

## Division 15—Business Incubator Zone: Assessment Criteria and Assessment Tables

### 4.15.1 Business Incubator Zone

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

- overall outcomes (section 4.15.2);
- specific outcomes and probable solutions as follows—
  - effects of development – general (section 4.15.3);
  - consistent and inconsistent uses, use classes and other development (section 4.15.4);
- assessment tables (Tables 4.15.1 and 4.15.2).

#### NOTE 4.15.1A

- (1) Lands included in the Business Incubator Zone have historically been developed for residential purposes, however owing to their proximity to existing and future business and industry uses, these areas are likely to experience ongoing impacts on residential amenity.
- (2) The location of these lands present an opportunity to provide for alternative, non-residential uses to be established where it is demonstrated that the uses and works will not significantly, detrimentally impact on the amenity of residents, primarily through the establishment of home based activities.
- (3) In the medium to long term, transition to business and industry activities may be appropriate.

Service Trades Uses and General Industries, where it is demonstrated that the amenity of existing residences is not significantly adversely affected.

- (b) Lands in the zone may eventually transition fully to business and industry designations in the medium to long term.
- (c) Non residential uses are appropriately located and designed, to ensure that the uses and works do not significantly adversely impact on existing residential amenity including impacts from noise, dust, odour, traffic and lighting.
- (d) New uses and works are to be established on fully serviced land or are capable of being serviced with an appropriate on-site water supply and effluent treatment and disposal system<sup>122(a)</sup>.
- (e) New uses and works within the Business Incubator Zone are located, designed and managed to—
  - (i) be compatible with other uses and works;
  - (ii) avoid significant adverse effects on the natural environment; and
  - (iii) maintain the safety of people, building and works.
- (f) Uses and works cater to the needs of the local community.
- (g) Uses and works within the Business Incubator Zone are located and designed to maximise the efficient extension and safe operation of infrastructure.

### 4.15.2 Overall Outcomes for Business Incubator Zone

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

#### NOTE 4.15.2A

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

- (2) The overall outcomes sought for the Business Incubator Zone are the following—
  - (a) The Business Incubator Zone caters primarily for low density, sewerred, urban residential areas with the potential for the establishment of a range of non-residential activities including Home Based Activities,

### 4.15.3 Effects of Development – General

#### NOTE 4.15.3A

The specific outcomes which are sought to apply generally throughout the Business Incubator 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 landscape elements having regard to—

- (a) boundary clearances and the provision of space around buildings;

<sup>122(a)</sup> For further information about requirements for on-site effluent treatment and disposal, refer to the Plumbing and Drainage Act 2002 and the Queensland Plumbing and Wastewater Code.



- (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 frontages or where adjoining sensitive land uses; and
- (g) the form, scale, bulk, style, siting, orientation, roof lines, materials and detailing of buildings.

#### Building Setbacks

##### (2) Specific Outcomes

Buildings are designed and located to provide a spacious/transitional character between low impact uses (e.g. residential) and higher impact uses (e.g. industrial).

##### (3) Probable Solutions – for sub-section (2)

- (a) Buildings are setback from the street frontage an equal or greater distance to existing buildings in the zone.
- (b) Where there is no obvious building setback reference, the frontage setback is six (6) metres.

#### Building Height

##### (4) Specific Outcomes

The height of buildings is designed to—

- (a) maintain the human scale of the locality to pedestrians;
- (b) maintain the visual prominence of significant landscape features; and
- (c) conserve important view corridors.

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

- (a) New buildings are generally to be no more than one (1) storey in height.
- (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.

#### Building Orientation

##### (6) Specific Outcomes

Buildings address the street frontage or frontages rather than being aligned at right angles or diagonal to the street.

#### NOTE 4.15.3B

- (1) Special attention needs to be given to the design of roof forms and the location and concealing of plant and equipment.
- (2) The design of rooftops and projections is to be treated as an integral part of the building envelope design.

#### Skyline Elements/Rooftop Design

##### (7) Specific Outcomes

The design of roof forms for non-residential buildings ensure that plant rooms and equipment—

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

#### Streetscape and Visual/Aesthetic Considerations

##### (8) Specific Outcomes

- (a) New uses and works take account of, and where appropriate protect, the important townscape features of the Business Incubator Zone and adjacent areas.
- (b) Non-residential uses and works present buildings of high visual quality, particularly when viewed from the street, and nearby residential areas.
- (c) New uses and works—
  - (i) avoid large expanses of blank walls, particularly where visually prominent;
  - (ii) provide appropriate landscaped treatment, including street trees; and
  - (iii) conserve existing large/mature vegetation, where possible.
- (d) Landscaping is designed to—
  - (i) buffer the view of non-residential uses and works (including parking areas) from adjoining residential areas; and
  - (ii) incorporate shade planting to parking areas.
- (e) The provision of signage advertising non-residential uses is minimised, and is designed and presented in a manner that reflects and maintains the current character and amenity of the area.



**Nearby Residential Amenity**

- (9) **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) 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.

**Provision of Infrastructure**

- (10) **Specific Outcomes**
- (a) Infrastructure is—
    - (i) provided to meet appropriate standards at the least whole-of-life cost, including avoiding unnecessary duplication; and
    - (ii) comprised of components and materials that are readily accessible and available from local sources; and
    - (iii) readily integrated with existing systems and facilitates the orderly provision of future systems.
  - (b) New uses or works are connected to a sewerage system or an appropriate on-site effluent treatment and disposal system<sup>122(b)</sup>.

- (11) **Probable Solutions – for sub-section (10)(a)**
- Infrastructure is provided to the standards stated in Part 13—Local Government Infrastructure Plan and Planning Scheme Policy 3—General Works.

**Parking**

- (12) **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**

- (13) **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.

**4.15.4 Consistent and Inconsistent Uses, Use Classes and Other Development**

**Specific Outcomes**

- (1) The following are consistent uses, use classes and other development categories in the Business Incubator 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 complying 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) home based activity which complies with the Home Based Activities Code;
  - (f) minor building work;
  - (g) minor utility;
  - (h) park, if not involving illuminated sporting activities;
  - (i) placing an advertising device on premises which complies with the Advertising Devices Code;
  - (j) single residential.

- (2) The following uses, use classes and other development categories are consistent with the outcomes sought for the Business Incubator 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) business use, unless auction depot or farm supply outlet;
- (b) carpark;
- (c) carrying out operational work for reconfiguring a lot or in association with a material change of use;
- (d) community use, unless cemetery, crematorium, hospital or transit centre;

<sup>122(b)</sup> For further information about requirements for on-site effluent treatment and disposal, refer to the Plumbing and Drainage Act 2002 and the Queensland Plumbing and Wastewater Code.



- (e) display housing;
- (f) entertainment use, unless a night club or cinema;
- (g) general industry;
- (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, if indoor recreation;
- (o) service trades use;
- (p) temporary accommodation, if motel;
- (q) temporary sales office;
- (r) temporary use;
- (s) tourist facility;
- (t) wine making.

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

- (a) agriculture;
- (b) animal husbandry;
- (c) aviation use;
- (d) business use, if auction depot or farm supply outlet;
- (e) community use, if cemetery, crematorium, hospital or transit centre;
- (f) correctional centre;
- (g) dual occupancy;
- (h) entertainment use, if a night club or cinema;
- (i) extractive industry;
- (j) forestry;
- (k) institutional residential;
- (l) intensive animal husbandry;
- (m) multiple residential;
- (n) nuclear industry;
- (o) recreation use, unless indoor recreation;
- (p) shopping centre;
- (q) special industry;
- (r) temporary accommodation, unless motel.



**Table 4.15.1: Assessment Categories and Relevant Assessment Criteria for Business Incubator Zone—Making a Material Change of Use**

Column 1 Defined use or use class <sup>123</sup>	Column 2 Assessment category <sup>124</sup>	Column 3 Relevant assessment criteria <sup>125</sup> —applicable code if development is self-assessable or requires code assessment
<b>RESIDENTIAL</b>		
Caretaker Residential	Code Assessable	Urban Areas Code (Part 4)—particularly the specific outcomes in section 4.3.3 and the Business Incubator Zone (division 15) Residential Code (Part 12, division 6)
Display Housing	Impact Assessable	Urban Areas Code (Part 4)—particularly the specific outcomes in section 4.3.3 and the Business Incubator Zone (division 15) Residential Code (Part 12, division 6) Parking Code (Part 12, division 9)
Dual Occupancy—inconsistent use class [refer s 4.15.4(3)]	Impact Assessable	Urban Areas Code (Part 4)—particularly the specific outcomes in section 4.3.3 and the Business Incubator Zone (division 15) Residential Code (Part 12, division 6) Parking Code (Part 12, division 9)
Home Based Activity	Impact Assessable if Home Industry. Self Assessable, unless Home Industry, if the applicable code for Self Assessable development is complied with. Code Assessable otherwise.	If Self Assessable—acceptable solutions in the Home Based Activities Code. If Code Assessable— (a) Home Based Activities Code (Part 12, division 2); (b) Urban Areas Code (Part 4)—particularly the specific outcomes in section 4.3.3 and the Business Incubator Zone (division 15).
Institutional Residential—inconsistent use [refer s 4.15.4(3)]	Impact Assessable	Urban Areas Code (Part 4)—particularly the specific outcomes in section 4.3.3 and the Business Incubator Zone (division 15) Residential Code (Part 12, division 6) Parking Code (Part 12, division 9)
Multiple Residential—inconsistent use [refer s 4.15.4(3)]	Impact Assessable	Urban Areas Code (Part 4)—particularly the specific outcomes in section 4.3.3 and the Business Incubator Zone (division 15) Residential Code (Part 12, division 6) Parking Code (Part 12, division 9)
Single Residential	Self Assessable if the applicable code for Self Assessable development is complied with. Code Assessable otherwise.	If Self Assessable—where the lot is 450m <sup>2</sup> or more in area acceptable solutions for Single Residential in section 12.6.5(8)—Table 12.6.1, in the Residential Code (Part 12, division 6), and where the lot is less than 450m <sup>2</sup> in area acceptable solutions for Single Residential in section 12.6.5(8)—Table 12.6.2, in the Residential Code (Part 12, division 6). If Code Assessable— (a) Urban Areas Code (Part 4)—particularly the specific outcomes in section 4.3.3 and the Business Incubator Zone (division 15); (b) Residential Code (Part 12, division 6).
Temporary Accommodation—inconsistent use unless a motel [refer s 4.15.4(3)]	Impact Assessable	Urban Areas Code (Part 4)—particularly the specific outcomes in section 4.3.3 and the Business Incubator Zone (division 15) Residential Code (Part 12, division 6) Parking Code (Part 12, division 9)
<b>COMMERCIAL / INDUSTRIAL</b>		
Business Use—inconsistent use if auction depot or farm supply outlet [refer s 4.15.4(3)]	Impact Assessable	Urban Areas Code (Part 4)—particularly the specific outcomes in section 4.3.3 and the Business Incubator Zone (division 15) Commercial and Industrial Code (Part 12, division 7) Parking Code (Part 12, division 9)

<sup>123</sup> See Schedule 1 (dictionary), Division 1 (defined uses and use classes).

<sup>124</sup> Assessment categories may also be affected by overlays. See overlay maps to determine whether the land is affected.

<sup>125</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>123</sup>	Column 2 Assessment category <sup>124</sup>	Column 3 Relevant assessment criteria <sup>125</sup> —applicable code if development is self-assessable or requires code assessment
Extractive Industry— inconsistent use [refer s 4.15.4(3)]	Impact Assessable	Urban Areas Code (Part 4)—particularly the specific outcomes in section 4.3.3 and the Business Incubator Zone (division 15) Commercial and Industrial Code (Part 12, division 7) Parking Code (Part 12, division 9)
General Industry	Impact Assessable	Urban Areas Code (Part 4)—particularly the specific outcomes in section 4.3.3 and the Business Incubator Zone (division 15) Commercial and Industrial Code (Part 12, division 7) Parking Code (Part 12, division 9)
General Store	Impact Assessable	Urban Areas Code (Part 4)—particularly the specific outcomes in section 4.3.3 and the Business Incubator Zone (division 15) Commercial and Industrial Code (Part 12, division 7) Parking Code (Part 12, division 9)
Nuclear Industry— inconsistent use [refer s 4.15.4(3)]	Impact Assessable	Urban Areas Code (Part 4)—particularly the specific outcomes in section 4.3.3 and the Business Incubator Zone (division 15) Commercial and Industrial Code (Part 12, division 7) Parking Code (Part 12, division 9)
Plant Nursery (Wholesale)	Impact Assessable	Urban Areas Code (Part 4)—particularly the specific outcomes in section 4.3.3 and the Business Incubator Zone (division 15) Commercial and Industrial Code (Part 12, division 7) Parking Code (Part 12, division 9)
Service Trades Use	Impact Assessable	Urban Areas Code (Part 4)—particularly the specific outcomes in section 4.3.3 and the Business Incubator Zone (division 15) Commercial and Industrial Code (Part 12, division 7) Parking Code (Part 12, division 9)
Shopping Centre— inconsistent use [refer s 4.15.4(3)]	Impact Assessable	Urban Areas Code (Part 4)—particularly the specific outcomes in section 4.3.3 and the Business Incubator Zone (division 15) Commercial and Industrial Code (Part 12, division 7) Parking Code (Part 12, division 9)
Special Industry— inconsistent use [refer s 4.15.4(3)]	Impact Assessable	Urban Areas Code (Part 4)—particularly the specific outcomes in section 4.3.3 and the Business Incubator Zone (division 15) Commercial and Industrial Code (Part 12, division 7) Parking Code (Part 12, division 9)
Temporary Sales Office	Code Assessable	Urban Areas Code (Part 4)—particularly the specific outcomes in section 4.3.3 and the Business Incubator Zone (division 15) Commercial and Industrial Code (Part 12, division 7) Parking Code (Part 12, division 9)
<b>RECREATION / ENTERTAINMENT</b>		
Entertainment Use— inconsistent use if a night club or cinema [refer s 4.15.4(3)]	Impact Assessable	Urban Areas Code (Part 4)—particularly the specific outcomes in section 4.3.3 and the Business Incubator Zone (division 15) Recreation and Entertainment Code (Part 12, division 11) Parking Code (Part 12, division 9)
Night Court	Impact Assessable	Urban Areas Code (Part 4)—particularly the specific outcomes in section 4.3.3 and the Business Incubator Zone (division 15)
Park	Exempt, unless involving illuminated sporting activities. Code Assessable otherwise.	If Code Assessable— (a) Urban Areas Code (Part 4)—particularly the specific outcomes in section 4.3.3 and the Business Incubator Zone (division 15); (b) Recreation and Entertainment Code (Part 12, division 11); (c) Parking Code (Part 12, division 9).
Recreation Use— inconsistent use class unless indoor recreation [refer s 4.15.4(3)]	Impact Assessable	Urban Areas Code (Part 4)—particularly the specific outcomes in section 4.3.3 and the Business Incubator Zone (division 15) Recreation and Entertainment Code (Part 12, division 11) Parking Code (Part 12, division 9)



Column 1 Defined use or use class <sup>123</sup>	Column 2 Assessment category <sup>124</sup>	Column 3 Relevant assessment criteria <sup>125</sup> —applicable code if development is self-assessable or requires code assessment
<b>RURAL</b>		
Agriculture—inconsistent use [refer s 4.15.4(3)]	Impact Assessable	Urban Areas Code (Part 4)—particularly the specific outcomes in section 4.3.3 and the Business Incubator Zone (division 15)
Animal Husbandry—inconsistent use [refer s 4.15.4(3)]	Impact Assessable	Urban Areas Code (Part 4)—particularly the specific outcomes in section 4.3.3 and the Business Incubator Zone (division 15)
Forestry—inconsistent use [refer s 4.15.4(3)]	Impact Assessable	Urban Areas Code (Part 4)—particularly the specific outcomes in section 4.3.3 and the Business Incubator Zone (division 15)
Intensive Animal Husbandry—inconsistent use [refer s 4.15.4(3)]	Impact Assessable	Urban Areas Code (Part 4)—particularly the specific outcomes in section 4.3.3 and the Business Incubator Zone (division 15) Intensive Animal Husbandry Code (Part 12, division 8)
Wine Making	Impact Assessable	Urban Areas Code (Part 4)—particularly the specific outcomes in section 4.3.3 and the Business Incubator Zone (division 15) Parking Code (Part 12, division 9)
<b>OTHER</b>		
Aviation Use—inconsistent use [refer s 4.15.4(3)]	Impact Assessable	Urban Areas Code (Part 4)—particularly the specific outcomes in section 4.3.3 and the Business Incubator Zone (division 15)
Carpark	Code Assessable	Urban Areas Code (Part 4)—particularly the specific outcomes in section 4.3.3 and the Business Incubator Zone (division 15) Parking Code (Part 12, division 9)
Community Use—inconsistent use if cemetery, crematorium, hospital or transit centre [refer s 4.15.4(3)]	Impact Assessable	Urban Areas Code (Part 4)—particularly the specific outcomes in section 4.3.3 and the Business Incubator Zone (division 15) Community Use Code (Part 12, division 12) Parking Code (Part 12, division 9)
Correctional Centre—inconsistent use [refer s 4.15.4(3)]	Impact Assessable	Urban Areas Code (Part 4)—particularly the specific outcomes in section 4.3.3 and the Business Incubator Zone (division 15)
Major Utility	Impact Assessable, if involving treatment or disposal of putrescible waste. Code Assessable otherwise.	Urban Areas Code (Part 4)—particularly the specific outcomes in section 4.3.3 and the Business Incubator Zone (division 15)
Minor Utility	Exempt	
Temporary Use	Code Assessable	Temporary Use Code (Part 12, division 13) Urban Areas Code (Part 4)—particularly the specific outcomes in section 4.3.3 and the Business Incubator Zone (division 15)
Tourist Facility	Impact Assessable	Urban Areas Code (Part 4)—particularly the specific outcomes in section 4.3.3 and the Business Incubator Zone (division 15) 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>126</sup>—applicable code if development is self-assessable or requires code assessment</b>
All except use for a road <sup>127</sup>	Impact Assessable (refer s 2.2)	Urban Areas Code (Part 4)—particularly the specific outcomes in section 4.3.3 and the Business Incubator Zone (division 15)

<sup>126</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>127</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 4.15.2: Assessment Categories and Relevant Assessment Criteria for Business Incubator Zone—Other Development**

Column 1 Type of development	Column 2 Assessment category <sup>128</sup>	Column 3 Relevant assessment criteria <sup>129</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>130</sup>	Self Assessable <sup>131</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) Urban Areas Code (Part 4)—particularly the specific outcomes in section 4.3.3 and the Business Incubator Zone (division 15); (b) Planning Scheme Building Matters Code (Part 12, division 16).
Clearing of Vegetation—not associated with a material change of use	Exempt if involving vegetation clearing which complies with the acceptable solutions applicable to clause (5) in column 2 of Table 12.4.1 in the Vegetation Management Code (Part 12, division 4). Self Assessable if— (a) involving the clearing of 0.5 hectares or less of native vegetation in any five year period; and (b) the acceptable solutions of the applicable code for Self Assessable Development are complied with. Code Assessable if— (a) involving the clearing of more than 0.5 hectares of native vegetation in any five year period; or (b) the applicable code for Self Assessable Development is not complied with.	If Self Assessable—acceptable solutions applicable to clauses (1) to (4) in column 2 of Table 12.4.1 in the Vegetation Management Code (Part 12, division 4). If Code Assessable— (a) Urban Areas Code (Part 4)—particularly the specific outcomes in section 4.3.3 and the Business Incubator Zone (division 15); (b) Vegetation Management Code (Part 12, division 4).
Earthworks—not associated with a material change of use	Exempt if earthworks which meet the criteria set out in Schedule 8. Code Assessable if the criteria for exempt do not apply.	Earthworks Code (Part 12, division 15) Urban Areas Code (Part 4)—particularly the specific outcomes in section 4.3.3 and the Business Incubator Zone (division 15) Vegetation Management Code (Part 12, division 4)
Minor Building Work	Exempt, if— (a) the Planning Scheme Building Matters Code is complied with; and (b) the requisite number of parking spaces are provided for the use in accordance with Table 12.9.1 of the Parking Code (Part 12, division 9). Code Assessable otherwise.	If Code Assessable— (a) Urban Areas Code (Part 4)—particularly the specific outcomes in section 4.3.3 and the Business Incubator Zone (division 15); (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 2. Impact Assessable if a billboard with a signface of more than 6.0m <sup>2</sup> . Code Assessable otherwise.	Advertising Devices Code (Part 12, division 14) Urban Areas Code (Part 4)—particularly the specific outcomes in section 4.3.3 and the Business Incubator Zone (division 15)
Reconfiguring a lot <sup>132</sup>	Impact Assessable where involving land within a Residential Zone. Code Assessable otherwise.	Reconfiguring a Lot Code (Part 12, division 5) Urban Areas Code (Part 4)—particularly the specific outcomes in section 4.3.3 and the Business Incubator Zone (division 15) 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>132</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	

<sup>128</sup> Assessment categories may also be affected by overlays. See overlay maps to determine whether the land is affected.

<sup>129</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>130</sup> See Ipswich Planning Scheme Users Guide 2 for examples that explain the type of development involved in different proposals.

<sup>131</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.

<sup>132</sup> 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.

