

Pursuant to Section 857 of the
Sustainable Planning Act 2009,
this plan forms part of Council's
approval for

Approval No: 7986-09

Date: 11 December 2009

Signed: *M. Plumb*

Date: 4 January 2012



Tract

Karalee Business and Technology Park Master Plan

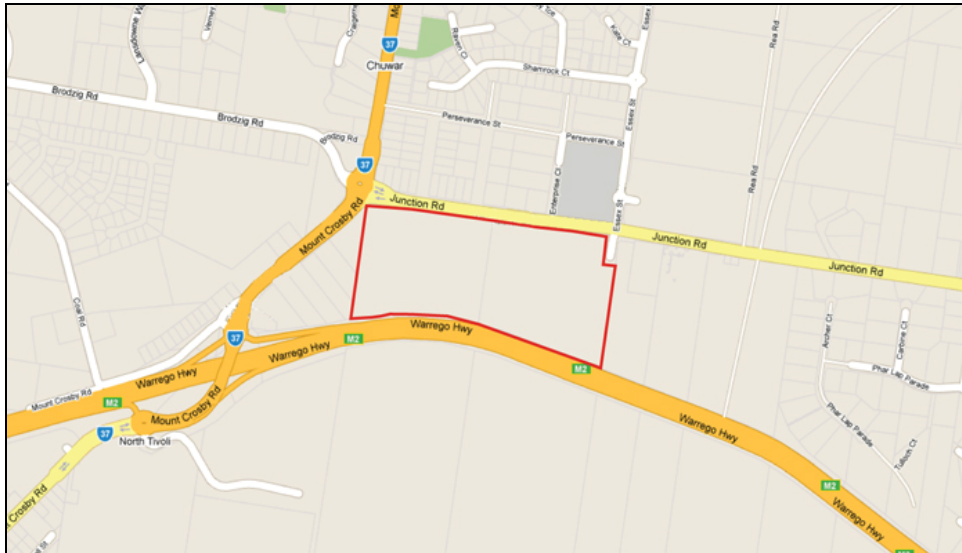
Ipswich City Council

December 2011

Part 1 Introduction

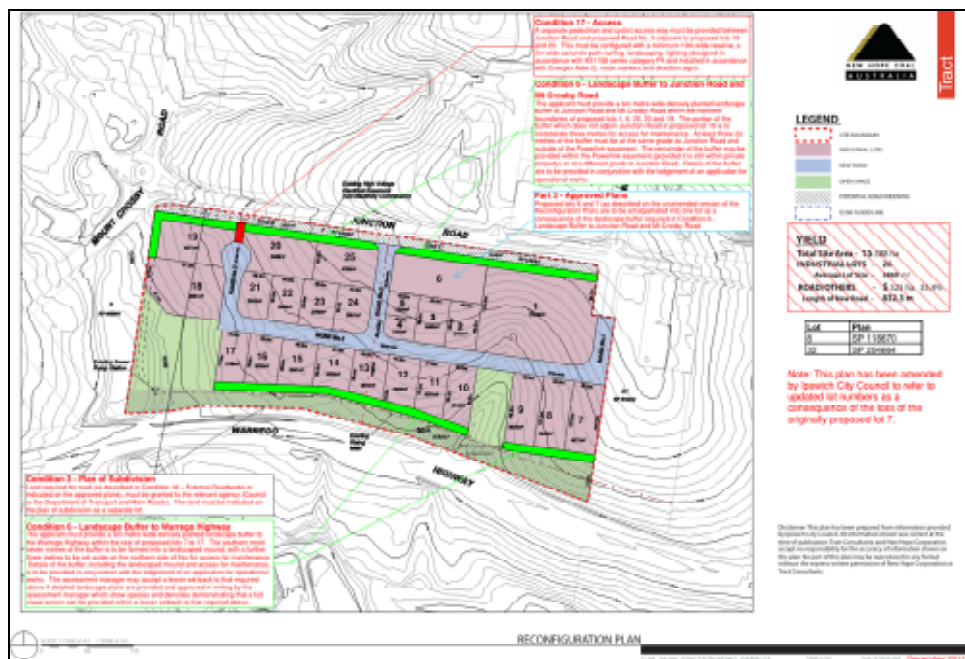
1.1 The Karalee Business and Technology Park Master Plan

In accordance with Section 3.1.6 of the *Integrated Planning Act 1997* (IPA), the Karalee Business and Technology Park Master Plan is a framework to facilitate an integrated and coordinated approach to development of land within the Karalee Business and Technology Park Master Plan Area as shown on Plan Number 01. The Karalee Business and Technology Park Master Plan Area is comprised of Lot 8 on SP118670 and Lot 32 on SP204664.



Plan Number 01 - Karalee Business and Technology Park Master Plan Area

Plan Number 02 - Karalee Business and Technology Park Master Plan depicts the preferred layout.



Plan Number 02 - Karalee Business and Technology Park Master Plan

The Karalee Business and Technology Park Master Plan has precedence over the Ipswich Planning Scheme provisions where an inconsistency arises.

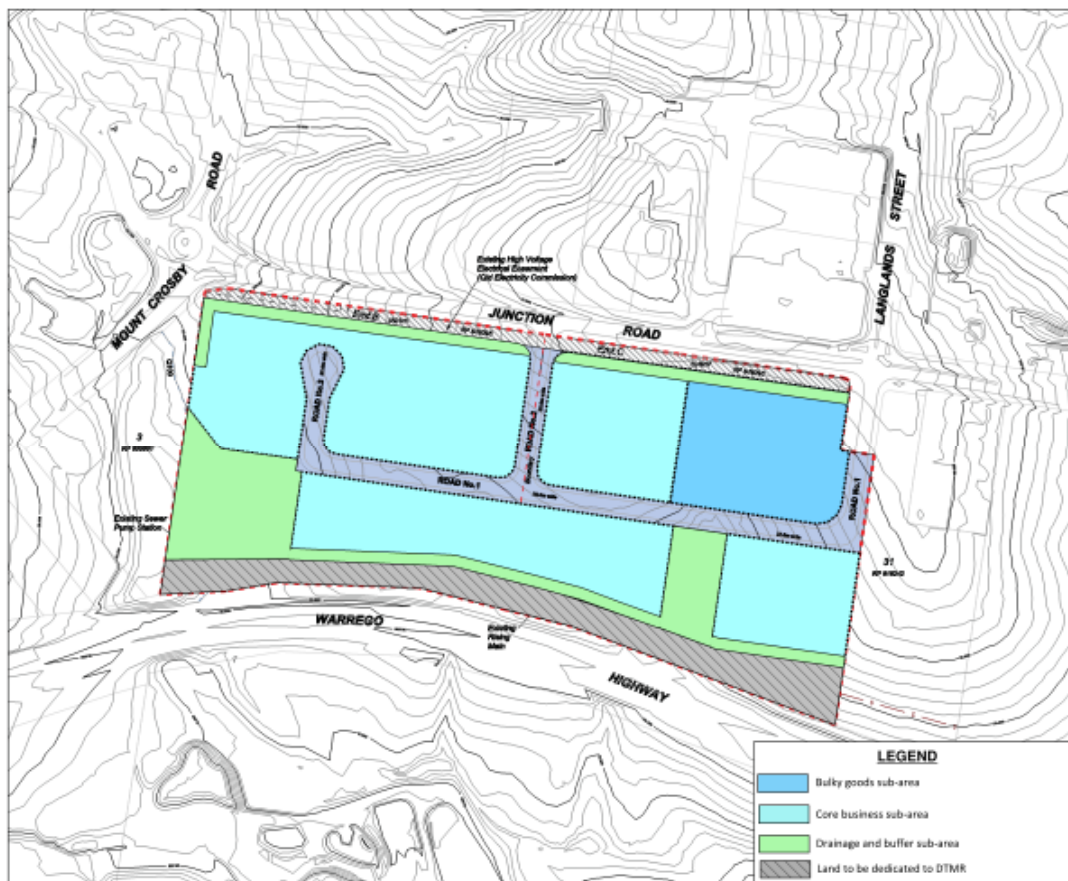
1.2 The Karalee Business and Technology Park Master Plan Structural Elements

1.2.1 Karalee Business and Technology Park Master Plan Divided into Three (3) Sub-Areas

The Karalee Business and Technology Park Master Plan is divided into the following Three (3) Sub-Areas that cover the entire Karalee Business and Technology Park Master Plan –

- a) Core Business Sub-Area;
- b) Bulky Goods Sub-Area;
- c) Drainage and Buffer Sub-Area

These Sub-Areas are identified on Plan Number 03 – Karalee Business and Technology Park Master Plan Sub-Area Plan.



Plan Number 03 – Karalee Business and Technology Park Master Plan Sub-Area Plan

1.3 Determining the Level of Assessment of Development

The assessment tables for the Karalee Business and Technology Park Master Plan Code identifies the level of assessment of development within the Karalee Business and Technology Park Master Plan Area.

1.4 Types and Names of Codes

There are codes for –

- (a) the Karalee Business and Technology Park Master Plan Area as a whole; and
- (b) development of a stated purpose or development of a stated type

The codes are as follows:

- (a) Karalee Business and Technology Park Master Plan Code;
- (b) Ipswich Planning Scheme Zone Codes (refer to Ipswich Planning Scheme where referred to);
- (c) Ipswich Planning Scheme Codes (refer to Ipswich Planning Scheme) for development of a stated purpose or development of a stated type; and
- (d) Ipswich Planning Scheme Development Constraints Overlay Code (Part 11).

1.5 Codes Applicable to Ongoing Use

A code that is applicable to a material change of use is also applicable to the ongoing use that results from that change.

1.6 Probable Solutions for Code Assessable Development

A probable solution for a specific outcome provides a guide for achieving that outcome in whole or in part, and does not limit the assessment manager's discretion under the *Sustainable Planning Act 2009* to impose conditions on a development approval.

1.7 Terms defined in the Sustainable Planning Act 2009

Terms defined in the *Sustainable Planning Act 2009* which are used in the plan of development have the meaning given in the *Sustainable Planning Act 2009*.

1.8 Terms defined in the Ipswich Planning Scheme 2006

Terms defined in the *Ipswich Planning Scheme 2006* which are used in the plan of development have the meaning given in the *Ipswich Planning Scheme 2006*.

Part 2 Karalee Business and Technology Park Master Plan Code

This code applies to all development proposed within the Karalee Business and Technology Park Master Plan Area.

2.1 Overall Outcomes for the Karalee Business and Technology Park Master Plan Area as a whole

The overall and specific outcomes sought for the Karalee Business and Technology Park Master Plan area are in accordance with the overall and specific outcomes listed in Part 4 of the *Ipswich Planning Scheme 2006* (specifically section 4.3.2, 4.3.3, 4.11.2 and 4.11.3) with the following exceptions and additions:

- (1) Uses and works are designed, constructed and undertaken in a manner which does not cause a nuisance or disturbance to the occupiers or users of other nearby land (i.e. by noise, odour, dust or overlooking).
- (2) Uses and works provide for a mix of business and industry land uses that:
 - (a) provide local employment opportunities as a means to ensure that there is a high level of employment self containment in the local area;
 - (b) do not compromise or jeopardise the intended retail functions of the City Centre and the Karalee Major Centre; and
 - (c) cater to the needs of the local community.
- (3) Development provides for convenient, safe and efficient movement of vehicles, cyclists and pedestrians within the site as well as to and from the site.
- (3) Development maintains a low rise human scale building profile which offers an attractive, comfortable and safe pedestrian environment.
- (4) Development presents active, highly articulated buildings to all street frontages. Buildings are designed to provide interactive and articulated design features to Junction Road and Mt Crosby Road where buildings cannot be adequately screened by high quality landscaping.
- (5) Land within the Drainage and Buffer Sub-Area is to be used for its intended purpose as serving a drainage function or as a visual buffer.

2.2 Specific Outcomes for Sub Areas

2.3.1 Core Business Sub-Area

- (1) No direct vehicular or pedestrian access is provided between any allotments and the Warrego Highway.

- (2) Buildings, rooftops and outdoor areas are appropriately designed and constructed or screened to ensure minimal visual impact on Junction Road, Mt Crosby Road, the Warrego Highway and overlooking areas.
- (4) No advertising devices and/or billboards are directed to or visible from the Warrego Highway.
- (5) No vehicular access is provided between any allotments and Junction Road or Mount Crosby Road.
- (6) The design of roof forms ensures that plant rooms and equipment are appropriately concealed; and do not detract from the overall character and amenity of the area.
- (7) The following uses are consistent with the outcomes sought for the Core Business Sub-Area if of a type and scale appropriate for the prevailing nature of the area and the particular circumstances of the site and its surrounds—
 - business use;
 - caretaker residential;
 - community use, unless cemetery, crematorium or hospital;
 - general industry;
 - general store;
 - major utility;
 - night court;
 - park;
 - plant nursery (wholesale);
 - service trades use;
 - special industry;
 - temporary sales office;
 - temporary use.

2.3.2 Bulky Goods Sub-Area

- (1) Buildings, rooftops and outdoor areas are appropriately designed and constructed or screened to ensure minimal visual impact on Junction Road, Mt Crosby Road, the Warrego Highway and overlooking areas.
- (2) No vehicular access is provided between any allotments and Junction Road. Driveway access is via proposed Road No. 1 along its southern boundary with a minimum distance of 50m from its eastern boundary.
- (3) The design of roof forms ensures that plant rooms and equipment are appropriately concealed; and do not detract from the overall character and amenity of the area.
- (4) Proposals for any bulky goods sales use of over 2,000m² are supported by demonstrated growth in terms of population or disposable income; and a social and economic impact assessment which justifies the increase in the range of activities or gross floor area of the operations, with consideration to the existing and proposed hierarchy of centres in the City.

- (5) The following uses are consistent with the outcomes sought for the Bulky Goods Sub-Area if of a type and scale appropriate for the prevailing nature of the area and the particular circumstances of the site and its surrounds—
- business use;
 - caretaker residential;
 - community use, unless cemetery, crematorium or hospital;
 - general industry;
 - general store;
 - major utility;
 - night court;
 - park;
 - plant nursery (wholesale);
 - service trades use;
 - special industry;
 - temporary sales office;
 - temporary use.

2.3.3 Drainage and Buffer Sub-Area

- (1) Land within the Drainage and Buffer Sub-Area is to be used for its intended purpose as serving a drainage function or as a visual buffer.
- (2) Visual buffers are appropriately maintained to effectively screen undesirable elevations of buildings, storage and service areas from views from outside the site, using easy and cost effective maintenance, which is not overly dependent on the City's reticulated water supply and utilizes stored rainwater and recycled treated wastewater where practicable.

Part 3 Assessment Categories and Relevant Assessment Criteria for the Karalee Business and Technology Park Master Plan Area

3.1 Assessment Categories and Relevant Assessment Criteria for Core Business Sub-Area and Bulky Goods Sub-Area

The following tables of assessment apply to development within the Core Business Sub-Area and Bulky Goods Sub-Area of the Karalee Business and Technology Park Master Plan Area. The uses shown in the table, unless otherwise defined, are contained within the Ipswich Planning Scheme.

TABLE 3.1.1: Assessment Categories and Relevant Assessment Criteria for the Core Business Sub-Area and the Bulky Goods Sub-Area of the Karalee Business and Technology Park Master Plan – Making a Material Change of Use

Column 1 Defined use or use class ¹	Column 2 Assessment category ²	Column 3 Relevant assessment criteria ³ – applicable code if development is self-assessable or requires code assessment
RESIDENTIAL		
Caretaker Residential	Code Assessable	Karalee Business and Technology Park Master Plan Code Ipswich Planning Scheme Urban Area Code—particularly the specific outcomes in section 4.3.3 and the Local Business and Industry Zone (division 11) Ipswich Planning Scheme Residential Code (Part 12, division 6) Ipswich Planning Scheme Development Constraints Overlays Code (Part 11)
Display Housing—inconsistent use	Impact Assessable	Karalee Business and Technology Park Master Plan Code Ipswich Planning Scheme Urban Area Code—particularly the specific outcomes in section 4.3.3 and the Local Business and Industry Zone (division 11) Ipswich Planning Scheme Residential Code (Part 12, division 6) Ipswich Planning Scheme Parking Code (Part 12, division 9) Ipswich Planning Scheme Development Constraints Overlays Code (Part 11)
Dual Occupancy—inconsistent use	Impact Assessable	Karalee Business and Technology Park Master Plan Code Ipswich Planning Scheme Urban Area Code—particularly the specific outcomes in section 4.3.3 and the Local Business and Industry Zone (division 11) Ipswich Planning Scheme Residential Code (Part 12,

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

² Assessment categories may also be affected by overlays. See overlay maps in the Ipswich Planning Scheme to determine whether the land is affected.

³ 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. For impact assessable development, assessment will be undertaken under the Ipswich Planning Scheme and the Karalee Business and Technology Park Master Plan.

		<div>division 6)</div> <div>Ipswich Planning Scheme Parking Code (Part 12, division 9)</div> <div>Ipswich Planning Scheme Development Constraints Overlays Code (Part 11)</div>
Home Based Activity	Impact Assessable	<div>Karalee Business and Technology Park Master Plan Code</div> <div>Ipswich Planning Scheme Urban Area Code—particularly the specific outcomes in section 4.3.3 and the Local Business and Industry Zone (division 11)</div> <div>Ipswich City Council Home Based Activities Code (Part 12, division 2)</div> <div>Ipswich Planning Scheme Development Constraints Overlays Code (Part 11)</div>
Institutional Residential— inconsistent use	Impact Assessable	<div>Karalee Business and Technology Park Master Plan Code</div> <div>Ipswich Planning Scheme Urban Area Code—particularly the specific outcomes in section 4.3.3 and the Local Business and Industry Zone (division 11)</div> <div>Ipswich Planning Scheme Residential Code (Part 12, division 6)</div> <div>Ipswich Planning Scheme Parking Code (Part 12, division 9)</div> <div>Ipswich Planning Scheme Development Constraints Overlays Code (Part 11)</div>
Multiple Residential— inconsistent use	Impact Assessable	<div>Karalee Business and Technology Park Master Plan Code</div> <div>Ipswich Planning Scheme Urban Area Code—particularly the specific outcomes in section 4.3.3 and the Local Business and Industry Zone (division 11)</div> <div>Ipswich Planning Scheme Residential Code (Part 12, division 6)</div> <div>Ipswich Planning Scheme Parking Code (Part 12, division 9)</div> <div>Ipswich Planning Scheme Development Constraints Overlays Code (Part 11)</div>
Single Residential— inconsistent use	Impact Assessable	<div>Karalee Business and Technology Park Master Plan Code</div> <div>Ipswich Planning Scheme Urban Area Code—particularly the specific outcomes in section 4.3.3 and the Local Business and Industry Zone (division 11)</div> <div>Ipswich Planning Scheme Residential Code (Part 12, division 6)</div> <div>Ipswich Planning Scheme Development Constraints Overlays Code (Part 11)</div>
Temporary Accommodation— inconsistent use unless a motel	Impact Assessable	<div>Karalee Business and Technology Park Master Plan Code</div> <div>Ipswich Planning Scheme Urban Area Code—particularly the specific outcomes in section 4.3.3 and the Local Business and Industry Zone (division 11)</div> <div>Ipswich Planning Scheme Residential Code (Part 12, division 6)</div> <div>Ipswich Planning Scheme Parking Code (Part 12, division 9)</div>

		9) Ipswich Planning Scheme Development Constraints Overlays Code (Part 11)
COMMERCIAL / INDUSTRIAL		
Business Use	<p>Exempt if, other than bulky goods sales, hotel, produce/craft market, service station or shop, and—</p> <p>(a) within an existing building approved or lawfully used for a business use; and</p> <p>(b) operating between the hours of 6.30 a.m. and 6.30 p.m.; and</p> <p>(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) of the Ipswich Planning Scheme.</p> <p>Impact Assessable if</p> <p>(a) bulky goods sales and not in the Bulky Goods Sub-Area; or</p> <p>(b) bulky goods sales in the Bulky Goods Sub-Area and involving the use of more than 2000m² of gross floor area; or</p> <p>(c) hotel, produce/craft market, shop, or the predominant use of premises for a skin penetrating activity other than acupuncture.</p> <p>Code Assessable otherwise.</p>	<p>Karalee Business and Technology Park Master Plan Code</p> <p>Ipswich Planning Scheme Urban Area Code—particularly the specific outcomes in section 4.3.3 and the Local Business and Industry Zone (division 11)</p> <p>Ipswich Planning Scheme Commercial and Industrial Code (Part 12, division 7)</p> <p>Ipswich Planning Scheme Parking Code (Part 12, division 9)</p> <p>Ipswich Planning Scheme Development Constraints Overlays Code (Part 11)</p>
Extractive Industry— inconsistent use	Impact Assessable	<p>Karalee Business and Technology Park Master Plan Code</p> <p>Ipswich Planning Scheme Urban Area Code—particularly the specific outcomes in section 4.3.3 and the Local Business and Industry Zone (division 11)</p> <p>Ipswich Planning Scheme Commercial and Industrial Code (Part 12, division 7)</p> <p>Ipswich Planning Scheme Parking Code (Part 12, division 9)</p>

		Ipswich Planning Scheme Development Constraints Overlays Code (Part 11)
General Industry	<p>Exempt, if—</p> <ul style="list-style-type: none"> (a) located within an existing building approved 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) of the Ipswich Planning Scheme; and (d) infrastructure contributions have been paid or unused infrastructure credits (including deemed credits) apply at an equivalent rate for the proposed use in accordance with the provisions of Planning Scheme Policy 5—Infrastructure of the Ipswich Planning Scheme; and (e) the use has no discernible amenity or environmental impacts outside of the Karalee Business and Technology Park Master Plan Area. <p>Code Assessable otherwise.</p>	<p>Karalee Business and Technology Park Master Plan Code</p> <p>Ipswich Planning Scheme Urban Area Code—particularly the specific outcomes in section 4.3.3 and the Local Business and Industry Zone (division 11)</p> <p>Ipswich Planning Scheme Commercial and Industrial Code (Part 12, division 7)</p> <p>Ipswich Planning Scheme Parking Code (Part 12, division 9)</p> <p>Ipswich Planning Scheme Development Constraints Overlays Code (Part 11)</p>
General Store	Impact Assessable	<p>Karalee Business and Technology Park Master Plan Code</p> <p>Ipswich Planning Scheme Urban Area Code—particularly the specific outcomes in section 4.3.3 and the Local Business and Industry Zone (division 11)</p> <p>Ipswich Planning Scheme Commercial and Industrial Code (Part 12, division 7)</p> <p>Ipswich Planning Scheme Parking Code (Part 12, division 9)</p> <p>Ipswich Planning Scheme Development Constraints Overlays Code (Part 11)</p>

Nuclear Industry— inconsistent use	Impact Assessable	Karalee Business and Technology Park Master Plan Code Ipswich Planning Scheme Urban Area Code— particularly the specific outcomes in section 4.3.3 and the Local Business and Industry Zone (division 11) Ipswich Planning Scheme Commercial and Industrial Code (Part 12, division 7) Ipswich Planning Scheme Parking Code (Part 12, division 9) Ipswich Planning Scheme Development Constraints Overlays Code (Part 11)
Plant Nursery (Wholesale)	Code Assessable	Karalee Business and Technology Park Master Plan Code Ipswich Planning Scheme Urban Area Code— particularly the specific outcomes in section 4.3.3 and the Local Business and Industry Zone (division 11) Ipswich Planning Scheme Vegetation Management Code (Part 12, division 4) Ipswich Planning Scheme Commercial and Industrial Code (Part 12, division 7) Ipswich Planning Scheme Parking Code (Part 12, division 9) Ipswich Planning Scheme Development Constraints Overlays Code (Part 11)
Service Trades Use	Exempt, if— (a) located within an existing building approved 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) of the Ipswich Planning Scheme; and (d) infrastructure contributions have been paid or unused infrastructure credits (including deemed credits) apply at an equivalent rate for the proposed use in accordance with the provisions of Planning Scheme Policy 5— Infrastructure of the Ipswich Planning	Karalee Business and Technology Park Master Plan Code Ipswich Planning Scheme Urban Area Code— particularly the specific outcomes in section 4.3.3 and the Local Business and Industry Zone (division 11) Ipswich Planning Scheme Commercial and Industrial Code (Part 12, division 7) Ipswich Planning Scheme Parking Code (Part 12, division 9) Ipswich Planning Scheme Development Constraints Overlays Code (Part 11)

	<p>Scheme; and</p> <p>(e) the use has no discernible amenity or environmental impacts outside of the Karalee Business and Technology Park Master Plan Area.</p> <p>Code Assessable otherwise.</p>	
Shopping Centre— inconsistent use	Impact Assessable	<p>Karalee Business and Technology Park Master Plan Code</p> <p>Ipswich Planning Scheme Urban Area Code—particularly the specific outcomes in section 4.3.3 and the Local Business and Industry Zone (division 11)</p> <p>Ipswich Planning Scheme Commercial and Industrial Code (Part 12, division 7)</p> <p>Ipswich Planning Scheme Parking Code (Part 12, division 9)</p> <p>Ipswich Planning Scheme Development Constraints Overlays Code (Part 11)</p>
Special Industry	<p>Code Assessable, if the use has no discernible amenity or environmental impacts outside the zone</p> <p>Impact Assessable otherwise, or if involving treatment or disposal of putrescible waste.</p>	<p>Karalee Business and Technology Park Master Plan Code</p> <p>Ipswich Planning Scheme Urban Area Code—particularly the specific outcomes in section 4.3.3 and the Local Business and Industry Zone (division 11)</p> <p>Ipswich Planning Scheme Commercial and Industrial Code (Part 12, division 7)</p> <p>Ipswich Planning Scheme Parking Code (Part 12, division 9)</p> <p>Ipswich Planning Scheme Development Constraints Overlays Code (Part 11)</p>
Temporary Sales Office	Code Assessable	<p>Karalee Business and Technology Park Master Plan Code</p> <p>Ipswich Planning Scheme Urban Area Code—particularly the specific outcomes in section 4.3.3 and the Local Business and Industry Zone (division 11)</p> <p>Ipswich Planning Scheme Commercial and Industrial Code (Part 12, division 7)</p> <p>Ipswich Planning Scheme Parking Code (Part 12, division 9)</p> <p>Ipswich Planning Scheme Development Constraints Overlays Code (Part 11)</p>
RECREATION / ENTERTAINMENT		
Entertainment Use— inconsistent use if cinema	Impact Assessable	<p>Karalee Business and Technology Park Master Plan Code</p> <p>Ipswich Planning Scheme Urban Area Code—particularly the specific outcomes in section 4.3.3 and the Local Business and Industry Zone (division 11)</p> <p>Ipswich Planning Scheme Recreation and Entertainment Code (Part 12, division 11)</p> <p>Ipswich Planning Scheme Parking Code (Part 12, division 9)</p>

		Ipswich Planning Scheme Development Constraints Overlays Code (Part 11)
Night Court	Code Assessable	Karalee Business and Technology Park Master Plan Code Ipswich Planning Scheme Urban Area Code— particularly the specific outcomes in section 4.3.3 and the Local Business and Industry Zone (division 11) Ipswich Planning Scheme Development Constraints Overlays Code (Part 11)
Park	Exempt where not involving illuminated sporting activities. Code Assessable otherwise	If Code Assessable— (a) Karalee Business and Technology Park Master Plan Code (b) Ipswich Planning Scheme Urban Area Code— particularly the specific outcomes in section 4.3.3 and the Local Business and Industry Zone (division 11) (c) Ipswich Planning Scheme Recreation and Entertainment Code (Part 12, division 11) (d) Ipswich Planning Scheme Parking Code (Part 12, division 9) (e) Ipswich Planning Scheme Development Constraints Overlays Code (Part 11)
Recreation Use— inconsistent use if equestrian and coursing sports or motorsports	Impact Assessable	Karalee Business and Technology Park Master Plan Code Ipswich Planning Scheme Urban Area Code— particularly the specific outcomes in section 4.3.3 and the Local Business and Industry Zone (division 11) Ipswich Planning Scheme Recreation and Entertainment Code (Part 12, division 11) Ipswich Planning Scheme Parking Code (Part 12, division 9) Ipswich Planning Scheme Development Constraints Overlays Code (Part 11)
RURAL		
Agriculture— inconsistent use	Impact Assessable	Karalee Business and Technology Park Master Plan Code Ipswich Planning Scheme Urban Area Code— particularly the specific outcomes in section 4.3.3 and the Local Business and Industry Zone (division 11) Ipswich Planning Scheme Development Constraints Overlays Code (Part 11)
Animal Husbandry— inconsistent use	Impact Assessable	Karalee Business and Technology Park Master Plan Code Ipswich Planning Scheme Urban Area Code— particularly the specific outcomes in section 4.3.3 and the Local Business and Industry Zone (division 11) Ipswich Planning Scheme Development Constraints

		Overlays Code (Part 11)
Forestry—inconsistent use	Impact Assessable	Karalee Business and Technology Park Master Plan Code Ipswich Planning Scheme Urban Area Code—particularly the specific outcomes in section 4.3.3 and the Local Business and Industry Zone (division 11) Ipswich Planning Scheme Development Constraints Overlays Code (Part 11)
Intensive Animal Husbandry—inconsistent use	Impact Assessable	Karalee Business and Technology Park Master Plan Code Ipswich Planning Scheme Urban Area Code—particularly the specific outcomes in section 4.3.3 and the Local Business and Industry Zone (division 11) Ipswich Planning Scheme Intensive Animal Husbandry Code (Part 12, division 8) Ipswich Planning Scheme Parking Code (Part 12, division 9) Ipswich Planning Scheme Development Constraints Overlays Code (Part 11)
Wine Making	Code Assessable	Karalee Business and Technology Park Master Plan Code Ipswich Planning Scheme Urban Area Code—particularly the specific outcomes in section 4.3.3 and the Local Business and Industry Zone (division 11) Ipswich Planning Scheme Parking Code (Part 12, division 9) Ipswich Planning Scheme Development Constraints Overlays Code (Part 11)
OTHER		
Aviation Use—inconsistent use unless a helipad	Impact Assessable	Karalee Business and Technology Park Master Plan Code Ipswich Planning Scheme Urban Area Code—particularly the specific outcomes in section 4.3.3 and the Local Business and Industry Zone (division 11) Ipswich Planning Scheme Parking Code (Part 12, division 9) Ipswich Planning Scheme Development Constraints Overlays Code (Part 11)
Carpark	Code Assessable	Karalee Business and Technology Park Master Plan Code Ipswich Planning Scheme Urban Area Code—particularly the specific outcomes in section 4.3.3 and the Local Business and Industry Zone (division 11) Ipswich Planning Scheme Parking Code (Part 12, division 9) Ipswich Planning Scheme Development Constraints Overlays Code (Part 11)
Community Use—inconsistent use if cemetery, crematorium or hospital	Impact Assessable, if a cemetery, crematorium or hospital. Code Assessable otherwise.	Karalee Business and Technology Park Master Plan Code Ipswich Planning Scheme Urban Area Code—particularly the specific outcomes in section 4.3.3 and the Local Business and Industry Zone (division 11)

		<p>Ipswich Planning Scheme Community Use Code (Part 12, division 12)</p> <p>Ipswich Planning Scheme Parking Code (Part 12, division 9)</p> <p>Ipswich Planning Scheme Development Constraints Overlays Code (Part 11)</p>
Correctional Centre— inconsistent use	Impact Assessable	<p>Karalee Business and Technology Park Master Plan Code</p> <p>Ipswich Planning Scheme Urban Area Code—particularly the specific outcomes in section 4.3.3 and the Local Business and Industry Zone (division 11)</p> <p>Ipswich Planning Scheme Development Constraints Overlays Code (Part 11)</p>
Major Utility	<p>Impact Assessable, if involving treatment or disposal of putrescible waste.</p> <p>Code Assessable otherwise.</p>	<p>Karalee Business and Technology Park Master Plan Code</p> <p>Ipswich Planning Scheme Urban Area Code—particularly the specific outcomes in section 4.3.3 and the Local Business and Industry Zone (division 11)</p> <p>Ipswich Planning Scheme Development Constraints Overlays Code (Part 11)</p>
Minor Utility	Exempt	
Temporary Use	Code Assessable	<p>Karalee Business and Technology Park Master Plan Code</p> <p>Ipswich Planning Scheme Urban Area Code—particularly the specific outcomes in section 4.3.3 and the Local Business and Industry Zone (division 11)</p> <p>Ipswich Planning Scheme Temporary Use Code (Part 12, division 13)</p> <p>Ipswich Planning Scheme Development Constraints Overlays Code (Part 11)</p>
Tourist Facility	Impact Assessable	<p>Karalee Business and Technology Park Master Plan Code</p> <p>Ipswich Planning Scheme Urban Area Code—particularly the specific outcomes in section 4.3.3 and the Local Business and Industry Zone (division 11)</p> <p>Ipswich Planning Scheme Commercial and Industrial Code (Part 12, division 7)</p> <p>Ipswich Planning Scheme Recreation and Entertainment Code (Part 12, division 11)</p> <p>Ipswich Planning Scheme Residential Code (Part 12, division 6)</p> <p>Ipswich Planning Scheme Parking Code (Part 12, division 9)</p> <p>Ipswich Planning Scheme Development Constraints Overlays Code (Part 11)</p>
Other (not defined)	Assessment Category	Relevant assessment criteria—applicable code if development is self-assessable or requires code assessment

All except use for a road ⁴	Impact Assessable (refer s 2.2)	Karalee Business and Technology Park Master Plan Code Ipswich Planning Scheme Urban Area Code—particularly the specific outcomes in section 4.3.3 and the Local Business and Industry Zone (division 11) Ipswich Planning Scheme Development Constraints Overlays Code (Part 11)
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⁴ 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 3.1.2: Assessment Categories and Relevant Assessment Criteria for the Core Business Sub-Area and the Bulky Goods Sub-Area of the Karalee Business and Technology Park Master Plan – Other Development

Column 1 Type of development	Column 2 Assessment category⁵	Column 3 Relevant assessment criteria⁶ – applicable code if development is self-assessable or requires code assessment
Carrying out building work not associated with a material change of use ⁷	Self Assessable ⁸ if building work on an existing building on site. Code Assessable if— (a) the Ipswich 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—Ipswich Planning Scheme Building Matters Code (Part 12, division 16). If Code Assessable— (a) Karalee Business and Technology Park Master Plan Code (b) Ipswich Planning Scheme Urban Area Code—particularly the specific outcomes in section 4.3.3 and the Local Business and Industry Zone (division 11) (c) Ipswich Planning Scheme Building Matters Code (Part 12, division 16). (d) Ipswich Planning Scheme Development Constraints Overlays Code (Part 11)
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 of the Ipswich Planning Scheme. Code Assessable if the criteria for exempt do not apply.	Ipswich Planning Scheme Earthworks Code (Part 12, division 15) Ipswich Planning Scheme Urban Area Code—particularly the specific outcomes in section 4.3.3 and the Local Business and Industry Zone (division 11) Karalee Business and Technology Park Master Plan Code Ipswich Planning Scheme Development Constraints Overlays Code (Part 11)
Minor Building Work	Exempt, if— (a) the Ipswich 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 Ipswich Planning Scheme Parking Code (Part 12,	If Code Assessable— (a) Karalee Business and Technology Park Master Plan Code (b) Ipswich Planning Scheme Urban Area Code—particularly the specific outcomes in section 4.3.3 and the Local Business and Industry Zone (division 11) (c) Ipswich Planning Scheme Building Matters Code (Part 12, division 16). (d) Ipswich Planning Scheme Parking Code (Part 12, division 9) (e) Ipswich Planning Scheme Development Constraints

⁵ Assessment categories may also be affected by overlays. See overlay maps in the Ipswich Planning Scheme to determine whether the land is affected.

⁶ 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. For impact assessable development, assessment will be undertaken under the Ipswich Planning Scheme and the Karalee Business and Technology Park Master Plan

⁷ See Ipswich Planning Scheme User Guide 2 for examples that explain the type of development involved in different proposals.

⁸ This does not include building work that under SPA is exempt and cannot be made self-assessable or assessable by a planning scheme.







	division 9)	Overlays Code (Part 11)
	Code Assessable otherwise.	
Placing an advertising device on premises	Exempt if an advertising device which meets the criteria set out in Schedule 9, Part 4 of the Ipswich Planning Scheme Code Assessable otherwise.	Ipswich Planning Scheme Advertising Devices Code (Part 12, division 14) Karalee Business and Technology Park Master Plan Code Ipswich Planning Scheme Urban Area Code—particularly the specific outcomes in section 4.3.3 and the Local Business and Industry Zone (division 11) Ipswich Planning Scheme Development Constraints Overlays Code (Part 11)
Reconfiguring a Lot ⁹	Code Assessable	Ipswich Planning Scheme Reconfiguring a Lot Code (Part 12, division 14) Karalee Business and Technology Park Master Plan Code Ipswich Planning Scheme Urban Area Code—particularly the specific outcomes in section 4.3.3 and the Local Business and Industry Zone (division 11) Ipswich Planning Scheme Development Constraints Overlays Code (Part 11)
Carrying out Work for Reconfiguring a Lot ⁹	Code Assessable if the reconfiguring is assessable development.	Ipswich Planning Scheme Reconfiguring a Lot Code (Part 12, division 14) Ipswich Planning Scheme Urban Area Code—particularly the specific outcomes in section 4.3.3 and the Local Business and Industry Zone (division 11) Ipswich Planning Scheme Development Constraints Overlays Code (Part 11)
Other	Impact Assessable	

⁹ Under Schedule 4 of the Sustainable Planning Regulation 2009, 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.

3.2 Assessment Categories and Relevant Assessment Criteria for Drainage and Buffer Sub-Area

Development proposals within the Drainage and Buffer Sub-Area of the Karalee Business and Technology Park Master Plan Area are to be assessed in accordance with Tables 4.17.1 and 4.17.2 of the Recreation Zone Code (Part 4, division 17) in the *Ipswich Planning Scheme 2006*.

LEGEND

-  SITE BOUNDARY
-  INDUSTRIAL LOTS
-  NEW ROAD
-  OPEN SPACE
-  POTENTIAL ROAD WIDENING
-  Q100 FLOOD LINE

YIELD

Total Site Area - 15.588 ha
 INDUSTRIAL LOTS - 26
 Average Lot Size - 3869 m²
 ROAD/OTHERS - 5.525 ha 35.4%
 Length of New Road - 832.3 m

Lot	Plan
8	SP 118670
32	SP 204664

Note: This plan has been amended by Ipswich City Council to refer to updated lot numbers as a consequence of the loss of the originally proposed lot 7.

Disclaimer: This plan has been prepared from information provided by Ipswich City Council. All information shown was correct at the time of publication. Tract Consultants and New Hope Corporation accept no responsibility for the accuracy of information shown on this plan. No part of this plan may be reproduced in any format without the express written permission of New Hope Corporation or Tract Consultants.

Condition 17 - Access

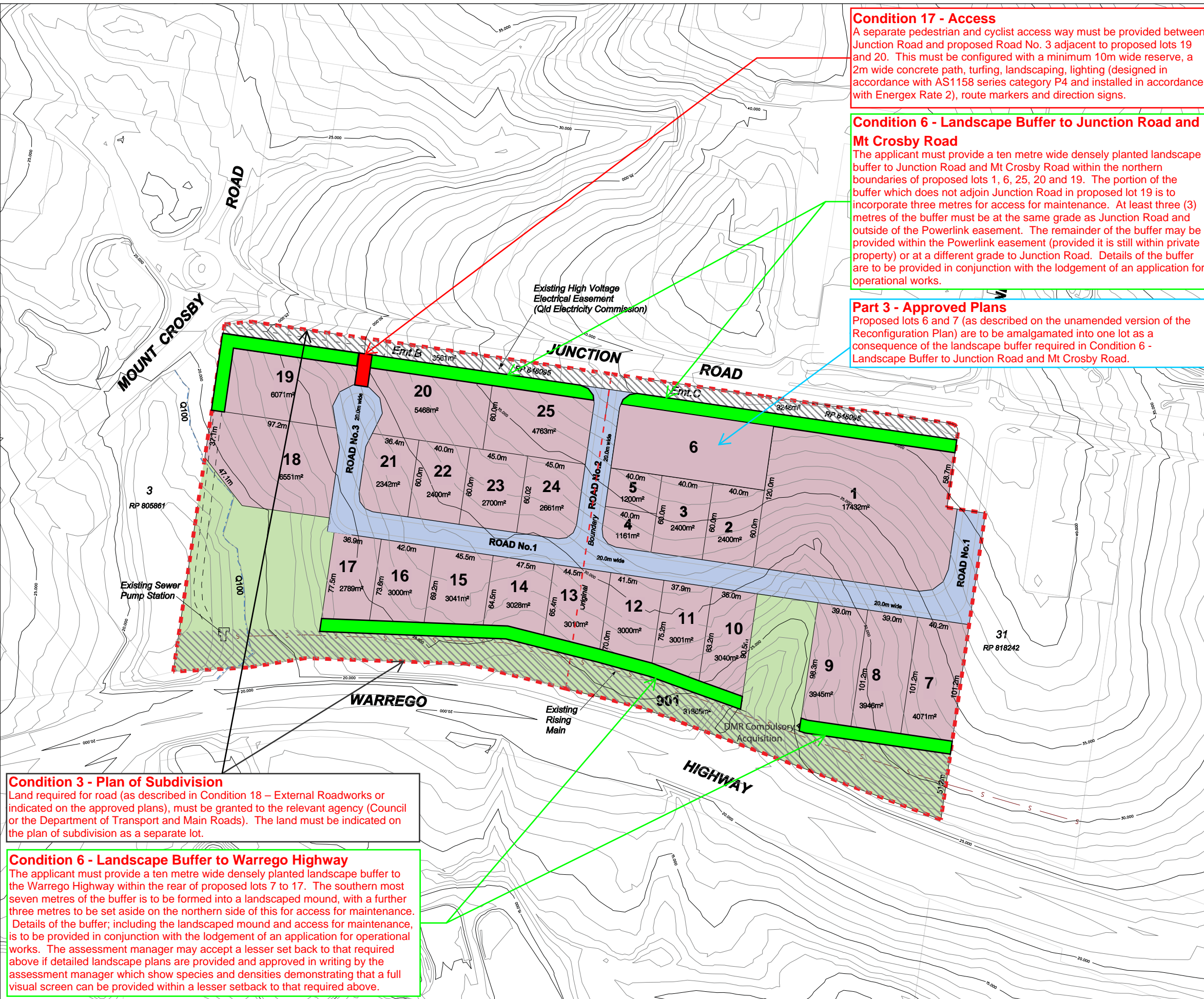
A separate pedestrian and cyclist access way must be provided between Junction Road and proposed Road No. 3 adjacent to proposed lots 19 and 20. This must be configured with a minimum 10m wide reserve, a 2m wide concrete path, turfing, landscaping, lighting (designed in accordance with AS1158 series category P4 and installed in accordance with Energex Rate 2), route markers and direction signs.

Condition 6 - Landscape Buffer to Junction Road and Mt Crosby Road

The applicant must provide a ten metre wide densely planted landscape buffer to Junction Road and Mt Crosby Road within the northern boundaries of proposed lots 1, 6, 25, 20 and 19. The portion of the buffer which does not adjoin Junction Road in proposed lot 19 is to incorporate three metres for access for maintenance. At least three (3) metres of the buffer must be at the same grade as Junction Road and outside of the Powerlink easement. The remainder of the buffer may be provided within the Powerlink easement (provided it is still within private property) or at a different grade to Junction Road. Details of the buffer are to be provided in conjunction with the lodgement of an application for operational works.

Part 3 - Approved Plans

Proposed lots 6 and 7 (as described on the unamended version of the Reconfiguration Plan) are to be amalgamated into one lot as a consequence of the landscape buffer required in Condition 6 - Landscape Buffer to Junction Road and Mt Crosby Road.



Condition 3 - Plan of Subdivision

Land required for road (as described in Condition 18 - External Roadworks or indicated on the approved plans), must be granted to the relevant agency (Council or the Department of Transport and Main Roads). The land must be indicated on the plan of subdivision as a separate lot.

Condition 6 - Landscape Buffer to Warrego Highway

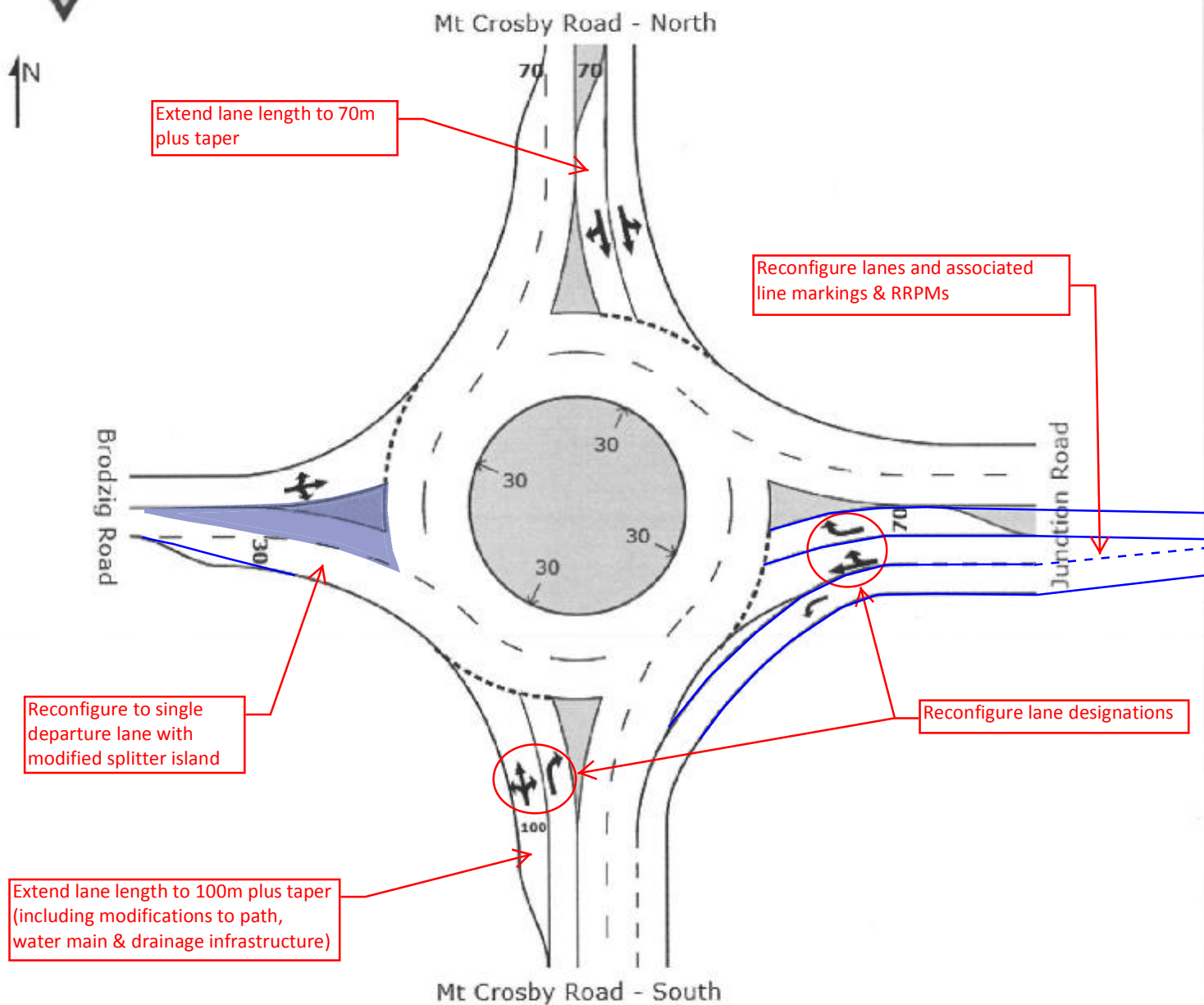
The applicant must provide a ten metre wide densely planted landscape buffer to the Warrego Highway within the rear of proposed lots 7 to 17. The southern most seven metres of the buffer is to be formed into a landscaped mound, with a further three metres to be set aside on the northern side of this for access for maintenance. Details of the buffer; including the landscaped mound and access for maintenance, is to be provided in conjunction with the lodgement of an application for operational works. The assessment manager may accept a lesser set back to that required above if detailed landscape plans are provided and approved in writing by the assessment manager which show species and densities demonstrating that a full visual screen can be provided within a lesser setback to that required above.

RECONFIGURATION PLAN



7986/09

ATTACHMENT A - Mount Crosby Road / Junction Road / Brodzig Road Intersection Works *



** Subject to design approval by the Department of Transport & Main Roads*

Plan prepared by Ipswich City Council (Transport Planning & Operations Section)
12 July 2011

**Pursuant to Section 857 of the
Sustainable Planning Act 2009,
this plan forms part of Council's
approval for**

Approval No: 7986-09

Date: 11 December 2009

Signed: *N. Plumb*

Date: 4 January 2012

Phase Diagrams																									G Phase				H Phase			
	A Phase				B Phase				C Phase				D Phase				D1 Phase				D2 Phase											
	Signal Groups	1	2	7	8	5	9			6				3	4			1	3	7		2	4	8								
Vehicle/Ped Groups	SG1	SG2	PG1	PG2	SG5	PG3			SG6				SG3	SG4			SG1	SG3	PG1		SG2	SG4	PG2									
Logical Input	4,5	6	12,13	32	31	8,9	30		1,2				3	11			4,5	3	32		12,13	11	31									
Call	X	X	X	X	X	X	X		X				PRES	PRES				PRES				PRES										
Extend	X	X	X	X					X				X	X			X	X			X	X										
Increment	X		X																													
Special Conditions	SG3 & SG4 OFF AFTER PED1 & PED 3, ELSE OFF AFTER 6 SEC.																PED1 CAN OVERLAP TO A PHASE				PED2 CAN OVERLAP TO A PHASE											

Signal Groups	Function	Controller Terminals	Run 1 Connections				Run 2 Connections				Run 3 Connections				Run 4 Connections															
			Cncts		Cncts		Cncts		Cncts		Cncts		Cncts																	
			Final Terminals	Final Terminals	Final Terminals	Final Terminals	Final Terminals	Final Terminals	Final Terminals	Final Terminals	Final Terminals	Final Terminals	Final Terminals	Final Terminals																
1	Red	A5	1	1	1	1																								
	Yellow	A4	2	2	2	2																								
	Green	A3	3	3	3	3																								
	Red	A8	4	4	4	4																								
2	Yellow	A7	5	5	5	5																								
	Green	A6	6	6	6	6																								
	Red	A11	7	7	7	7																								
	Yellow	A10	8	8	8	8																								
3	Green	A9	9	9	9	9																								
	Red	A14	10	10	10	10																								
	Yellow	A13	11	11	11	11																								
	Green	A12	12	12	12	12																								

FOR FAULT LOOP IMPEDANCE

FIELD ACTIVE (TERMINAL A2) TO BE PROTECTED BY 6A TYPE gG HRC FUSE
 FLASHER CIRCUIT MCB TO BE CHANGED EXCHANGED WITH 6A TYPE gG HRC FUSE
 EARTH FAULT LOOP READINGS TO BE RECORDER IN RESULTS TABLE AND <8.2 OHMS

EARTH FAULT LOOP IMPEDANCE TEST RESULTS

RUN1 CORE:	READING:
RUN1 CORE:	READING:
RUN2 CORE:	READING:
RUN2 CORE:	READING:
RUN3 CORE:	READING:
RUN3 CORE:	READING:

POLES			
STATION	X-COORD	Y-COORD	FOOTING
1	480180.84514	6950205.49544	4.1
2	480178.00823	6950204.06817	4.1
3	480168.23020	6950203.71264	4.1
4	480156.85460	6950204.72392	4.1
4A	-	-	1.7
5	480152.01713	6950210.41983	4.1
6	480155.49068	6950220.88022	J/U POLE
7	480161.83955	6950233.25377	4.1
8	480165.03691	6950235.07619	4.1
9	480174.19400	6950236.74909	4.1
10	480182.38100	6950232.87100	4.1
11	480185.55600	6950229.77900	4.1
12	480185.12300	6950219.71400	4.1

PITS			
STN	X-COORD	Y-COORD	SIZE
2	480180.56362	6950198.56500	7
3	480166.17970	6950200.62139	7
4	480156.60503	6950201.99022	7
4A	480157.64939	6950200.68443	3
5	480150.18537	6950208.75315	7
6	480153.27737	6950221.02223	7

Conflict Table (X - indicates conflict)																							
Vehicle Groups												Ped Groups											
1	2	3	4	5	6	7	8	9	10	11	12	1	2	3	4								
1				X	X	X									X								
2			X	X	X										X								
3		X		X	X										X								
4	X			X	X										X								
5	X	X	X	X	X								X	X									
6	X	X	X	X	X								X	X	X								
7																							
8																							
9																							
10																							
11																							
12																							
1				X	X	X																	
2			X		X	X																	
3	X	X			X	X																	

VEHICLE CLEARANCE TIMES							
FROM PHASE	YELLOW TIMES (SEC)	ALL RED TIMES (SEC)					
		A	B	C	D	D1	D2
A	4	1.9	1.9	1.9	1.9	1.9	1.9
B	4	2.5	2.5	2.5	2.5	2.5	2.5
C	4	2.4	2.4	2.4	2.4	2.4	2.4
D	4	1.9	1.9	1.9	1.9	1.9	1.9
D1	4	1.9	1.9	1.9	1.9	1.9	1.9
D2	4	1.9	1.9	1.9	1.9	1.9	1.9

PEDESTRIAN CLEARANCE TIMES				
	MIN WALK (SEC)	CLEARANCE 1 (SEC)	CLEARANCE 2 (SEC)	SPECIAL CONDITIONS
PED 1	8	12	4	
PED 2	8	17	4	
PED 3	8	19	4	
PED 4				
PED 5				
PED 6				

Ext 3 Det 30	E7		P3	23
Ext 2 Det 31	E6	P2	24	1
Ext 1 Det 32	E5	P1	25	P1
240V	A2	A	26	A
Det Common	E3	PR	2	PR
Neutral	A1B1	N	Bk	N
Spare Cores to Earth		23	5,6	24
Cable Size		29	6	29

Detector Table - PSC PD200 Series Integrated Detector System									
Physical Input	Controller Terminal	Logical Input	Loop/PB Configuration	Detector Mode	Physical Input	Controller Terminal	Logical Input	Loop/PB Configuration	Detector Mode
Loop 1	P1	1	INT	PASS			17		
Loop 2	P2	2	INT	PASS			18		
Loop 3	P3	3	INT	PASS			19		
Loop 4	P4	4	INT	PASS			20		
Loop 5	P5	5	INT	PASS			21		
Loop 6	P6	6	INT	PASS			22		
Loop 7	P7	7	COUNT	PASS			23		
Loop 8	P8	8	INT	PASS			24		
Loop 9	P9	9	INT	PASS			25		
Loop 10	P10	10	COUNT	PASS			26		
Loop 11	P11	11	INT	PASS			27		
Loop 12	P12	12	INT	PASS			28		
Loop 13	P13	13	INT	PASS			29		
Loop 14	P14	14	INT	PASS	EXT 3	E7	30	Pb3-Audio	
		15			EXT 2	E6	31	Pb2-Audio	
		16			EXT 1	E5	32	Pb1-Audio	

SHEET 11 - TRAFFIC CONTROL DESIGN
 J. & P. RICHARDSON
 INDUSTRIES PTY LTD A.C.N. 001 852 325
 ELECTRICAL CONTRACTORS AND ENGINEERS
 CAMPBELL AVE WACOL WA (07) 3271 2011 Fax (07) 3271 3023

Revisions				Associated Job Nos	Survey Data		Site Number M5925	IPSWICH CITY COUNCIL				JUNCTION ROAD INTERSECTION WITH LANGLANDS STREET				IPSWICH CITY COUNCIL			
E	As Constructed	Certified	Date		Horiz. Datum	TBA		CTL CHGE				Job No.				Job No.			
D	Pit details altered			Auxiliary Drg Nos Revised-Linemarking WK06-0042BaseC- toJPR	Azimuth Datum	TBA	Scales 0 5m 10m 15m 20m SCALE A - 1:250 BEFORE REDUCTION Dimensions shown in METRES except where shown otherwise	Reference Points				Contract No.				Contract No.			
C	ICC Comments included				Height Datum	TBA		Preceding RP	Dist. to start of job (km)	From start to end of job	From end to Following RP	Drawing				Drawing			
B	ICC Comments included				Survey Books	TBA		Lot 2 RP99671	-	40m	Lot12 RP904871	Design				Design			
A	Original Issue A1/A3							Checked DJ				Design Review				Design Review			
CAD FILES TBA												Engineering Certification				Engineering Certification			
												J.C.				J.C.			
												29/10/07				29/10/07			
												RPEQ No. 2696				RPEQ No. 2696			
												REDRAWN FROM ORIGINAL 040900_C				REDRAWN FROM ORIGINAL 040900_C			
												Series Number 1 of 1				Series Number 1 of 1			