

Division 5—Conservation (T1) Zone: Assessment Criteria and Assessment Tables

15.5.1 Conservation (T1) Zone

The provisions in this division relate to the Conservation (T1) Zone as follows—

- overall outcomes (section 15.5.2);
- specific outcomes and probable solutions as follows—
 - effects of development – general (section 15.5.3);
 - consistent and inconsistent uses, use classes and other development (section 15.5.4);
- assessment tables (Tables 15.5.1 and 15.5.2).

15.5.2 Overall Outcomes for Conservation (T1) Zone

- (1) The overall outcomes are the purpose of the Conservation (T1) Zone.

NOTE 15.5.2A

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

- (2) The overall outcomes sought for the Conservation (T1) Zone are the following—
- (a) The Conservation (T1) Zone provides for the protection and management of the Principal Nature Conservation Areas within or adjoining urban areas, including—
- (i) areas or features of particular habitat significance;
 - (ii) the diversity of habitats for flora and fauna;
 - (iii) land which acts as wildlife corridors;
 - (iv) important areas of remnant, endangered, vulnerable, rare and other significant vegetation;
 - (v) significant wetlands; and
 - (vi) natural areas of particular importance in terms of scenic amenity;
- to the general exclusion of the majority of land uses.

NOTE 15.5.2B

- (1) The Conservation (T1) Zone is depicted in two ways—
- (a) unbroken lines – representing committed conservation areas; and
 - (b) broken lines – indicative and subject to further detailed assessment.
- (2) Some of the land within the Conservation (T1) Zone is affected by development constraints, particularly bushfire hazard and flooding.
- (3) Refer to the overlay maps and Part 11 to determine whether a proposal is affected by an overlay.
- (b) Recreational activities are located and designed to avoid significant adverse impacts on environmental values, visual and scenic amenity values and ecological values.
- (c) Provision is made for nature based recreation experiences and other ecologically sustainable land uses where appropriate to the capacity of the land.
- (d) Uses and works within the Conservation (T1) Zone are located, designed and managed to—
- (i) conserve the natural features/values of the land;
 - (ii) maintain the conservation status of the land;
 - (iii) be compatible with surrounding uses and work, in particular any declared nature conservation areas, regional recreation parks or areas subject to a conservation agreement;
 - (iv) minimise soil erosion, landslip and siltation of watercourses and achieve sound catchment management practices;
 - (v) avoid modification of riparian areas;
 - (vi) maintain the scenic value and visual quality of areas within the zone, particularly prominent ridgelines and escarpments;
 - (vii) maintain the safety of people, buildings and works; and
 - (viii) avoid significant adverse effects on the natural environment.
- (e) Reconfigurations in the Conservation (T1) Zone are generally limited to the 'amalgamation' or 'consolidation' of existing lots to the general exclusion of most other lot reconfigurations.



NOTE 15.5.2C

- (1) Land within the zone is eligible for a land management payment from Council which is equivalent to 66% of the general rate, subject to entering into a Partnering Agreement.
- (2) Land within the zone may be eligible for a land management payment from Council which is equivalent to 100% of the general rate, subject to an on-ground assessment and entering into a Nature Conservation Agreement.

15.5.3 Effects of Development – General**NOTE 15.5.3A**

The specific outcomes which are sought to apply generally throughout the Conservation (T1) Zone are set out below.

(1) Management Plans**Specific Outcome**

- (a) Bushland management plans and strategies are prepared and implemented for significant areas of native vegetation to deal with issues such as—
 - (i) introduced plants and animals;
 - (ii) fire control;
 - (iii) fragmentation – loss of contiguous habitat;
 - (iv) eutrophication of stormwater runoff;
 - (v) supplementary planting and natural regeneration;
 - (vi) appropriate public access, public use and low impact recreational activities which do not diminish environmental values;
 - (vii) restoring a diversification of habitat; and
 - (viii) dumping of rubbish.

(2) Uses and Works**Specific Outcome**

- (a) Uses and works (including any clearing) protect the native flora and fauna found in the area, blend with the surrounding landscape and conserve or enhance the scenic quality of the land having regard to—
 - (i) building height;
 - (ii) the colour and type of materials;
 - (iii) boundary clearances, in particular the potential affect on adjoining land;
 - (iv) building setbacks from the road network, in particular along Designated Roads;

- (v) vegetation protection; and
- (vi) the form, scale, bulk, style and siting of buildings, particularly within any bushfire risk areas.

- (b) Uses and works abutting conservation areas provide for compatible activity at the interface with the conservation areas, including provision for effective buffering measures, bushfire management plans and restricted access.
- (c) Wherever possible, sites used for buildings, and related works for eco-tourism and other uses encompass cleared land, or land outside the Conservation Zone (T1).

(3)**Building Design and Placement****Specific Outcome**

The design and placement of buildings ensures—

- (a) buildings generally remain subservient to and do not dominate the open landscape;
- (b) buildings maintain the visual prominence of any significant landmarks and conserve important view corridors;
- (c) buildings are not significantly affected by flooding or stormwater drainage;
- (d) buildings are sympathetic and respectful to places of cultural significance or streetscape value;
- (e) effective community safety measures are incorporated;
- (f) large expanses of blank wall are avoided, particularly where visually prominent;
- (g) obsolete or extraneous buildings are removed and/or screened from view;
- (h) attention is given to the design of roof forms and the placement of plant and equipment on sites with sloping topography or where areas are readily viewed from above;
- (i) buildings are generally limited to 1 storey in height and are kept low scale;
- (j) an additional storey is not provided unless appropriate with—
 - (i) the scale of adjoining development;
 - (ii) the extent of fall across the land; and
 - (iii) the character and amenity of the area and the overall townscape.

(4)**Operation of Road Network and Access****Specific Outcome**

Uses are located and designed to—

- (a) ensure the safe and efficient operation of the road network;



- (b) avoid access to Designated Roads and in particular avoid the creation of multiple access points along a Designated Road, unless the premises do not have an alternative frontage to a dedicated road or other alternative access;
- (c) avoid the creation of a new traffic hazard or increase an existing traffic hazard; and
- (d) not unduly interfere with ecological or hydrological processes or scenic values.

(5) Effluent Treatment and Disposal

Specific Outcome

- (a) Uses and lots are able to be provided with adequate on-site effluent treatment and disposal.

NOTE 15.5.3B

For further information about the requirements for on-site effluent treatment and disposal, refer to Standard Sewerage law and On-Site Sewerage Code.

(6) Residential Amenity

Specific Outcome

- (a) Non residential uses and works do not have a significant detrimental impact on the amenity of the surrounding area, including through the—
 - (i) operation of machinery or equipment;
 - (ii) emission of odours, noise, dust, waste products, light, electrical interference or otherwise;
 - (iii) disposal of sewerage effluent/wastewater and stormwater drainage into ground and surface waters; or
 - (iv) generation of traffic (including dust) travelling to or from the use.
- (b) Carpark areas are designed so not to detract from the visual amenity of conservation areas or to detract from the amenity of nearby residential areas.
- (c) Wherever possible, shared use of carparking areas occurs.

(7) Tourism or Major Recreation Facilities

Specific Outcome

- (a) Conservation areas are protected as a managed open space system integrating conservation and recreation opportunities and other sustainable land uses in keeping with the environmental and scenic values of the area.
- (b) Any tourist or major recreation facility—

- (i) is provided with an adequate on-site potable water supply system of sufficient pressure and size to cater for both facility use and fire fighting purposes;
- (ii) is provided with an adequate on-site effluent treatment and disposal system which does not adversely effect surface and groundwater;
- (iii) is designed and positioned to ameliorate any adverse impacts on the environment and nearby residents;
- (iv) maintains the character of the area, in particular that buildings 'blend' with the natural landscape and are of a scale that they do not dominate/affect the landscape, any view corridors or the appearance of the vegetated hillsides and ridgelines;
- (v) are sympathetic and respectful of any places of cultural significance within or adjoining the land;
- (vi) ensure, as far as possible, that the attraction should be the site's proximity to natural areas not the tourist facility itself;
- (vii) is provided with all weather vehicular access;
- (viii) provides a suitable number of 'pedestrian' access points to any trail destination parks, Environmental Education Visitor Centres or Regional Park;
- (ix) does not diminish public access;
- (x) ensure, as far as possible, that the location of vehicular access points does not permit traffic from entering the land via any unmade or unmaintained roads; and
- (xi) wherever possible, utilises existing cleared land for the placement of buildings and related works, in lieu of clearing existing vegetation.

(8) Provision of Infrastructure

Specific Outcome

- (a) General—
 - (i) development in the Conservation (T1) zone that requires urban infrastructure in order to mitigate environmental impacts ensures that—
 - (A) the infrastructure is provided in a timely, orderly, integrated and coordinated manner to support urban uses and works;



- (B) 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); and
 - (C) before 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 facilitates the orderly provision of future systems; and
 - (iv) provided to the standards stated in the Traditional Neighbourhood Design Code (Part 12 division 17) or as otherwise stated in an approved Neighbourhood Master Plan.
- (2) The following uses, use classes and other development categories are consistent with the outcomes sought for the Conservation (T1) 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) animal husbandry, if the lot is less than one hectare in area;
 - (b) business use, if a broadcasting station;
 - (c) carpark, if relating to 'natural area tourism' or 'ecotourism';
 - (d) carrying out operational work for reconfiguring a lot or in association with a material change of use;
 - (e) dual occupancy;
 - (f) intensive animal husbandry, if a riding establishment or stable;
 - (g) major utility;
 - (h) night court;
 - (i) park;
 - (j) recreation use, if for the purposes of bush walking or nature observation;
 - (k) reconfiguring a lot, if for farm restructuring or a 'consolidated lot' forming part of a 'rural property relocation subdivision';
 - (l) single residential;
 - (m) temporary accommodation;
 - (n) temporary use;
 - (o) tourist facility, if relating to 'natural area tourism' or 'ecotourism'.

15.5.4 Consistent and Inconsistent Uses, Use Classes and Other Development

Specific Outcomes

- (1) The following are consistent uses, use classes and other development categories in the Conservation (T1) Zone—
- (a) caretaker residential;
 - (b) animal husbandry, if the lot is one hectare or more in area;



- (3) The following uses, use classes and other development categories are inconsistent with the outcomes sought and are not located within the Conservation (T1) Zone; and constitute undesirable development which is unlikely to be approved—
- (a) agriculture;
 - (b) aviation use;
 - (c) business use, unless a broadcasting station;
 - (d) carpark, unless relating to 'natural area tourism' or 'ecotourism';
 - (e) clearing of vegetation if not complying with the acceptable solutions in the Vegetation Management Code;
 - (f) community use;
 - (g) correctional centre;
 - (h) display housing;
 - (i) entertainment use;
 - (j) extractive industry;
 - (k) forestry;
 - (l) general industry;
 - (m) general store;
 - (n) institutional residential;
 - (o) intensive animal husbandry, unless a riding establishment or stable;
 - (p) mixed residential and commercial (large scale)
 - (q) mixed residential and commercial (small scale)
 - (r) multiple residential;
 - (s) nuclear industry;
 - (t) plant nursery (wholesale);
 - (u) reconfiguring a lot unless for farm restructuring or for a 'rural property relocation subdivision';
 - (v) recreation use, unless for the purposes of bush walking or nature observation;
 - (w) service trades use;
 - (x) shopping centre;
 - (y) special industry;
 - (z) temporary sales office;
 - (aa) tourist facility, unless relating to 'natural area tourism' or 'ecotourism';
 - (ab) wine making.



Table 15.5.1: Assessment Categories and Relevant Assessment Criteria for Conservation (T1) Zone—Making a Material Change of Use

Column 1 Defined use or use class ¹⁶	Column 2 Assessment category ¹⁷	Column 3 Relevant assessment criteria ¹⁸ —applicable code if development is self-assessable or requires code assessment
RESIDENTIAL		
Caretaker Residential	Exempt	Ripley Valley Master Planned Area Structure Plan Code (Part 15)—particularly the specific outcomes in section 15.3.3 and the Conservation (T1) Zone (division 5) Traditional Neighbourhood Design Code (Part 12, division 3)
Display Housing—inconsistent use class [refer s 15.5.4(3)]	Impact Assessable	Ripley Valley Master Planned Area Structure Plan Code (Part 15)—particularly the specific outcomes in section 15.3.3 and the Conservation (T1) Zone (division 5) Traditional Neighbourhood Design Code (Part 12, division 3)
Dual Occupancy	Impact Assessable	Ripley Valley Master Planned Area Structure Plan Code (Part 15)—particularly the specific outcomes in section 15.3.3 and the Conservation (T1) Zone (division 5) 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. If Code 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 Conservation (T1) Zone (division 5)
Institutional Residential—inconsistent use class [refer s 15.5.4(3)]	Impact Assessable	Ripley Valley Master Planned Area Structure Plan Code (Part 15)—particularly the specific outcomes in section 15.3.3 and the Conservation (T1) Zone (division 5) Traditional Neighbourhood Design Code (Part 12, division 3)
Mixed Residential and Commercial (Small Scale)—inconsistent use class [refer s 15.7.4(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 Conservation (T1) Zone (division 5) Traditional Neighbourhood Design Code (Part 12, division 3)
Mixed Residential and Commercial (Large Scale)—inconsistent use class [refer s 15.7.4(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 Conservation (T1) Zone (division 5) Traditional Neighbourhood Design Code (Part 12, division 3)
Multiple Residential—inconsistent use class [refer s 15.5.4(3)]	Impact Assessable	Ripley Valley Master Planned Area Structure Plan Code (Part 15)—particularly the specific outcomes in section 15.3.3 and the Conservation (T1) Zone (division 5) Traditional Neighbourhood Design Code (Part 12, division 3)
Single Residential	Code Assessable	Ripley Valley Master Planned Area Structure Plan Code (Part 15)—particularly the specific outcomes in section 15.3.3 and the Conservation (T1) Zone (division 5) Traditional Neighbourhood Design Code (Part 12, division 3)

¹⁶ See Schedule 1 (dictionary), division 1 (defined uses and use classes).

¹⁷ Assessment categories may also be affected by overlays. See overlay maps to determine whether the land is affected.

¹⁸ 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 ¹⁶	Column 2 Assessment category ¹⁷	Column 3 Relevant assessment criteria ¹⁸ —applicable code if development is self-assessable or requires code assessment
Temporary Accommodation	Impact Assessable	Ripley Valley Master Planned Area Structure Plan Code (Part 15)—particularly the specific outcomes in section 15.3.3 and the Conservation (T1) Zone (division 5) Traditional Neighbourhood Design Code (Part 12, division 3)
COMMERCIAL / INDUSTRIAL		
Business Use—inconsistent use class, unless a broadcasting station [refer s 15.5.4(3)]	Impact Assessable	Ripley Valley Master Planned Area Structure Plan Code (Part 15)—particularly the specific outcomes in section 15.3.3 and the Conservation (T1) Zone (division 5) Traditional Neighbourhood Design Code (Part 12, division 3)
Extractive Industry—inconsistent use [refer s 15.5.4(3)]	Impact Assessable	Ripley Valley Master Planned Area Structure Plan Code (Part 15)—particularly the specific outcomes in section 15.3.3 and the Conservation (T1) Zone (division 5)
General Industry—inconsistent use class [refer s 15.5.4(3)]	Impact Assessable	Ripley Valley Master Planned Area Structure Plan Code (Part 15)—particularly the specific outcomes in section 15.3.3 and the Conservation (T1) Zone (division 5) Traditional Neighbourhood Design Code (Part 12, division 3)
General Store—inconsistent use class [refer s 15.5.4(3)]	Impact Assessable	Ripley Valley Master Planned Area Structure Plan Code (Part 15)—particularly the specific outcomes in section 15.3.3 and the Conservation (T1) Zone (division 5) Traditional Neighbourhood Design Code (Part 12, division 3)
Nuclear Industry—inconsistent use [refer s 15.5.4(3)]	Impact Assessable	Ripley Valley Master Planned Area Structure Plan Code (Part 15)—particularly the specific outcomes in section 15.3.3 and the Conservation (T1) Zone (division 5) Traditional Neighbourhood Design Code (Part 12, division 3)
Plant Nursery (Wholesale)—inconsistent use class [refer s 15.5.4(3)]	Impact Assessable	Ripley Valley Master Planned Area Structure Plan Code (Part 15)—particularly the specific outcomes in section 15.3.3 and the Conservation (T1) Zone (division 5) Traditional Neighbourhood Design Code (Part 12, division 3)
Service Trades Use—inconsistent use class [refer s 15.5.4(3)]	Impact Assessable	Ripley Valley Master Planned Area Structure Plan Code (Part 15)—particularly the specific outcomes in section 15.3.3 and the Conservation (T1) Zone (division 5) Traditional Neighbourhood Design Code (Part 12, division 3)
Shopping Centre—inconsistent use [refer s 15.5.4(3)]	Impact Assessable	Ripley Valley Master Planned Area Structure Plan Code (Part 15)—particularly the specific outcomes in section 15.3.3 and the Conservation (T1) Zone (division 5) Traditional Neighbourhood Design Code (Part 12, division 3)
Special Industry—inconsistent use class [refer s 15.5.4(3)]	Impact Assessable	Ripley Valley Master Planned Area Structure Plan Code (Part 15)—particularly the specific outcomes in section 15.3.3 and the Conservation (T1) Zone (division 5) Traditional Neighbourhood Design Code (Part 12, division 3)
Temporary Sales Office—inconsistent use class [refer s 15.5.4(3)]	Impact Assessable	Ripley Valley Master Planned Area Structure Plan Code (Part 15)—particularly the specific outcomes in section 15.3.3 and the Conservation (T1) Zone (division 5) Traditional Neighbourhood Design Code (Part 12, division 3)



Column 1 Defined use or use class ¹⁶	Column 2 Assessment category ¹⁷	Column 3 Relevant assessment criteria ¹⁸ —applicable code if development is self-assessable or requires code assessment
RECREATION / ENTERTAINMENT		
Entertainment Use— inconsistent use class [refer s 15.5.4(3)]	Impact Assessable	Ripley Valley Master Planned Area Structure Plan Code (Part 15)— particularly the specific outcomes in section 15.3.3 and the Conservation (T1) Zone (division 5) Recreation and Entertainment Code (Part 12, division 11) Traditional Neighbourhood Design Code (Part 12, division 3)
Night Court	Code Assessable	Ripley Valley Master Planned Area Structure Plan Code (Part 15)— particularly the specific outcomes in section 15.3.3 and the Conservation (T1) Zone (division 5)
Park	Code Assessable	Ripley Valley Master Planned Area Structure Plan Code (Part 15)— particularly the specific outcomes in section 15.3.3 and the Conservation (T1) Zone (division 5) Recreation and Entertainment Code (Part 12, division 11) Traditional Neighbourhood Design Code (Part 12, division 3)
Recreation Use— inconsistent use class, unless for the purpose of bush walking or nature observation [refer s 15.5.4(3)]	Exempt, if for the purposes of bush walking or nature observation. Impact Assessable otherwise.	Ripley Valley Master Planned Area Structure Plan Code (Part 15)— particularly the specific outcomes in section 15.3.3 and the Conservation (T1) Zone (division 5) Recreation and Entertainment Code (Part 12, division 11) Traditional Neighbourhood Design Code (Part 12, division 3)
RURAL		
Agriculture—inconsistent use class [refer s 15.5.4(3)]	Impact Assessable	Ripley Valley Master Planned Area Structure Plan Code (Part 15)— particularly the specific outcomes in section 15.3.3 and the Conservation (T1) Zone (division 5)
Animal Husbandry	Exempt if continuation of an existing use unless involving vegetation clearing which does not comply with the acceptable solutions applicable to clauses (1) to (4) in column 2 of Table 12.4.1 in the Vegetation Management Code (Part 12, division 4). 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 Conservation (T1) Zone (division 5); (b) Vegetation Management Code (Part 12, division 4).
Forestry—inconsistent use class [refer s 15.5.4(3)]	Impact Assessable	Ripley Valley Master Planned Area Structure Plan Code (Part 15)— particularly the specific outcomes in section 15.3.3 and the Conservation (T1) Zone (division 5)
Intensive Animal Husbandry—inconsistent use class unless a riding establishment or stable [refer s 15.5.4(3)]	Code Assessable if a stable. Impact Assessable otherwise	Ripley Valley Master Planned Area Structure Plan Code (Part 15)— particularly the specific outcomes in section 15.3.3 and the Conservation (T1) Zone (division 5) Intensive Animal Husbandry Code (Part 12, division 8) Traditional Neighbourhood Design Code (Part 12, division 3)
Wine Making—inconsistent use class [refer s 15.5.4(3)]	Impact Assessable	Ripley Valley Master Planned Area Structure Plan Code (Part 15)— particularly the specific outcomes in section 15.3.3 and the Conservation (T1) Zone (division 5) Traditional Neighbourhood Design Code (Part 12, division 3)
OTHER		
Aviation Use—inconsistent use class [refer s 15.5.4(3)]	Impact Assessable	Ripley Valley Master Planned Area Structure Plan Code (Part 15)— particularly the specific outcomes in section 15.3.3 and the Conservation (T1) Zone (division 5)



Column 1 Defined use or use class ¹⁶	Column 2 Assessment category ¹⁷	Column 3 Relevant assessment criteria ¹⁸ —applicable code if development is self-assessable or requires code assessment
Carpark—inconsistent use class unless relating to 'natural area tourism' or 'ecotourism' [refer s 15.5.4(3)]	Impact Assessable	Ripley Valley Master Planned Area Structure Plan Code (Part 15)—particularly the specific outcomes in section 15.3.3 and the Conservation (T1) Zone (division 5) Traditional Neighbourhood Design Code (Part 12, division 3)
Community Use—inconsistent use [refer s 15.5.4(3)]	Impact Assessable	Ripley Valley Master Planned Area Structure Plan Code (Part 15)—particularly the specific outcomes in section 15.3.3 and the Conservation (T1) Zone (division 5) Community Use Code (Part 12, division 12) Traditional Neighbourhood Design Code (Part 12, division 3)
Correctional Centre—inconsistent use [refer s 15.5.4(3)]	Impact Assessable	Ripley Valley Master Planned Area Structure Plan Code (Part 15)—particularly the specific outcomes in section 15.3.3 and the Conservation (T1) Zone (division 5)
Major Utility	Impact Assessable	Ripley Valley Master Planned Area Structure Plan Code (Part 15)—particularly the specific outcomes in section 15.3.3 and the Conservation (T1) Zone (division 5)
Minor Utility	Exempt	Ripley Valley Master Planned Area Structure Plan Code (Part 15)—particularly the specific outcomes in section 15.3.3 and the Conservation (T1) Zone (division 5)
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 Conservation (T1) Zone (division 5)
Tourist Facility—inconsistent use class, unless relating to 'natural area tourism' or 'ecotourism' [refer s 15.5.4(3)]	Impact Assessable	Ripley Valley Master Planned Area Structure Plan Code (Part 15)—particularly the specific outcomes in section 15.3.3 and the Conservation (T1) Zone (division 5) Recreation and Entertainment Code (Part 12, division 11) Traditional Neighbourhood Design Code (Part 12, division 3)
Other (not defined)	Assessment Category	Relevant assessment criteria¹⁹—applicable code if development is self-assessable or requires code assessment
All except use for a road ²⁰	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 Conservation (T1) Zone (division 5)
Road	Exempt if the use for a road is associated with the construction (including maintenance, rehabilitation or repair work) of existing roads. Code Assessable otherwise.	Ripley Valley Master Planned Area Structure Plan Code (Part 15)—particularly the specific outcomes in section 15.3.3 and the Conservation (T1) Zone (division 5)

¹⁹ 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.

²⁰ 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 15.5.2: Assessment Categories and Relevant Assessment Criteria for Conservation (T1) Zone—Other Development

Column 1 Type of development	Column 2 Assessment category ²¹	Column 3 Relevant assessment criteria ²² —applicable code if development is self-assessable or requires code assessment
Carrying out building work not associated with a material change of use ²³	<p>Self Assessable²⁴ if building work on an existing building on site.</p> <p>Code Assessable if—</p> <p>(a) the Planning Scheme Building Matters Code is not complied with; or</p> <p>(b) building work other than on an existing building on the site.</p>	<p>If Self Assessable—Planning Scheme Building Matters Code (Part 12, division 16)</p> <p>If Code Assessable—</p> <p>(a) Ripley Valley Master Planned Area Structure Plan Code (Part 15)—particularly the specific outcomes in section 15.3.3 and the Conservation (T1) Zone (division 5);</p> <p>(b) Planning Scheme Building Matters Code (Part 12, division 16)</p>
Clearing of Vegetation—not associated with a material change of use—inconsistent development unless it complies with the Vegetation Management Code [refer s 15.5.4(3)]	<p>Exempt if involving vegetation clearing which complies with the acceptable solutions applicable to clause (5) in column 2 of Table 12.4.1 in the Vegetation Management Code (Part 12, division 4).</p> <p>Self Assessable if the acceptable solutions of the applicable code for Self Assessable Development are complied with.</p> <p>Code Assessable if—</p> <p>(a) the applicable code for self assessable development is not complied with; and</p> <p>(b) involving the clearing of no more than 0.5 hectares of native vegetation in any five year period.</p> <p>Impact Assessable otherwise.</p>	<p>If Self Assessable—acceptable solutions applicable to clauses (1) to (4) in column 2 of Table 12.4.1 in the Vegetation Management Code (Part 12, division 4).</p> <p>If Code or Impact Assessable—</p> <p>(a) Vegetation Management Code (Part 12, division 4);</p> <p>(b) Ripley Valley Master Planned Area Structure Plan Code (Part 15)—particularly the specific outcomes in section 15.3.3 and the Conservation (T1) Zone (division 5).</p>
Earthworks—not associated with a material change of use	<p>Exempt if earthworks which meet the criteria set out in Schedule 8.</p> <p>Code Assessable if the criteria for exempt do not apply.</p>	<p>Earthworks Code (Part 12, division 15)</p> <p>Ripley Valley Code (Part 15)—particularly the specific outcomes in section 15.3.3 and the Conservation (T1) Zone (division 5)</p>
Minor Building Work	<p>Exempt, if—</p> <p>(a) the Planning Scheme Building Matters Code is complied with; and</p> <p>(b) the requisite number of parking spaces are provided for the use in accordance with Table 12.9.1 of the Parking Code (Part 12, division 9).</p> <p>Code Assessable otherwise.</p>	<p>If Code Assessable—</p> <p>(a) Ripley Valley Master Planned Area Structure Plan Code (Part 15)—particularly the specific outcomes in section 15.3.3 and the Conservation (T1) Zone (division 5);</p> <p>(b) Planning Scheme Building Matters Code (Part 12, division 16);</p> <p>(c) Traditional Neighbourhood Design Code (Part 12, division 3)</p>
Placing advertising device on premises	<p>Exempt if an advertising device which meets the criteria set out in Schedule 9, Part 1.</p> <p>Impact Assessable if a billboard with a signface area of more than 8.0m².</p> <p>Code Assessable otherwise.</p>	<p>Advertising Devices Code (Part 12, division 14)</p> <p>Ripley Valley Master Planned Area Structure Plan Code (Part 15)—particularly the specific outcomes in section 15.3.3 and the Conservation (T1) Zone (division 5)</p>



Column 1 Type of development	Column 2 Assessment category ²¹	Column 3 Relevant assessment criteria ²² —applicable code if development is self-assessable or requires code assessment
Reconfiguring a lot— inconsistent development unless reconfiguration for farm restructuring or for a 'rural property relocation subdivision' [refer s 15.5.4(3)] ²⁵	Code Assessable if the reconfiguring is for farm restructuring or for a 'rural property relocation subdivision'. Impact Assessable otherwise.	Ripley Valley Master Planned Area Structure Plan Code (Part 15)— particularly the specific outcomes in section 15.3.3 and the Conservation (T1) Zone (division 5) Traditional Neighbourhood Design Code (Part 12, division 3)
Carrying out operational work for reconfiguring a lot or in association with a material change of use ²⁵	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 Conservation (T1) Zone (division 5) 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	

²¹ Assessment categories may also be affected by overlays. See overlay maps to determine whether the land is affected.

²² 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.

²³ See Ipswich Planning Scheme Users Guide 2 for examples that explain the type of development involved in different proposals.

²⁴ 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.

²⁵ 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.

