

## PART 7—AMBERLEY AREA

### Division 1—Preliminary

#### 7.1 Amberley Area Provisions

- (1) The following provisions in this part comprise the Amberley Area Code—
- compliance with the Amberley Area Code (division 3, section 7.5);
  - overall outcomes for Amberley (division 3, section 7.6);
  - assessment criteria for the Amberley Air Base and Aviation Zone (division 4, sections 7.8 to 7.11).
- (2) The following provisions in this part relate to the assessment tables for the Amberley Area—
- general provisions (division 2);
  - assessment tables for the Amberley Air Base and Aviation Zone (division 4, Tables 7.1 and 7.2).

### Division 2—General Provisions for Assessment Tables

#### 7.2 Assessment Categories for Zones

The assessment categories<sup>1</sup> are identified for development in the Amberley Air Base and Aviation Zone in column 2 of tables 7.1 and 7.2 as follows—

- (a) table 7.1—making a material change of use<sup>2</sup> for a defined use, or another use in a defined use class, listed in column 1; or
- (b) table 7.2—other development<sup>3</sup> 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.

#### 7.3 Relevant Assessment Criteria for Self Assessable Development and Assessable Development

- (1) The relevant assessment criteria for the Amberley Air Base and Aviation Zone are referred to in column 3 of tables 7.1 and 7.2.
- (2) For self assessable development and development requiring code assessment, the relevant assessment criteria are applicable codes.

#### 7.4 Uses Consistent or Inconsistent with the Outcomes Sought for a Zone

- (1) In accordance with section 7.11, as applicable, a defined use, use class or other development that is inconsistent with the outcomes sought for the zone is noted in column 1 of table 7.1 and 7.2, 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 7.11, as applicable.

### Division 3—Overall Outcomes for the Amberley Area

#### 7.5 Compliance with the Amberley Area Code

Development that in the local government's opinion is consistent with the specific outcomes for the Amberley Air Base and Aviation Zone, complies with the Amberley Area Code.

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

<sup>2</sup> 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.

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



## 7.6 Overall Outcomes for the Amberley Area

- (1) The overall outcomes are the purpose of the Amberley Area Code.

### NOTE 7.6A

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 Amberley Area are the following—
- (a) The Amberley Area is used primarily for Defence Purposes and for other activities that are compatible with or allied to Defence Purposes and aerospace/aviation industries, particularly those relating to the operations of the Amberley Air Base.

- (b) The Amberley Area offers major economic development opportunities for the City including—
- (i) commercial/business/industrial activities, particularly relating to aeronautical engineering, research and development, including joint military and civilian business activities;
- (ii) the establishment of a provincial city airport terminal; and
- (iii) the establishment of an Aviation Museum and Aviation Skills Development and Training Centre.
- (c) The Amberley Area comprises a mix of public and private lands, but is essentially based around the substantial Commonwealth land holdings which currently support national defence activities.
- (d) Areas of biodiversity significance are conserved where possible.



## **Division 4—Amberley Air Base and Aviation Zone: Assessment Criteria and Assessment Tables**

### **7.7 Amberley Air Base and Aviation Zone**

The provisions in this division relate to the Amberley Air Base and Aviation Zone as follows—

- overall outcomes (section 7.8);
- specific outcomes and probable solutions as follows—
  - effects of development – general (section 7.9);
  - effects of development within Sub Areas (section 7.10);
  - consistent and inconsistent uses, use classes and other development (section 7.11);
- assessment tables (Tables 7.1 and 7.2).

### **7.8 Overall Outcomes for Amberley Air Base and Aviation Zone**

- (1) The overall outcomes are the purpose of the Amberley Air Base and Aviation Zone.

#### **NOTE 7.8A**

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 for the Amberley Air Base and Aviation Zone are the same as those set out for the Amberley Area (refer section 7.6).

#### **NOTE 7.8B**

- (1) The land use rights for the Zone and associated Assessment Tables recognise—
- (a) that while Defence activities on Commonwealth lands are exempt from the provisions of the planning scheme, Defence will, within the constraints of its operational requirements, adhere to the spirit of the scheme, whereas other land use activities within the Zone are undertaken pursuant to the Integrated Development Assessment System (IDAS) of the Integrated Planning Act (IPA) and the Ipswich Planning Scheme;
  - (b) the existing lawful use rights of other lands within the Zone, including—
    - (i) Ivor Marsden Park;
    - (ii) Amberley State School;
    - (iii) a number of farms and other rural pursuits; and

- (c) the desirability of ensuring that the provincial city airport and other commercial/business activities are developed pursuant to the Integrated Development Assessment System (IDAS) of the Integrated Planning Act (IPA) and the Ipswich Planning Scheme.
- (2) The likely impact of a proposal on the operation of the Amberley Air Base and the likely effects of the operation of the Air Base on the proposal will be key considerations in the assessment of all development activities within the Zone.
  - (3) Some of the land within the Amberley Air Base and Aviation Zone is affected by development constraints, particularly flooding and the operational requirements of the Amberley Air Base.
  - (4) Refer to the overlay maps and Part 11 to determine whether a proposal is affected by an overlay.

### **7.9 Effects of Development – General**

#### **NOTE 7.9A**

The specific outcomes which are sought to apply generally throughout the Amberley Air Base and Aviation 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 to 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) building setbacks from the road network in particular along Designated Roads;
  - (v) avoiding large expanses of blank wall, particularly where visually prominent; and



- (vi) the form, scale, bulk, style, siting, orientation, roof lines, materials and detailing 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 use.
- (c) Uses and works provide appropriate visual treatment, including landscaped/open space buffers, for the use of land which—
  - (i) is within the viewshed of residential areas at Wulkuraka, Leichhardt, Walloon and Willowbank; or
  - (ii) is readily viewed from the main approach routes to the Air Base and other major roads, including the Cunningham Highway.

#### Land Use Mix and Public Safety

##### NOTE 7.9B

- (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 are to include application of State Planning Policy 1/02 – Development in the Vicinity of Certain Airport and Aviation Facilities with due consideration to—
  - (a) 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;
  - (b) public safety aspects associated with the storage, handling and carriage of explosives and the possibility of aircraft malfunctions;
  - (c) hazards to aircraft as a result of land use activities which cause building obstructions, excessive lighting, air turbulence, air pollution or attraction for wildlife, particularly birds or bats (e.g. land uses such as waste management, race tracks or food processing plants);

- (d) interference with navigation, communication or surveillance aviation facilities (e.g. structures containing a reflective surface, electrical or electromagnetic emissions and physical line of sight obstructions);
  - (e) 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
  - (f) 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 within 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.

#### (2) Specific Outcomes

- (a) Uses and works do not compromise the continued safety and operational efficiency of the operational air space and aviation facilities of the Amberley Air Base.
- (b) Uses and works avoid increases in the number of people adversely affected by, or exposed to, significant aircraft noise (e.g. within the 25+ANEF contour).
- (c) Uses and works within the public safety areas at the end of the Air Base runway do not increase the risk to pilot or public safety through—
  - (i) significant increases in people living, working or congregating in those areas; or
  - (ii) through the use, storage or manufacture of hazardous materials.

#### Operation of Road Network and Access

#### (3) 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****(4) 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 or on-site potable water storage);
- (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.

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

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

**Effluent Treatment and Disposal****(6) Specific Outcome**

Uses are able to be—

- (a) connected to the reticulated sewerage network; or
- (b) provided with adequate on-site effluent treatment and disposal<sup>4</sup>.

**7.10 Effects of Development within Sub Areas****NOTE 7.10A**

- (1) The Amberley Air Base and Aviation Zone includes five (5) Sub Areas, as outlined below.
- (2) The location of the Sub Areas is—
  - (a) depicted on the Zoning Maps Z13, Z14, Z22 and Z23; and
  - (b) described below.

**(1) Sub Area AA1 – RAAF Base Amberley****NOTE 7.10B**

The Sub Area comprises most of the Air Base land holdings and is intended to support the key military activities associated with the existing operations and future expansion in accordance with the planning strategies for the Defence land at Amberley.

**Specific Outcomes**

Uses and works—

- (a) support the key military activities associated with the existing operations and future expansion in accordance with the planning strategies for Defence land at Amberley; and
- (b) maximise the potential for commercial activities or business clusters within locations which may be identified by further detailed investigations.

**(2) Sub Area AA2 – Business Park Investigation Area****NOTE 7.10C**

- (1) Two areas have been identified as potential Business Parks for commercial/business/industrial activities in support of the Air Base.
- (2) These areas are situated—
  - (a) to the east of the Air Base, adjoining Old Toowoomba Road; and
  - (b) to the south of the Air Base, adjoining Southern Amberley Road.

**Specific Outcomes**

- (a) Preferred activities in the Sub Area include—
  - (i) aeronautical engineering and aerospace industries and related support activities, including the employment of civil contractors for the servicing and repair of military and civil aircraft, with the possibility of creating a highly qualified niche industry, drawing contracts from interstate and overseas;
  - (ii) high tech aeronautical research and aviation skills development and training facilities;
  - (iii) an aviation museum; and
  - (iv) a provincial city airport terminal.

<sup>4</sup> 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.



**NOTE 7.10D**

- (1) Preference will be given to business activities which—
  - (a) have a strong nexus with the operation of the Air Base or aerospace industries;
  - (b) support the aviation service and repair markets and take advantage of the skills base in the local community created by ex-RAAF personnel; or
  - (c) create new opportunities in aerospace/aeronautical/defence design and innovation, and allow the growth of new high tech skills in the Ipswich workforce.
- (2) Further detailed investigations and negotiations with the Department of Defence are required to be undertaken in order to determine the full suitability, feasibility and configuration of this form of development.
- (3) Approval has already been obtained in relation to the establishment of a small commuter airport on the eastern side of the Air Base.
- (4) Growth in civilian air traffic will be subject to limitations on the type of aircraft, frequency of flights, hours of operation, etc in order to meet military operational priorities and to protect the amenity of nearby residential areas.

**Integrated Planning, Uses and Works**

- (b) Uses and works within the Business Park Investigation Area occur within a comprehensive planning framework that—
  - (i) ensures the orderly development of the area;
  - (ii) coordinates and integrates land uses, transport and other infrastructure;
  - (iii) address the potential impacts of, and on, the operations of the Air Base, including associated security and safety risks;
  - (iv) provides for preferred land use groupings and synergies;
  - (v) creates a high quality business park setting including integrated building design and site layouts, parking and loading areas, signage and appropriate visual treatment, landscaping, buffering and separations for existing residences, planned future residential areas, major external road corridors (in terms of visual amenity), and major water courses (in terms of protecting wildlife corridors and water quality);

- (vi) incorporates integrated service provision, particularly—
  - (A) sewage/industrial wastewater treatment, management and disposal, including opportunities for beneficial reuse of products of the wastewater treatment processes;
  - (B) provision of information technology and telecommunications infrastructure;
  - (C) provision of a reliable water supply (including for fire fighting purposes);
  - (D) the provision of an adequate road network; and
  - (E) the protection of future road corridors;
- (vii) incorporates flood immunity levels, relative to the details of the type of use proposed;
- (viii) protects riparian corridors, waterways and associated remnant native vegetation and fauna;
- (ix) addresses the potential impacts, if any, on the amenity of nearby residential areas and visual impact, particularly when viewed from nearby major roads and residential areas.

**NOTE 7.10E**

- (1) It is intended that a coordinated masterplan be prepared for each business cluster/business park.
- (2) It is further intended that the Masterplan be publicly notified and determined under the impact assessment process as a Preliminary Approval under Section 3.1.6 of the IPA.
- (3) The Masterplan (and associated Preliminary Approval) should also determine the assessment process to be followed for subsequent development, e.g. whether further Impact Assessment or Code Assessment will be required.
- (4) Table 7.1 essentially depicts the use rights for the Amberley Business Park Investigation Area in the interim until a coordinated Masterplan is approved by the local government.



**(3) Sub Area AA3 – Ivor Marsden Park****Specific Outcomes**

- (a) Land within this Sub Area continues to be used for sportsgrounds and courts in association with the protection of remnant native vegetation within the riparian corridor adjoining the Bremer River.
- (b) Should the land cease to be used for sportsgrounds and courts subject to the satisfactory relocation of all relevant sporting facilities, the land could be developed for commercial/business/industrial purposes in association with Sub Area AA2.

**(4) Sub Area AA4 – Peripheral Lands****NOTE 7.10F**

- (1) The Sub Area comprises private land holdings on the eastern and western periphery of the Air Base.
- (2) Most of the land is used for rural pursuits.

**Specific Outcome**

Land within this Sub Area is maintained as either a low intensity rural land use buffer to the Air Base or purchased and incorporated into the Air Base land holdings.

**NOTE 7.10G**

Depending on the outcome of detailed planning in respect of the business clusters, some of the land may also be appropriate for the development of aerospace/aviation industries.

**(5) Sub Area AA5 – Amberley State Primary School****Specific Outcome**

Land within this Sub Area is maintained for use by the Amberley State Primary School, or for other defence or education uses.

**7.11 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 Amberley Air Base and Aviation Zone—**

- (a) agriculture, where not contributing to conflicts with the safety of air base activities (e.g. through bird strike, etc);
- (b) animal husbandry, where not contributing to conflicts with the safety of air base activities (e.g. through bird strike, etc);
- (c) aviation use, if for Defence Purposes;
- (d) business use, if—
  - (i) for Defence Purposes; or

(ii) within an existing building—

- (A) approved or lawfully used for a business use and other than bulky goods sales, farm supply outlet, funeral premises, garden centre, hotel, service station, shop or vehicle sales premises; 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);

(e) caretakers residential, if for Defence Purposes and within AA1 or AA2;

(f) carpark, if for Defence Purposes;

(g) carrying out building work, not associated with a material change of use, if building work on an existing building on site and if complying with the Planning Scheme Building Matters Code;

(h) clearing of vegetation, not associated with a material change of use, which complies with the Vegetation Management Code;

(i) community use, if—

(i) for Defence Purposes; or

(ii) other than cemetery or crematorium, within an existing building approved or lawfully used for a business, community or recreation use;

(j) dual occupancy, if for Defence Purposes within AA1;

(k) earthworks, not associated with a material change of use and which complies with the Earthworks Code;

(l) entertainment use, if—

(i) for Defence Purposes; or

(ii) a club within an existing building within AA1, AA2, AA3 or AA5;

(m) home based activity, where complying with the Home Based Activity Code;

(n) major utility, if for Defence Purposes;

(o) minor building work;

(p) minor utility;

(q) multiple residential, if for Defence Purposes within AA1;

(r) night court, if within AA3;

(s) park;



- (t) placing an advertising device on premises which complies with the Advertising Devices Code;
  - (u) recreation use, if for Defence Purposes;
  - (v) single residential, if—
    - (i) involving an existing dwelling; or
    - (ii) for Defence Purposes within AA1;
  - (w) temporary accommodation, if for Defence Purposes within AA1.
- (2)** The following uses, use classes and other development categories are consistent with the outcomes sought for the Amberley Air Base and Aviation 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, unless for Defence Purposes;
  - (b) business use, unless listed as consistent in sub-section (1) above;
  - (c) caretaker's residential, unless within AA1 or AA2 and for Defence Purposes;
  - (d) carpark, unless for Defence Purposes;
  - (e) carrying out operational work for reconfiguring a lot or in association with a material change of use;
  - (f) community use, unless listed as consistent in sub-section (1) above;
  - (g) entertainment use, unless—
    - (i) for Defence Purposes; or
    - (ii) a club within an existing building within AA1, AA2, AA3 and AA5;
  - (h) forestry;
  - (i) general industry;
  - (j) general store;
  - (k) intensive animal husbandry, unless feedlot, piggery or poultry feedlot;
  - (l) major utility, unless for Defence Purposes;
  - (m) night court, unless within AA3;
  - (n) plant nursery (wholesale);
  - (o) reconfiguring a lot;
  - (p) recreation use, unless for Defence Purposes;
  - (q) service trades use;
  - (r) special industry;
  - (s) temporary sales office;
  - (t) temporary use;
  - (u) tourist facility;
  - (v) wine making.
- (3)** The following uses, use classes and other development categories are inconsistent with the outcomes sought and are not located within the Amberley Air Base and Aviation Zone; and constitute undesirable development which is unlikely to be approved—
- (a) correctional centre;
  - (b) display housing;
  - (c) dual occupancy, unless for Defence Purposes within AA1;
  - (d) extractive industry;
  - (e) institutional residential;
  - (f) intensive animal husbandry, if feedlot, piggery or poultry feedlot;
  - (g) multiple residential, unless for Defence Purposes within AA1;
  - (h) nuclear industry;
  - (i) shopping centre;
  - (j) single residential, unless—
    - (i) involving an existing dwelling; or
    - (ii) for Defence Purposes within AA1;
  - (k) temporary accommodation, unless for Defence Purposes within AA1.





**Table 7.1: Assessment Categories and Relevant Assessment Criteria for Amberley Air Base and Aviation Zone—Making a Material Change of Use**

Column 1 Defined use or use class <sup>5</sup>	Column 2 Assessment category <sup>6</sup>	Column 3 Relevant assessment criteria <sup>7</sup> —applicable code if development is self-assessable or requires code assessment
<b>RESIDENTIAL</b>		
Caretakers Residential	Exempt, if within AA1 or AA2 and for Defence Purposes. Code Assessable otherwise.	Amberley Area Code (Part 7)—particularly the specific outcomes in the Amberley Air Base and Aviation Zone (division 4) Residential Code (Part 12, division 6)
Display Housing— inconsistent use class [refer s 7.11(3)]	Impact Assessable	Amberley Area Code (Part 7)—particularly the specific outcomes in the Amberley Air Base and Aviation Zone (division 4) Residential Code (Part 12, division 6) Parking Code (Part 12, division 9)
Dual Occupancy— inconsistent use class unless for Defence Purposes within AA1 [refer s 7.11(3)]	Exempt, if for Defence Purposes within AA1. Impact Assessable otherwise.	Amberley Area Code (Part 7)—particularly the specific outcomes in the Amberley Air Base and Aviation 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 Activity Code. If Code Assessable— (a) Home Based Activity Code (Part 12, division 2); (b) Amberley Area Code (Part 7)—particularly the specific outcomes in the Amberley Air Base and Aviation Zone (division 4).
Institutional Residential— inconsistent use class [refer s 7.11(3)]	Impact Assessable	Amberley Area Code (Part 7)—particularly the specific outcomes in the Amberley Air Base and Aviation Zone (division 4) Residential Code (Part 12, division 6) Parking Code (Part 12, division 9)
Multiple Residential— inconsistent use class, unless for Defence Purposes within AA1 [refer s 7.11(3)]	Exempt, if for Defence Purposes within AA1. Impact Assessable otherwise.	Amberley Area Code (Part 7)—particularly the specific outcomes in the Amberley Air Base and Aviation Zone (division 4) Residential Code (Part 12, division 6) Parking Code (Part 12, division 9)
Single Residential— inconsistent use class unless— (a) involving an existing dwelling; or (b) for Defence Purposes within AA1. [refer s 7.11(3)]	Exempt, if— (a) involving an existing dwelling; or (b) for Defence Purposes within AA1. Impact Assessable otherwise.	Amberley Area Code (Part 7)—particularly the specific outcomes in the Amberley Air Base and Aviation Zone (division 4) Residential Code (Part 12, division 6)
Temporary Accommodation— inconsistent use class, unless for Defence Purposes within AA1 [refer s 7.11(3)]	Exempt, if for Defence Purposes within AA1. Impact Assessable otherwise.	Amberley Area Code (Part 7)—particularly the specific outcomes in the Amberley Air Base and Aviation Zone (division 4) Residential Code (Part 12, division 6) Parking Code (Part 12, division 9)

<sup>5</sup> See Schedule 1 (dictionary), division 1 (defined uses and use classes).

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

<sup>7</sup> 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 <sup>5</sup>	Column 2 Assessment category <sup>6</sup>	Column 3 Relevant assessment criteria <sup>7</sup> —applicable code if development is self-assessable or requires code assessment
<b>COMMERCIAL / INDUSTRIAL</b>		
Business Use	Exempt, if— (a) for Defence Purposes; or (b) within an existing building— (i) approved or lawfully used for a business use and other than bulky goods sales, farm supply outlet, funeral premises, garden centre, hotel, service station, shop or vehicle sales premises; 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).  Impact Assessable, if bulky goods sales, farm supply outlet, funeral premises, garden centre, hotel, service station, shop or vehicle sales premises.  Code Assessable otherwise.	Amberley Area Code (Part 7)—particularly the specific outcomes in the Amberley Air Base and Aviation Zone (division 4)  Commercial and Industrial Code (Part 12, division 7)  Parking Code (Part 12, division 9)
Extractive Industry— inconsistent use [refer s 7.11(3)]	Impact Assessable	Amberley Area Code (Part 7)—particularly the specific outcomes in the Amberley Air Base and Aviation Zone (division 4)
General Industry	Impact Assessable	Amberley Area Code (Part 7)—particularly the specific outcomes in the Amberley Air Base and Aviation Zone (division 4)  Commercial and Industrial Code (Part 12, division 7)  Parking Code (Part 12, division 9)
General Store	Impact Assessable	Amberley Area Code (Part 7)—particularly the specific outcomes in the Amberley Air Base and Aviation Zone (division 4)  Commercial and Industrial Code (Part 12, division 7)  Parking Code (Part 12, division 9)
Nuclear Industry— inconsistent use [refer s 7.11(3)]	Impact Assessable	Amberley Area Code (Part 7)—particularly the specific outcomes in the Amberley Air Base and Aviation Zone (division 4)  Commercial and Industrial Code (Part 12, division 7)  Parking Code (Part 12, division 9)
Plant Nursery (Wholesale)	Code Assessable	Amberley Area Code (Part 7)—particularly the specific outcomes in the Amberley Air Base and Aviation Zone (division 4)  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	Amberley Area Code (Part 7)—particularly the specific outcomes in the Amberley Air Base and Aviation Zone (division 4)  Commercial and Industrial Code (Part 12, division 7)  Parking Code (Part 12, division 9)
Shopping Centre— inconsistent use [refer s 7.11(3)]	Impact Assessable	Amberley Area Code (Part 7)—particularly the specific outcomes in the Amberley Air Base and Aviation Zone (division 4)  Commercial and Industrial Code (Part 12, division 7)  Parking Code (Part 12, division 9)
Special Industry	Impact Assessable	Amberley Area Code (Part 7)—particularly the specific outcomes in the Amberley Air Base and Aviation Zone (division 4)  Commercial and Industrial Code (Part 12, division 7)  Parking Code (Part 12, division 9)



Column 1 Defined use or use class <sup>5</sup>	Column 2 Assessment category <sup>6</sup>	Column 3 Relevant assessment criteria <sup>7</sup> —applicable code if development is self-assessable or requires code assessment
Temporary Sales Office	Code Assessable	Amberley Area Code (Part 7)—particularly the specific outcomes in the Amberley Air Base and Aviation Zone (division 4) Commercial and Industrial Code (Part 12, division 7) Parking Code (Part 12, division 9)
<b>RECREATION / ENTERTAINMENT</b>		
Entertainment Use	Exempt, if— (a) for Defence Purposes; or (b) a club within an existing building within AA1, AA2, AA3 or AA5.  Code Assessable, if other than exempt and operating between the hours of 6.30 a.m. and 10.00 p.m.  Impact Assessable, if other than exempt and operating before 6.30 a.m. or after 10.00 p.m.	Amberley Area Code (Part 7)—particularly the specific outcomes in the Amberley Air Base and Aviation Zone (division 4) Recreation and Entertainment Code (Part 12, division 11) Parking Code (Part 12, division 9)
Night Court	Exempt if within AA3. Code Assessable otherwise.	Amberley Area Code (Part 7)—particularly the specific outcomes in the Amberley Air Base and Aviation Zone (division 4)
Park	Exempt	
Recreation Use	Exempt, if for Defence Purposes. Impact Assessable, if a motor sports complex. Code Assessable otherwise.	Amberley Area Code (Part 7)—particularly the specific outcomes in the Amberley Air Base and Aviation Zone (division 4) Recreation and Entertainment Code (Part 12, division 11) Parking Code (Part 12, division 9)
<b>RURAL</b>		
Agriculture	Exempt unless involving vegetation clearing which does not comply 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) Amberley Area Code (Part 7)—particularly the specific outcomes in the Amberley Air Base and Aviation Zone (division 4); (b) Vegetation Management Code (Part 12, division 4).
Animal Husbandry	Exempt unless involving vegetation clearing which does not comply with the acceptable solutions applicable to clauses (1) to (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) Amberley Area Code (Part 7)—particularly the specific outcomes in the Amberley Air Base and Aviation Zone (division 4); (b) Vegetation Management Code (Part 12, division 4).
Forestry	Code Assessable	Amberley Area Code (Part 7)—particularly the specific outcomes in the Amberley Air Base and Aviation Zone (division 4)
Intensive Animal Husbandry—inconsistent use class, if feedlot, piggery or poultry feedlot [refer s 7.11(3)]	Impact Assessable, if feedlot, piggery or poultry farm. Code Assessable otherwise.	Amberley Area Code (Part 7)—particularly the specific outcomes in the Amberley Air Base and Aviation Zone (division 4) Intensive Animal Husbandry Code (Part 12, division 8) Parking Code (Part 12, division 9)
Wine Making	Impact Assessable	Amberley Area Code (Part 7)—particularly the specific outcomes in the Amberley Air Base and Aviation Zone (division 4) Parking Code (Part 12, division 9)
<b>OTHER</b>		
Aviation Use	Exempt, if for Defence Purposes. Code Assessable otherwise.	Amberley Area Code (Part 7)—particularly the specific outcomes in the Amberley Air Base and Aviation Zone (division 4) Parking Code (Part 12, division 9)



Column 1 Defined use or use class <sup>5</sup>	Column 2 Assessment category <sup>6</sup>	Column 3 Relevant assessment criteria <sup>7</sup> —applicable code if development is self-assessable or requires code assessment
Carpark	Exempt, if for Defence Purposes. Code Assessable otherwise.	Amberley Area Code (Part 7)—particularly the specific outcomes in the Amberley Air Base and Aviation Zone (division 4) Parking Code (Part 12, division 9)
Community Use	Exempt, if— (a) for Defence Purposes; or (b) other than cemetery or crematorium, within an existing building approved or lawfully used for a business, community or recreation use.  Impact Assessable if cemetery or crematorium. Code Assessable otherwise.	Amberley Area Code (Part 7)—particularly the specific outcomes in the Amberley Air Base and Aviation Zone (division 4) Community Use Code (Part 12, division 12) Parking Code (Part 12, division 9)
Correctional Centre— inconsistent use [refer s 7.11(3)]	Impact Assessable	Amberley Area Code (Part 7)—particularly the specific outcomes in the Amberley Air Base and Aviation Zone (division 4)
Major Utility	Exempt, if for Defence Purposes. Impact Assessable, if involving treatment or disposal of putrescible waste. Code Assessable otherwise.	Amberley Area Code (Part 7)—particularly the specific outcomes in the Amberley Air Base and Aviation Zone (division 4)
Minor Utility	Exempt	
Temporary Use	Code Assessable	Temporary Use Code (Part 12, division 13) Amberley Area Code (Part 7)—particularly the specific outcomes in the Amberley Air Base and Aviation Zone (division 4)
Tourist Facility	Impact Assessable	Amberley Area Code (Part 7)—particularly the specific outcomes in the Amberley Air Base and Aviation 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)
<b>Other (not defined)</b>	<b>Assessment Category</b>	<b>Relevant assessment criteria<sup>8</sup>—applicable code if development is self-assessable or requires code assessment</b>
All except use for a road <sup>9</sup>	Impact Assessable (refer s 2.2)	Amberley Area Code (Part 7)—particularly the specific outcomes in the Amberley Air Base and Aviation Zone (division 4)

<sup>8</sup> 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.

<sup>9</sup> 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 7.2: Assessment Categories and Relevant Assessment Criteria for Amberley Air Base and Aviation Zone—Other Development**

Column 1 Type of development	Column 2 Assessment category <sup>10</sup>	Column 3 Relevant assessment criteria <sup>11</sup> —applicable code if development is self-assessable or requires code assessment
Carrying out building work not associated with a material change of use <sup>12</sup>	Self Assessable <sup>13</sup> 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) Amberley Area Code (Part 7)—particularly the specific outcomes in the Amberley Air Base and Aviation 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 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) Amberley Area Code (Part 7)—particularly the specific outcomes in the Amberley Air Base and Aviation Zone (division 4); (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) Amberley Area Code (Part 7)—particularly the specific outcomes in the Amberley Air Base and Aviation Zone (division 4) Vegetation Management Code (Part 12, division 4)
Minor Building Work	Exempt, if— (a) the Planning Scheme Building Matters Code is complied with; and (b) the requisite number of parking spaces are provided for the use in accordance with Table 12.9.1 of the Parking Code (Part 12, division 9). Code Assessable otherwise.	If Code Assessable— (a) Amberley Area Code (Part 7)—particularly the specific outcomes in the Amberley Air Base and Aviation 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. Impact Assessable if a billboard with a signface of more than 8.0m <sup>2</sup> . Code Assessable otherwise.	Advertising Devices Code (Part 12, division 14) Amberley Area Code (Part 7)—particularly the specific outcomes in the Amberley Air Base and Aviation Zone (division 4)

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

<sup>11</sup> 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.

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

<sup>13</sup> 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 <sup>14</sup>	Column 3 Relevant assessment criteria <sup>15</sup> —applicable code if development is self-assessable or requires code assessment
Reconfiguring a lot	Code Assessable.	Reconfiguring a Lot Code (Part 12, division 5) Amberley Area Code (Part 7)—particularly the specific outcomes in the Amberley Air Base and Aviation Zone (division 4) Vegetation Management Code (Part 12, division 4)
Carrying out operational work for reconfiguring a lot or in association with a material change of use <sup>10</sup>	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) <b>NOTE</b> The provisions of Planning Scheme Policy 3 – General Works may also apply depending on the nature of the operational work.
Other	Exempt	

