the efficient provision or extension of infrastructure, including both physical infrastructure and human services and facilities.
- (p) 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.
- (q) Sustainable water usage is facilitated, particularly where relating to water sensitive design and the use of recycled water.

Integrated Planning, Uses and Works

- (r) Regional Business and Industry Investigation Areas are developed in an orderly, integrated and coordinated manner.

NOTE 6.14B

- (1) Some of the land within the Regional 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.

6.15 Effects of Development – General

NOTE 6.15A

The specific outcomes which are sought to apply generally throughout the Regional 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) privacy;
- (d) noise attenuation;
- (e) retention of existing vegetation and supplementary planting, where necessary, particularly within buffer areas and in situations where business and industry activities may be 'overlooked' by residential 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

(2) Specific Outcomes

- (a) New uses and works take account of, and where appropriate protect, the important townscape features of the Regional 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 or nearby residential areas; 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 – for sub-section (2)(a)

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

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 impacts outside of the Zone.

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

- (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 50 metres from the alignment with a Designated Road.

Building Height

(6) Specific Outcome

A low rise, human scale, building profile is achieved which offers an attractive, comfortable and safe pedestrian environment.

(7) Probable Solution – for sub-section (6)

Buildings are limited to two storeys 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

(8) 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

(9) Specific Outcomes

NOTE 6.15B

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

Parking

(10) 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, 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

(11) 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

(12) 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 and disposal system¹⁵.
 - (c) Sustainable water usage is facilitated, particularly where relating to water sensitive design and the use of recycled water.
- (13) Probable Solutions – for sub-section (12)(a)**
- Infrastructure is provided to the standards stated in Part 13—Local Government Infrastructure Plan and Planning Scheme Policy 3—General Works.
- Nearby Residential Amenity**
- (14) Specific Outcomes**
- (a) Particular attention is given to mitigating potential noise impacts 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; and
 - (iv) provision of adequate physical separation and appropriate landscaped treatment including establishing planted buffer areas and acoustic mounds or fencing.
- Integrated Planning, Uses and Works**
- (15) Specific Outcomes**
- Uses and works within Regional Business and Industry Investigation Areas occur within a comprehensive planning framework that—
- (a) ensures the orderly development of the locality;
 - (b) coordinates and integrates land uses, transport, open space and other infrastructure;
 - (c) provides suitable building sites and methods of construction, having particular regard to geotechnical constraints;
 - (d) provides for the rehabilitation, repair and reuse of former mining lands;
 - (e) provides for preferred land use groupings and synergies;
 - (f) incorporates transport mobility networks that—
 - (i) are transit oriented;
 - (ii) accommodate freight transport needs;
 - (iii) provide an adequate road network and protect future road corridors;
 - (iv) integrate internal and external access to achieve a safe, convenient, comfortable and attractive environment for public transport patrons, pedestrians and cyclists, both between elements of the Industry Investigation Area and to nearby areas;
 - (v) provide vehicle entry, exit and circulation arrangements that minimise adverse impacts on local amenity and promote efficiency of the road and street network;
 - (vi) minimise conflict between pedestrians/cyclists and vehicles and between passenger vehicles and freight/delivery/service vehicles; and
 - (vii) integrate vehicle parking and circulation;
 - (g) provides for open space and recreation linkages—
 - (i) within the Plan area;
 - (ii) to adjoining buffer areas; and
 - (iii) to the external open space network, including local and district elements;
 - (h) provides for both passive and active recreational opportunities, which may include—
 - (i) sports fields and courts;
 - (ii) golf courses and driving ranges;
 - (iii) walking and cycling trails;
 - (iv) picnicking areas and playgrounds;
 - (v) adventure sports;
 - (vi) motorsports;
 - (vii) equestrian sports;
 - (viii) water sports; and
 - (ix) festivals and events;
 - (i) provides appropriate visual treatment, landscaping, buffering and separations for—
 - (i) existing residences;
 - (ii) planned future residential areas;
 - (iii) major external road corridors (in terms of visual amenity);
 - (iv) major water courses, wetlands and other water features (in terms of protecting wildlife corridors and water quality); and
 - (v) the conservation of valuable features such as important view corridors or mature vegetation;
 - (j) provides for the separation of incompatible uses and the co-location of synergistic activities;

¹⁵ 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.



- (k) provides a reliable water supply (including for fire fighting purposes) and appropriate effluent treatment and disposal;
- (l) provides for integration with public utilities and streetscape works;
- (m) facilitates sustainable water usage, particularly where relating to water sensitive design and the use of recycled water;
- (n) where appropriate, integrates with adjoining properties in order to—
 - (i) enhance the development of the Industry Investigation Area as a whole; and
 - (ii) provide finish levels that integrate and coordinate access between adjoining sites, uses and works.

NOTE 6.15C

- (1) It is intended that comprehensive Concept Plans be prepared to provide for the integrated development of Regional Business and Industry Investigation Areas in a progressive and coordinated manner with appropriate interface between land use activities.
- (2) Such plans will assist in the clarification of development issues for the proponent/developer, land owners, the local community, the local government and relevant state agencies (if any).
- (3) These plans may be dealt with under the IDAS process as a preliminary approval under Section 3.1.5 of IPA.
- (4) In accordance with the requirements of Section 3.1.6 of IPA, a Preliminary Approval—
 - (a) must be publicly notified; and
 - (b) may determine the assessment category (e.g. code assessment or self assessment) to be followed for subsequent development.
- (5) The Concept Plans may be prepared by landowners, groupings of landowners, developers with the permission of landowners, or by Council.
- (6) Concept Plans should include as supporting information—
 - (a) a transport impact assessment;
 - (b) a mining subsidence assessment;
 - (c) a townscape and visual amenity appraisal;
 - (d) an acoustic assessment;
 - (e) a hazard and risk assessment;
 - (f) an infrastructure works assessment; and

NOTE 6.15C cont.

- (g) an open space and recreation needs assessment.

[For further information also refer to Planning Scheme Policy 2—Information the Local Government May Request.]

- (7) A Concept Plan should also incorporate and address the relevant provisions relating to the specific Sub Area – see section 6.16.
- (8) In relation to the preparation of Concept Plans for the Swanbank and New Chum Sub Areas, particular regard is to be given to the provisions contained within section 6.7(4) – Swanbank New Chum – Pattern of Development.

Plan of Development**(16) Specific Outcomes**

Land included in a Sub Area is developed generally in accordance with a Plan of Development indicating—

- (a) the type and location of uses on the site; and
- (b) the density or intensity of uses and works and, where known, the size and location of proposed buildings and other structures and details regarding vehicle access and movement onto and through the site.

Operational Airspace – Wildlife Hazards**(17) 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.

(18) Probable Solution – for sub-section (16)(b)

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

NOTE 6.15D

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.



6.16 Effects of Development Within Sub Areas

NOTE 6.16A

- (1) The Regional Business and Industry Investigation Zone includes four (4) Sub Areas, as outlined below.
- (2) The locations of the Sub Areas are—
 - (a) depicted on the Zoning Maps Z13, Z14, Z15, Z16, Z21, Z22, Z24, Z25, Z30 and Z31; and
 - (b) described below.

(1) Sub Area RBIA1 – Ebenezer Willowbank

NOTE 6.16B

- (1) The Sub Area has been and will continue to be significantly impacted upon by mining activities, accordingly uses and works within mining areas 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.
- (2) The Ipswich Motorsport Precinct Strategic Planning Study has been adopted as a planning resource document by Council.
- (3) The Ipswich Motorsport Precinct Strategic Planning Study is intended to be used as a position paper for liaison with the Queensland Government regarding its future support for Motorsport in Queensland and to identify and elicit support by potential partnerships to develop the Ipswich Motorsport Precinct.

Streetscape and Visual/Aesthetic Considerations

NOTE 6.16C

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 Cunningham Highway, Western Ipswich Bypass, Amberley-Rosewood Road and the Ipswich – Rosewood rail line.

(a) Specific Outcomes

- (i) New uses and works present buildings of a high visual quality when viewed from the Cunningham Highway, Western Ipswich Bypass, Amberley-Rosewood Road and the Ipswich – Rosewood rail line.
- (ii) Buildings are screened with appropriate landscaping particularly when viewed from the Cunningham Highway, Western Ipswich Bypass, Amberley-Rosewood Road and the Ipswich – Rosewood rail line.

- (iii) Signage to the Cunningham Highway, Western Ipswich Bypass, Amberley-Rosewood Road and the Ipswich – Rosewood rail line is minimised.

Transport and Access

(b) Specific Outcome

New uses and works incorporate an integrated approach which minimises new access points onto the Cunningham Highway, Western Ipswich Bypass, Mount Forbes Road, Goebels Road and Amberley-Rosewood Road.

Land Use

NOTE 6.16D

- (1) There are four (4) precincts within the Sub Area, as outlined on Figure 6.16.1.
- (2) Each precinct has a different preferred land use mix and focus.

(c) Specific Outcomes

- (i) Precinct 1, Former or Current Mining Lands, provides for—
 - (A) agriculture (as an interim use);
 - (B) animal husbandry (as an interim use);
 - (C) extractive industry (as an interim use);
 - (D) forestry (as an interim use);
 - (E) intensive animal husbandry, unless feedlot, poultry farm or piggery (as an interim use);
 - (F) general industries;
 - (G) night court;
 - (H) park;
 - (I) outdoor recreation and entertainment, particularly where related to equestrian and coursing sports or motorsports, where the use has no discernible amenity or environmental impacts outside of the buffer area designated on Overlay Map OV8;
 - (J) service trades uses; and
 - (K) special industries, where the use has no discernible amenity or environmental impacts outside of the buffer area designated on Overlay Map OV8.



- 1 Former or Current Mining Lands
- 2 Future Mining Resource Areas
- 3 Expanded Ipswich Motorsports Precinct
- 4 Future Industry

November 2009

Legend

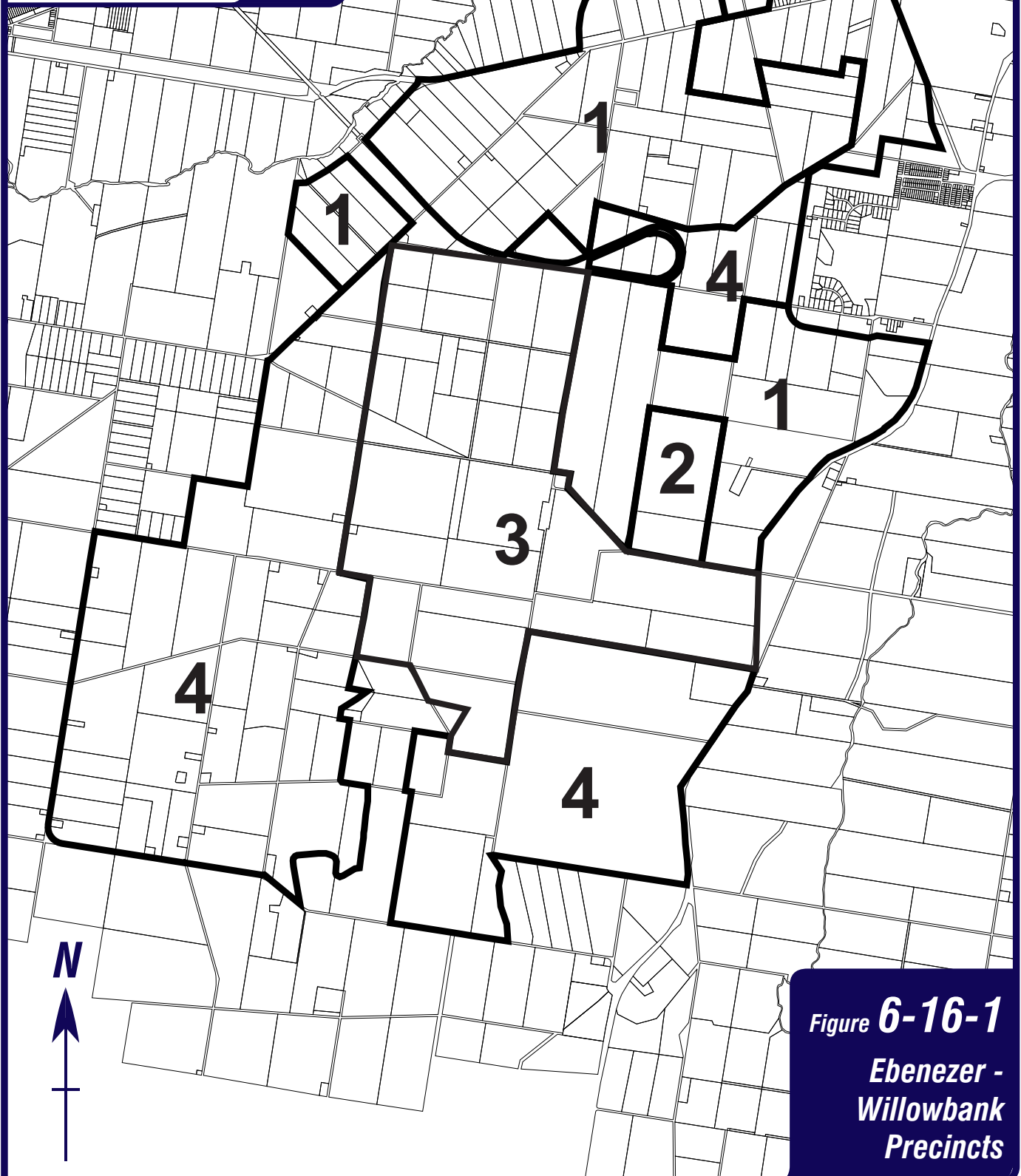


Figure 6-16-1
Ebenezer -
Willowbank
Precincts

- (ii) Precinct 2, Future Mining Resource Area, provides for—
- (A) agriculture (as an interim use);
 - (B) animal husbandry (as an interim use);
 - (C) extractive industry;
 - (D) intensive animal husbandry (as an interim use), unless feedlot, poultry farm or piggery; and
 - (E) outdoor recreation and entertainment, particularly where related to equestrian and coursing sports or motorsports, where the use has no discernible amenity or environmental impacts outside of the buffer area designated on Overlay Map OV8.
- (iii) Precinct 3, Expanded Ipswich Motorsport Precinct, provides for new uses and works which support the implementation of the Ipswich Motorsport Precinct Strategic Planning Study including—
- (A) agriculture (as an interim use);
 - (B) animal husbandry (as an interim use);
 - (C) general industries, particularly where related to motorsports;
 - (D) motel;
 - (E) night court;
 - (F) park;
 - (G) recreation and entertainment uses, particularly where related to motorsports;
 - (H) service trades uses, particularly where related to motorsports; and
 - (I) tourist facility.
- (iv) Precinct 4, Future Industry, provides for—
- (A) agriculture (as an interim use);
 - (B) animal husbandry (as an interim use);
 - (C) extractive industry (as an interim use);
 - (D) general industries;
 - (E) night court;
 - (F) outdoor recreation and entertainment (as an interim use, or where the land is constrained by mining or flooding);
 - (G) park;
 - (H) service trades uses; and
 - (I) special industries, where the use has no discernible amenity or environmental impacts outside of the buffer area designated on Overlay Map OV8.
- (2) **Sub Area RBIA2 – Swanbank New Chum**
- NOTE 6.16E**
- (1) The area is subject to extensive and significant impacts from mining and is further constrained by flooding and existing or planned residential areas to the north, east, west and south east.
 - (2) It is intended to provide for the continued operation of the clay mining and ceramic industries.
 - (3) It is further intended to promote this area for business and industry uses which generally have minimal building requirements.
 - (4) Where buildings are sought to be erected, the proposal is to be supported by detailed geotechnical investigations.
 - (5) The Sub Area also provides significant opportunities for major waste recycling, high energy using and some 'difficult to locate' industries.
 - (6) In relation to waste treatment and recycling activities, there are significant concerns regarding the impact on the amenity of nearby residential areas particularly as a result of odour emissions from waste recycling activities involving biological treatment processes such as composting or chemical waste treatment processes including sewerage sludge treatment.
 - (7) Waste recycling or treatment activities are discouraged unless it can be demonstrated with a high degree of certainty that such activities will not adversely affect any nearby residential areas (either existing or proposed).
 - (8) The lands surrounding the Swanbank Power Station, provide particular advantages for industrial uses that require land extensive areas, good access to road and rail networks and which are well separated from residential areas.



NOTE 6.16E cont.

- (9) Transport infrastructure issues requiring resolution include a north-south major road link between Redbank Plains Road and the Centenary Highway, in conjunction with an east-west link to the Cunningham Highway via Swanbank Road.
- (10) Effluent treatment and disposal may include the possibility of effluent reuse, particularly in conjunction with the power station and other industrial activities.
- (11) When preparing or assessing development proposals in the Swanbank New Sub Area, particular regard is to be given to the provisions contained within section 6.7(4) – Swanbank New Chum – Preferred Development Outcomes and Section 6.7(5) Preferred Pattern of Development.

Land Use Mix**(a) Specific Outcomes**

The Sub Area supports uses which—

- (i) can coexist with the extent and severity of impacts from undermining affecting the land, i.e. are generally land extensive and have minimal building requirements; and
- (ii) are located on areas which, following detailed geotechnical assessment, can support new uses; and
- (iii) provide low, capital-intensive, interim land uses, including—
 - (A) agriculture;
 - (B) animal husbandry;
 - (C) clay mining; and
 - (D) passive and active recreation uses; and
- (iv) provide more capital intensive, business, industry, recreation and community uses, including some 'difficult to locate' activities, where the use has no discernible amenity or environmental impacts outside of the Sub Area, including—
 - (A) clay and ceramic industries (including brick making);
 - (B) community uses;
 - (C) general industries;
 - (D) outdoor recreation and entertainment uses;
 - (E) service trades uses;
 - (F) special industries; and

- (G) warehousing and transport related uses, near major transport corridors (i.e. generally on the periphery of the precinct and able to be used as a buffer to other, higher impact industrial uses).

Streetscape and Visual/Aesthetic Considerations**NOTE 6.16F**

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 Cunningham Highway, Centenary Highway, the Ipswich to Springfield Public Transport Corridor, Redbank Plains Road and nearby residential areas.

(b) Specific Outcomes

- (i) New uses and works present buildings of a high visual quality when viewed from the Cunningham Highway, Old Ipswich Road, Redbank Plains Road, the Centenary Highway, the Ipswich to Springfield Public Transport Corridor and nearby existing or planned residential areas.
- (ii) Buildings and any outdoor areas used for plant, equipment and storage are screened with appropriate landscaping particularly when viewed from the Cunningham Highway, Old Ipswich Road, Redbank Plains Road, the Centenary Highway, the Ipswich to Springfield Public Transport Corridor and nearby existing or planned residential areas.
- (iii) Signage to Old Ipswich Road, Redbank Plains Road, the Cunningham Highway, the Centenary Highway and the Ipswich to Springfield Public Transport Corridor is avoided.

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

- (i) New uses and works incorporate an integrated approach which minimises new access points to all major thoroughfares.
- (ii) Existing road reserves may need to be rationalised/realigned to achieve the integrated and coordinated development of this Sub Area.
- (iii) No new access is obtained from the Cunningham Highway or Centenary Highway.



(d) **Probable Solution – for sub-section (2)(a) to (c)**

Uses and works are undertaken generally in accordance with the Swanbank New Chum Land Use Concept Master Plan shown on Figure 6.7.1.

(3) **Sub Area RBIA3 – Swanbank South Eastern Investigation Area**

NOTE 6.16G

- (1) The area is subject to extensive and significant impacts from mining and is further constrained by drainage and planned residential areas to the north, south and east.
- (2) Where buildings are sought to be erected, the proposal is to be supported by detailed geotechnical investigations
- (3) Waste recycling or treatment activities are discouraged unless it can be demonstrated that such activities will not adversely affect any nearby residential areas either existing or proposed.
- (4) The area offers significant opportunities for the development of a high quality business park servicing South Redbank Plains.
- (5) When preparing or assessing development proposals in the Swanbank Sub Area, particular regard is to be given to the provisions contained within section 6.7(4) Swanbank New Chum – Preferred Development Outcomes and section 6.7(5) Preferred Development Pattern.

Land Use Mix

(a) **Specific Outcomes**

- (i) The investigation area is developed as a high quality business park where –
 - (A) buildings front thoroughfares;
 - (B) office and reception uses are located towards the road frontage(s);
 - (C) parking is located to the rear of the site;
 - (D) where visible from residential areas and major transport corridors the design of roof form ensures that–
 - (I) plant room and equipment are appropriately concealed; and
 - (II) appropriately designed and coloured roof treatments are used.

- (ii) Iconic/landmark buildings feature on prominent gateway and corner sites.
- (iii) Uses or Works which have significant environmental impacts – including air, water, noise, odour, dust and vibration emissions outside of the designated investigation area are avoided.
- (iv) Infrastructure services and buildings are designed to withstand subsidence events.
- (v) New uses or works are connected to a sewer system or an appropriate on-site effluent treatment and disposal system.
- (vi) New uses and works present a high standard of visual amenity with regard to their built form and landscaped setting.
- (vii) Degraded lands are rehabilitated or repaired.
- (viii) Plant, equipment and storage areas are screened so that–
 - (A) materials and products are not visible from a road or public right of way; and
 - (B) environmental and amenity impacts are contained within the designated investigation area.

(4) **Sub Area RBIA4 – Karrabin**

NOTE 6.16H

- (1) This area is located on the western margins of the Regional Business and Industry Zone at Wulkuraka/Karrabin.
- (2) This area presents an opportunity for the logical extension of industrial development should the Regional Business and Industry zoned land be fully developed.
- (3) Suitability for industrial development is subject to the investigation of infrastructure provision, flooding, ecological values in association with the Bremer River and safety, with regard to the proximity to the end of the runway of the Amberley Air Base.

Streetscape and Visual/Aesthetic Considerations

NOTE 6.16I

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 railway line and Rosewood Karrabin Road.



(a) Specific Outcomes

- (i) New uses and works present buildings of a high visual quality when viewed from the railway line, Rosewood-Karrabin Road, Sherman Road or J Hanson Road.
- (ii) Buildings are screened with appropriate landscaping particularly when viewed from the railway line, Rosewood-Karrabin Road, Sherman Road or J Hanson Road.
- (iii) Signage to the railway line, Rosewood-Karrabin Road, Sherman Road or J Hanson Road is minimised.

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

New uses and works incorporate an integrated approach that minimises new access points to Sherman Road and J Hanson Road.

Land Use Mix**NOTE 6.16J**

- (1) When considering new uses and works in the vicinity of the Amberley Air Base, the local government shall take into account, amongst other necessary factors, the likely effects of the proposal on the integrity and operating efficiency of the operational airspace and aviation facilities of the Amberley Air Base.
- (2) These effects shall include a consideration of—
 - (a) State Planning Policy 1/02 – Development in the Vicinity of Certain Airport and Aviation Facilities;
 - (b) noise levels emanating from activities associated with the Air Base, including noise associated with aircraft movements, engine testing and including reference to any relevant noise forecasts and associated Land Use Compatibility advice from the Department of Defence;
 - (c) public safety aspects associated with the storage, handling and carriage of explosives and the possibility of aircraft malfunctions;
 - (d) hazards to aircraft as a result of land use activities which cause building obstructions, excessive lighting, air pollution, air turbulence or attraction for wildlife, particularly birds or bats (e.g. land uses such as waste management, race tracks or food processing plants);

NOTE 6.16J cont.

- (e) interference with navigation, communication or surveillance aviation facilities (e.g. structures containing a reflective surface, electrical or electro-magnetic emissions and physical line of sight obstructions);
 - (f) whether the proposal would generate smoke and/or dust that may impair the vision of pilots when operating aircraft or affect the maintenance or serviceability of aircraft; and
 - (g) transient intrusions into operational airspace (e.g. parachuting or hot air ballooning).
- (3) The local government will refer development applications involving land within sensitive areas in the vicinity of the Amberley Air Base to the Department of Defence for comment and advice prior to making a formal determination of the subject application.

(c) Specific Outcomes

The Sub Area supports uses which—

- (i) will not compromise the continued operation of the Amberley Air Base; and
- (ii) provide low, capital-intensive, interim land uses, including—
 - (A) agriculture;
 - (B) animal husbandry;
 - (C) clay mining; and
 - (D) park and recreation uses; and
- (iii) provide more capital intensive, business and industry uses, including some 'difficult to locate' activities, including—
 - (A) general industries;
 - (B) service trades uses;
 - (C) special industries; and
 - (D) warehousing and transport related uses.

6.17 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 Regional 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 within Precinct 3 of Sub Area RBIA1, Ebenezer Willowbank or if not involving illuminated sporting activities;
 - (j) placing an advertising device on premises which complies with the Advertising Devices Code;
 - (k) plant nursery (wholesale);
 - (l) recreation use, including motorsports complex, within Precinct 3 of Sub Area RBIA1, Ebenezer Willowbank; and
 - (m) a specified use, listed in Table 6.1 or the specified precincts within Sub Area RBIA2, Swanbank New Chum.
- (2) The following uses, use classes and other development categories are consistent with the outcomes sought for the Regional 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—
 - (i) helipad; or
 - (ii) situated within Sub Area RBIA1, Ebenezer Willowbank;
 - (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 hospital;
 - (h) entertainment use, unless cinema;
 - (i) extractive industry;
 - (j) forestry;
 - (k) general industry;
 - (l) general store;
 - (m) intensive animal husbandry, unless feedlot, piggery or poultry feedlot;
 - (n) major utility;
 - (o) night court;
 - (p) park, if involving illuminated sporting activities;
 - (q) reconfiguring a lot;
 - (r) recreation use, unless a motorsports complex outside Sub Area RBIA1, Ebenezer Willowbank;
 - (s) service trades use;
 - (t) special industry;
 - (u) temporary accommodation, if motel within Precinct 3 of Sub Area RBIA1, Ebenezer Willowbank;
 - (v) temporary sales office;
 - (w) temporary use;
 - (x) tourist facility;
 - (y) wine making.
- (3) The following uses, use classes and other development categories are inconsistent with the outcomes sought and are not located within the Regional Business and Industry Investigation Zone; and constitute undesirable development which is unlikely to be approved—
- (a) aviation use, unless—
 - (i) helipad; or
 - (ii) situated within Sub Area RBIA1, Ebenezer Willowbank;
 - (b) community use, if hospital;
 - (c) correctional centre;
 - (d) display housing;
 - (e) dual occupancy;
 - (f) entertainment use, if cinema;
 - (g) institutional residential;
 - (h) intensive animal husbandry if feedlot, piggery or poultry feedlot;
 - (i) multiple residential;
 - (j) nuclear industry;
 - (k) recreation use, if a motorsports complex outside Sub Area RBIA1, Ebenezer Willowbank;
 - (l) shopping centre;
 - (m) single residential;
 - (n) temporary accommodation, unless a motel within Precinct 3 of Sub Area RBIA1, Ebenezer Willowbank.



Table 6.4: Assessment Categories and Relevant Assessment Criteria for Regional Business and Industry Investigation Zone—Making a Material Change of Use

Column 1 Defined use or use class ¹⁶	Column 2 Assessment category ¹⁷	Column 3 Relevant assessment criteria ¹⁸ —applicable code if development is self-assessable or requires code assessment
Specified use listed in Table 6.1 for the specified precincts within Sub Area RBIA2, Swanbank New Chum	Exempt, if located within an existing building approved or lawfully used for a specified use listed in Table 6.1 for the specified Sub Area. Code Assessable otherwise.	Regionally Significant Business and Industry Areas Code (Part 6)—particularly the specific outcomes in section 6.7 and the Regional Business and Industry Investigation Zone (division 5) Commercial and Industrial Code (Part 12, division 7) Parking Code (Part 12, division 9)
RESIDENTIAL		
Caretaker Residential	Code Assessable	Regionally Significant Business and Industry Areas Code (Part 6)—particularly the specific outcomes in section 6.7 and the Regional Business and Industry Investigation Zone (division 5) Residential Code (Part 12, division 6)
Display Housing—inconsistent use [refer s 6.17(3)]	Impact Assessable	Regionally Significant Business and Industry Areas Code (Part 6)—particularly the specific outcomes in section 6.7 and the Regional Business and Industry Investigation Zone (division 5) Residential Code (Part 12, division 6) Parking Code (Part 12, division 9)
Dual Occupancy—inconsistent use [refer s 6.17(3)]	Impact Assessable	Regionally Significant Business and Industry Areas Code (Part 6)—particularly the specific outcomes in section 6.7 and the Regional Business and Industry Investigation Zone (division 5) Residential Code (Part 12, division 6) Parking Code (Part 12, division 9)
Home Based Activity	Self Assessable; or Code Assessable if the applicable code for Self Assessable development is not complied with.	If Self Assessable—acceptable solutions in the Home Based Activities Code. If Code Assessable— (a) Home Based Activities Code (Part 12, division 2); (b) Regionally Significant Business and Industry Areas Code (Part 6)—particularly the specific outcomes in section 6.7 and the Regional Business and Industry Investigation Zone (division 5).
Institutional Residential—inconsistent use [refer s 6.17(3)]	Impact Assessable	Regionally Significant Business and Industry Areas Code (Part 6)—particularly the specific outcomes in section 6.7 and the Regional Business and Industry Investigation Zone (division 5) Residential Code (Part 12, division 6) Parking Code (Part 12, division 9)
Multiple Residential—inconsistent use [refer s 6.17(3)]	Impact Assessable	Regionally Significant Business and Industry Areas Code (Part 6)—particularly the specific outcomes in section 6.7 and the Regional Business and Industry Investigation Zone (division 5) Residential Code (Part 12, division 6) Parking Code (Part 12, division 9)
Single Residential—inconsistent use [refer s 6.17(3)]	Impact Assessable	Regionally Significant Business and Industry Areas Code (Part 6)—particularly the specific outcomes in section 6.7 and the Regional Business and Industry Investigation Zone (division 5) Residential Code (Part 12, division 6)

¹⁶ See Schedule 1 (dictionary), division 1 (defined uses and use classes).

¹⁷ Assessment categories may also be affected by overlays. See overlay maps to determine whether the land is affected.

¹⁸ 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 ¹⁶	Column 2 Assessment category ¹⁷	Column 3 Relevant assessment criteria ¹⁸ —applicable code if development is self-assessable or requires code assessment
Temporary Accommodation—inconsistent use, unless motel within Precinct 3 of Sub Area RBIA1 – Ebenezer Willowbank [refer s 6.17(3)]	Impact Assessable	Regionally Significant Business and Industry Areas Code (Part 6)—particularly the specific outcomes in section 6.7 and the Regional Business and Industry Investigation Zone (division 5) Residential Code (Part 12, division 6) Parking Code (Part 12, division 9)
COMMERCIAL / INDUSTRIAL		
Business Use	Impact Assessable ¹⁹	Regionally Significant Business and Industry Areas Code (Part 6)—particularly the specific outcomes in section 6.7 and the Regional Business and Industry Investigation Zone (division 5) Commercial and Industrial Code (Part 12, division 7) Parking Code (Part 12, division 9)
Extractive Industry	Impact Assessable	Regionally Significant Business and Industry Areas Code (Part 6)—particularly the specific outcomes in section 6.7 and the Regional Business and Industry Investigation Zone (division 5) Commercial and Industrial Code (Part 12, division 7) Parking Code (Part 12, division 9)
General Industry	Impact Assessable ¹⁹	Regionally Significant Business and Industry Areas Code (Part 6)—particularly the specific outcomes in section 6.7 and the Regional Business and Industry Investigation Zone (division 5) Commercial and Industrial Code (Part 12, division 7) Parking Code (Part 12, division 9)
General Store	Impact Assessable	Regionally Significant Business and Industry Areas Code (Part 6)—particularly the specific outcomes in section 6.7 and the Regional Business and Industry Investigation Zone (division 5) Commercial and Industrial Code (Part 12, division 7) Parking Code (Part 12, division 9)
Nuclear Industry—inconsistent use [refer s 6.17(3)]	Impact Assessable	Regionally Significant Business and Industry Areas Code (Part 6)—particularly the specific outcomes in section 6.7 and the Regional Business and Industry Investigation Zone (division 5) Commercial and Industrial Code (Part 12, division 7) Parking Code (Part 12, division 9)
Plant Nursery (Wholesale)	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) Regionally Significant Business and Industry Areas Code (Part 6)—particularly the specific outcomes in section 6.7 and the Regional Business and Industry Investigation Zone (division 5); (b) Commercial and Industrial Code (Part 12, division 7); (c) Parking Code (Part 12, division 9); (d) Vegetation Management Code (Part 12, division 4).
Service Trades Use	Impact Assessable ¹⁹	Regionally Significant Business and Industry Areas Code (Part 6)—particularly the specific outcomes in section 6.7 and the Regional Business and Industry Investigation Zone (division 5) Commercial and Industrial Code (Part 12, division 7) Parking Code (Part 12, division 9)

¹⁹ A preliminary approval under Section 3.1.6 of IPA may determine the assessment category (e.g. code assessment) to be followed for subsequent development. Also refer to Note 6.15C which deals with Concept Plans.



Column 1 Defined use or use class ¹⁶	Column 2 Assessment category ¹⁷	Column 3 Relevant assessment criteria ¹⁸ —applicable code if development is self-assessable or requires code assessment
Shopping Centre—inconsistent use [refer s 6.17(3)]	Impact Assessable	Regionally Significant Business and Industry Areas Code (Part 6)—particularly the specific outcomes in section 6.7 and the Regional Business and Industry Investigation Zone (division 5) Commercial and Industrial Code (Part 12, division 7) Parking Code (Part 12, division 9)
Special Industry	Impact Assessable ²⁰	Regionally Significant Business and Industry Areas Code (Part 6)—particularly the specific outcomes in section 6.7 and the Regional Business and Industry Investigation Zone (division 5) Commercial and Industrial Code (Part 12, division 7) Parking Code (Part 12, division 9)
Temporary Sales Office	Code Assessable	Regionally Significant Business and Industry Areas Code (Part 6)—particularly the specific outcomes in section 6.7 and the Regional Business and Industry Investigation Zone (division 5) Commercial and Industrial Code (Part 12, division 7) Parking Code (Part 12, division 9)
RECREATION / ENTERTAINMENT		
Entertainment Use—inconsistent use if cinema [refer s 6.17(3)]	Code Assessable, if within Precinct 3 of Sub Area RBIA1, Ebenezer Willowbank. Impact Assessable otherwise.	Regionally Significant Business and Industry Areas Code (Part 6)—particularly the specific outcomes in section 6.7 and the Regional Business and Industry Investigation Zone (division 5) Recreation and Entertainment Code (Part 12, division 11) Parking Code (Part 12, division 9)
Night Court	Code Assessable	Regionally Significant Business and Industry Areas Code (Part 6)—particularly the specific outcomes in section 6.7 and the Regional Business and Industry Investigation Zone (division 5)
Park	Exempt if— (a) within Precinct 3 of RBIA1; or (b) outside of (a) and where not involving illuminated sporting activities. Code Assessable otherwise.	If Code Assessable— (a) Regionally Significant Business and Industry Areas Code (Part 6)—particularly the specific outcomes in section 6.7 and the Regional Business and Industry Investigation Zone (division 5); (b) Recreation and Entertainment Code (Part 12, division 11); (c) Parking Code (Part 12, division 9).
Recreation Use—inconsistent use if motorsports complex unless within Sub Area RBIA1, Ebenezer Willowbank [refer s 6.17(3)]	Code Assessable, if within Precinct 3 of Sub Area RBIA1, Ebenezer Willowbank. Impact Assessable otherwise ²⁰	Regionally Significant Business and Industry Areas Code (Part 6)—particularly the specific outcomes in section 6.7 and the Regional Business and Industry Investigation Zone (division 5) Recreation and Entertainment Code (Part 12, division 11) Parking Code (Part 12, division 9)
RURAL		
Agriculture	Exempt if— (a) does not involve the clearing of more than 0.5 hectares of native vegetation in any five year period; (b) does not involve turf farming or fruit farming within 8km of RAAF Base Amberley; 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) Regionally Significant Business and Industry Areas Code (Part 6)—particularly the specific outcomes in section 6.7 and the Regional Business and Industry Investigation Zone (division 5); (b) Vegetation Management Code (Part 12, division 4).

²⁰ A preliminary approval under Section 3.1.6 of IPA may determine the assessment category (e.g. code assessment) to be followed for subsequent development. Also refer to Note 6.15C which deals with Concept Plans.



Column 1 Defined use or use class ¹⁶	Column 2 Assessment category ¹⁷	Column 3 Relevant assessment criteria ¹⁸ —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) Regionally Significant Business and Industry Areas Code (Part 6)—particularly the specific outcomes in section 6.7 and the Regional Business and Industry Investigation Zone (division 5); (b) Vegetation Management Code (Part 12, division 4).
Forestry	Impact Assessable	Regionally Significant Business and Industry Areas Code (Part 6)—particularly the specific outcomes in section 6.7 and the Regional Business and Industry Investigation Zone (division 5)
Intensive Animal Husbandry—inconsistent use, if feedlot, piggery or poultry feedlot [refer s 6.17(3)]	Impact Assessable ²⁰	Regionally Significant Business and Industry Areas Code (Part 6)—particularly the specific outcomes in section 6.7 and the Regional Business and Industry Investigation Zone (division 5) Intensive Animal Husbandry Code (Part 12, division 8)
Wine Making	Impact Assessable ²⁰	Regionally Significant Business and Industry Areas Code (Part 6)—particularly the specific outcomes in section 6.7 and the Regional Business and Industry Investigation Zone (division 5) Parking Code (Part 12, division 9)
OTHER		
Aviation Use—inconsistent use, unless— (a) a helipad; or (b) situated within Sub Area RBIA1, Ebenezer Willowbank. [refer s 6.17(3)]	Impact Assessable	Regionally Significant Business and Industry Areas Code (Part 6)—particularly the specific outcomes in section 6.7 and the Regional Business and Industry Investigation Zone (division 5) Parking Code (Part 12, division 9)
Carpark	Code Assessable	Regionally Significant Business and Industry Areas Code (Part 6)—particularly the specific outcomes in section 6.7 and the Regional Business and Industry Investigation Zone (division 5) Parking Code (Part 12, division 9)
Community Use—inconsistent use if hospital [refer s 6.17(3)]	Impact Assessable	Regionally Significant Business and Industry Areas Code (Part 6)—particularly the specific outcomes in section 6.7 and the Regional Business and Industry Investigation Zone (division 5) Community Use Code (Part 12, division 12) Parking Code (Part 12, division 9)
Correctional Centre—inconsistent use [refer s 6.17(3)]	Impact Assessable	Regionally Significant Business and Industry Areas Code (Part 6)—particularly the specific outcomes in section 6.7 and the Regional Business and Industry Investigation Zone (division 5)
Major Utility	Impact Assessable, if involving treatment or disposal of putrescible waste. Code Assessable otherwise.	Regionally Significant Business and Industry Areas Code (Part 6)—particularly the specific outcomes in section 6.7 and the Regional Business and Industry Investigation Zone (division 5)
Minor Utility	Exempt	



Column 1 Defined use or use class ¹⁶	Column 2 Assessment category ¹⁷	Column 3 Relevant assessment criteria ¹⁸ —applicable code if development is self-assessable or requires code assessment
Temporary Use	Code Assessable	Temporary Use Code (Part 12, division 13) Regionally Significant Business and Industry Areas Code (Part 6)—particularly the specific outcomes in section 6.7 and the Regional Business and Industry Investigation Zone (division 5)
Tourist Facility	Impact Assessable ²⁰	Regionally Significant Business and Industry Areas Code (Part 6)—particularly the specific outcomes in section 6.7 and the Regional Business and Industry Investigation Zone (division 5) 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 ²¹ —applicable code if development is self-assessable or requires code assessment
All except use for a road ²²	Impact Assessable (refer s 2.2)	Regionally Significant Business and Industry Areas Code (Part 6)—particularly the specific outcomes in section 6.7 and the Regional Business and Industry Investigation Zone (division 5)

²¹ 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.

²² All roads are included in a zone but use for a road is not refined. The table indicates that use for a road remains exempt under a planning scheme.



Table 6.5: Assessment Categories and Relevant Assessment Criteria for Regional Business and Industry Investigation Zone—Other Development

Column 1 Type of development	Column 2 Assessment category ²³	Column 3 Relevant assessment criteria ²⁴ —applicable code if development is self-assessable or requires code assessment
Carrying out building work not associated with a material change of use ²⁵	Self Assessable ²⁶ 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) Regionally Significant Business and Industry Areas Code (Part 6)—particularly the specific outcomes in section 6.7 and the Regional Business and Industry Investigation Zone (division 5); (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) Regionally Significant Business and Industry Areas Code (Part 6)—particularly the specific outcomes in section 6.7 and the Regional Business and Industry Investigation Zone (division 5); (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) Regionally Significant Business and Industry Areas Code (Part 6)—particularly the specific outcomes in section 6.7 and the Regional Business and Industry Investigation Zone (division 5)
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) Regionally Significant Business and Industry Areas Code (Part 6)—particularly the specific outcomes in section 6.7 and the Regional Business and Industry Investigation Zone (division 5); (b) Planning Scheme Building Matters Code (Part 12, division 16); (c) Parking Code (Part 12, division 9).
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) Regionally Significant Business and Industry Areas Code (Part 6)—particularly the specific outcomes in section 6.7 and the Regional Business and Industry Investigation Zone (division 5)

²³ Assessment categories may also be affected by overlays. See overlay maps to determine whether the land is affected.

²⁴ 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.

²⁵ See Ipswich Planning Scheme Users Guide 2 for examples that explain the type of development involved in different proposals.

²⁶ 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 ²³	Column 3 Relevant assessment criteria ²⁴ —applicable code if development is self-assessable or requires code assessment
Reconfiguring a lot ²⁷	Impact Assessable where involving land within a Residential Zone. Code Assessable otherwise.	Reconfiguring a Lot Code (Part 12, division 5) Regionally Significant Business and Industry Areas Code (Part 6)—particularly the specific outcomes in section 6.7 and the Regional Business and Industry Investigation Zone (division 5)
Carrying out operational work for reconfiguring a lot or in association with a material change of use ²⁷	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	

²³ Assessment categories may also be affected by overlays. See overlay maps to determine whether the land is affected.

²⁴ 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.

²⁷ 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 land, in relation to the Acquisition of Land Act 1967, or an Strategic Port Land.



Division 6—Regional Business and Industry Buffer Zone: Assessment Criteria and Assessment Tables

6.18 Regional Business and Industry Buffer Zone

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

- overall outcomes (section 6.19);
- specific outcomes and probable solutions as follows—
 - effects of development – general (section 6.20);
 - Effect of development – within sub areas (section 6.21);
 - consistent and inconsistent uses, use classes and other development (section 6.22);
- assessment tables (Tables 6.6 and 6.7).

6.19 Overall Outcomes for the Regional Business and Industry Buffer Zone

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

NOTE 6.19A

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 Regional Business and Industry Buffer Zone are the following—

NOTE 6.19B

The Regional 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) buffer 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.

Environmental Management and Greenspace

- (d) The areas maintain or develop an overall greenspace setting, inclusive of active and passive recreation uses and pedestrian and cycle trails.
- (e) Degraded or contaminated sites (including former mining sites and overburden stockpiles) are rehabilitated and used in an appropriate manner.
- (f) Uses and works are located and designed to minimise risks and nuisance to people and property.
- (g) In addition to the buffering function, land within the 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.
- (h) Uses and works within the 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.

Transport and Access

- (i) 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.



- (j) Where appropriate, pedestrian, cycle and vehicle connectivity and ease of mobility are provided within and between regionally significant business and industry areas, major centres, surrounding neighbourhoods and public transport interchanges.
- (k) Conflict between freight, local and through traffic and between pedestrians, cyclists and vehicles is minimised.

Infrastructure Efficiency

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

NOTE 6.19C

- (1) Some of the land within the Regional 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.

6.20 Effects of Development – General

NOTE 6.20A

The specific outcomes, which are sought to apply generally throughout the Regional 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 increase buffer effects.
- (b) Densely planted buffers are provided to—
 - (i) nearby residential areas;
 - (ii) designated roads; and
 - (iii) designated watercourses.

Density and Character

(2) 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;
- (e) retention of existing vegetation and supplementary planting, particularly where business and industry activities may be overlooked by residential 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

(3) Specific Outcomes

- (a) New uses and works take account of, and where appropriate protect the important townscape and landscape features of the 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 or nearby residential areas; and
 - (ii) soften or screen the view into unsightly storage or work areas; and
 - (iii) incorporate shade planting to parking areas.
- (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

(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) 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 50 metres from the alignment with a Designated Road.

Building Height**(6) Specific Outcome**

A low rise, human scale, building profile is achieved which offers an attractive, comfortable and safe pedestrian environment.

(7) Probable Solution – for sub-section (6)

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**(8) 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**(9) Specific Outcomes****NOTE 6.20B**

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

Parking**(10) 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, 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**(11) 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**(12) 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 and disposal system²⁸.

(13) Probable Solutions – for sub-section (12)(a)

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

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

- (a) Particular attention is given to mitigating potential noise impacts for nearby residents.
- (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; and

²⁸ 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.



- (iv) provision of adequate physical separation and appropriate landscaped treatment including establishing planted buffer areas and acoustic mounds or fencing.

Operational Airspace – Wildlife Hazards

(15) 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.

(16) Probable Solution – for sub-section (15)(b)

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

NOTE 6.20C

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.

6.21 Effects of Development Within Sub Areas

RBB1 Swanbank New Chum

(1) Specific Outcomes

- (a) The minimum lot size is 50 hectares.
- (b) Reconfiguration in the Regional Business and Industry Buffer Zone is generally limited to the amalgamation or consolidation of existing lots to the general exclusion of most other reconfigurations.
- (c) Where a lot exists with one or more zone consideration may be given to the creation of new lots where:
 - (i) the created lot meets the outcomes for adjoining zoned land; and
 - (ii) the outcomes of the Regional Business and Industry Buffer zone is not compromised.
- (d) Pedestrian and cycle paths are provided connecting—
 - (i) the Brisbane River, Riverview, Collingwood Park and Redbank Plains to Six Mile Creek and the White Rock Nature Reserve; and

- (ii) Blackstone and the Ripley Valley to Bundamba Creek, Daly's Lagoon and an alternative route to the White Rock Nature Reserve.

6.22 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 Regional 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;
 - (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;
 - (l) a specified use, listed in Table 6.1 for the specified precincts within Sub Area RBB1, Swanbank New Chum.
- (2) The following uses, use classes and other development categories are consistent with the outcomes sought for the Regional 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) general store;
- (m) intensive animal husbandry, unless feedlot, piggery or poultry feedlot;
- (n) major utility;
- (o) night court;
- (p) park, if involving illuminated sporting activities;
- (q) reconfiguring a lot, where the lot is greater than 50 hectares in Swanbank Sub Area 1;
- (r) recreation use, unless motorsports complex;
- (s) service trades use;
- (t) special industry;
- (u) temporary accommodation, if motel adjoining Precinct 3 within Sub Area RBIA1, Ebenezer Willowbank;
- (v) temporary sales office;
- (w) temporary use;
- (x) tourist facility;
- (y) wine making.

- (3) The following uses, use classes and other development categories are inconsistent with the outcomes sought and are not located within the Regional 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) institutional residential;
 - (g) intensive animal husbandry, if feedlot, piggery or poultry feedlot;
 - (h) multiple residential;
 - (i) nuclear industry;
 - (j) reconfiguring a lot, where the lot is less than 50 hectares in Sub Area 1 Swanbank;
 - (k) recreation use, if motorsports complex;
 - (l) shopping centre;
 - (m) single residential;
 - (n) temporary accommodation, unless motel adjoining Precinct 3 of Sub Area RBIA1, Ebenezer Willowbank.



Table 6.6: Assessment Categories and Relevant Assessment Criteria for Regional Business and Industry Buffer Zone—Making a Material Change of Use

Column 1 Defined use or use class ²⁹	Column 2 Assessment category ³⁰	Column 3 Relevant assessment criteria ³¹ —applicable code if development is self-assessable or requires code assessment
Specified use listed in Table 6.1 for the specified precincts within Sub Area RBB1, Swanbank New Chum	Exempt, if located within an existing building approved or lawfully used for a specified use listed in Table 6.1 for the specified Sub Area. Code Assessable otherwise.	Regionally Significant Business and Industry Areas Code (Part 6)—particularly the specific outcomes in section 6.7 and the Regional Business and Industry Buffer Zone (division 6) Commercial and Industrial Code (Part 12, division 7) Parking Code (Part 12, division 9)
RESIDENTIAL		
Caretaker Residential	Code Assessable	Regionally Significant Business and Industry Areas Code (Part 6)—particularly the specific outcomes in section 6.7 and the Regional Business and Industry Buffer Zone (division 6) Residential Code (Part 12, division 6)
Display Housing—inconsistent use [refer s 6.21(3)]	Impact Assessable	Regionally Significant Business and Industry Areas Code (Part 6)—particularly the specific outcomes in section 6.7 and the Regional Business and Industry Buffer Zone (division 6) Residential Code (Part 12, division 6) Parking Code (Part 12, division 9)
Dual Occupancy—inconsistent use [refer s 6.21(3)]	Impact Assessable	Regionally Significant Business and Industry Areas Code (Part 6)—particularly the specific outcomes in section 6.7 and the Regional Business and Industry Buffer Zone (division 6) Residential Code (Part 12, division 6) Parking Code (Part 12, division 9)
Home Based Activity	Self Assessable; or Code Assessable if the applicable code for Self Assessable development is not complied with.	If Self Assessable—acceptable solutions in the Home Based Activities Code. If Code Assessable— (a) Home Based Activities Code (Part 12, division 2); (b) Regionally Significant Business and Industry Areas Code (Part 6)—particularly the specific outcomes in section 6.7 and the Regional Business and Industry Buffer Zone (division 6).
Institutional Residential—inconsistent use [refer s 6.21(3)]	Impact Assessable	Regionally Significant Business and Industry Areas Code (Part 6)—particularly the specific outcomes in section 6.7 and the Regional Business and Industry Buffer Zone (division 6) Residential Code (Part 12, division 6) Parking Code (Part 12, division 9)
Multiple Residential—inconsistent use [refer s 6.21(3)]	Impact Assessable	Regionally Significant Business and Industry Areas Code (Part 6)—particularly the specific outcomes in section 6.7 and the Regional Business and Industry Buffer Zone (division 6) Residential Code (Part 12, division 6) Parking Code (Part 12, division 9)
Single Residential—inconsistent use [refer s 6.21(3)]	Impact Assessable	Regionally Significant Business and Industry Areas Code (Part 6)—particularly the specific outcomes in section 6.7 and the Regional Business and Industry Buffer Zone (division 6) Residential Code (Part 12, division 6)

²⁹ See Schedule 1 (dictionary), division 1 (defined uses and use classes).

³⁰ Assessment categories may also be affected by overlays. See overlay maps to determine whether the land is affected.

³¹ 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 ²⁹	Column 2 Assessment category ³⁰	Column 3 Relevant assessment criteria ³¹ —applicable code if development is self-assessable or requires code assessment
Temporary Accommodation— inconsistent use, unless motel adjoining Precinct 3 of Sub Area RBIA1, Ebenezer Willowbank [refer s 6.21(3)]	Impact Assessable	Regionally Significant Business and Industry Areas Code (Part 6)— particularly the specific outcomes in section 6.7 and the Regional Business and Industry Buffer Zone (division 6) Residential Code (Part 12, division 6) Parking Code (Part 12, division 9)
COMMERCIAL / INDUSTRIAL		
Business Use	Impact Assessable	Regionally Significant Business and Industry Areas Code (Part 6)— particularly the specific outcomes in section 6.7 and the Regional Business and Industry Buffer Zone (division 6) Commercial and Industrial Code (Part 12, division 7) Parking Code (Part 12, division 9)
Extractive Industry	Impact Assessable	Regionally Significant Business and Industry Areas Code (Part 6)— particularly the specific outcomes in section 6.7 and the Regional Business and Industry Buffer Zone (division 6) Commercial and Industrial Code (Part 12, division 7) Parking Code (Part 12, division 9)
General Industry	Impact Assessable	Regionally Significant Business and Industry Areas Code (Part 6)— particularly the specific outcomes in section 6.7 and the Regional Business and Industry Buffer Zone (division 6) Commercial and Industrial Code (Part 12, division 7) Parking Code (Part 12, division 9)
General Store	Impact Assessable	Regionally Significant Business and Industry Areas Code (Part 6)— particularly the specific outcomes in section 6.7 and the Regional Business and Industry Buffer Zone (division 6) Commercial and Industrial Code (Part 12, division 7) Parking Code (Part 12, division 9)
Nuclear Industry— inconsistent use [refer s 6.22(3)]	Impact Assessable	Regionally Significant Business and Industry Areas Code (Part 6)— particularly the specific outcomes in section 6.7 and the Regional Business and Industry Buffer Zone (division 6) Commercial and Industrial Code (Part 12, division 7) Parking Code (Part 12, division 9)
Plant Nursery (Wholesale)	Code Assessable	Regionally Significant Business and Industry Areas Code (Part 6)— particularly the specific outcomes in section 6.7 and the Regional Business and Industry Buffer Zone (division 6) 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	Regionally Significant Business and Industry Areas Code (Part 6)— particularly the specific outcomes in section 6.7 and the Regional Business and Industry Buffer Zone (division 6) Commercial and Industrial Code (Part 12, division 7) Parking Code (Part 12, division 9)
Shopping Centre— inconsistent use [refer s 6.22(3)]	Impact Assessable	Regionally Significant Business and Industry Areas Code (Part 6)— particularly the specific outcomes in section 6.7 and the Regional Business and Industry Buffer Zone (division 6) Commercial and Industrial Code (Part 12, division 7) Parking Code (Part 12, division 9)



Column 1 Defined use or use class ²⁹	Column 2 Assessment category ³⁰	Column 3 Relevant assessment criteria ³¹ —applicable code if development is self-assessable or requires code assessment
Special Industry	Impact Assessable	Regionally Significant Business and Industry Areas Code (Part 6)—particularly the specific outcomes in section 6.7 and the Regional Business and Industry Buffer Zone (division 6) Commercial and Industrial Code (Part 12, division 7) Parking Code (Part 12, division 9)
Temporary Sales Office	Impact Assessable	Regionally Significant Business and Industry Areas Code (Part 6)—particularly the specific outcomes in section 6.7 and the Regional Business and Industry Buffer Zone (division 6) Commercial and Industrial Code (Part 12, division 7) Parking Code (Part 12, division 9)
RECREATION / ENTERTAINMENT		
Entertainment Use	Impact Assessable	Regionally Significant Business and Industry Areas Code (Part 6)—particularly the specific outcomes in section 6.7 and the Regional Business and Industry Buffer Zone (division 6) Recreation and Entertainment Code (Part 12, division 11) Parking Code (Part 12, division 9)
Night Court	Code Assessable	Regionally Significant Business and Industry Areas Code (Part 6)—particularly the specific outcomes in section 6.7 and the Regional Business and Industry Buffer Zone (division 6)
Park	Exempt where not involving illuminated sporting activities. Code Assessable otherwise.	If Code Assessable— (a) Regionally Significant Business and Industry Areas Code (Part 6)—particularly the specific outcomes in section 6.7 and the Regional Business and Industry Buffer Zone (division 6); (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 6.22(3)]	Impact Assessable	Regionally Significant Business and Industry Areas Code (Part 6)—particularly the specific outcomes in section 6.7 and the Regional Business and Industry Buffer Zone (division 6) 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) Regionally Significant Business and Industry Areas Code (Part 6)—particularly the specific outcomes in section 6.7 and the Regional Business and Industry Buffer Zone (division 6); (b) Vegetation Management Code (Part 12, division 4).



Column 1 Defined use or use class ²⁹	Column 2 Assessment category ³⁰	Column 3 Relevant assessment criteria ³¹ —applicable code if development is self-assessable or requires code assessment
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) Regionally Significant Business and Industry Areas Code (Part 6)—particularly the specific outcomes in section 6.7 and the Regional Business and Industry Buffer Zone (division 6); (b) Vegetation Management Code (Part 12, division 4).
Forestry	Impact Assessable	Regionally Significant Business and Industry Areas Code (Part 6)—particularly the specific outcomes in section 6.7 and the Regional Business and Industry Buffer Zone (division 6)
Intensive Animal Husbandry—inconsistent use, if feedlot, piggery or poultry feedlot [refer s 6.22(3)]	Code Assessable, if stable. Impact Assessable otherwise.	Regionally Significant Business and Industry Areas Code (Part 6)—particularly the specific outcomes in section 6.7 and the Regional Business and Industry Buffer Zone (division 6) Intensive Animal Husbandry Code (Part 12, division 8) Parking Code (Part 12, division 9)
Wine Making	Impact Assessable	Regionally Significant Business and Industry Areas Code (Part 6)—particularly the specific outcomes in section 6.7 and the Regional Business and Industry Buffer Zone (division 6) Parking Code (Part 12, division 9)
OTHER		
Aviation Use—inconsistent use unless a helipad [refer s 6.22(3)]	Impact Assessable	Regionally Significant Business and Industry Areas Code (Part 6)—particularly the specific outcomes in section 6.7 and the Regional Business and Industry Buffer Zone (division 6) Parking Code (Part 12, division 9)
Carpark	Code Assessable	Regionally Significant Business and Industry Areas Code (Part 6)—particularly the specific outcomes in section 6.7 and the Regional Business and Industry Buffer Zone (division 6) Parking Code (Part 12, division 9)
Community Use—inconsistent use if cemetery, crematorium or hospital, [refer s 6.22(3)]	Impact Assessable	Regionally Significant Business and Industry Areas Code (Part 6)—particularly the specific outcomes in section 6.7 and the Regional Business and Industry Buffer Zone (division 6) Community Use Code (Part 12, division 12) Parking Code (Part 12, division 9)
Correctional Centre—inconsistent use [refer s 6.22(3)]	Impact Assessable	Regionally Significant Business and Industry Areas Code (Part 6)—particularly the specific outcomes in section 6.7 and the Regional Business and Industry Buffer Zone (division 6)
Major Utility	Impact Assessable, if involving treatment or disposal of putrescible waste. Code Assessable otherwise.	Regionally Significant Business and Industry Areas Code (Part 6)—particularly the specific outcomes in section 6.7 and the Regional Business and Industry Buffer Zone (division 6)
Minor Utility	Exempt	
Temporary Use	Code Assessable	Temporary Use Code (Part 12, division 13) Regionally Significant Business and Industry Areas Code (Part 6)—particularly the specific outcomes in section 6.7 and the Regional Business and Industry Buffer Zone (division 6)



Column 1 Defined use or use class ²⁹	Column 2 Assessment category ³⁰	Column 3 Relevant assessment criteria ³¹ —applicable code if development is self-assessable or requires code assessment
Tourist Facility	Impact Assessable	Regionally Significant Business and Industry Areas Code (Part 6)—particularly the specific outcomes in section 6.7 and the Regional Business and Industry Buffer Zone (division 6) 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 ³² —applicable code if development is self-assessable or requires code assessment
All except use for a road ³³	Impact Assessable (refer s 2.2)	Regionally Significant Business and Industry Areas Code (Part 6)—particularly the specific outcomes in section 6.7 and the Regional Business and Industry Buffer Zone (division 6)

³² 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.

³³ 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 6.7: Assessment Categories and Relevant Assessment Criteria for Regional Business and Industry Buffer Zone—Other Development

Column 1 Type of development	Column 2 Assessment category ³⁴	Column 3 Relevant assessment criteria ³⁵ —applicable code if development is self-assessable or requires code assessment
Carrying out building work not associated with a material change of use ³⁶	Self Assessable ³⁷ 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) Regionally Significant Business and Industry Areas Code (Part 6)—particularly the specific outcomes in section 6.7 and the Regional Business and Industry Buffer Zone (division 6); (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) Regionally Significant Business and Industry Areas Code (Part 6)—particularly the specific outcomes in section 6.7 and the Regional Business and Industry Buffer Zone (division 6).
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) Regionally Significant Business and Industry Areas Code (Part 6)—particularly the specific outcomes in section 6.7 and the Regional Business and Industry Buffer Zone (division 6)
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) Regionally Significant Business and Industry Areas Code (Part 6)—particularly the specific outcomes in section 6.7 and the Regional Business and Industry Buffer Zone (division 6); (b) Planning Scheme Building Matters Code (Part 12, division 16); (c) Parking Code (Part 12, division 9).
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) Regionally Significant Business and Industry Areas Code (Part 6)—particularly the specific outcomes in section 6.7 and the Regional Business and Industry Buffer Zone (division 6)

³⁴ Assessment categories may also be affected by overlays. See overlay maps to determine whether the land is affected.

³⁵ 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.

³⁶ See Ipswich Planning Scheme Users Guide 2 for examples that explain the type of development involved in different proposals.

³⁷ 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 ³⁴	Column 3 Relevant assessment criteria ³⁵ —applicable code if development is self-assessable or requires code assessment
Reconfiguring a lot ³⁸ —inconsistent use if lot is less than 50 hectares in Sub Area 1 Swanbank, [refer s 6.22(3)]	Impact Assessable where involving land within a Residential Zone; or Where creating a lot less than 50 hectares in Swanbank Sub Area 1. Code Assessable otherwise.	Reconfiguring a Lot Code (Part 12, division 5) Regionally Significant Business and Industry Areas Code (Part 6)—particularly the specific outcomes in section 6.7 and the Regional Business and Industry Buffer Zone (division 6)
Carrying out operational work for reconfiguring a lot or in association with a material change of use ³⁸	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	

³⁸ 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.



Division 7—Special Uses Zone: Assessment Criteria and Assessment Tables

6.23 Special Uses Zone

The provisions in this division relate to the Special Uses Zone as follows—

- overall outcomes (section 6.24);
- specific outcomes and probable solutions as follows—
 - effects of development – general (section 6.25);
 - effects of development within Sub Areas (section 6.26);
 - consistent and inconsistent uses, use classes and other development (section 6.27);
- assessment tables (Tables 6.9 and 6.10).

6.24 Overall Outcomes for the Special Uses Zone

- (1) The overall outcomes are the purpose of the Special Uses Zone.

NOTE 6.24A

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 Special Uses Zone are the following—
- (a) The Special Uses Zone caters primarily for specified uses and works which include—
- (i) land used, owned or operated by Federal, State or Local Government for purposes such as municipal services, public utilities and transport networks; or
 - (ii) uses and works which by virtue of the location, intensity, combination of uses, operations and/or site characteristics are best managed in a use-specific designation.
- (b) Uses within the Special Uses Zone are provided with a level of infrastructure appropriate to the existing approved uses for the Sub Areas comprising the zone, in particular suitable road access, electricity, telecommunications and adequate water supply, effluent treatment and disposal and garbage disposal.

- (c) Reconfigurations within the Special Uses Zone are generally limited to the 'amalgamation' or 'consolidation' of existing lots, to the general exclusion of most other lot reconfigurations.
- (d) Uses and works within the Special Uses Zone are located, designed and managed to—
- (i) be compatible with the amenity and character of surrounding lands;
 - (ii) facilitate the development of the Sub Areas comprising the zone for their approved use;
 - (iii) maintain the safety of people, buildings and works;
 - (iv) conserve places of cultural significance or streetscape value;
 - (v) maintain views of places of cultural significance or streetscape value; and
 - (vi) avoid significant adverse effects on the natural environment.

NOTE 6.24B

- (1) Some of the land within the Special Uses Zone is affected by development constraints, particularly flooding, mining, steep slopes and Department of Defence building height controls.
- (2) Refer to the overlay maps and Part 11 to determine whether a proposal is affected by an overlay.

6.25 Effects of Development – General

NOTE 6.25A

The specific outcomes which are sought to apply generally throughout the Special Use Zone are set out below.

Character and Amenity

(1) Specific Outcomes

- (a) Uses and works reflect the local character, the amenity of the surrounding area and protect and enhance views along important view corridors and landmark features having regard to—
- (i) building height;
 - (ii) places of cultural significance or streetscape value;



- (iii) boundary clearances/buffers and in particular the possible implications for adjoining lands, including the potential restriction on the current or future use of such land;
- (iv) maintaining a scale and appearance in keeping with the amenity and character of the area;
- (v) building setbacks from the road network and in particular along Designated Roads;
- (vi) the maintenance of setback alignments generally to that of existing buildings; and
- (vii) the form, scale, bulk, style and siting of buildings.

- (b) Uses and works do not have a significant detrimental impact on the amenity of nearby residents or the surrounding area, including through the—
 - (i) emission of odours, noise, dust, waste products, light, electrical interference or otherwise; or
 - (ii) generation of traffic travelling to or from the site.

(2) Probable Solutions – for sub-section (1)(a)(i) and (1)(a)(iv)

- (a) Buildings are generally limited to two storeys in height.
- (b) Additional storeys are not provided unless appropriate with—
 - (i) the scale of adjoining development; and
 - (ii) the extent of fall across the land; and
 - (iii) the character and amenity of the area and overall townscape.
- (c) New buildings are setback from the street frontage to the alignment of adjoining buildings, unless alternative arrangements do not detrimentally affect the character of the area.

Plan of Development

(3) Specific Outcome

Land included in the Special Uses Zone is developed generally in accordance with a Plan of Development indicating—

- (a) the type and location of uses on the site; and
- (b) the density or intensity of uses and works and, where known, the size and location of proposed buildings and other structures and details regarding vehicle access and movement onto and through the site.

NOTE 6.25B

The level of detail required for preparation of a Plan of Development will vary from site to site according to the area of land involved and the range of activities proposed for that site.

Operation of Road Network and Access

Specific Outcomes

Uses are located and designed to—

- (a) ensure the safe and efficient operation of the road network;
- (b) avoid access to Designated Roads (and in particular avoid the creation of multiple access points along a Designated Road) unless the premises do not have an alternative frontage to a dedicated road or other alternative access;
- (c) avoid the creation of a new traffic hazard or increase an existing traffic hazard; and
- (d) avoid significant adverse effects (e.g. by noise or dust generated) from use of the road network.

Provision of Infrastructure

Specific Outcomes

Infrastructure is—

- (a) integrated with existing systems;
- (b) provided to service the approved use for each Sub Area (including suitable road access, electricity, telecommunications and adequate water supply and effluent treatment and disposal);
- (c) provided to meet appropriate standards, in particular that roads providing access to each Sub Area are constructed to a bitumen road standard;
- (d) comprised of components and materials that are readily accessible and available from local sources.

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

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

Vegetation/Landscaping

(7) Specific Outcomes

- (a) Appropriate landscaping, including street trees, is used to soften building outlines and enhance the overall appearance of the area.
- (b) All significant trees are retained, where possible.



6.26 Effects of Development within Sub Areas

NOTE 6.26A

- (1) The Special Uses Zone includes seven (7) Sub Areas, with existing approved use rights as outlined in Table 6.8.
- (2) It is envisaged that existing approved uses on most Special Use sites will continue.
- (3) The location of the Sub Areas are—
 - (a) depicted on the Zoning Maps Z15, Z16, Z22 and Z24; and
 - (b) described below.

(1) Existing Approved Uses for Sub Areas

Table 6.8 sets out the existing approved uses for the Sub Areas within the zone.

**Table 6.8: Special Uses Zone—
Existing Approved Uses for Sub Areas**

Sub Area Reference	Existing Approved Use
SU2	Railways
SU15	Local Government Purposes
SU19	Water Supply Purposes
SU20	Electricity Purposes
SU27	Carparking and Extractive Industry
SU28	Telecommunications
SU29	Cemetery
SU33	Fire Station

6.27 Consistent and Inconsistent Uses, Use Classes and Other Development

Specific Outcomes

- (1) The following are consistent defined uses, use classes and other development categories in the Special Uses Zone—
 - (a) caretaker residential;
 - (b) carrying out building work not associated with a material change of use, if building work on an existing building on site and which complies with the Planning Scheme Building Matters Code;

- (c) clearing of vegetation which complies with the Vegetation Management Code;
- (d) earthworks not associated with a material change of use and which complies with the Earthworks Code;
- (e) minor building work;
- (f) minor utility;
- (g) park, if not involving illuminated sporting activities;
- (h) placing an advertising device on premises which complies with the Advertising Devices Code;
- (i) uses listed in Table 6.8 for the specified Sub Area;
- (j) uses which are consistent uses in the predominant zone surrounding the specified Sub Area.

- (2) The following defined uses, use classes and other development categories are consistent with the outcomes sought for the Special Uses 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) uses which may be consistent uses in the predominant zone surrounding the specified Sub Area;
- (b) carrying out operational work for reconfiguring a lot or in association with a material change of use;
- (c) major utility;
- (d) park, if involving illuminated sporting activities;
- (e) reconfiguring a lot.

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

- (a) uses unless listed in Table 6.8 for the specified Sub Area, which are inconsistent uses in the predominant zone surrounding the specified Sub Area.



Table 6.9: Assessment Categories and Relevant Assessment Criteria for Special Uses Zone—Making a Material Change of Use

Column 1 Defined use or use class ³⁹ or specified use (refer Table 4.20.1)	Column 2 Assessment category ⁴⁰	Column 3 Relevant assessment criteria ⁴¹ —applicable code if development is self-assessable or requires code assessment
Caretaker Residential	Code Assessable	Regionally Significant Business and Industry Areas Code (Part 6)—particularly the specific outcomes in section 6.7 and the Special Uses Zone (division 7) Residential Code (Part 12, division 6) Parking Code (Part 12, division 9)
Major Utility	Impact Assessable, if involving treatment or disposal of putrescible waste. Code Assessable otherwise.	Regionally Significant Business and Industry Areas Code (Part 6)—particularly the specific outcomes in section 6.7 and the Special Uses Zone (division 7)
Minor Utility	Exempt	
Park	Exempt unless involving illuminated sporting activities. Code Assessable otherwise.	If Code Assessable— (a) Recreation and Entertainment Code (Part 12, division 11); (b) Parking Code (Part 12, division 9); (c) Regionally Significant Business and Industry Areas Code (Part 6)—particularly the specific outcomes in section 6.7 and the Special Uses Zone (division 7).
Specified use listed in Table 6.8 for the specified Sub Area	Exempt, if located within an existing building approved or lawfully used for a specified use listed in Table 6.8 for the specified Sub Area. Code Assessable otherwise.	Regionally Significant Business and Industry Areas Code (Part 6)—particularly the specific outcomes in section 6.7 and the Special Uses Zone (division 7) Residential Code (Part 12, division 6) Recreation and Entertainment Code (Part 12, division 11) Commercial and Industrial Code (Part 12, division 7) Parking Code (Part 12, division 9)
Other (defined use or use class)	Assessment Category	Relevant assessment criteria ⁴¹ —applicable code if development is self-assessable or requires code assessment
All except uses otherwise identified in this Table	Self Assessable if the use is a self assessable use in the predominant zone surrounding the specified Sub Area. Code Assessable if the use is a code assessable use in the predominant zone surrounding the specified Sub Area. Impact Assessable otherwise.	If Self Assessable—the acceptable solutions for the use in the applicable code for the relevant zone. If Code Assessable— (a) the applicable codes for the use in the relevant zone; (b) Regionally Significant Business and Industry Areas Code (Part 6)—particularly the specific outcomes in section 6.7 and the Special Uses Zone (division 7).
Other (not defined)	Assessment Category	Relevant assessment criteria ⁴¹ —applicable code if development is self-assessable or requires code assessment
All except use for a road ⁴²	Impact Assessable (refer s 2.2)	Regionally Significant Business and Industry Areas Code (Part 6)—particularly the specific outcomes in section 6.7 and the Special Uses Zone (division 7)

³⁹ See Schedule 1 (dictionary), division 1 (defined uses and use classes).

⁴⁰ Assessment categories may also be affected by overlays. See overlay maps to determine whether the land is affected.

⁴¹ 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.

⁴² 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 6.10: Assessment Categories and Relevant Assessment Criteria for Special Uses Zone—Other Development

Column 1 Type of development	Column 2 Assessment category ⁴³	Column 3 Relevant assessment criteria ⁴⁴ —applicable code if development is self-assessable or requires code assessment
Carrying out building work not associated with a material change of use ⁴⁵	Self Assessable ⁴⁶ 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) Regionally Significant Business and Industry Areas Code (Part 6)—particularly the specific outcomes in section 6.7 and the Special Uses Zone (division 7); (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) Regionally Significant Business and Industry Areas Code (Part 6)—particularly the specific outcomes in section 6.7 and the Special Uses Zone (division 7); (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) Regionally Significant Business and Industry Areas Code (Part 6)—particularly the specific outcomes in section 6.7 and the Special Uses Zone (division 7)
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) Regionally Significant Business and Industry Areas Code (Part 6)—particularly the specific outcomes in section 6.7 and the Special Uses Zone (division 7); (b) Planning Scheme Building Matters Code (Part 12, division 16); (c) Parking Code (Part 12, division 9).
Placing advertising device on premises	Exempt if an advertising device which meets the criteria set out in Schedule 9, Part 6. Code Assessable otherwise.	Advertising Devices Code (Part 12, division 14) Regionally Significant Business and Industry Areas Code (Part 6)—particularly the specific outcomes in section 6.7 and the Special Uses Zone (division 7)
Reconfiguring a lot ⁴⁷	Impact Assessable where involving land within a Residential Zone. Code Assessable otherwise.	Reconfiguring a Lot Code (Part 12, division 5) Regionally Significant Business and Industry Areas Code (Part 6)—particularly the specific outcomes in section 6.7 and the Special Uses Zone (division 7)
Carrying out operational work for reconfiguring a lot or in association with a material change of use ⁴⁷	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	

⁴³ Assessment categories may also be affected by overlays. See overlay maps to determine whether the land is affected.

⁴⁴ 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.

⁴⁵ See Ipswich Planning Scheme Users Guide 2 for examples that explain the type of development involved in different proposals.

⁴⁶ 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.

⁴⁷ 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.



Division 8—Business Park Zone: Assessment Criteria and Assessment Tables

6.28 Business Park Zone

The provisions in this division relate to the Business Park Zone as follows—

- overall outcomes (section 6.29);
- specific outcomes and probable solutions as follows—
 - effects of development – general (section 6.30);
 - consistent and inconsistent uses, use classes and other development (section 6.31);
- assessment tables (Tables 6.11 and 6.12).

6.29 Overall Outcomes for Business Park Zone

- (1) The overall outcomes are the purpose of the Business Park Zone.

NOTE 6.29A

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 Business Park Zone are the following—

Land Use Mix

- (a) The Business Park Zone-
- (i) provides a transition from the Ripley Valley Urban Core and Secondary Urban Centre East areas to the Swanbank Regional Business and Industry areas;
 - (ii) integrates with the Ripley Valley Urban Core and Secondary Urban Centre East areas through a high level of urban design;
 - (iii) provides a mix of compatible business, service trade and industry research and development activities between the Ripley Valley Urban Core and Secondary Urban Centre East and the Swanbank Regional Business and Industry Area.

- (b) Uses and works within the Business Park Zone support Swanbank New Chum Preferred Development Outcomes and Preferred Development Outcomes, as outlined in Section 6.7(4) and Swanbank New Chum Preferred Development Outcomes in Section 6.7(5) Swanbank New Chum Preferred Pattern of Development including—

- (i) providing regionally significant business enterprise and employment opportunities as a means to ensure that there is a high level of employment self containment across the City and for adjoining local governments, particularly within the WESROC area;
 - (ii) ensuring that there is a high correlation between job opportunities and workforce skills and qualifications;
 - (iii) improving the skills base of the City by ensuring that there are employment opportunities to match or meet skilled or qualified personnel;
 - (iv) improving the diversification of the economic base of the City by promoting the City's economic strengths and potential;
 - (v) increasing value added production; and
 - (vi) improving the City's net trade account.
- (c) Uses and works do not compromise or jeopardise the intended retail and service functions of the Ripley Valley Urban Core, Ripley Valley Secondary Urban Centre East, Ipswich City Centre or other designated Major or Neighbourhood Centres.
- (d) New uses and works are established on fully serviced land.
- (e) Uses and works capitalise on the resources and markets of the Ipswich Region, but also respond to national and international markets.



Transport and Access

- (f) An integrated efficient, safe and attractive transport network is provided for a full range of transport modes including public transport, passenger vehicles, delivery/freight vehicles, pedestrians and cyclists.
- (g) Pedestrian, cycle and vehicle connectivity and ease of mobility are provided within and between industry areas, major centres, surrounding neighbourhoods and public transport interchanges.
- (h) Conflict between freight, local and through traffic and between pedestrians, cyclists and vehicles is minimised.
- (i) Access is not obtained directly from the Centenary Highway.

Environmental Management and Greenspace

- (j) Uses and works are located and designed to minimise environmental risks and environmental nuisance to people and property.

Infrastructure Efficiency

- (k) Uses and works support the efficient provision or extension of infrastructure, including both physical infrastructure and human services and facilities.

NOTE 6.29B

- (1) Some of the land within the Business Park Zone is potentially 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.

6.30 Effects of Development – General**NOTE 6.30A**

The specific outcomes which are sought to apply generally throughout the Business Park 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) privacy;
- (d) noise attenuation and dust control;
- (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****Specific Outcomes**

- (a) New uses and works—
 - (i) avoid large expanses of blank walls, particularly where visually prominent;
 - (ii) provide high quality, attractive street facades, which incorporate appropriate materials, colours and architectural details of a high standard;
 - (iii) provide appropriate landscaped treatment, including street trees; and
 - (iv) conserve existing large/mature vegetation, where possible.
- (b) 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)**

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

Building Setbacks**Specific Outcomes**

- (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.

(4)



Building Orientation

(5)

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 6.30B**

- (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.

(6)

Specific Outcomes

The design of roof forms ensure that—

- (a) plant room and equipment are appropriately concealed; and
- (b) appropriately designed and coloured roof treatments are used which do not detract from the overall character and amenity of the area.

Parking

(7)

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

(8)

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.

(9)

Provision of Infrastructure**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 and works are connected to a sewerage system.
- (c) Sustainable water usage is facilitated, particularly where relating to water sensitive design and use of recycled water.

(10)

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.

6.31

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 Business Park Zone—

- (a) business use, unless bulky goods sales, hotel, produce/craft market, service station shop, or the predominant use of premises for a skin penetrating activity other than acupuncture, if—
 - (i) located within an existing building approved or lawfully used for a business or industry use; and
 - (ii) operating between the hours of 6.30 a.m. and 6.30 p.m.; and
 - (iii) 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);
- (b) 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;
- (c) caretaker residential;
- (d) clearing of vegetation;
- (e) earthworks not associated with a material change of use and which complies with the Earthworks Code;



- (f) general industry, if—
 - (i) located in an existing building approved or lawfully used for a business or industry use; and
 - (ii) operating between the hours of 6.30 a.m. and 6.30 p.m.; and
 - (iii) 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); and
 - (iv) an adopted infrastructure charge has been paid or unused infrastructure credits (including deemed credits) apply at an equivalent rate for the proposed use; and
 - (v) the use has no discernible amenity or environmental impacts outside of the Zone;
 - (g) home based activity which complies with the Home Based Activities Code;
 - (h) minor building work;
 - (i) minor utility;
 - (j) park, if not involving illuminated sporting activities;
 - (k) placing an advertising device on premises which complies with the Advertising Devices Code;
 - (l) service trades use, if—
 - (i) located in an existing building, approved or lawfully used for a business or industry use; and
 - (ii) operating between the hours of 6.30 a.m. and 6.30 p.m.; and
 - (iii) 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); and
 - (iv) an adopted infrastructure charge has been paid or unused infrastructure credits (including deemed credits) apply at an equivalent rate for the proposed use; and
 - (v) the use has no discernible amenity or environmental impacts outside of the Zone;
 - (m) wine making, if—
 - (i) located in an existing building approved or lawfully used for a business or industry use; and
 - (ii) operating between the hours of 6.30 a.m. and 6.30 p.m.; and
 - (iii) 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); and
 - (iv) an adopted infrastructure charge has been paid or unused infrastructure credits (including deemed credits) apply at an equivalent rate for the proposed use; and
 - (v) the use has no discernible amenity or environmental impacts outside of the Sub Area.
- (2) The following uses, use classes and other development categories are consistent with the outcomes sought for the Business Park 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) aviation use, if helipad;
 - (b) business use, unless listed as a consistent use under sub-section (1) above;
 - (c) carpark;
 - (d) carrying out operational work for reconfiguring a lot or in association with a material change of use;
 - (e) community use, unless cemetery, crematorium or hospital;
 - (f) entertainment use, unless cinema;
 - (g) general industry which is outside the parameters listed under sub-section (1) above;
 - (h) general store;
 - (i) major utility;
 - (j) night court;
 - (k) park, if involving illuminated sporting activities;
 - (l) plant nursery (wholesale);
 - (m) reconfiguring a lot;
 - (n) recreation use, unless equestrian and coursing sports or motor sports;
 - (o) service trades use which is outside the parameters listed under sub-section (1) above;
 - (p) temporary accommodation, if a motel;
 - (q) temporary use;
 - (r) tourist facility;
 - (s) temporary sales office;
 - (t) wine making, which is outside the parameters listed under subsection (1) above.



- (3) The following uses, use classes and other development categories are inconsistent with the outcomes sought and are not located within the Business Park Zone; and constitute undesirable development which is unlikely to be approved—
- (a) agriculture;
 - (b) animal husbandry;
 - (c) aviation use, unless helipad;
 - (d) community use, if a cemetery, crematorium or hospital;
 - (e) correctional centre;
 - (f) display housing;
 - (g) dual occupancy;
 - (h) entertainment use, if cinema;
 - (i) extractive industry;
 - (j) forestry;
 - (k) institutional residential;
 - (l) intensive animal husbandry;
 - (m) multiple residential;
 - (n) nuclear industry;
 - (o) recreation use, if equestrian and coursing sports or motorsports;
 - (p) shopping centre;
 - (q) single residential;
 - (r) special industry;
 - (s) temporary accommodation, unless a motel.



Table 6.11: Assessment Categories and Relevant Assessment Criteria for Business Park Zone—Making a Material Change of Use

Column 1 Defined use or use class ⁴⁸	Column 2 Assessment category ⁴⁹	Column 3 Relevant assessment criteria ⁵⁰ —applicable code if development is self-assessable or requires code assessment
RESIDENTIAL		
Caretaker Residential	Code Assessable	Regionally Significant Business and Industry Areas Code (Part 6)—particularly the specific outcomes in section 6.7 and the Business Park Zone (division 8) Residential Code (Part 12, division 6)
Display Housing— inconsistent use [refer s 6.30(3)]	Impact Assessable	Regionally Significant Business and Industry Areas Code (Part 6)—particularly the specific outcomes in section 6.7 and the Business Park Zone (division 8) Residential Code (Part 12, division 6)Residential Code (Part 12, division 6) Parking Code (Part 12, division 9)
Dual Occupancy— inconsistent use [refer s 6.30 (3)]	Impact Assessable	Regionally Significant Business and Industry Areas Code (Part 6)—particularly the specific outcomes in section 6.7 and the Business Park Zone (division 8) Residential Code (Part 12, division 6)Residential Code (Part 12, division 6) Parking Code (Part 12, division 9)
Home Based Activity	Self Assessable; or Code Assessable if the applicable code for Self Assessable development is not complied with.	If Self Assessable—acceptable solutions in the Home Based Activities Code. If Code Assessable— (a) Home Based Activities Code (Part 12, division 2); (b) Regionally Significant Business and Industry Areas Code (Part 6)—particularly the specific outcomes in section 6.7 and the Business Park Zone (division 8) Residential Code (Part 12, division 6)
Institutional Residential— inconsistent use [refer s 6.30 (3)]	Impact Assessable	Regionally Significant Business and Industry Areas Code (Part 6)—particularly the specific outcomes in section 6.7 and the Business Park Zone (division 8) Residential Code (Part 12, division 6)Residential Code (Part 12, division 6) Parking Code (Part 12, division 9)
Multiple Residential – inconsistent use [refer s 6.30 (3)]	Impact Assessable	Regionally Significant Business and Industry Areas Code (Part 6)—particularly the specific outcomes in section 6.7 and the Business Park Zone (division 8) Residential Code (Part 12, division 6)Residential Code (Part 12, division 6) Parking Code (Part 12, division 9)
Single Residential— inconsistent use [refer s 6.30 (3)]	Impact Assessable	Regionally Significant Business and Industry Areas Code (Part 6)—particularly the specific outcomes in section 6.7 and the Business Park Zone (division 8) Residential Code (Part 12, division 6)Residential Code (Part 12, division 6)
Temporary Accommodation— inconsistent use unless a motel [refer s 6.30(3)]	Impact Assessable	Regionally Significant Business and Industry Areas Code (Part 6)—particularly the specific outcomes in section 6.7 and the Business Park Zone (division 8) Residential Code (Part 12, division 6) Residential Code (Part 12, division 6) Parking Code (Part 12, division 9)

⁴⁸ See Schedule 1 (dictionary), division 1 (defined uses and use classes).

⁴⁹ Assessment categories may also be affected by overlays. See overlay maps to determine whether the land is affected.

⁵⁰ 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 ⁴⁸	Column 2 Assessment category ⁴⁹	Column 3 Relevant assessment criteria ⁵⁰ —applicable code if development is self-assessable or requires code assessment
COMMERCIAL / INDUSTRIAL		
Business Use	Exempt if, other than bulky good sales, hotel, produce/craft market, service station or shop, and— (a) within an existing building approved or lawfully used for a business use; and (b) operating between the hours of 6.30 a.m. and 6.30 p.m.; and (c) 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). Impact Assessable if bulky goods sales, hotel, produce/craft market, shop, or the predominant use of premises for a skin penetrating activity other than acupuncture. Code Assessable otherwise.	Regionally Significant Business and Industry Areas Code (Part 6)—particularly the specific outcomes in section 6.7 and the Business Park Zone (division 8) Commercial and Industrial Code (Part 12, division 7) Parking Code (Part 12, division 9)
Extractive Industry— inconsistent use [refer s 6.25 (3)]	Impact Assessable	Regionally Significant Business and Industry Areas Code (Part 6)—particularly the specific outcomes in section 6.7 and the Business Park Zone (division 8) Commercial and Industrial Code (Part 12, division 7) Parking Code (Part 12, division 9)
General Industry	Code Assessable if— (a) located within an existing building approved for or lawfully used for a business or industry use; and (b) operating between the hours of 6.30 a.m. to 6.30 p.m.; and (c) 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); and (d) an adopted infrastructure charge has been paid or unused infrastructure credits (including deemed credits) apply at an equivalent rate for the proposed use; and (e) the use has no discernible amenity or environmental impacts outside of the Zone. Impact Assessable otherwise	Regionally Significant Business and Industry Areas Code (Part 6)—particularly the specific outcomes in section 6.7 and the Business Park Zone (division 8) Commercial and Industrial Code (Part 12, division 7) Parking Code (Part 12, division 9)
General Store	Impact Assessable	Regionally Significant Business and Industry Areas Code (Part 6)—particularly the specific outcomes in section 6.7 and the Business Park Zone (division 8) Commercial and Industrial Code (Part 12, division 7) Parking Code (Part 12, division 9)
Nuclear Industry— inconsistent use [refer s 6.25 (3)]	Impact Assessable	Regionally Significant Business and Industry Areas Code (Part 6)—particularly the specific outcomes in section 6.7 and the Business Park Zone (division 8) Commercial and Industrial Code (Part 12, division 7) Parking Code (Part 12, division 9)



Column 1 Defined use or use class ⁴⁸	Column 2 Assessment category ⁴⁹	Column 3 Relevant assessment criteria ⁵⁰ —applicable code if development is self-assessable or requires code assessment
Plant Nursery (Wholesale)	Code Assessable	Regionally Significant Business and Industry Areas Code (Part 6)—particularly the specific outcomes in section 6.7 and the Business Park Zone (division 8) Commercial and Industrial Code (Part 12, division 7) Parking Code (Part 12, division 9)
Service Trades Use	Exempt, if— (a) within an existing building approved for or lawfully used for a business or industry use; and (b) operating between the hours of 6.30 a.m. and 6.30 p.m.; and (c) 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); and (d) an adopted infrastructure charge has been paid or unused infrastructure credits (including deemed credits) apply at an equivalent rate for the proposed use; and (e) the use has no discernible amenity or environmental impacts outside of the Zone. Code Assessable otherwise.	Regionally Significant Business and Industry Areas Code (Part 6)—particularly the specific outcomes in section 6.7 and the Business Park Zone (division 8) Commercial and Industrial Code (Part 12, division 7) Parking Code (Part 12, division 9)
Shopping Centre— inconsistent use [refer s 6.25 (3)]	Impact Assessable	Regionally Significant Business and Industry Areas Code (Part 6)—particularly the specific outcomes in section 6.7 and the Business Park Zone (division 8) Commercial and Industrial Code (Part 12, division 7) Parking Code (Part 12, division 9)
Special Industry— inconsistent use [refer s 6.25(3)]	Impact Assessable	Regionally Significant Business and Industry Areas Code (Part 6)—particularly the specific outcomes in section 6.7 and the Business Park Zone (division 8) Commercial and Industrial Code (Part 12, division 7) Parking Code (Part 12, division 9)
Temporary Sales Office	Code Assessable	Regionally Significant Business and Industry Areas Code (Part 6)—particularly the specific outcomes in section 6.7 and the Business Park Zone (division 8) Commercial and Industrial Code (Part 12, division 7) Parking Code (Part 12, division 9)
RECREATION / ENTERTAINMENT		
Entertainment Use— inconsistent use if cinema [refer s 6.25 (3)]	Impact Assessable, if— (a) operating after 10.00 p.m. or before 6.30 a.m.; or (b) cinema. Code Assessable otherwise.	Regionally Significant Business and Industry Areas Code (Part 6)—particularly the specific outcomes in section 6.7 and the Business Park Zone (division 8) Recreation and Entertainment Code (Part 12, division 11) Parking Code (Part 12, division 9)
Night Court	Code Assessable	Regionally Significant Business and Industry Areas Code (Part 6)—particularly the specific outcomes in section 6.7 and the Business Park Zone (division 8)



Column 1 Defined use or use class ⁴⁸	Column 2 Assessment category ⁴⁹	Column 3 Relevant assessment criteria ⁵⁰ —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) Regionally Significant Business and Industry Areas Code (Part 6)—particularly the specific outcomes in section 6.7 and the Business Park Zone (division 8) (b) Recreation and Entertainment Code (Part 12, division 11); (c) Parking Code (Part 12, division 9).
Recreation Use— inconsistent use class if equestrian and coursing sports or motorsports [refer s 6.25 (3)]	Code Assessable, if indoor recreation operating between the hours of 6.30 a.m. and 10.00 p.m. Impact Assessable otherwise.	Regionally Significant Business and Industry Areas Code (Part 6)—particularly the specific outcomes in section 6.7 and the Business Park Zone (division 8) Recreation and Entertainment Code (Part 12, division 11)
RURAL		
Agriculture— inconsistent use [refer s 6.25 (3)]	Impact Assessable	Regionally Significant Business and Industry Areas Code (Part 6)—particularly the specific outcomes in section 6.7 and the Business Park Zone (division 8)
Animal Husbandry— inconsistent use [refer s 6.25 (3)]	Impact Assessable	Regionally Significant Business and Industry Areas Code (Part 6)—particularly the specific outcomes in section 6.7 and the Business Park Zone (division 8)
Forestry—inconsistent use [refer s 6.25 (3)]	Impact Assessable	Regionally Significant Business and Industry Areas Code (Part 6)—particularly the specific outcomes in section 6.7 and the Business Park Zone (division 8)
Intensive Animal Husbandry— inconsistent use [refer s 6.25 (3)]	Impact Assessable	Regionally Significant Business and Industry Areas Code (Part 6)—particularly the specific outcomes in section 6.7 and the Business Park Zone (division 8) Intensive Animal Husbandry Code (Part 12, division 8) Parking Code (Part 12, division 9)
Wine Making	Exempt, if— (a) within an existing building approved for or lawfully uses for a business or industry use; and (b) operating between the hours of 6.30 a.m. and 6.30 p.m.; and (c) 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); and (d) an adopted infrastructure charge has been paid or unused infrastructure credits (including deemed credits) apply at an equivalent rate for the proposed use; and (e) the use has no discernible amenity or environmental impacts outside of the Sub Area. Code Assessable otherwise.	Regionally Significant Business and Industry Areas Code (Part 6)—particularly the specific outcomes in section 6.7 and the Business Park Zone (division 8) Parking Code (Part 12, division 9)
OTHER		
Aviation Use— inconsistent use unless a helipad [refer s 6.25 (3)]	Impact Assessable	Regionally Significant Business and Industry Areas Code (Part 6)—particularly the specific outcomes in section 6.7 and the Business Park Zone (division 8) Parking Code (Part 12, division 9)



Column 1 Defined use or use class ⁴⁸	Column 2 Assessment category ⁴⁹	Column 3 Relevant assessment criteria ⁵⁰ —applicable code if development is self-assessable or requires code assessment
Carpark	Code Assessable	Regionally Significant Business and Industry Areas Code (Part 6)—particularly the specific outcomes in section 6.7 and the Business Park Zone (division 8) Parking Code (Part 12, division 9)
Community Use— inconsistent use if cemetery, crematorium or hospital [refer s 6.25 (3)]	Impact Assessable	Regionally Significant Business and Industry Areas Code (Part 6)—particularly the specific outcomes in section 6.7 and the Business Park Zone (division 8) Community Use Code (Part 12, division 12) Parking Code (Part 12, division 9)
Correctional Centre— inconsistent use [refer s 6.25 (3)]	Impact Assessable	Regionally Significant Business and Industry Areas Code (Part 6)—particularly the specific outcomes in section 6.7 and the Business Park Zone (division 8)
Major Utility	Impact Assessable, if involving treatment or disposal of putrescible waste. Code Assessable otherwise.	Regionally Significant Business and Industry Areas Code (Part 6)—particularly the specific outcomes in section 6.7 and the Business Park Zone (division 8)
Minor Utility	Exempt	
Temporary Use	Code Assessable	Temporary Use Code (Part 12, division 13) Regionally Significant Business and Industry Areas Code (Part 6)—particularly the specific outcomes in section 6.7 and the Business Park Zone (division 8)
Tourist Facility	Impact Assessable	Regionally Significant Business and Industry Areas Code (Part 6)—particularly the specific outcomes in section 6.7 and the Business Park Zone (division 8) 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 criteria⁵¹—applicable code if development is self-assessable or requires code assessment
All except use for a road ⁵²	Impact Assessable (refer s 2.2)	Regionally Significant Business and Industry Areas Code (Part 6)—particularly the specific outcomes in section 6.7 and the Business Park Zone (division 8)

⁵¹ 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.

⁵² All roads are included in a zone but use for a road is not defined. The table indicated that use for a road remains exempt under a planning scheme.



Table 6.12: Assessment Categories and Relevant Assessment Criteria for Business Park Zone—Other Development

Column 1 Type of development	Column 2 Assessment category ⁵³	Column 3 Relevant assessment criteria ⁵⁴ —applicable code if development is self-assessable or requires code assessment
Carrying out building work not associated with a material change of use ⁵⁵	Self Assessable ⁵⁶ 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) Regionally Significant Business and Industry Areas Code (Part 6)—particularly the specific outcomes in section 6.7 and the Business Park Zone (division 8); (b) Planning Scheme Building Matters Code (Part 12, division 16).
Clearing of Vegetation—not associated with a material change of use	Exempt	
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) Regionally Significant Business and Industry Areas Code (Part 6)—particularly the specific outcomes in section 6.7 and the Business Park Zone (division 8)
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) Regionally Significant Business and Industry Areas Code (Part 6)—particularly the specific outcomes in section 6.7 and the Business Park Zone (division 8); (b) Planning Scheme Building Matters Code (Part 12, division 16); (c) Parking Code (Part 12, division 9).
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) Regionally Significant Business and Industry Areas Code (Part 6)—particularly the specific outcomes in section 6.7 and the Business Park Zone (division 8)
Reconfiguring a lot ⁵⁷	Code Assessable	Reconfiguring a Lot Code (Part 12, division 5) Regionally Significant Business and Industry Areas Code (Part 6)—particularly the specific outcomes in section 6.7 and the Business Park Zone (division 8)
Carrying out operational work for reconfiguring a lot or in association with a material change of use ⁵⁷	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	

⁵³ Assessment categories may also be affected by overlays. See overlay maps to determine whether the land is affected.

⁵⁴ 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.

⁵⁵ See Ipswich Planning Scheme Users Guide 2 for examples that explain the type of development involved in different proposals.

⁵⁶ 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.

⁵⁷ 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.



Division 9—Recreation Zone: Assessment Criteria and Assessment Tables

6.32 Recreation Zone

The provisions in this division relate to the Recreation Zone as follows—

- overall outcomes (section 6.33);
- specific outcomes and probable solutions as follows—
 - effects of development – general (section 6.34);
 - effects of development within Sub Areas (section 6.35);
 - consistent and inconsistent uses, use classes and other development (section 6.36);
- assessment tables (Tables 6.13 and 6.14).

6.33 Overall Outcomes for Recreation Zone

- (1) The overall outcomes are the purpose of the Recreation Zone.

NOTE 6.33A

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 Recreation Zone are the following—

- (a) The Recreation Zone provides for the development of an integrated open space network including the use of land for—
- (i) both active and passive recreation opportunities within parks;
 - (ii) linear/riparian corridors as open space links; and
 - (iii) private and public sporting/recreation facilities.

NOTE 6.33B

The recreation zone is depicted in two ways on the zoning maps—

- (a) unbroken lines – representing committed current public parks and private recreation areas; and
- (b) broken lines – indicative future recreation land, subject to further detailed assessment as part of a development application.

- (b) The Recreation Zone provides sufficient land—
- (i) to meet the recreational needs of residents and visitors within Citywide, district and local catchments; and

- (ii) to achieve an equitable distribution of recreational areas and facilities in suitable and accessible locations.

- (c) The Recreation Zone provides for a wide range of recreational settings, including—

- (i) Recreation Parks;
- (ii) Waterside Parks;
- (iii) Sportsgrounds and Courts; and
- (iv) Linear Parks.

- (d) Recreation Parks can be designed as civic spaces mostly in association with existing or proposed centres and include elements such as—

- (i) feature planting; and
- (ii) areas for picnics, barbecues, and informal recreation.

- (e) Waterside Parks are designed and located as focal parks which maximise access to permanent water bodies situated within an attractive setting.

- (f) Recreation Parks provide for informal recreational needs, including facilities for children's play, non-organised sporting activities, walking, nature appreciation, picnics and barbecues and community/cultural events, as appropriate, relative to the capacity of surrounding roads and other nearby land uses and the setting, amenity and character of the surrounding area.

- (g) Sportsgrounds and Courts provide for a range of indoor and outdoor facilities including—

- (i) ovals, fields, multipurpose courts, club houses, fenced playgrounds, pools, shaded seating, grandstands; and
- (ii) provision for night competition/activity as appropriate to the setting of the facility and the likely impacts on the amenity and character of the surrounding area.

- (h) Linear Parks—

- (i) are primarily designed to serve a connectivity/linkage function, mostly, but not exclusively along selected riparian corridors; and



- (ii) whilst they may remain predominantly in a natural setting and retain important environmental values, including an important role as wildlife corridors, are primarily intended to serve an urban recreation rather than conservation focus.
- (i) Uses and works within the Recreation Zone are located, designed and managed to—
 - (i) maintain residential amenity and streetscape quality;
 - (ii) maintain or enhance aspects of local character;
 - (iii) be compatible with other uses and works;
 - (iv) encourage multi use of facilities, particularly between sporting bodies and various recreation user groups; and
 - (v) minimise impacts on environmental values and places of environmental and cultural heritage significance.
- (j) Where land within the Recreation Zone is privately owned or controlled, access to the general public may be restricted.

NOTE 6.33C

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

6.34 Effects of Development – General**NOTE 6.34A**

The specific outcomes which are sought to apply generally throughout the Recreation Zone are set out below.

Integrated Planning, Uses and Works**(1)****Specific Outcomes**

- (a) Regard is had to Map 1 in Schedule 7 in determining appropriate locations and embellishment levels for the different recreational settings for future Citywide and District parks.
- (b) Major recreational facilities are developed in an integrated manner that—
 - (i) provides, where possible, for primary and secondary recreational opportunities, including opportunities for informal recreation;

(2)**Building Design and Placement****Specific Outcomes**

- (a) The design and placement of buildings ensures—
 - (i) buildings generally remain subservient to and do not dominate the open landscape;
 - (ii) buildings maintain the visual prominence of any significant landmarks and conserve important view corridors;
- (ii) provides for multi use opportunities and joint use arrangements;
- (iii) addresses likely impacts on other nearby uses and include measures to mitigate adverse impacts;
- (iv) addresses likely impact in terms of significant landmark features, view corridors, gateways and approach routes;
- (v) addresses likely impacts in terms of the public utilities infrastructure and the transport network;
- (vi) provides for public access and community safety;
- (vii) addresses likely impacts on environmental values and places of cultural heritage significance or streetscape value; and
- (viii) incorporates the specific outcomes for any relevant Sub Area.
- (c) Bushland management plans and strategies are prepared and implemented for areas containing important stands of bushland to deal with issues such as—
 - (i) introduced plants and animals;
 - (ii) fire control;
 - (iii) fragmentation – loss of continuous habitat;
 - (iv) eutrophication of stormwater runoff;
 - (v) supplementary planting and natural regeneration;
 - (vi) appropriate public access, public use and low impact recreational activities (including trail design for multi-use recreation activities) which do not diminish environmental values;
 - (vii) restoring a diversification of habitat; and
 - (viii) dumping of rubbish.



- (iii) public access is generally not diminished, unless privately owned or leased;
- (iv) buildings are not significantly affected by flooding or stormwater drainage;
- (v) buildings are sympathetic and respectful to places of cultural heritage significance;
- (vi) effective community safety measures are incorporated;
- (vii) large expanses of blank wall are avoided, particularly where visually prominent.
- (b) Obsolete or extraneous buildings are removed and/or screened from view.
- (c) Attention is given to the design of roof forms and the placement of plant and equipment on sites with sloping topography, or where recreation areas are readily viewed from above.

(3) Probable Solutions – for sub-section (2)(a)(i)

- (a) Buildings are generally limited to 1 storey in height and are kept low scale.
- (b) An additional storey is not provided unless appropriate with—
 - (i) the scale of adjoining development;
 - (ii) the extent of fall across the land; and
 - (iii) the character and amenity of the area and the overall townscape.

Vegetation and Landscaping

(4) Specific Outcomes

- (a) Important elements of cultural heritage fabric [e.g. historic walls and fences and indigenous scarred trees (usually called scar trees), midden sites etc] are conserved, where possible,
- (b) Riparian vegetation is conserved where possible.

Multi Use of Recreation Areas

(5) Specific Outcome

Recreation uses are designed to—

- (a) share facilities between different user groups;
- (b) facilitate the co-location of different recreational settings; and
- (c) facilitate co-location with other community facilities to create a community focal point.

(6)

Amenity

Specific Outcomes

- (a) Significant impacts of recreation facility operation are contained within the boundaries of existing and future sites, and appropriate on-site buffers are maintained, particularly where catering for night time activities and major spectator events.
- (b) Traffic impacts of recreation facility operation on nearby areas are minimised.
- (c) Carpark areas are designed so as not to detract from the visual amenity of recreation areas or to detract from the amenity of nearby areas.
- (d) Wherever possible, shared use of carparking areas occurs.

(7)

Probable Solutions – for sub-section (6)

- (a) Landscape buffers include screen fences and/or mounding where the emission of noise, light or the visual effects of the use warrant additional screening.
- (b) Access points, carparking, night lit facilities, spectator areas and other major noise sources are oriented and designed to minimise impacts on the amenity and character of nearby areas.

Operation of Road Network and Access

Specific Outcomes

Uses and works are located and designed to—

- (a) ensure the safe and efficient operation of the road network;
- (b) avoid multiple access points along major roads;
- (c) avoid direct vehicular access to Designated Roads with alternate side and rear access used where possible;
- (d) minimise traffic and amenity impacts on nearby residential areas.

Provision of Infrastructure

Specific Outcomes

Infrastructure is—

- (a) provided to meet appropriate standards at the least whole-of-life cost, including avoiding unnecessary duplication; and
- (b) comprised of components and materials that are readily accessible and available from local sources; and
- (c) readily integrated with existing systems and facilitates the orderly provision of future systems.



(10) Probable Solutions – for sub-section (9)

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

Operational Airspace – Wildlife Hazards**(11) 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.

NOTE 6.34B

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.

6.35 Effects of Development within Sub Areas**NOTE 6.35A**

- (1) The Recreation Zone includes one (1) Sub Areas, as outlined below.
- (2) The location of the Sub Areas are—
 - (a) depicted on the Zoning Maps Z24; and
 - (b) described below.

(1) Sub Area REC12 – Ripley Valley Recreation Spine along Bundamba Creek**NOTE 6.35B**

- (1) There is a major opportunity to develop a central open space spine along Bundamba Creek.
- (2) There is potential to link this site as part of the integrated open space network.

Specific Outcomes

- (a) Uses and works maximise opportunities to create a central open space spine along Bundamba Creek.
- (b) Linear parks enhance the overall visual amenity and image of Swanbank New Chum and the Ripley Valley and as an attractive, desirable and unique residential location.

- (c) The central open space spine includes recreation parks, sports grounds and courts and linear parks as part of an integrated open space network.
- (d) City Wide Sportsground/Courts are provided in accordance with Part 13—Local Government Infrastructure Plan and the Recreation Range and Opportunities and Ancillary Site Works requirements of Planning Scheme Policy 3 – General Works, Part 5 – Parks Table 5.1.1.
- (e) Local Sportsground/Courts are provided in accordance with Part 13—Local Government Infrastructure Plan and the Recreation Range and Opportunities and Ancillary Site Works requirements of Planning Scheme Policy 3 – General Works, Part 5 – Parks Table 5.1.1.

6.36 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 Recreation Zone—
 - (a) agriculture, on lots 1 or more hectares in area, unless fruit farming or turf farming within 8km of RAAF Base Amberley;
 - (b) animal husbandry, if the lot is one hectare or more in area;
 - (c) caretaker residential;
 - (d) 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;
 - (e) clearing of vegetation which complies with the Vegetation Management Code;
 - (f) community use, if a child care centre, community centre, community hall, cultural centre, gallery, information centre, library, meeting rooms, museum, senior citizens centre or youth centre within an existing building and 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);
 - (g) entertainment use, if a club, exhibition or trade fair within an existing building and 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);
 - (h) earthworks not associated with a material change of use and which complies with the Earthworks Code;



- (i) home based activity which complies with the Home Based Activities Code;
- (j) minor building work;
- (k) minor utility;
- (l) park, if—
 - (i) within a designated sportsground facility listed in Schedule 10; or
 - (ii) outside the areas listed in Schedule 10 and not involving illuminated sporting activities;
- (m) 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 Recreation 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, on lots less than 1 hectare in area, or fruit farming or turf farming within 8km of RAAF Base Amberley;
 - (b) animal husbandry, if the lot is less than one hectare in area;
 - (c) aviation use, if a helipad;
 - (d) business use, if a cafe, produce/craft market, restaurant, snack bar or takeaway food premises;
 - (e) carpark;
 - (f) carrying out operational work for reconfiguring a lot or in association with a material change of use;
 - (g) community use, if not a child care centre, community centre, community hall, cultural centre, gallery, information centre, library, meeting rooms, museum, senior citizens centre or youth centre within an existing building and the requisite number of parking spaces are not provided for the use in accordance with Table 12.9.1 of the Parking Code (Part 12, division 9), or unless a cemetery, crematorium, or hospital;
 - (h) entertainment use, unless a club, exhibition, or trade fair within an existing building and the requisite number of parking spaces are not provided for the use in accordance with Table 12.9.1 of the Parking Code (Part 12, division 9);

- (i) major utility;
- (j) night court;
- (k) park, if involving illuminated sporting activities outside the areas listed in Schedule 10;
- (l) plant nursery (wholesale);
- (m) reconfiguring a lot;
- (n) recreation use, unless a motor sports complex;
- (o) temporary accommodation, if a camping ground;
- (p) temporary use;
- (q) tourist facility;
- (r) wine making.

- (3) The following uses, use classes and other development categories are inconsistent with the outcomes sought and are not located within the Recreation Zone; and constitute undesirable development which is unlikely to be approved—
- (a) aviation use, unless a helipad;
 - (b) business use, unless a cafe, garden centre, produce/craft market, restaurant, snack bar or takeaway food premises;
 - (c) community use, if a cemetery, crematorium, or hospital;
 - (d) correctional centre;
 - (e) display housing;
 - (f) dual occupancy;
 - (g) extractive industry;
 - (h) forestry;
 - (i) general industry;
 - (j) general store;
 - (j) institutional residential;
 - (k) intensive animal husbandry;
 - (l) multiple residential;
 - (m) nuclear industry;
 - (n) recreation use, if a motor sports complex;
 - (o) service trades use;
 - (p) shopping centre;
 - (q) single residential;
 - (r) special industry;
 - (s) temporary accommodation, unless a camping ground;
 - (t) temporary sales office.



Table 6.13: Assessment Categories and Relevant Assessment Criteria for Recreation Zone—Making a Material Change of Use

Column 1 Defined use or use class ⁵⁸	Column 2 Assessment category ⁵⁹	Column 3 Relevant assessment criteria ⁶⁰ —applicable code if development is self-assessable or requires code assessment
RESIDENTIAL		
Caretaker Residential	Code Assessable	Regionally Significant Business and Industry Areas (Part 6)—particularly the specific outcomes in section 6.7 and the Recreation Zone (division 9) Residential Code (Part 12, division 6)
Display Housing— inconsistent use [refer s 6.30(3)]	Impact Assessable	Regionally Significant Business and Industry Areas (Part 6)—particularly the specific outcomes in section 6.7 and the Recreation Zone (division 9) Residential Code (Part 12, division 6) Parking Code (Part 12, division 9)
Dual Occupancy— inconsistent use [refer s 6.30 (3)]	Impact Assessable	Regionally Significant Business and Industry Areas (Part 6)—particularly the specific outcomes in section 6.7 and the Recreation Zone (division 9) 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) Regionally Significant Business and Industry Areas (Part 6)—particularly the specific outcomes in section 6.7 and the Recreation Zone (division 9).
Institutional Residential— inconsistent use class [refer s 6.30 (3)]	Impact Assessable	Regionally Significant Business and Industry Areas (Part 6)—particularly the specific outcomes in section 6.7 and the Recreation Zone (division 9) Residential Code (Part 12, division 6) Parking Code (Part 12, division 9)
Multiple Residential— inconsistent use class [refer s 6.30 (3)]	Impact Assessable	Regionally Significant Business and Industry Areas (Part 6)—particularly the specific outcomes in section 6.7 and the Recreation Zone (division 9) Residential Code (Part 12, division 6) Parking Code (Part 12, division 9)
Single Residential— inconsistent use [refer s 6.30 (3)]	Impact Assessable	Residential Code (Part 12, division 6) Regionally Significant Business and Industry Areas (Part 6)—particularly the specific outcomes in section 6.7 and the Recreation Zone (division 9)
Temporary Accommodation— inconsistent use class unless a caravan park or camping ground [refer s 6.30 (3)]	Impact Assessable	Regionally Significant Business and Industry Areas (Part 6)—particularly the specific outcomes in section 6.7 and the Recreation Zone (division 9) Residential Code (Part 12, division 6) Parking Code (Part 12, division 9)
COMMERCIAL / INDUSTRIAL		
Business Use—inconsistent use class, unless a cafe, produce/craft market, restaurant, snack bar or takeaway food premises [refer s 6.30 (3)]	Impact Assessable	Regionally Significant Business and Industry Areas (Part 6)—particularly the specific outcomes in section 6.7 and the Recreation Zone (division 9) Commercial and Industrial Code (Part 12, division 7) Parking Code (Part 12, division 9)

⁵⁸ See Schedule 1 (dictionary), division 1 (defined uses and use classes).

⁵⁹ Assessment categories may also be affected by overlays. See overlay maps to determine whether the land is affected.

⁶⁰ 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 ⁵⁸	Column 2 Assessment category ⁵⁹	Column 3 Relevant assessment criteria ⁶⁰ —applicable code if development is self-assessable or requires code assessment
Extractive Industry—inconsistent use [refer s 6.30 (3)]	Impact Assessable	Regionally Significant Business and Industry Areas (Part 6)—particularly the specific outcomes in section 6.7 and the Recreation Zone (division 9)
General Industry—inconsistent use class [refer s 6.30 (3)]	Impact Assessable	Regionally Significant Business and Industry Areas (Part 6)—particularly the specific outcomes in section 6.7 and the Recreation Zone (division 9) Commercial and Industrial Code (Part 12, division 7) Parking Code (Part 12, division 9)
General Store—inconsistent use [refer s 6.30 (3)]	Impact Assessable	Regionally Significant Business and Industry Areas (Part 6)—particularly the specific outcomes in section 6.7 and the Recreation Zone (division 9) Commercial and Industrial Code (Part 12, division 7) Parking Code (Part 12, division 9)
Nuclear Industry—inconsistent use [refer s 6.30 (3)]	Impact Assessable	Regionally Significant Business and Industry Areas (Part 6)—particularly the specific outcomes in section 6.7 and the Recreation Zone (division 9) Commercial and Industrial Code (Part 12, division 7) Parking Code (Part 12, division 9)
Plant Nursery (Wholesale)	Impact Assessable	Regionally Significant Business and Industry Areas (Part 6)—particularly the specific outcomes in section 6.7 and the Recreation Zone (division 9) Commercial and Industrial Code (Part 12, division 7) Parking Code (Part 12, division 9)
Service Trades Use—inconsistent use class [refer s 6.30 (3)]	Impact Assessable	Regionally Significant Business and Industry Areas (Part 6)—particularly the specific outcomes in section 6.7 and the Recreation Zone (division 9) Commercial and Industrial Code (Part 12, division 7) Parking Code (Part 12, division 9)
Shopping Centre—inconsistent use [refer s 6.30 (3)]	Impact Assessable	Regionally Significant Business and Industry Areas (Part 6)—particularly the specific outcomes in section 6.7 and the Recreation Zone (division 9) Commercial and Industrial Code (Part 12, division 7) Parking Code (Part 12, division 9)
Special Industry—inconsistent use class [refer s 6.30 (3)]	Impact Assessable	Regionally Significant Business and Industry Areas (Part 6)—particularly the specific outcomes in section 6.7 and the Recreation Zone (division 9) Commercial and Industrial Code (Part 12, division 7) Parking Code (Part 12, division 9)
Temporary Sales Office—inconsistent use class [refer s 6.30 (3)]	Impact Assessable	Regionally Significant Business and Industry Areas (Part 6)—particularly the specific outcomes in section 6.7 and the Recreation Zone (division 9) Commercial and Industrial Code (Part 12, division 7) Parking Code (Part 12, division 9)
RECREATION / ENTERTAINMENT		
Entertainment Use	Exempt, if a club, exhibition or trade fair within an existing building and 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 if a club and not within an existing building, or the requisite number of parking spaces are not provided for the use in accordance with Table 12.9.1 of the Parking Code (Part 12, division 9). Impact Assessable otherwise.	Regionally Significant Business and Industry Areas (Part 6)—particularly the specific outcomes in section 6.7 and the Recreation Zone (division 9) Recreation and Entertainment Code (Part 12, division 11) Parking Code (Part 12, division 9)
Night Court	Code Assessable	



Column 1 Defined use or use class ⁵⁸	Column 2 Assessment category ⁵⁹	Column 3 Relevant assessment criteria ⁶⁰ —applicable code if development is self-assessable or requires code assessment
Park	Exempt if— (a) within a designated sportsground facility listed in Schedule 10; or (b) outside the areas listed in Schedule 10 and not involving illuminated sporting activities. Code Assessable otherwise.	If Code Assessable— (a) Regionally Significant Business and Industry Areas (Part 6)—particularly the specific outcomes in section 6.7 and the Recreation Zone (division 9); (b) Recreation and Entertainment Code (Part 12, division 11); (c) Parking Code (Part 12, division 9).
Recreation Use—inconsistent use class if motor sports complex [refer s 6.30 (3)]	Impact Assessable if motor sports complex. Code Assessable otherwise.	Regionally Significant Business and Industry Areas (Part 6)—particularly the specific outcomes in section 6.7 and the Recreation Zone (division 9) Recreation and Entertainment Code (Part 12, division 11) Parking Code (Part 12, division 9)
RURAL		
Agriculture	Exempt, if the lot is one hectare or more in area, unless fruit farming or turf farming within 8km of RAAF Base Amberley. Code Assessable otherwise.	Regionally Significant Business and Industry Areas (Part 6)—particularly the specific outcomes in section 6.7 and the Recreation Zone (division 9)
Animal Husbandry	Exempt, if the lot is one hectare or more in area. Code Assessable otherwise.	Regionally Significant Business and Industry Areas (Part 6)—particularly the specific outcomes in section 6.7 and the Recreation Zone (division 9)
Forestry—inconsistent use class [refer s 6.30 (3)]	Impact Assessable	Regionally Significant Business and Industry Areas (Part 6)—particularly the specific outcomes in section 6.7 and the Recreation Zone (division 9)
Intensive Animal Husbandry—inconsistent use class [refer s 6.30(3)]	Code Assessable if a stable. Impact Assessable otherwise.	Regionally Significant Business and Industry Areas (Part 6)—particularly the specific outcomes in section 6.7 and the Recreation Zone (division 9) Intensive Animal Husbandry Code (Part 12, division 8) Parking Code (Part 12, division 9)
Wine Making	Impact Assessable	Regionally Significant Business and Industry Areas (Part 6)—particularly the specific outcomes in section 6.7 and the Recreation Zone (division 9) Parking Code (Part 12, division 9)
OTHER		
Aviation Use—inconsistent use class unless a helipad [refer s 6.30 (3)]	Impact Assessable	Regionally Significant Business and Industry Areas (Part 6)—particularly the specific outcomes in section 6.7 and the Recreation Zone (division 9)
Carpark	Code Assessable	Regionally Significant Business and Industry Areas (Part 6)—particularly the specific outcomes in section 6.7 and the Recreation Zone (division 9) Parking Code (Part 12, division 9)
Community Use—inconsistent use if a cemetery, crematorium, or hospital [refer s 6.30 (3)]	Exempt, if a child care centre, community centre, community hall, cultural centre, gallery, information centre, library, meeting rooms, museum, senior citizen centre or youth centre within an existing building and 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 if a community centre or community hall and not within an existing building, or the requisite number of parking spaces are not provided for the use in accordance with Table 12.9.1 of the Parking Code (Part 12, division 9). Impact Assessable otherwise.	Community Use Code (Part 12, division 12) Regionally Significant Business and Industry Areas (Part 6)—particularly the specific outcomes in section 6.7 and the Recreation Zone (division 9) Parking Code (Part 12, division 9)



Column 1 Defined use or use class ⁵⁸	Column 2 Assessment category ⁵⁹	Column 3 Relevant assessment criteria ⁶⁰ —applicable code if development is self-assessable or requires code assessment
Correctional Centre— inconsistent use [refer s 6.30 (3)]	Impact Assessable	Regionally Significant Business and Industry Areas (Part 6)— particularly the specific outcomes in section 6.7 and the Recreation Zone (division 9)
Major Utility	Impact Assessable, if involving treatment or disposal of putrescible waste. Code Assessable otherwise.	Regionally Significant Business and Industry Areas (Part 6)— particularly the specific outcomes in section 6.7 and the Recreation Zone (division 9)
Minor Utility	Exempt	
Temporary Use	Code Assessable	Temporary Use Code (Part 12, division 13) Regionally Significant Business and Industry Areas (Part 6)— particularly the specific outcomes in section 6.7 and the Recreation Zone (division 9)
Tourist Facility	Impact Assessable	Regionally Significant Business and Industry Areas (Part 6)— particularly the specific outcomes in section 6.7 and the Recreation Zone (division 9) Commercial and Industrial Code (Part 12, division 7) Residential Code (Part 12, division 6) Recreation and Entertainment Code (Part 12, division 11) Parking Code (Part 12, division 9)
Other (not defined)	Assessment Category	Relevant assessment criteria ⁶¹ —applicable code if development is self-assessable or requires code assessment
All except use for a road ⁶²	Impact Assessable (refer s 2.2)	Regionally Significant Business and Industry Areas (Part 6)— particularly the specific outcomes in section 6.7 and the Recreation Zone (division 9)

⁶¹ 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.

⁶² 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 6.14: Assessment Categories and Relevant Assessment Criteria for Recreation Zone—Other Development

Column 1 Type of development	Column 2 Assessment category ⁶³	Column 3 Relevant assessment criteria ⁶⁴ —applicable code if development is self-assessable or requires code assessment
Carrying out building work not associated with a material change of use ⁶⁵	Self Assessable ⁶⁶ 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) Regionally Significant Business and Industry Areas (Part 6)—particularly the specific outcomes in section 6.7 and the Recreation Zone (division 9); (b) Planning Scheme Building Matters Code (Part 12, division 16).
Clearing of Vegetation—not associated with a material change of use	Self Assessable if— (a) involving the clearing of 0.5 hectare or less of native vegetation in any one year; 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 hectare of native vegetation in any one year; 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) Vegetation Management Code (Part 12, division 4); (b) Regionally Significant Business and Industry Areas (Part 6)—particularly the specific outcomes in section 6.7 and the Recreation Zone (division 9).
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) Regionally Significant Business and Industry Areas (Part 6)—particularly the specific outcomes in section 6.7 and the Recreation Zone (division 9)
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) Regionally Significant Business and Industry Areas (Part 6)—particularly the specific outcomes in section 6.7 and the Recreation Zone (division 9); (b) Planning Scheme Building Matters Code (Part 12, division 16); (c) Parking Code (Part 12 division 9).
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) Regionally Significant Business and Industry Areas (Part 6)—particularly the specific outcomes in section 6.7 and the Recreation Zone (division 9)
Reconfiguring a lot ⁶⁷	Code Assessable	Reconfiguring a Lot Code (Part 12, division 5) Regionally Significant Business and Industry Areas (Part 6)—particularly the specific outcomes in section 6.7 and the Recreation Zone (division 9)
Carrying out operational work for reconfiguring a lot or in association with a material change of use ⁶⁷	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	

⁶³ Assessment categories may also be affected by overlays. See overlay maps to determine whether the land is affected.

⁶⁴ 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.

⁶⁵ See Ipswich Planning Scheme Users Guide 2 for examples that explain the type of development involved in different proposals.

⁶⁶ 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.

⁶⁷ 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.

