

## Amberley Air Base & Aviation Precinct

### Date of Council Resolution

These guidelines were adopted by Council on 14 December 2005, and take effect on 23 January 2006, in accordance with section 2.3(2) of the Planning Scheme.

### Purpose of the Guideline

This document is intended to assist with the implementation of the Planning Scheme by providing guidance in relation to the potential development of the Amberley Air Base and surrounding lands.

This Implementation Guideline is intended to clarify Council's support for the development of the Amberley Air Base and an associated Aviation Precinct, and to provide guidance for future development and planning initiatives in the area.

### Guidelines

#### 3.1 General

Council has recognised and identified the major land use impacts and economic opportunities to the City of Ipswich through its association with the Amberley Air Base. In recognition of these impacts and opportunities, Council is supportive of the continued operation of the Air Base, and its expansion to include other relevant defence activities and associated military and commercial aviation activities.

#### 3.2 Economic Opportunities

The opportunities offered by the development and expansion of the Air Base and associated aviation activities include the following—

- the establishment of a provincial city commuter airport, which may include the location of a regional airline headquarters, and an associated on-flow of tourism potential. The establishment of civilian air traffic operations will be subject to necessary limitations on the type of aircraft, frequency of flights and hours of operation, in order to protect the amenity of nearby residents;
- major opportunities for joint civil and military business activities, particularly relating to aeronautical engineering activities. This may particularly include the potential for—
  - ◆ 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; and
  - ◆ the potential for the establishment and growth of a 'High Tech Aeronautical Research and Aviation Skills Development and Training Facilities' industry, strengthening the service and repair markets, and opening new opportunities in aeronautical design and innovation.

These activities potentially have major economic multiplier effects for the City. They also take advantage of the skills base in the local community created by retired Air Base personnel and allow the growth of new high tech skills in the Ipswich workforce.

#### 3.3 Development Locations

There are a number of sites with the Amberley Air Base holdings, or on the periphery of the base holdings, which offer opportunities for the co-location of compatible businesses. These sites include—

- the area adjoining the eastern gate to the Air Base (Old Toowoomba Road);
- the area to the south-west of the Base along Southern Amberley Road;
- the area immediately to the north-west of the current base operations, along Rosewood Road; and
- the possibility to redevelop the Amberley Township area.

Further investigations may prove that more than one of these sites are viable and appropriate for use, and may identify further suitable sites for development.

#### Further Issues

The ongoing development of the Amberley Air Base and Aviation Precinct will require further consideration of a wide range of issues. Whilst this Implementation Guideline establishes Council's support for the precinct and its future development, further detailed planning is required to address these issues, which include—

- flood immunity levels;
- major road access;
- connection to urban services (i.e. water supply, sewerage, power and stormwater drainage);
- information technology and telecommunications access;
- design and safety issues with particular regard to explosives stored and used at the Air Base;
- consideration for further land purchases to maintain effective buffer areas;
- design standards and guidelines for buildings and site layouts;
- aircraft movements and associated impacts on the amenity of nearby residences as well as development within the zone, including community consultation concerning key amenity issues; and
- maintenance of the safety and operational efficiency of the operational airspace and aviation facilities of the Amberley Airbase.