



**Division 9—Urban Centre (T5) Zone:
Assessment Criteria and Assessment
Tables**

15.9.1 Urban Centre (T5) Zone

The provisions in this division relate to the Urban Centre (T5) Zone as follows—

- overall outcomes (section 15.9.2);
- specific outcomes and probable solutions as follows—
 - effects of development – general (section 15.9.3);
 - effects of development within Sub Areas (section 15.9.4);
 - consistent and inconsistent uses, use classes and other development (section 15.9.5);
- assessment tables (Tables 15.9.1 and 15.9.2).

15.9.2 Overall Outcomes for Urban Centre (T5) Zone

- (1) The overall outcomes are the purpose of the Urban Centre (T5) Zone.

NOTE 15.9.2A

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)].

NOTE 15.9.2B

- (1) The Urban Centre (T5) Zone consists of a relatively dense urban environment, which typically forms the centre of a number of surrounding neighbourhoods and adjoins major thoroughfares that run between neighbourhoods.
- (2) The Urban Centre (T5) Zone provides many daily community activities including shopping, business, community interaction and contains public transit stops/interchanges and attached housing types.

- (3) Parts of the Urban Centre (T5) Zone will be akin to a "Main Street" with buildings that can accommodate a variety of uses including residential, retail, commercial and community activities.
- (4) Mixed use is encouraged within buildings with shops below and commercial and residential uses above.
- (5) The streetscape is urban in character with buildings that front the street with minimal or no setback, wider footpaths, formalized on-street parking, and formally arranged street trees.
- (6) Open space is formal in design comprising for example plazas and squares.

(2)

The overall outcomes sought for the Urban Centre (T5) Zone are the following—

- (a) The Urban Centre (T5) Zone consists of a mixed-use environment which contains building types that accommodate a variety of uses including retail and office activities, attached dwellings, and apartments.
- (b) The Urban Centre (T5) Zone provides services and facilities for the undertaking of daily community activities including shopping, business, public transit stops and community interaction.
- (c) The Urban Centre (T5) Zone provides for vibrant retail activities, including—
- (i) higher order comparison retail;
 - (ii) discount department stores, and supermarkets;
 - (iii) entertainment, recreation, leisure, cultural and community facilities;
 - (iv) food, beverage and dining facilities, including alfresco dining; and
 - (v) convenience retail for office workers, visitors and residents.
- (d) Uses and works contribute to the overall attractiveness of the area through the use of high quality design which gives due regard to the streetscape value of the area.
- (e) Uses and works within the Urban Centre (T5) Zone are located and designed to maximise the efficient extension and safe operation of infrastructure.



NOTE 15.9.2C

- (1) Some of the land within the Urban Centre (T5) Zone is affected by development constraints.
- (2) Refer to the overlay maps and Part 11 to determine whether a proposal is affected by an overlay.

15.9.3 Effects of Development – General**NOTE 15.9.3A**

The specific outcomes which are sought to apply generally throughout the Urban Centre (T5) Zone are set out below.

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

- (a) Uses and works reflect the established built character, maintain amenity and protect and enhance important townscape and landscape elements within local areas having regard to—
 - (i) building height;
 - (ii) dwelling density;
 - (iii) lot sizes and dimensions;
 - (iv) boundary clearances and the provision of space around buildings;
 - (v) access to natural light and ventilation;
 - (vi) privacy;
 - (vii) noise attenuation;
 - (viii) vegetation protection and landscape treatment;
 - (ix) places of cultural significance or streetscape value; and
 - (x) the form, scale, bulk, style, siting, orientation, roof lines, materials and detailing of buildings.
- (b) Uses and works—
 - (i) respond to the physical context of this site, taking into consideration natural features, existing urban form and overall outcomes for the zone;
 - (ii) provide open space for the recreational needs of residents in accordance with the approved Neighbourhood Master Plan; and
 - (iii) create transitions in height and mass with adjoining properties and zones.
- (c) Residential uses and works—
 - (i) provide for a density range of 20 to 50 dwellings per hectare.

NOTE 15.9.3B

- (1) Density expressed in dwellings per hectare excludes most non-residential development or associated support facilities including regional facilities and major land constraints such as medical facilities, education facilities, transport infrastructure with a reserve width of 20 metres or greater, open space and drainage land; but includes residential development, and associated local roads.
- (2) Local roads includes roads with a reserve width of less than 20 metres.
- (3) Density is calculated by the following formula—

$$\text{Density} = \frac{Dw(T5)}{SA - Z - NRD(T5)}$$

Where—

Dw(T5) = Number of dwellings which will or may in future be located within the Urban Centre (T5) Zone as a result of the development. [At a minimum this is the number of lots or number of dwellings proposed].

SA = Site Area (land included in application) expressed in hectares.

Z = Area of site not contained within the Urban Centre (T5) Zone expressed in hectares.

NRD(T5) = Area of any non residential development or associated support facilities, and [refer clause (1) above] within the Urban Centre Zone T5 expressed in hectares.

(2) Non Retail or Commercial Uses**Specific Outcomes**

Each non retail or commercial use –

- (a) fulfils a local community need; and
- (b) is accessible to the population it serves; and
- (c) where possible, co-locates with other non retail or commercial uses, but does not contribute to undesirable development; and
- (d) does not have a significant detrimental impact on the amenity of nearby residences or retail or commercial uses, including through the generation of –
 - (i) odours;
 - (ii) noise;
 - (iii) waste products;
 - (iv) dust;
 - (v) traffic;
 - (vi) chemical spray drift;
 - (vii) electrical interference; or
 - (viii) lighting; and



- (e) maintains a scale and appearance in keeping with the amenity and character of the locality with adequate buffering or screening to nearby uses (both existing and proposed).

(3) Building Configuration

Specific Outcomes

Uses and works are designed to—

- (a) articulate the building façade at street level to respond to the human scale;
- (b) on corner lots, provide facades which acknowledge all frontages;
- (c) integrate architectural styles and details (such as roof lines and fenestration) to achieve a coherent and distinctive streetscape character;
- (d) promote pedestrian interaction through provision of a prominent building entrance with convenient pedestrian access from the street; and
- (e) address the street by incorporating active facades, with doors, windows, balconies and verandahs providing casual surveillance of the street and visual interest.

(4) Parking Areas

Specific Outcomes

- (a) Parking for cars and bicycles are provided at the rate specified in the Traditional Neighbourhood Design Code (Part 12, division 3).

NOTE 15.9.3C

Where development includes multiple uses or is located within proximity to transit corridors, the total parking requirement may be reduced in accordance with the Traditional Neighbourhood Design Code (Part 12, division 3).

- (b) Where a lane is provided adjacent to the site boundary, access to the parking area is obtained from the lane.
- (c) Placement and design of car parking areas –
 - (i) minimise the impact of car parking and driveway on the pedestrian environment and adjacent properties;
 - (ii) minimise conflict points such as the number and width of driveways and crossovers to enhance pedestrian and vehicular safety; and
 - (iii) minimise off-street parking adjacent to a street front and where possible locate parking and access behind the building.

(5) Operation of Road Network and Access

Specific Outcomes

- (a) Uses and works are located and designed to—
 - (i) ensure the safe and efficient operation of the road network;
 - (ii) avoid multiple access points along major roads; and
 - (iii) avoid significant adverse effects (e.g. by noise or dust generated) from use of the road network.
- (b) Roads are provided to the standards stated in the Traditional Neighbourhood Design Code (Part 12 division 3) or as otherwise stated in an approved Neighbourhood Master Plan.

(6) Pedestrian Network

Specific Outcomes

- (a) Active and attractive streetscapes are created with priority given to pedestrian use.
- (b) Mid-block pedestrian links are provided to enhance pedestrian accessibility and permeability (e.g. where the street blocks are greater than 100 metres in length).

(7) Street Awnings

Specific Outcomes

Street awnings –

- (a) provide continuous weather protection for pedestrians where buildings adjoin a street alignment;
- (b) are designed to maintain the continuity and character of adjacent awnings, especially in relation to height and fascia depth.

(8) Service and Delivery Areas

Specific Outcomes

- (a) Service and delivery areas provide safe and efficient access to sites.
- (b) Service and delivery areas are designed and located to suit the scale of existing and future uses of the site and the type of vehicles that may service the site.

(9) Vegetation and Landscaping

Specific Outcome

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



- (10) Provision of Infrastructure**
- Specific Outcomes**
- (a) General—
- (i) Infrastructure is provided in a timely, orderly, integrated and coordinated manner to support urban uses and works.
 - (ii) In order for urban development to proceed, key infrastructure such as roads, public transport, water supply, sewerage, drainage, public parks, community facilities, electricity and telecommunications must be available (or be capable of being made available).
 - (iii) Before urban development takes place, Infrastructure Agreements must be entered into with the Local Government and any other relevant infrastructure providers under Chapter 5 Part 1 Infrastructure Planning and Funding of the Act, to ensure that all appropriate infrastructure, including temporary infrastructure, is provided in an integrated and timely manner.
- (b) Infrastructure is—
- (i) provided to meet appropriate standards at the least whole-of-life cost for the requirements of the proposed development, including avoiding unnecessary duplication;
 - (ii) comprised of components and materials that are readily accessible and available from local sources where possible;
 - (iii) readily integrated with existing systems and facilitate the orderly provision of future systems; and
 - (iv) provided to the standards stated in the Traditional Neighbourhood Design Code (Part 12 division 3) or as otherwise stated in an approved Neighbourhood Master Plan.
- (11) Reconfiguring a Lot**
- Specific Outcomes**
- Reconfiguring a Lot—
- (a) is generally in accordance with the approved Neighbourhood Master Plan;
 - (b) Public open space is provided at the locations identified on the approved Neighbourhood Master Plan.
 - (c) creates an interconnected grid based street and laneway network providing access to lots; and
 - (d) creates lots which establish the land uses and building types consistent with the overall outcomes for the zone.
- (12) Integrated Planning, Uses and Works**
- Specific Outcomes**
- Uses and works within Urban Centre (T5) Zone occur within a comprehensive planning framework that –
- (a) ensures the orderly development of the locality;
 - (b) coordinates and integrates land uses, transport, open space and other infrastructure;
 - (c) incorporates transport and mobility networks that –
 - (i) are transit oriented;
 - (ii) integrate internal and external access to achieve a safe convenient, comfortable and attractive environment for public transport patrons, pedestrians and cyclists, both between elements of the Centre and to nearby areas;
 - (iii) locate stops and interchanges for public transport in the most accessible and convenient position in the Centre to promote their use;
 - (iv) provide parking areas, pedestrian paths, cycle paths, building entrances, amenities and seating to support accessibility for people with special needs;
 - (v) provide internal and external spaces that promote community integration (e.g. pedestrian spines and plaza areas);
 - (vi) provide vehicle entry, exit and circulation arrangements that minimise adverse impacts on local amenity and promote efficiency of the road and street network;
 - (vii) minimise conflict between pedestrians/cyclists and vehicles and between passenger vehicles and freight/delivery/service vehicles; and
 - (viii) integrate vehicle parking and circulation;
 - (d) provides, where appropriate for centre based recreation and entertainment facilities;
 - (e) provides for linkages to the external, district or local level open space network;



- (f) conserves valuable features such as places of culture heritage significance and important view corridors or mature vegetation;
- (g) develops a unified theme/identity/character for particular areas, though appropriate urban design, building design or landscape treatment (including street tree planting and other streetscape works);
- (h) provides for the Centre to act as a community focus and meeting place and as a place that caters for the social needs of the community it serves;
- (i) provides for the Centre to act as a focus of economic activity and community service delivery;
- (j) incorporates a development concept that does not quarantine or promote a focus on an enclosed shopping mall to the detriment of other component parts of the Centre;
- (k) promotes community safety, with particular attention to landscaping, building location and design, lighting and pedestrian movement, public transport and car parking facilities;
- (l) provide where appropriate, for opportunities for permanent or temporary accommodation, inclusive of mitigation measures relating to the protection of residential amenity;
- (m) provides for integration with public utilities and streetscape works; and
- (n) where appropriate, integrates with adjoining properties in order to –
 - (i) enhance the development of the Centre as a whole; and
 - (ii) provide finish levels that integrate and coordinate access between adjoining sites, uses or works.

15.9.4 Effects of Development within Sub Areas

NOTE 15.9.4A

- (1) The Urban Centre (T5) Zone includes three (3) Sub Areas being:
 - (a) Frame and District Centres UC1;
 - (b) Major Neighbourhood Centres UC2; and
 - (c) Local Neighbourhood Centres UC3.
- (2) In the Secondary Urban Centres East and West the gross floor area of non-residential uses comprises approximately—
 - (a) 15-20,000 m² gross floor area of retail in the Secondary Urban Centre West; and

- (b) 10-15,000 m² gross floor area of retail in the Secondary Urban Centre East);
 - (c) 1,000 m² gross floor area of office and professional services in each centre; and
 - (d) 5,000 m² gross floor area of service industry in each centre.
- (3) This gross floor area may be developed as a combination of—
- (a) Frame and District Centres UC1;
 - (b) Major Neighbourhood Centres UC2; and
 - (c) Local Neighbourhood Centres UC3.

(1) Sub Area UC1 – Frame and District Centres

Specific Outcomes

- (a) The Frame and District Centres are multifunctional and serve a large portion of the population of the Ripley Valley providing a broad range of retail, commercial, community and service industry activities.
- (b) The central spine of the Frame and District Centres Main Street is the retail and commercial sector.
- (c) Footpaths are wide and facilitate pedestrian movement.
- (d) Formal open spaces including plazas and squares are the focal points for the community.
- (e) Civic buildings are located in or adjacent to the plazas and squares.
- (f) Buildings in the Frame and District Centres—
 - (i) provide mixed-use, active street fronts supporting active street life, offering residents and visitors shopping and street dining;
 - (ii) create consistent streetscapes by fronting building of similar scale, form and mass to both sides of the thoroughfares and key intersections;

NOTE 15.9.4B

These may be a mix of commercial and residential uses in the same building.

- (iii) in addition to on-off street parking mass parking is provided behind buildings and should be concealed; and
- (iv) the majority of buildings and parking areas are serviced by lane access.



(2) Sub Area UC2 – Major Neighbourhood Centre**Specific Outcomes**

- (a) Major Neighbourhood Centres provide services for catchments of between approximately 8,000 to 14,000 people and comprise—
- (i) up to 6,000m² gross floor area of retail activities including a supermarket and associated impulse retail, personal retail, retail services, and food and beverage businesses; and
 - (ii) up to 500m² gross floor area of office space for professional offices and service businesses.
- (b) Within the Major Neighbourhood Centre there is a key open space area comprising a recreation park, square, playground or plaza.
- (c) The majority of buildings adjacent to the centre of each neighbourhood are serviced by lanes.
- (d) Prominent sites are allocated for civic uses.
- (e) Major Neighbourhood Centres are serviced by transit routes and stops.

NOTE 15.9.4C

- (1) Section 15.3.4 identifies that there is intended to be a total of four (4) major neighbourhood centres located outside of the Urban Core and the Secondary Urban Centres.

(3) Sub Area UC3 – Local Neighbourhood Centre**Specific Outcomes**

- (a) Local Neighbourhood Centres provide services for catchments of up to approximately 5,000 people and comprise—
- (i) up to 3,000m² gross floor area of retail activities including impulse retail, personal retail, retail services, and food and beverage businesses; and
 - (ii) up to 200m² gross floor area of office space for professional offices and service businesses.
- (b) Local Neighbourhood Centres—
- (i) provide a focus for local community interaction;
 - (ii) are conveniently and safely accessible by walking, bicycle and car;
 - (iii) are located near schools, parkland or community facilities; and
 - (iv) are generally located on a public transport route.

NOTE 15.9.4D

- (1) Section 15.3.4 identifies that there is intended to be a total of six (6) local neighbourhood centres located outside of the Urban Core and the Secondary Urban Centres.

15.9.5 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 Urban Centre (T5) Zone—
- (a) business use—
 - (i) if located within an existing building approved for business use; and
 - (ii) if operating between the hours of 6.00 a.m. to 10.00 p.m.; and
 - (iii) if the requisite number of parking spaces are provided for the use in accordance with the Traditional Neighbourhood Design Code (Part 12, division 3);
 - (iv) unless a funeral premises, service station; or veterinary clinic for the keeping of animals overnight;
 - (b) caretaker residential;
 - (c) carrying out building work not associated with a material change of use, if there is an existing building on site and complying with the Planning Scheme Building Matters Code;
 - (d) clearing of vegetation;
 - (e) community use unless cemetery, crematorium or emergency service depot;
 - (f) dual occupancy, if on a lot with a frontage width of 6 metres or greater but less than 12 metres;
 - (g) earthworks not associated with a material change of use, and which complies with the Earthworks Code;
 - (h) general store –
 - (i) if located within an existing building approved for business use or a general store; and
 - (ii) if operating between the hours of 6.00 a.m. to 10.00 p.m.; and
 - (iii) if the requisite number of parking spaces are provided for the use in accordance with the Traditional Neighbourhood Design Code (Part 12, division 3);
 - (i) home based activity which complies with the Home Based Activities Code;



- (j) minor building work;
 - (k) minor utility;
 - (l) mixed residential and commercial use (large scale)—
 - (i) if located within an existing building approved for missed retail and commercial use; and
 - (ii) if operating between the hours of 6.00 a.m. to 10.00 p.m.; and
 - (iii) if the requisite number of parking spaces are provided for the use in accordance with the Traditional Neighbourhood Design Code (Part 12, division 3);
 - (iv) unless involves a business use (funeral premises, service station or veterinary clinic for the keeping of animals overnight);
 - (m) mixed residential and commercial use (small scale)—
 - (i) if located within an existing building approved for missed retail and commercial use; and
 - (ii) if operating between the hours of 6.00 a.m. to 10.00 p.m.; and
 - (iii) if the requisite number of parking spaces are provided for the use in accordance with the Traditional Neighbourhood Design Code (Part 12, division 3);
 - (iv) unless involves a business use (funeral premises, service station or veterinary clinic for the keeping of animals overnight);
 - (n) multiple residential, unless a caravan park;
 - (o) park, if not involving illuminated sporting activities;
 - (p) placing an advertising device on premises which complies with the Advertising Devices Code;
 - (q) service trades use—
 - (i) if located within an existing building approved for service trades use; and
 - (ii) if operating between the hours of 7.00 a.m. to 6.00 p.m.; and
 - (iii) if the requisite number of parking spaces are provided for the use in accordance with the Traditional Neighbourhood Design Code (Part 12, division 3);
 - (r) single residential, if on a lot with a frontage width of 6 metres or greater but less than 12 metres.
- (2) The following uses, use classes and other development categories are consistent with the outcomes sought for the Urban Centre (T5) Zone if of a type and scale appropriate for the prevailing nature of the area and the particular circumstances of the site and its surrounds—
 - (a) agriculture, if the lot is one hectare or more in area;
 - (b) animal husbandry, if the lot is one hectare or more in area;
 - (c) business use, if—
 - (i) involving funeral premises, or veterinary clinic for the keeping of animals overnight; or
 - (ii) in the UC2 Sub Area (Major Neighbourhood Centre) designation—
 - (A) if retail activities involving the use of up to 6,000m² gross floor area; or
 - (B) if an office space involving the use of up to 500m² gross floor area;
 - (iii) in the UC3 Sub Area (Local Neighbourhood Centre) designation—
 - (A) if retail activities involving the use of up to 3,000m² gross floor area; or
 - (B) if office space involving the use of up to 200m² gross floor area;
 - (iv) if operating after 10.00 p.m. or before 6.00 a.m.; or
 - (v) if the requisite number of parking spaces are not provided for the use in accordance with the Traditional Neighbourhood Design Code (Part 12, division 3)
 - (d) carpark;
 - (e) carrying out operational work for reconfiguring a lot or in association with a material change of use;
 - (f) display housing;
 - (g) dual occupancy, other than as set out in section (1) above;
 - (h) entertainment use;
 - (i) general store, other than as set out in section (1) above;
 - (j) institutional residential;
 - (k) major utility;
 - (l) mixed residential and commercial use (large scale)—
 - (i) if involving a business use (funeral premises, service station, or veterinary clinic for the keeping of animals overnight); or



- (ii) in the UC2 Sub Area (Major Neighbourhood Centre) designation—
 - (A) if including retail activities involving the use of up to 6,000m² gross floor area; or
 - (B) if including office space involving the use of up to 500m² gross floor area;
 - (iii) in the UC3 Sub Area (Local Neighbourhood Centre) designation—
 - (A) if including retail activities involving the use of up to 3,000m² gross floor area; or
 - (B) if including office space involving the use of up to 200m² gross floor area;
 - (m) mixed residential and commercial use (small scale)—
 - (i) if involving a business use (funeral premises, service station, or veterinary clinic for the keeping of animals overnight); or
 - (ii) in the UC2 Sub Area (Major Neighbourhood Centre) designation—
 - (A) if including retail activities involving the use of up to 6,000m² gross floor area; or
 - (B) if a business use being office space involving the use of up to 500m² gross floor area; or
 - (iii) in the UC3 Sub Area (Local Neighbourhood Centre) designation—
 - (A) if including retail activities involving the use of up to 3,000m² gross floor area; or
 - (B) if a business use being office space involving the use of up to 200m² gross floor area;
 - (n) night court;
 - (o) park, if involving illuminated sporting activities;
 - (p) reconfiguring a lot;
 - (q) recreation use, unless equestrian and coursing sports or motor sports;
 - (r) service trades use other than as set out in section (1) above;
 - (s) shopping centre, unless listed as inconsistent in (3) below;
 - (t) single residential other than as set out in section (1) above;
 - (u) temporary accommodation, unless a camping ground, caravan park, or farm stay accommodation;
 - (v) temporary sales office;
 - (w) temporary use;
 - (x) tourist facility;
 - (y) wine making.
- (3) The following defined uses, use classes and other development categories are inconsistent with the outcomes sought and are not located within the Urban Centre (T5) Zone; and constitute undesirable development which is unlikely to be approved—
- (a) agriculture, if the lot is less than one hectare in area;
 - (b) animal husbandry, if the lot is less than one hectare in area;
 - (c) aviation use;
 - (d) business use—
 - (i) in the UC2 Sub Area (Major Neighbourhood Centre) designation—
 - (A) if retail activities involving the use of more than 6,000m² gross floor area;
 - (B) if office involving the use of more than 500m² gross floor area; or
 - (ii) in the UC3 Sub Area (Local Neighbourhood Centre) designation—
 - (A) if retail activities involving the use of more than 3,000m² gross floor area; or
 - (B) if office involving the use of more than 200m² gross floor area;
 - (e) community use, if a cemetery, crematorium, or emergency services depot;
 - (f) correctional centre;
 - (g) extractive industry;
 - (h) forestry;
 - (i) general industry;
 - (j) intensive animal husbandry;
 - (k) mixed residential and commercial use (large scale) –
 - (i) in the UC2 Sub Area (Major Neighbourhood Centre) designation—
 - (A) if including retail activities involving the use of more than 6,000m² gross floor area; or
 - (B) if including office space involving the use of more than 500m² gross floor area;
 - (ii) in the UC3 Sub Area (Local Neighbourhood Centre) designation—
 - (A) if including retail activities involving the use of more than 3,000m² gross floor area; or



- (B) if including office space involving the use of more than 200m² gross floor area;
- (l) mixed residential and commercial use (small scale)—
 - (i) in the UC2 Sub Area (Major Neighbourhood Centre) designation—
 - (A) if including retail activities involving the use of more than 6,000m² gross floor area; or
 - (B) if including office space involving the use of more than 500m² gross floor area;
 - (ii) in the UC3 Sub Area (Local Neighbourhood Centre) designation—
 - (A) if including retail activities involving the use of more than 3,000m² gross floor area; or
 - (B) if including office space involving the use of more than 200m² gross floor area;
- (m) multiple residential, if a caravan park;
- (n) nuclear industry;
- (o) plant nursery (wholesale);
- (p) recreation use, if equestrian and coursing sports or motor sports;
- (q) shopping centre—
 - (i) in the UC2 Sub Area (Major Neighbourhood Centre) designation—
 - (A) if including retail activities involving the use of more than 6,000m² gross floor area; or
 - (B) if including office space involving the use of more than 500m² gross floor area; or
 - (ii) in the UC3 Sub Area (Local Neighbourhood Centre) designation—
 - (A) if including retail activities involving the use of more than 3,000m² gross floor area; or
 - (B) if including office space involving the use of more than 200m² gross floor area;
- (r) special industry;
- (s) temporary accommodation, if a camping ground, caravan park, or farm stay accommodation.



Table 15.9.1: Assessment Categories and Relevant Assessment Criteria for Urban Centre (T5) Zone—Making a Material Change of Use

Column 1 Defined use or use class ⁵⁷	Column 2 Assessment category ⁵⁸	Column 3 Relevant assessment criteria ⁵⁹ —applicable code if development is self-assessable or requires code assessment
RESIDENTIAL		
Caretaker Residential	Code Assessable	Ripley Valley Master Planned Area Structure Plan Code (Part 15)—particularly the specific outcomes in section 15.3.3 and the Urban Centre (T5) Zone (division 9) Traditional Neighbourhood Design Code (Part 12, division 3)
Display Housing	Code Assessable	Ripley Valley Master Planned Area Structure Plan Code (Part 15)—particularly the specific outcomes in section 15.3.3 and the Urban Centre (T5) Zone (division 9) Traditional Neighbourhood Design Code (Part 12, division 3)
Dual Occupancy	Code Assessable	Ripley Valley Master Planned Area Structure Plan Code (Part 15)—particularly the specific outcomes in section 15.3.3 and the Urban Centre (T5) Zone (division 9) Traditional Neighbourhood Design Code (Part 12, division 3)
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 (Part 12, division 2) If Code or Impact Assessable— (a) Home Based Activities Code (Part 12, division 2); (b) Ripley Valley Master Planned Area Structure Plan Code (Part 15)—particularly the specific outcomes in section 15.3.3 and the Urban Centre (T5) Zone (division 9)
Institutional Residential	Code Assessable	Ripley Valley Master Planned Area Structure Plan Code (Part 15)—particularly the specific outcomes in section 15.3.3 and the Urban Centre (T5) Zone (division 9) Traditional Neighbourhood Design Code (Part 12, division 3)
Mixed residential and commercial use (large scale)—inconsistent use class if— (a) in the UC2 Sub Area (Major Neighbourhood Centre) designation if— (i) including retail activities involving the use of more than 6,000m ² gross floor area; or (ii) including office space involving the use of more than 500m ² gross floor area.;	Exempt if— (a) located within an existing building approved for mixed residential and commercial use; and (b) involving a business use (except funeral premises, service station, or veterinary clinic for the keeping of animals overnight) or general store operating between the hours of 6.00 a.m. to 10.00 p.m.; and (c) the requisite number of parking spaces are provided for the use in accordance with the Traditional Neighbourhood Design Code (Part 12, division 17)	Ripley Valley Master Planned Area Structure Plan Code (Part 15)—particularly the specific outcomes in section 15.3.3 and the Urban Centre (T5) Zone (division 9) Traditional Neighbourhood Design Code (Part 12, division 3)

⁵⁷ See Schedule 1 (dictionary), division 1 (defined uses and use classes) and Part 15 division 1 (definitions).

⁵⁸ Assessment categories may also be affected by overlays. See overlay maps to determine whether the land is affected.

⁵⁹ 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 ⁵⁷	Column 2 Assessment category ⁵⁸	Column 3 Relevant assessment criteria ⁵⁹ —applicable code if development is self-assessable or requires code assessment
<p>(b) in the UC3 Sub Area (Local Neighbourhood Centre) designation if—</p> <p>(i) including retail activities involving the use of more than 3,000m² gross floor area; or</p> <p>(ii) including office space involving the use of more than 200m² gross floor area the use of more than 200m² gross floor area</p> <p>[refer s 15.9.5(3)]</p>	<p>Impact Assessable if—</p> <p>(a) involving a business use (funeral premises, service station, or veterinary clinic for the keeping of animals overnight); or</p> <p>(b) in the UC2 Sub Area (Major Neighbourhood Centre) designation if—</p> <p>(i) including retail activities involving the use of more than 6,000m² gross floor area; or</p> <p>(ii) including office space involving the use of more than 500m² gross floor area;</p> <p>(c) in the UC3 Sub Area (Local Neighbourhood Centre) designation if—</p> <p>(i) including retail activities involving the use of more than 3,000m² gross floor area; or</p> <p>(ii) including office space involving the use of more than 200m² gross floor area;</p> <p>Code Assessable otherwise</p>	
<p>Mixed residential and commercial use (small scale)—inconsistent use class if—</p> <p>(a) in the UC2 Sub Area (Major Neighbourhood Centre) designation if—</p> <p>(i) including retail activities involving the use of more than 6,000m² gross floor area; or</p> <p>(ii) including office space involving the use of more than 500m² gross floor area;</p> <p>(b) in the UC3 Sub Area (Local Neighbourhood Centre) designation if—</p> <p>(i) includes retail activities involving the use of more than 3,000m² gross floor area; or</p>	<p>Exempt if—</p> <p>(a) located within an existing building approved for mixed residential and commercial use; and</p> <p>(b) involving a business use (except funeral premises, service station, or veterinary clinic for the keeping of animals overnight) or general store operating between the hours of 6.00 a.m. and 10.00 p.m.; and</p> <p>(c) the requisite number of parking spaces are provided for the use in accordance with the Traditional Neighbourhood Design Code (Part 12, division 3)</p> <p>Impact Assessable if—</p> <p>(a) involving a business use (funeral premises, service station, or veterinary clinic for the keeping of animals overnight);</p> <p>(b) in the UC2 Sub Area (Major Neighbourhood Centre) designation if—</p> <p>(i) including retail activities involving the use of more than 6,000m² gross floor area; or</p>	<p>Ripley Valley Master Planned Area Structure Plan Code (Part 15)—particularly the specific outcomes in section 15.3.3 and the Urban Centre (T5) Zone (division 9)</p> <p>Traditional Neighbourhood Design Code (Part 12, division 3)</p>



Column 1 Defined use or use class ⁵⁷	Column 2 Assessment category ⁵⁸	Column 3 Relevant assessment criteria ⁵⁹ —applicable code if development is self-assessable or requires code assessment
(ii) includes office space involving the use of more than 200m ² gross floor area [refer s 15.9.5(3)]	(ii) including office space involving the use of more than 500m ² gross floor area; (c) in the UC3 Sub Area (Local Neighbourhood Centre) designation if— (i) including retail activities involving the use of more than 3,000m ² gross floor area; or (ii) including office space involving the use of more than 200m ² gross floor area; Code Assessable otherwise	
Multiple Residential—inconsistent use class if caravan park [refer s 15.9.5(3)]	Impact Assessable if caravan park Code Assessable otherwise	Ripley Valley Master Planned Area Structure Plan Code (Part 15)—particularly the specific outcomes in section 15.3.3 and the Urban Centre (T5) Zone (division 9) Traditional Neighbourhood Design Code (Part 12, division 3)
Single Residential	Self Assessable if on a lot with a frontage width of 6 metres or greater but less than 12 metres. Code Assessable if – (i) the applicable code for Self Assessable development is not complied with; and (ii) on a lot with a frontage width of less than 6 metres; or (iii) on a lot with a frontage width of 12 metres or greater.	If Self Assessable acceptable solutions in the Traditional Neighbourhood Design Code (Part 12, division 17) If Code Assessable— Ripley Valley Master Planned Area Structure Plan Code (Part 15)—particularly the specific outcomes in section 15.3.3 and the Urban Centre (T5) Zone (division 9) Traditional Neighbourhood Design Code (Part 12, division 3)
Temporary Accommodation—inconsistent use class if camping ground, caravan park, or farm stay accommodation [refer s 15.9.5(3)]	Impact Assessable if camping ground, caravan park, or farm stay accommodation Code Assessable otherwise	Ripley Valley Master Planned Area Structure Plan Code (Part 15)—particularly the specific outcomes in section 15.3.3 and the Urban Centre (T5) Zone (division 9) Traditional Neighbourhood Design Code (Part 12, division 3)
COMMERCIAL / INDUSTRIAL		
Business Use—inconsistent use class — (a) in the UC2 Sub Area (Major Neighbourhood Centre) designation if— (i) retail activities involving the use of more than 6,000m ² gross floor area; or (ii) office space involving the use of more than 500m ² gross floor area.;	Exempt if— (a) located within an existing building approved for business use; and (b) involving a business use (except funeral premises, service station, or veterinary clinic for the keeping of animals overnight) operating between the hours of 6.00 a.m. to 10.00 p.m; and (c) the requisite number of parking spaces are provided for the use in accordance with the Traditional Neighbourhood Design Code (Part 12, division 3).	Ripley Valley Master Planned Area Structure Plan Code (Part 15)—particularly the specific outcomes in section 15.3.3 and the Urban Centre (T5) Zone (division 9) Traditional Neighbourhood Design Code (Part 12, division 3)



Column 1 Defined use or use class ⁵⁷	Column 2 Assessment category ⁵⁸	Column 3 Relevant assessment criteria ⁵⁹ —applicable code if development is self-assessable or requires code assessment
<p>(b) in the UC3 Sub Area (Local Neighbourhood Centre) designation if—</p> <p>(i) retail activities involving the use of more than 3,000m² gross floor area; or</p> <p>(ii) office space involving the use of more than 200m² gross floor area</p> <p>[refer s 15.9.5(3)]</p>	<p>Impact Assessable—</p> <p>(a) if funeral premises, service station, or veterinary clinic for the keeping of animals overnight; or</p> <p>(b) in the UC2 Sub Area (Major Neighbourhood Centre) designation if—</p> <p>(i) retail activities involving the use of more than 6,000m² gross floor area; or</p> <p>(ii) office space involving the use of more than 500m² gross floor area;</p> <p>(c) in the UC3 Sub Area (Local Neighbourhood Centre) designation if—</p> <p>(i) retail activities involving the use of more than 3,000m² gross floor area; or</p> <p>(ii) office space involving the use of more than 200m² gross floor area.</p> <p>Code Assessable otherwise</p>	
<p>Extractive Industry— inconsistent use [refer s 15.9.5(3)]</p>	<p>Impact Assessable</p>	<p>Ripley Valley Master Planned Area Structure Plan Code (Part 15)— particularly the specific outcomes in section 15.3.3 and the Urban Centre (T5) Zone (division 9)</p>
<p>General Industry— inconsistent use class [refer s 15.9.5(3)]</p>	<p>Impact Assessable</p>	<p>Ripley Valley Master Planned Area Structure Plan Code (Part 15)— particularly the specific outcomes in section 15.3.3 and the Urban Centre (T5) Zone (division 9)</p>
<p>General Store</p>	<p>Exempt if—</p> <p>(a) located within an existing building approved for business use or general store; and</p> <p>(b) operating between the hours of 6.00 a.m. to 10.00 p.m; and</p> <p>(c) the requisite number of parking spaces are provided for the use in accordance with the Traditional Neighbourhood Design Code (Part 12, division 3).</p> <p>Code Assessable otherwise</p>	<p>Ripley Valley Master Planned Area Structure Plan Code (Part 15)— particularly the specific outcomes in section 15.3.3 and the Urban Centre (T5) Zone (division 9)</p> <p>Traditional Neighbourhood Design Code (Part 12, division 3)</p>
<p>Nuclear Industry— inconsistent use class [refer s 15.9.5(3)]</p>	<p>Impact Assessable</p>	<p>Ripley Valley Master Planned Area Structure Plan Code (Part 15)— particularly the specific outcomes in section 15.3.3 and the Urban Centre (T5) Zone (division 9)</p>
<p>Plant Nursery (Wholesale)— inconsistent use class [refer s 15.9.5(3)]</p>	<p>Impact Assessable</p>	<p>Ripley Valley Master Planned Area Structure Plan Code (Part 15)— particularly the specific outcomes in section 15.3.3 and the Urban Centre (T5) Zone (division 9)</p> <p>Traditional Neighbourhood Design Code (Part 12, division 3)</p>



Column 1 Defined use or use class ⁵⁷	Column 2 Assessment category ⁵⁸	Column 3 Relevant assessment criteria ⁵⁹ —applicable code if development is self-assessable or requires code assessment
Service Trades Use	Exempt if— <ul style="list-style-type: none"> (a) located within an existing building approved for service trades use; and (b) operating between the hours of 7.00 a.m. to 6.00 p.m.; and (c) the requisite number of parking spaces are provided for the use in accordance with the Traditional Neighbourhood Design Code (Part 12, division 3). Impact Assessable otherwise	Ripley Valley Master Planned Area Structure Plan Code (Part 15)—particularly the specific outcomes in section 15.3.3 and the Urban Centre (T5) Zone (division 9) Traditional Neighbourhood Design Code (Part 12, division 3)
Shopping Centre— inconsistent use class— <ul style="list-style-type: none"> (a) in the UC2 Sub Area (Major Neighbourhood Centre) designation if— <ul style="list-style-type: none"> (i) includes retail activities involving the use of more than 6,000m² gross floor area; or (ii) including office space involving the use of more than 500m² gross floor area. (b) in the UC3 Sub Area (Local Neighbourhood Centre) designation if— <ul style="list-style-type: none"> (i) including retail activities involving the use of more than 3,000m² gross floor area; or (ii) including office space involving the use of more than 200m² gross floor area [refer s 15.9.5(3)]	Impact Assessable if— <ul style="list-style-type: none"> (a) funeral premises, service station; or veterinary clinic for the keeping of animals overnight; or (b) in the UC2 Sub Area (Major Neighbourhood Centre) designation if— <ul style="list-style-type: none"> (i) retail activities involving the use of more than 6,000m² gross floor area; or (ii) office space involving the use of more than 500m² gross floor area; (c) in the UC3 Sub Area (Local Neighbourhood Centre) designation if— <ul style="list-style-type: none"> (i) retail activities involving the use of more than 3,000m² gross floor area; or (ii) office space involving the use of more than 200m² gross floor area. Code Assessable otherwise	Ripley Valley Master Planned Area Structure Plan Code (Part 15)—particularly the specific outcomes in section 15.3.3 and the Urban Centre (T5) Zone (division 9) Traditional Neighbourhood Design Code (Part 12, division 3)
Special Industry— inconsistent use class [refer s 15.9.5(3)]	Impact Assessable	Ripley Valley Master Planned Area Structure Plan Code (Part 15)—particularly the specific outcomes in section 15.3.3 and the Urban Centre (T5) Zone (division 9)
Temporary Sales Office	Code Assessable	Ripley Valley Master Planned Area Structure Plan Code (Part 15)—particularly the specific outcomes in section 15.3.3 and the Urban Centre (T5) Zone (division 9) Traditional Neighbourhood Design Code (Part 12, division 3)



Column 1 Defined use or use class ⁵⁷	Column 2 Assessment category ⁵⁸	Column 3 Relevant assessment criteria ⁵⁹ —applicable code if development is self-assessable or requires code assessment
RECREATION / ENTERTAINMENT		
Entertainment Use	Impact Assessable if operating after 10:00 p.m. or before 6:00 a.m. Code Assessable otherwise	Ripley Valley Master Planned Area Structure Plan Code (Part 15)—particularly the specific outcomes in section 15.3.3 and the Urban Centre (T5) Zone (division 9) Recreation and Entertainment Code (Part 12, division 11) Traditional Neighbourhood Design Code (Part 12, division 3)
Night Court	Impact Assessable	
Park	Exempt unless involving illuminated sporting activities Code Assessable otherwise	Ripley Valley Master Planned Area Structure Plan Code (Part 15)—particularly the specific outcomes in section 15.3.3 and the Urban Centre (T5) Zone (division 9) Recreation and Entertainment Code (Part 12, division 11) Traditional Neighbourhood Design Code (Part 12, division 3)
Recreation Use— inconsistent use class if equestrian and coursing	Impact Assessable if equestrian and coursing sports or motor sports Code Assessable otherwise	Ripley Valley Master Planned Area Structure Plan Code (Part 15)—particularly the specific outcomes in section 15.3.3 and the Urban Centre (T5) Zone (division 9) Recreation and Entertainment Code (Part 12, division 11)
sports or motor sports [refer s 15.9.5(3)]		Traditional Neighbourhood Design Code (Part 12, division 3)
RURAL		
Agriculture— inconsistent use class, if the lot is less than one hectare in area [refer s 15.9.5(3)]	Code Assessable, if the lot is one hectare or more in area Impact Assessable otherwise	Ripley Valley Master Planned Area Structure Plan Code (Part 15)—particularly the specific outcomes in section 15.3.3 and the Urban Centre (T5) Zone (division 9)
Animal Husbandry— inconsistent use class, if the lot is less than one hectare in area [refer s 15.9.5(3)]	Code Assessable, if the lot is one hectare or more in area Impact Assessable otherwise	Ripley Valley Master Planned Area Structure Plan Code (Part 15)—particularly the specific outcomes in section 15.3.3 and the Urban Centre (T5) Zone (division 9)
Forestry—inconsistent use [refer s 15.9.5(3)]	Impact Assessable	Ripley Valley Master Planned Area Structure Plan Code (Part 15)—particularly the specific outcomes in section 15.3.3 and the Urban Centre (T5) Zone (division 9)
Intensive Animal Husbandry—inconsistent use class [refer s 15.9.5(3)]	Impact Assessable	Ripley Valley Master Planned Area Structure Plan Code (Part 15)—particularly the specific outcomes in section 15.3.3 and the Urban Centre (T5) Zone (division 9)
Wine Making	Impact Assessable	Ripley Valley Master Planned Area Structure Plan Code (Part 15)—particularly the specific outcomes in section 15.3.3 and the Urban Centre (T5) Zone (division 9)
OTHER		
Aviation Use—inconsistent use class [refer s 15.9.5(3)]	Impact Assessable	Ripley Valley Master Planned Area Structure Plan Code (Part 15)—particularly the specific outcomes in section 15.3.3 and the Urban Centre (T5) Zone (division 9)
Carpark	Code Assessable	Ripley Valley Master Planned Area Structure Plan Code (Part 15)—particularly the specific outcomes in section 15.3.3 and the Urban Centre (T5) Zone (division 9) Traditional Neighbourhood Design Code (Part 12, division 3)
Community Use— inconsistent use class if cemetery, crematorium, or emergency services depot [refer s 15.9.5(3)]	Impact Assessable if cemetery, crematorium, or emergency services depot Code Assessable otherwise	Ripley Valley Master Planned Area Structure Plan Code (Part 15)—particularly the specific outcomes in section 15.3.3 and the Urban Centre (T5) Zone (division 9) Community Use Code (Part 12, division 12) Traditional Neighbourhood Design Code (Part 12, division 3)



Column 1 Defined use or use class⁵⁷	Column 2 Assessment category⁵⁸	Column 3 Relevant assessment criteria⁵⁹—applicable code if development is self-assessable or requires code assessment
Correctional Centre— inconsistent use [refer s 15.9.5(3)]	Impact Assessable	Ripley Valley Master Planned Area Structure Plan Code (Part 15)— particularly the specific outcomes in section 15.3.3 and the Urban Centre (T5) Zone (division 9)
Major Utility	Impact Assessable, if involving treatment or disposal of putrescible waste Code Assessable otherwise	Ripley Valley Master Planned Area Structure Plan Code (Part 15)— particularly the specific outcomes in section 15.3.3 and the Urban Centre (T5) Zone (division 9)
Minor Utility	Exempt	
Temporary Use	Code Assessable	Temporary Use Code (Part 12, division 13) Ripley Valley Master Planned Area Structure Plan Code (Part 15)— particularly the specific outcomes in section 15.3.3 and the Urban Centre (T5) Zone (division 9)
Tourist Facility	Impact Assessable	Ripley Valley Master Planned Area Structure Plan Code (Part 15)— particularly the specific outcomes in section 15.3.3 and the Urban Centre (T5) Zone (division 9)
Other (not defined)	Assessment Category	Relevant assessment criteria⁶⁰—applicable code if development is self-assessable or requires code assessment
All except use for a road ⁶¹	Impact Assessable (refer s 2.2)	Ripley Valley Master Planned Area Structure Plan Code (Part 15)— particularly the specific outcomes in section 15.3.3 and the Urban Centre (T5) Zone (division 9)

⁶⁰ For impact assessable development, 'relevant assessment criteria' are provided to assist the preparation of an application and in no way affect the regard given to the planning scheme as a whole in accordance with Section 3.5.5 of the IPA.

⁶¹ 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 15.9.2: Assessment Categories and Relevant Assessment Criteria for Urban Centre (T5) Zone—Other Development

Column 1 Type of development	Column 2 Assessment category ⁶²	Column 3 Relevant assessment criteria ⁶³ —applicable code if development is self-assessable or requires code assessment
Carrying out building work not associated with a material change of use ⁶⁴	Self Assessable ⁶⁵ if there is an existing building on site Code Assessable if— (a) the Planning Scheme Building Matters Code is not complied with; or (b) no existing building on the site	If Self Assessable—Planning Scheme Building Matters Code (Part 12, division 16) If Code Assessable— (a) Ripley Valley Master Planned Area Structure Plan Code (Part 15)—particularly the specific outcomes in section 15.3.3 and the Urban Centre (T5) Zone (division 9); (b) Planning Scheme Building Matters Code (Part 12, division 16)
Clearing of Vegetation—not associated with a material change of use	Exempt	
Earthworks—not associated with a material change of use	Exempt if earthworks which meet the criteria set out in Schedule 8 Code Assessable if the criteria for exempt do not apply	Earthworks Code (Part 12, division 15) Ripley Valley Master Planned Area Structure Plan Code (Part 15)—particularly the specific outcomes in section 15.3.3 and the Urban Centre (T5) Zone (division 9)
Minor Building Work	Exempt, if— (a) the Planning Scheme Building Matters Code is complied with; and (b) the requisite number of parking spaces are provided for the use in accordance with the Traditional Neighbourhood Design Code (Part 12, division 17) Code Assessable otherwise	If Code Assessable— (a) Ripley Valley Master Planned Area Structure Plan Code (Part 15)—particularly the specific outcomes in section 15.3.3 and the Urban Centre (T5) Zone (division 9); (b) Planning Scheme Building Matters Code (Part 12, division 16); (c) Traditional Neighbourhood Design Code (Part 12, division 3)
Placing advertising device on premises	Exempt if an advertising device which meets the criteria set out in Schedule 9, Part 5. Code Assessable otherwise	Advertising Devices Code (Part 12, division 14) Ripley Valley Master Planned Area Structure Plan Code (Part 15)—particularly the specific outcomes in section 15.3.3 and the Urban Centre (T5) Zone (division 9)
Reconfiguring a lot ⁶⁶	Code Assessable	Traditional Neighbourhood Design Code (Part 12, division 3) Ripley Valley Master Planned Area Structure Plan Code (Part 15)—particularly the specific outcomes in section 15.3.3 and the Urban Centre (T5) Zone (division 9)
Carrying out operational work for reconfiguring a lot or in association with a material change of use ⁶⁶	Code Assessable if the reconfiguring or material change of use is assessable development.	Ripley Valley Master Planned Area Structure Plan Code (Part 15)—particularly the specific outcomes in section 15.3.3 and the Urban Centre (T5) Zone (division 9) Traditional Neighbourhood Design Code (Part 12, division 3) Earthworks Code (Part 12, division 15) NOTE The provisions of Planning Scheme Policy 3 – General Works may also apply depending on the nature of the operational work.
Other	Exempt	

⁶² Assessment categories may also be affected by overlays. See overlay maps to determine whether the land is affected.

⁶³ 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.

⁶⁴ See Ipswich Planning Scheme Users Guide 2 for examples that explain the type of development involved in different proposals.

⁶⁵ 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.

⁶⁶ 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.

