

## **Division 4 - Future Urban Zone: Assessment Criteria and Assessment Tables**

### **15.4.1 Future Urban Zone**

- (1) The provisions in this division relate to the Future Urban Zone as follows—
- (a) overall outcomes (section 15.4.2);
  - (b) specific outcomes and probable solutions as follows—
    - (i) effects of development - general (section 15.4.3); and
    - (ii) consistent and inconsistent uses, use classes and other development (section 15.4.4); and
  - (c) assessment tables (Tables 15.4.1 and 15.4.2).

#### **NOTE 15.4.1A**

- (1) The Future Urban Zone comprises areas which have been identified as having potential for urban development within the Ripley Valley.
- (2) These identified areas are subject to a variety of issues and constraints which will require significant investigation prior to any approval for urban uses or works being given.
- (3) Detailed investigation of these issues and constraints may or may not preclude some parts of the land from future urban uses.
- (4) Should future urban uses be precluded, and in the case of interim uses, the existing low intensity natural or rural nature of the identified areas is to be maintained.

### **15.4.2 Overall Outcomes for the Future Urban Zone**

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

#### **NOTE 15.4.2A**

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 Future Urban Zone are the following—
- (a) The Future Urban Zone provides for integrated urban development on large and strategically located parcels of land.

- (b) The Future Urban Zone caters primarily for urban uses and works that are—
  - (i) based on Traditional Neighbourhood Design principles; and
  - (ii) developed spatially according to Transect Based Planning principles.

#### **NOTE 15.4.2B**

- (1) Traditional Neighbourhood Design (TND) and Transect Planning are the cornerstone of the master planning for urban development within the Ripley Valley—refer to section 15.3.3 of this Part.
- (2) The Transect is a framework that identifies a continuous range of habitats from natural to highly urban.
- (3) The continuum of the Transect is subdivided into zoning categories (T1- T6).
- (4) These T- zones identify the desired intensity of building form and include standards that encourage land use diversity, reflecting what is seen in vibrant traditional neighbourhoods, towns and cities.
- (5) The primary urban form supporting the Transect approach is the Traditional Neighbourhood.
- (6) The social and environmental benefits of a Traditional Neighbourhood Design (TND) results from its physical and organizational structure.
- (7) This approach is distinctly different to single use zoning practices.
- (8) An authentic TND neighbourhood includes most of the following—
  - (a) a safe and comfortable environment especially for pedestrians and cyclists;
  - (b) most of the dwellings are within a five minute walk (400 metres) of a discernable centre which may be represented by a square or green, a transit stop or a general store;
  - (c) there are a mix of densities and variety of dwelling types within the neighbourhood, including detached houses, row houses and apartments;
  - (d) a mix of uses including:
    - (i) shops and offices are located at the edge or towards the centre of the neighbourhood; and
    - (ii) home occupations;
- (9) A small ancillary building may be permitted within the backyard of each house.



- (10) This may take the form of a granny flat, relatives accommodation, student accommodation or the like, and may be used as a rental unit, or as a place to work.
- (11) There is a primary school close enough (e.g. within 1.5 km) so that most children can walk from their homes.
- (12) There are playgrounds and open space near all dwellings.
- (13) The streets within the neighbourhood—
  - (a) are a connected network not a rigidly designated hierarchy;
  - (b) provide a variety of access routes as well as dispersing traffic congestion;
  - (c) are relatively narrow and often shaded by trees; and
  - (d) are designed to reduce the overall traffic speed, creating a safe and pleasant environment for the pedestrian and the cyclist.
- (14) Buildings within the neighbourhood centre are placed close to the street, thereby creating a strong sense of place.
- (15) Parking lots and garage doors are rarely at the frontage of streets.
- (16) Parking is normally consigned to the rear of buildings, usually accessed by lanes.
- (17) Certain prominent sites are reserved for civic buildings.
- (18) Buildings for meeting, education, religion or culture are located at the termination of street vistas or at the neighbourhood centre.
- (19) The Transect approach and TND is highly supportive of public transport, especially passenger rail or light rail services.
- (20) The success of increased residential densities is greatly enhanced through the provision of public transport in the early stages of development.

- (c) Development occurs in accordance with comprehensive neighbourhood master planning and detailed site planning which—
  - (i) achieves an orderly, integrated and coordinated settlement pattern; and
  - (ii) resolves any physical land constraints.
- (d) Non-residential uses are appropriately located and designed and service the day to day needs of the local community, or form part of a designated commercial or business centre that—

- (i) ensures that the overall pattern of development is based on Traditional Neighbourhood Design principles; and
- (ii) ensures that development is spatially allocated according to Transect Based Planning principles.
- (e) Residential uses within the Future Urban Zone—
  - (i) provide a mix of low to medium density housing types and lot sizes in response to community housing needs; and
  - (ii) are concentrated at higher densities around centres, public transport nodes and other community focal points in accordance with Traditional Neighbourhood Design principles.
- (f) Interim uses and works maintain the current low intensity rural nature and setting.
- (g) Interim uses and works retain the existing large rural lot sizes.
- (h) Interim uses and works do not compromise the future urban land use potential or patterns of development by—
  - (i) contaminating land;
  - (ii) fragmenting land;
  - (iii) continuing to operate after urban uses commence, if they are likely to adversely impact on future residential amenity (e.g. through intensive animal husbandry, or significant industrial activities);
  - (iv) deleteriously impacting upon scenic values; or
  - (v) compromising future transport and public utility networks or corridors.
- (i) Urban uses are provided with full urban services, including reticulated water, sewerage, sealed roads, an integrated open space network, community facilities, electricity and telecommunications.
- (j) Sustainable water usage is facilitated, particularly where relating to water sensitive urban design.
- (k) Uses and works are located and designed to maximise the efficient extension and safe operation of infrastructure.



- (l) Uses and works are located, designed and managed to—
  - (i) maintain residential amenity;
  - (ii) maintain or enhance important aspects of local character and places of cultural significance or streetscape value;
  - (iii) be compatible with other uses and works;
  - (iv) avoid significant adverse effects on the natural environment;
  - (v) encourage the appropriate mixing of residential and business uses; and
  - (vi) maintain the safety of people, buildings and works.

**NOTE 15.4.2C**

- (1) The land within the Future Urban Zone is affected by development constraints, including flooding and drainage issues, mining, steep slopes and significant native vegetation.
- (2) Refer to the overlay maps and Part 11 to determine whether a proposal is affected by an overlay.

**15.4.3 Effects of Development - General****NOTE 15.4.3A**

The specific outcomes which are sought to apply generally throughout the Future Urban Zone are set out below.

**(1) Integrated Development and Resolution of Constraints****Specific Outcome**

- (a) Comprehensive neighbourhood master planning and detailed site planning are undertaken to provide—
  - (i) an integrated development outcome; and
  - (ii) the resolution of any physical land constraints.

**NOTE 15.4.3B**

Refer to Section 15.4.8 for details on the preparation of Neighbourhood Master Plans.

**(2) Uses and Works - Density and Character****Specific Outcome**

- (a) Interim uses and works maintain the current low intensity/rural nature of land within the zone.

- (b) Urban uses and works maintain the amenity of the surrounding area, support the desired character outcomes and protect and enhance important view corridors, landmark features and landscape elements 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;
  - (ix) landscape treatment;
  - (x) places of cultural significance or streetscape value; and
  - (xi) the form, scale, bulk, style, siting, orientation, roof lines, materials and detailing of buildings.

**(3) Non Residential Uses****Specific Outcome**

- (a) Each non-residential use—
  - (i) fulfils a local community need in the immediate neighbourhood or is situated within a designated business or commercial centre;
  - (ii) is accessible to the population it serves;
  - (iii) where possible, co-locates with other non residential uses but does not contribute to undesirable commercial ribbon development;
  - (iv) does not have a significant detrimental impact on the amenity of nearby residents, including through the generation of—
    - (A) odours;
    - (B) noise;
    - (C) waste products;
    - (D) dust;
    - (E) traffic;
    - (F) chemical spray drift;
    - (G) electrical interference; or
    - (H) lighting;



- (v) maintains a scale and appearance in keeping with the residential amenity and character of the locality with adequate buffering or screening to nearby residential uses (both existing and proposed); and
- (vi) supports the identified hierarchy of centres in accordance with Figure 15.2 or on an approved Neighbourhood Master Plan in accordance with this Division.

#### (4) Vegetation and Landscaping

##### Specific Outcomes

- (a) Appropriate landscaping, including street trees, is used to—
  - (i) soften building outlines and enhance the overall appearance of the area;
  - (ii) buffer areas of potential impact such as roads and transport corridors; and
  - (iii) provide separation and definition of clearly identified and discrete residential neighbourhoods.
- (b) All significant trees are retained, where possible.

#### (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) 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 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; and
  - (iii) 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.

#### (7) Interface Treatment of Future Urban and Conservation Areas

##### Specific Outcomes

- (a) Urban Areas, uses and works which adjoin land zoned Conservation (T1) zone or significant stands of vegetation are designed in accordance with the provisions of Section 11.4.4 to minimise Bushfire Risks.
- (b) Particular attention is given to—
  - (i) the development of perimeter roads and an interconnected network of streets in order to facilitate multiple escape routes in times of bushfire emergency; and
  - (iii) the design, siting and construction of buildings and the creation of fire protection buffers to urban uses and works.



**(8) Neighbourhood Master Plans****Specific Outcomes****Note 15.4.3C**









- (1) The Neighbourhood Master Plan should demonstrate compliance with and delivery of the intended outcomes in accordance with —
- (a) Division 3-Overall and Specific Outcomes for the Ripley Valley Area, as a whole, of this Part; and
  - (b) where detailed background information is required, the Ripley Valley Structure Plan.

- (a) Each Neighbourhood Master Plan—
  - (i) delineates the boundaries of the Neighbourhood Master Plan Area;
  - (ii) has a coverage that generally accords with the neighbourhood boundaries identified in the Figure 15.15—Neighbourhood Unit Plan;
  - (iii) encompasses the whole of the neighbourhood, or neighbourhoods that the development is located within; and
  - (iv) gives due regard to its context within the Ripley Valley Structure Plan and demonstrates how it relates to adjoining and nearby neighbourhoods.
- (b) The Neighbourhood Master Plan takes into account—
  - (i) the intent and objectives of the Ripley Valley Structure Plan for the land the subject of the Neighbourhood Master Plan;
  - (ii) existing or proposed development immediately adjacent to the land covered by the Neighbourhood Master Plan; and
  - (iii) the orderly implementation of infrastructure.
- (c) The Neighbourhood Master Plan map provides a detailed “land budget” and the corresponding equivalent population or occupancy rates of T-zones and Sub Areas designated on the Neighbourhood Master Plan; and
- (d) The Neighbourhood Master Plan map designates, at the “super lot” level, the location and where appropriate the dimensions and area of—
  - (i) road networks, including public transport routes and stops;

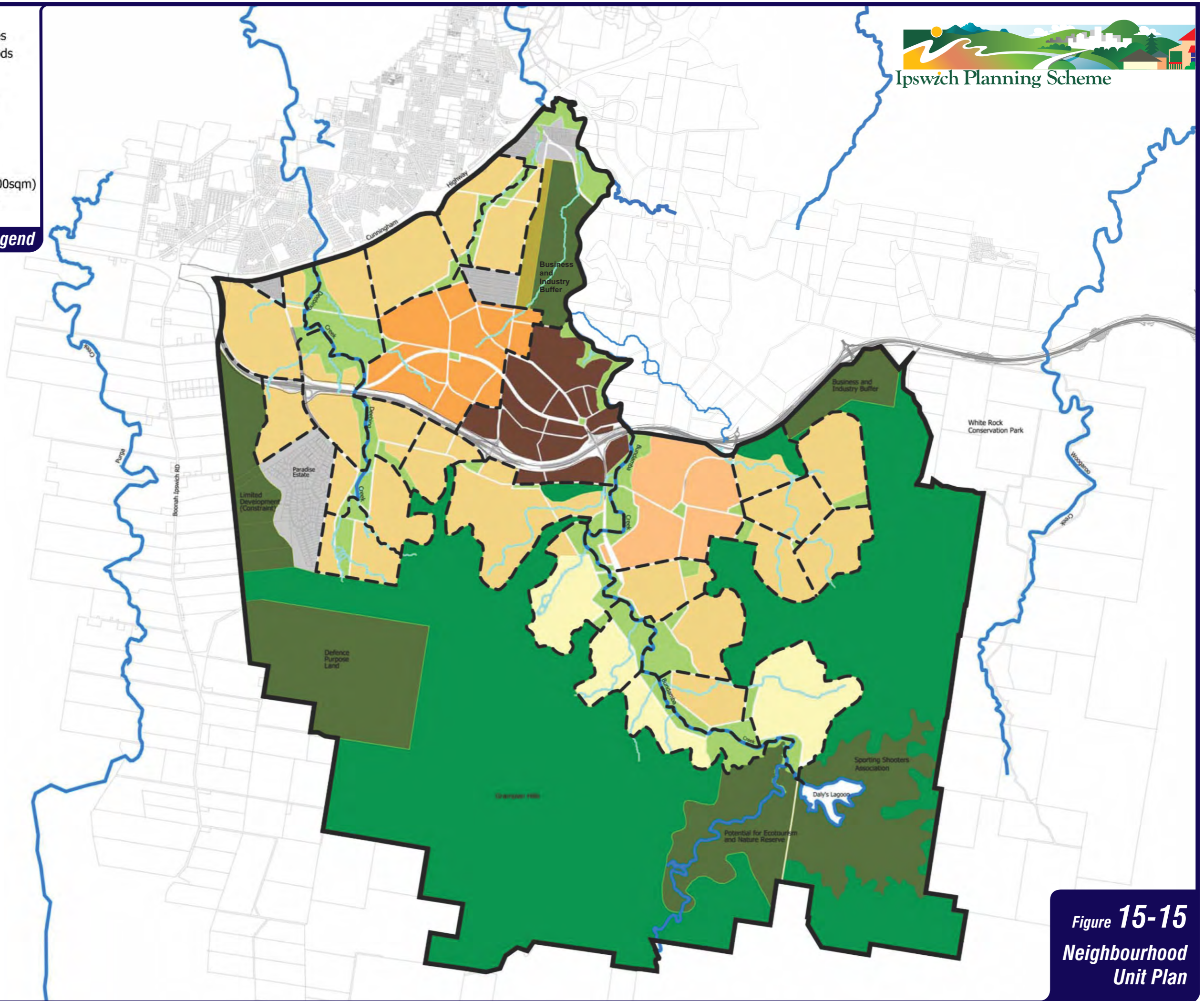
- (ii) potable water, sewerage and drainage networks;
  - (iii) the stormwater management system including any sub-regional detention facilities;
  - (iv) open space including sportsgrounds and courts, recreation parks, and linear parkland, in accordance with Part 13—Local Government Infrastructure Plan and Planning Scheme Policy 3—General Works; and
  - (v) the infrastructure connectivity relationships to adjoining and where appropriate nearby Neighbourhoods;
- (e) The Neighbourhood Master Plan provides supporting documentation describing—
    - (i) the way in which the application of Traditional Neighbourhood Design principles achieves a distinctive ‘sense of place’ through appropriate—
      - (A) townscape design;
      - (B) urban design;
      - (C) the application of climate responsive design;
      - (D) building design; and
      - (E) landscape design considerations;
    - (ii) the proposed phasing of development (including infrastructure);
    - (iii) the type of land uses proposed, their nature and intensity;
    - (iv) public utilities infrastructure;
    - (v) the implementation of Integrated Water Cycle Management, including—
      - (A) the application of a sub-regional approach to the management of stormwater detention;
      - (B) identification of the Q20 ARI and 1% AEP + climate change stormwater/flood event design flood levels (pre and post-development, including any areas to be filled), drainage corridors and the location of any water bodies; and





-  Neighbourhood Boundaries
-  Urban Core Neighbourhoods
-  Secondary Urban Centre West Neighbourhoods
-  Secondary Urban Centre East Neighbourhoods
-  Neighbourhoods
-  Villages
-  Rural Residential (min 4000sqm)
-  Rural / Constrained Areas

February 2017 **Legend**



**Figure 15-15**  
Neighbourhood  
Unit Plan



- (vi) the connectivity between proposed new infrastructure and that required to service adjoining and nearby neighbourhoods and the associated linkages to the existing Ipswich City infrastructure networks.

**NOTE 15.4.3D**

- (1) There is sufficient capacity within the redefined flow path of Bundamba Creek to ensure that in-stream measures can be incorporated into the design of the catchment, however development is to ensure that there is no net loss in flood capacity.
- (2) Where practical, water infrastructure network planning is to be coordinated with development in the Swanbank New Chum Enterprise Park.
- (3) All development proposals should be designed incorporating water efficiency devices.
- (4) Where a water body is proposed, a detailed environmental study will be necessary to accompany the Major Neighbourhood Plan which specifies the water quality performance criteria for the water body and the associated water quality outcomes.

- (vii) the implementation of Traditional Neighbourhood Design to create a road network that—
- (A) maximises opportunities for walking and cycling;
- (B) creates connected communities;
- (C) ensures commuters have access to multiple modes of transport;
- (D) maximises opportunities for transit oriented development
- (E) connects with adjoining and nearby neighbourhoods and the existing Ipswich road infrastructure network; and
- (F) generally avoids cul-de-sacs;

**NOTE 15.4.3E**

- (1) The primary objective of the Ripley Valley Structure Plan - Transport, Mobility and Access Strategy is to reduce the need to use private motor vehicles especially for local trips.

- (2) To ensure that the Ripley Valley is serviced with public transport options at the onset of development, it is necessary that there is a collaborative approach between the development community, public transport providers, the Local Government and relevant State Agencies to transport planning.

- (viii) a Sustainability Management System which provides—
- (A) a verification system that all key decisions relating to the environmental, social and economic objectives of the Ripley Valley Vision are held for the life of the development;
- (B) a framework for the implementation of the sustainability management system, including performance monitoring, reporting and review;
- (ix) how community facilities are provided and located to ensure that they are accessible to the community that they are meant to serve;
- (x) how housing diversity, affordability and adaptability outcomes are to be achieved;
- (xi) the location, intent and function of mixed use centres;
- (xii) how development delivers a range of economic and employment opportunities into neighbourhoods;
- (xiii) how cultural heritage places, including indigenous and early settler sites are respected and where appropriate conserved;
- (xiv) the way development—
- (A) is sympathetic with the natural land form, taking into account the protection and where possible enhancement of the natural environment;
- (B) ensures that areas of ecological significance and the overall greenspace setting of the Valley are protected through the retention of native vegetation on the visually prominent hillsides and ridgelines;



- (C) ensures that the biodiversity values of watercourses and riparian corridors are protected and rehabilitated; and
  - (D) ensures that planted buffers and mounding are provided to the Centenary Highway and where applicable the proposed public transit corridor.
- (f) The Neighbourhood Master Plan –
- (i) provides a clear and comprehensive plan making process that is fair and equitable to all interests, including the proponents, affected property owners, neighbours, the Local Government and State Agencies;
  - (ii) provides a detailed interpretation of the Ripley Valley Master Planned Area Structure Plan for the development of the neighbourhood(s) which enable specific land use and development outcomes to be determined;
  - (iii) ensures that the overall pattern of development is based on traditional neighbourhood design principles;
  - (iv) ensures that development is spatially allocated according to Transect Based Planning principles;
  - (v) provides a level of detail sufficient to demonstrate thorough and integrated planning outcomes’
  - (vi) determines the infrastructure needed to service the neighbourhood;
  - (vii) ensures that infrastructure is provided in an orderly and efficient manner that reflects the indicative development phasing and infrastructure rollout generally in accordance with Figure 15.14;
  - (viii) provides a master plan map that gives a spatial dimension to the allocation of T-zones in accordance with this Part; and
  - (ix) states the development entitlements and development obligations for the nominated T-zones in accordance with this Part.

## (9) Preparation of Neighbourhood Master Plans

### NOTE 15.4.3F

The process of preparing a Neighbourhood Master Plan includes effective consultation with all affected land owners, neighbours, community groups, the Local Government and relevant State Agencies.

### Specific Outcomes

- (a) Neighbourhood Master must be prepared for the following parts of the Ripley Valley Master Planned Area:
  - (i) Urban Core Neighbourhoods;
  - (ii) Secondary Urban Centre West Neighbourhoods;
  - (iii) Secondary Urban Centre East Neighbourhoods;
  - (iv) Neighbourhoods;
  - (v) Villages.

### NOTE 15.4.3G

- (1) The Neighbourhood Master Plan is the mechanism whereby the development implementation of the Ripley Valley Master Planned Area Structure Plan area is put into effect.
- (2) The primary function of the Neighbourhood Master Plan is to produce an integrated plan for the development of the particular area covered by the plan.
- (3) The process of drafting the Neighbourhood Master Plan ensures that planning within the Neighbourhood Master Plan area will be carried out on an integrated basis, consistent with the intent of the Ripley Valley Master Planned Area Structure Plan.

- (b) Figure 15.15 provides guidance on the likely boundaries for the individual Neighbourhood Master Plans required by subsection (a).

### NOTE 15.4.3H

- (1) The Neighbourhood Unit Plan as shown on Figure 15.15 is intended to create discrete communities based on identifiable catchments and physical boundaries.
- (2) The boundaries of each Neighbourhood unit are generally depicted as a broken line indicating that the boundary is subject to further detailed assessment as part of the preparation of a Neighbourhood Master Plan.

- (c) To the extent provided by Table 15.4.1 an approved Neighbourhood Master Plan may change the level of assessment for development.





**NOTE 15.4.3I**

- (1) Given the current, rural nature of the Ripley Valley area, it is anticipated that the provision of key infrastructure will be governed by Infrastructure Agreements.
- (2) Infrastructure Agreements will need to be entered into between the developer(s) and landowners, the Local Government and where appropriate the State Government prior to development proceeding in accordance with an approved Neighbourhood Master Plan.

**NOTE 15.4.3J**

- (1) The consultation process for the preparation of a Neighbourhood Master Plan involves—
  - (i) notification to all land owners within the nominated Neighbourhood Unit Area that a Neighbourhood Master Plan is proposed to be prepared;
  - (ii) an offer by the proponent of the Neighbourhood Master Plan for all land owners within the nominated Neighbourhood Unit Area to become active members in the preparation and funding of the Neighbourhood Master Plan;
  - (iii) holding one or more meetings with all land owners within the nominated Neighbourhood Unit Area to discuss the intent, structure, project management and funding of the Neighbourhood Master Plan;
  - (iv) holding one or more meetings with all land owners within the nominated Neighbourhood Unit Area to discuss the preliminary outcomes of the Neighbourhood Master Plan; and
  - (v) holding one or more meetings with all land owners within the nominated Neighbourhood Unit Area to discuss the draft final outcomes of the Neighbourhood Master Plan.
- (2) The preferred format for effective consultation is for the proponent to facilitate a Charrette or Enquiry by Design (EbD) program.
- (3) A Charrette or EbD should be a public meeting facilitated by the proponent in a forum intended to seek and utilise public input.
- (4) It is desirable that all meetings are held as close to the Neighbourhood as possible.
- (5) The EbD process is divided into three phases:

## Phase 1:

## Research, Education and EbD Preparation

- (a) This involves—
  - (i) establishment of a Project Management Team;
  - (ii) development of the project assessment and organisation;
  - (iii) determining the project mission (with reference to the Ripley Valley Vision Statement);
  - (iv) producing a statement of the expected project outcomes;
  - (v) the collation or commissioning of key project documentation to support the EbD, including water cycle management, transport, mobility and access, energy, communication, waste management, community facilities, public parks and public domain, and sequencing of development;
  - (vi) the collation or commissioning of relevant documentation to inform the supporting strategies that will be addressed in the EbD including sustainability, community development, housing, centres, economic development and employment, environmental management, cultural heritage, visual character, place making and urban design;
  - (vii) preparation of an Objectives, Measures and Strategies document that—
    - (A) represents a shared agreement of the primary stakeholders for an agreed set of clear, specific, measurable and achievable objectives; and
    - (B) which is underpinned by draft guidelines that establish the assumptions, principles and standards that inform the development of the built environment from the neighbourhood scale to the building scale.
- (b) All design principles are to be informed by Traditional Neighbourhood Design and Transect Based Planning principles.

## Phase 2

## Holding the Charrette

- (a) This involves a multi-day collaborative planning event that includes all affected parties and agencies to create and support a feasible plan for future development.



## Phase 3

## Plan Implementation

- (a) This involves—
- (i) final public presentation of a draft plan,
  - (ii) determination of an agreed planning position and areas of potential refinement;
  - (iii) post Charrette plan refinement
  - (iv) completion of the Charrette report; and
  - (v) preparation of the Neighbourhood Master Plan documentation.
- (e) Where the Local Government is not the initiator of the Neighbourhood Master Plan—
- (i) the proponent of the Neighbourhood Master Plan will ensure that the Local Government is informed of all aspects of the preparation of the Neighbourhood Master Plan; and
  - (ii) the Local Government is to be provided with evidence of the consultation which occurred.

**(10) Coordinating agency and participating agencies**

- (a) All Neighbourhood Master Plan applications are required to be assessed by the State.
- (b) The coordinating agency for each Neighbourhood Master Plan is the chief executive of the entity stated in table 1, column 1.
- (c) The coordinating agency's jurisdiction for each Neighbourhood Master Plan is stated in table 1, column 2, but does not include a referral agency jurisdiction stated in table 1, column 3.
- (d) The participating agency's for each Neighbourhood Master Plan are the chief executives of the entities stated in table 2, column 1.
- (e) The participating agency's jurisdiction for each Neighbourhood Master Plan is stated in table 2, column 2, but does not include a referral agency jurisdiction stated in table 2, column 3.

**NOTE 15.4.3K**

A referral agency jurisdiction referred to in column 3 of table 1 and table 2 below will be applicable for subsequent development applications assessed under IDAS.



Table 1: Referral Agency Jurisdiction Coordinating Agency

Column 1 Coordinating Agency	Column 2 Jurisdiction for Master Plan Application	Column 3 Referral Agency Jurisdiction
Department of Infrastructure and Planning	<ul style="list-style-type: none"> <li>• Planning for and management of development under the <i>Integrated Planning Act 1997</i> and the <i>State Development and Public Works Organisation Act 1971</i>.</li> <li>• Planning for and management of infrastructure under the <i>Integrated Planning Act 1997</i> and the <i>State Development and Public Works Organisation Act 1971</i>.</li> <li>• Coordinated and integrated planning at the State, regional and local level as provided for under the <i>Integrated Planning Act 1997</i>.</li> <li>• Planning for and management of the effects of development (including planning for and managing the use of premises) as provided for under the <i>Integrated Planning Act 1997</i>.</li> <li>• Managing the process by which development occurs as provided for under the <i>Integrated Planning Act 1997</i>.</li> <li>• Ensuring planning and development meets the objectives of the <i>South East Queensland Regional Plan</i> and associated State Planning Regulatory Provisions.</li> <li>• Planning for and management of land for industrial purposes as provided for under the <i>Industrial Development Act 1963</i>.</li> <li>• Planning for and management of koalas in an interim koala habitat management areas under the <i>SEQ Koala State Planning Regulatory Provision</i>.</li> <li>• Referral agency jurisdiction stated in the <i>Integrated Planning Regulation 1998</i>, with the exception of those matters mentioned in column 3 of this table.</li> </ul>	<ul style="list-style-type: none"> <li>• Nil</li> </ul>





Table 2: Referral Agency Jurisdiction - Participating Agency

Column 1 Participating Agency	Column 2 Jurisdiction for Master Plan Application	Column 3 Referral Agency Jurisdiction
Department of Education and Training	<ul style="list-style-type: none"> <li>Planning for and management of development to meet the education needs of the community as provided for under the <i>Education (General Provisions) Act 2006</i>.</li> <li>Planning for and management of development to meet the training and arts needs of the community.</li> </ul>	<ul style="list-style-type: none"> <li>Nil</li> </ul>
Department of Community Safety	<ul style="list-style-type: none"> <li>Planning for and management of development to provided ambulance, fire and rescue services as provided for under the <i>Ambulance Service Act 1991</i> and the <i>Fire Rescue Act 1990</i>.</li> <li>Planning for and management of development as provided under the State Planning Policy 1/03 Mitigating adverse impacts of bushfire, flooding and landslide.</li> <li>Planning for and management of development as provided to mitigate the effects of disasters as provided for under the <i>Disaster Management Act 2003</i>.</li> <li>Planning for and management of major hazard facilities as provided for under the <i>Dangerous Goods Safety Management Act 2001</i>.</li> </ul>	<ul style="list-style-type: none"> <li><i>IPA</i>, sch 8, part 1, table 4, item 5</li> <li><i>IP Reg</i>, sch 2, table 2, item 7</li> <li><i>IP Reg</i>, sch 2, table 2, item 17</li> </ul>
Department of Health	<ul style="list-style-type: none"> <li>Planning for and management of development to meet the health needs of the community.</li> </ul>	<ul style="list-style-type: none"> <li>Nil</li> </ul>
Department of Communities	<ul style="list-style-type: none"> <li>Planning for and management of development to meet the housing needs of the community as provided for in <i>State Planning Policy 1/07 Housing and residential development</i> and the <i>Queensland Housing Affordability Strategy</i>.</li> </ul>	<ul style="list-style-type: none"> <li>Nil</li> </ul>
Department of Transport and Main Roads	<ul style="list-style-type: none"> <li>Planning for and management of the existing and future national and State road infrastructure under the <i>Transport Infrastructure Act 1994</i>.</li> <li>Planning for and management of safety and community access to the State road infrastructure under the <i>Transport Infrastructure Act 1994</i>.</li> <li>Integration of land use and transport in accordance with the objectives of Part 2 of the <i>Transport Planning and Coordination Act 1994</i>.</li> <li>Impact on development from environmental emissions generated by existing and future transport infrastructure.</li> <li>Referral agency jurisdiction stated in the <i>Integrated Planning Regulation 1998</i>, with the exception of those matters mentioned in column 3 of this table.</li> </ul>	<ul style="list-style-type: none"> <li><i>IP Reg</i>, sch 2, table 2, item 3</li> <li><i>IP Reg</i>, sch 2, table 3, item 1(b)</li> <li><i>IP Reg</i>, Schedule 2, table 3, item 3 where items 25, 26, 27, 28, 29, 30, 31, 32, 33, 35 in Schedule 5 of the <i>Integrated Planning Regulation 1998</i> for a material change of use and reconfiguration of a lot</li> <li><i>IP Reg</i>, sch 2, table 3, item 3 for operational work not associated with a material change of use or reconfiguration of a lot</li> <li><i>IP Reg</i>, sch 2, table 3, item 14 for operational work not associated with a material change of use of reconfiguration of a lot</li> </ul>



Column 1 Participating Agency	Column 2 Jurisdiction for Master Plan Application	Column 3 Referral Agency Jurisdiction
Department of Environment and Resource Management	<ul style="list-style-type: none"> <li>• Planning for and management of vegetation under the <i>Vegetation Management Act 1999</i>.</li> <li>• Planning for and management of the environment under the <i>Environmental Protection Act 1994</i>.</li> <li>• Planning for and management of koalas under the <i>Nature Conservation Act 1992</i>.</li> <li>• Planning for and management of water, dams, catchments and quarry material under the <i>Water Act 2000</i>.</li> <li>• Planning for and management of land to control pests as provided for under the <i>Land Protection (Pest and Stock Route Management) Act 2002</i>.</li> <li>• Referral agency jurisdiction stated in the <i>Integrated Planning Regulation 1998</i>, with the exception of those matters mentioned in column 3 of this table.</li> </ul>	<ul style="list-style-type: none"> <li>• <i>IPA</i>, sch 8, part 1, table 2, item 1</li> <li>• <i>IPA</i>, sch 8, part 1, table 4, items 1A to 1G</li> <li>• <i>IPA</i>, sch 8, part 1, table 4, item 3</li> <li>• <i>IPA</i>, sch 8, part 1, table 5, item 1</li> <li>• <i>IPA</i>, sch 8, part 1, table 5, items 3 and 4</li> <li>• <i>IPA Reg</i>, sch 2, table 2, item 1</li> <li>• <i>IPA Reg</i>, sch 2, table 2, item 5</li> <li>• <i>IPA Reg</i>, sch 2, table 2, item 8</li> <li>• <i>IPA Reg</i>, sch 2, table 2, item 9</li> <li>• <i>IPA Reg</i>, sch 2, table 2, item 10</li> <li>• <i>IPA Reg</i>, sch 2, table 2, item 11</li> <li>• <i>IPA Reg</i>, sch 2, table 2, item 12</li> <li>• <i>IPA Reg</i>, sch 2, table 2, item 18 where building work or operational work</li> <li>• <i>IPA Reg</i>, sch 2, table 2, item 19</li> <li>• <i>IPA Reg</i>, sch 2, table 2, item 21</li> <li>• <i>IPA Reg</i>, sch 2, table 2, item 22</li> <li>• <i>IPA Reg</i>, sch 2, table 2, item 23</li> <li>• <i>IPA Reg</i>, sch 2, table 2, item 33</li> <li>• <i>IPA Reg</i>, sch 2, table 2, item 34</li> <li>• <i>IPA Reg</i>, sch 2, table 3, item 5</li> <li>• <i>IPA Reg</i>, sch 2, table 3, item 18</li> <li>• <i>IPA Reg</i>, sch 2, table 3, item 19</li> </ul>



Column 1 Participating Agency	Column 2 Jurisdiction for Master Plan Application	Column 3 Referral Agency Jurisdiction
<p>Department of Employment, Economic Development and Innovation</p>	<ul style="list-style-type: none"> <li>• Planning for and management of primary industries (excluding all matters under the <i>Fisheries Act 1994</i>).</li> <li>• Planning for and management of land to control pests as provided for under the <i>Land Protection (Pest and Stock Route Management) Act 2002</i></li> <li>• Planning for and management of primary industries.</li> <li>• Referral agency jurisdiction stated in the <i>Integrated and Planning Regulation 1998</i>, with the exception of those matters mentioned in column 3 of this table.</li> <li>• Planning of and managing development for the generation and distribution of electricity as provided for under the <i>Electrical Safety Act 2002</i>.</li> <li>• Referral agency jurisdiction stated in the <i>Integrated Planning Regulation 1998</i>, with the exception of those matters mentioned in column 3 of this table.</li> </ul>	<ul style="list-style-type: none"> <li>• <i>IPA Reg</i>, sch 2, table 3, item 8 where development requires assessment by a distribution entity</li> <li>• <i>IPA Reg</i>, sch 2, table 3, item 9 where development requires assessment by a distribution entity</li> <li>• <i>IPA Reg</i>, sch 2, table 3, item 10</li> <li>• <i>IPA Reg</i>, sch 2, table 2, item 20</li> <li>• <i>IPA Reg</i>, sch 2, table 2, item 20 where development requires assessment by a distribution entity</li> </ul>





**(11) Request for information from applicant**

- (a) The time for a participating agency to comply with section 2.5B.24(2) of the Integrated Planning Act 1997 is 20 business days.

**(12) Participating agency's response**

- (a) For the purpose of section 2.5B.35(2) of the Integrated Planning Act 1997 the required period is 30 business days.

**15.4.4 Consistent and Inconsistent Uses, Use Classes and Other Development****(1) Specific Outcomes**

The following are consistent uses, use classes and other development categories in the Future Urban Zone—

- (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) caretaker residential;
- (d) 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;
- (e) clearing of vegetation which complies with the Vegetation Management Code;
- (f) earthworks not associated with a material change of use, and which complies with the Earthworks Code;
- (g) home based activity which complies with the Home Based Activities Code;
- (h) minor building work;
- (i) minor utility;
- (j) mixed residential and commercial use (large scale)—
  - (i) if located within an existing building approved for mixed residential and commercial use (large scale); and

- (ii) if involving a business use (café, cake shop, fast food premises, food delivery service, hot bread shop, laundromat, medical centre, office, professional office, restaurant, shop, snack bar, or takeaway food premises) or general store operating between the hours of 6.00 a.m. to 9.00 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);

- (k) mixed residential and commercial use (small scale)—
  - (i) if located within an existing building approved for residential and commercial use (small scale); and
  - (ii) if involving a business use (café, cake shop, fast food premises, food delivery service, hot bread shop, laundromat, medical centre, office, professional office, restaurant, shop, snack bar, or takeaway food premises) or general store operating between the hours of 6.00 a.m. to 9.00 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);
- (l) park, if not involving illuminated sporting activities;
- (m) placing an advertising device on premises which complies with the Advertising Devices Code;
- (n) plant nursery (wholesale), if the lot is one hectare or more in area;
- (o) service trades, if—
  - (i) located within an existing building approved for service trades use; and
  - (ii) operating between the hours of 7.00 a.m. to 6.00 p.m.; and
  - (iii) the requisite number of parking spaces are provided for the use in accordance with the Traditional Neighbourhood Design Code (Part 12, division 3);



- (p) single residential, if—
- (i) on a lot with a frontage width of 12 metres or greater on land designated Sub-Urban (T3) on an approved Neighbourhood Master Plan; or
  - (ii) on a lot with a frontage width of 6 metres or greater on land designated General Urban (T4) or Urban Centre (T5) on an approved Neighbourhood Master Plan; or
  - (iii) where outside of the areas referred to in clauses (a) and (b) above; and
    - (A) on a lot connected to a reticulated sewer network with a frontage width of 15 metres or greater and an area of 450m<sup>2</sup> or greater; or
    - (B) on a lot which is not connected to a reticulated sewerage network and with an area of 4,000 m<sup>2</sup> or greater
- (2) The following uses, use classes and other development categories are consistent with the outcomes sought for the Future Urban 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 less than one hectare in area;
  - (b) animal husbandry, if the lot is less than one hectare in area;
  - (c) business use, other than as set out in section (3);
  - (d) carpark;
  - (e) carrying out operational work for reconfiguring a lot or in association with a material change of use;
  - (f) community use, unless a cemetery, or crematorium;
  - (g) display housing;
  - (h) dual occupancy;
  - (i) entertainment use, where situated on land designated Urban Centre (T5), Urban Core (T6) or Special District in an approved Neighbourhood Master Plan;
  - (j) general store;
  - (k) institutional residential, where in the form of a detached dwelling or dual occupancy;
  - (l) major utility;
  - (m) mixed residential and commercial use (large scale), unless involving an auction depot, bulky goods sales, broadcasting station, farm supply outlet, funeral premises, garden centre, hotel, produce/ craft market, service station, vehicle sales premises, or veterinary clinic;
  - (n) mixed residential and commercial use (small scale), unless involving an auction depot, bulky goods sales, broadcasting station, farm supply outlet, funeral premises, garden centre, hotel, produce/ craft market, service station, vehicle sales premises, or veterinary clinic;
  - (o) multiple residential;
  - (p) night court;
  - (q) park, if involving illuminated sporting activities;
  - (r) plant nursery (wholesale), if the lot is less than one hectare in area;
  - (s) recreation use if—
    - (i) outdoor recreation, where situated on land designated Sub-Urban (T3) or General Urban (T4) on an approved Neighbourhood Master Plan; or
    - (ii) other than equestrian and coursing sports or motor sports on land designated Urban Centre (T5), Urban Core (T6) or Special District on an approved Neighbourhood Master Plan;
  - (t) reconfiguring a lot;
  - (u) shopping centre if—
    - (i) involving the use of up to 6,000m<sup>2</sup> gross floor area on land designated Urban Centre (T5) UC2 Sub Area (Major Neighbourhood Centre) on an approved Neighbourhood Master Plan; or
    - (ii) involving the use of up to 3,000m<sup>2</sup> gross floor area on land designated Urban Centre (T5) UC3 Sub Area (Local Neighbourhood Centre) on an approved Neighbourhood Master Plan; or
    - (iii) involving land designated Urban Centre (T5) UC1 Sub Area, Urban Core (T6) or Special District on an approved Neighbourhood Master Plan;



- (v) single residential, other than as set out in section (1) above;
  - (w) service trade use, if situated on land designated Special District on an approved Neighbourhood Master Plan;
  - (x) temporary accommodation;
  - (y) temporary sales office;
  - (z) temporary use;
  - (aa) tourist facility;
  - (bb) 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 Future Urban Zone; and constitute undesirable development which is unlikely to be approved—
- (a) aviation use;
  - (b) business use where involving the use of more than
    - (i) 6,000m<sup>2</sup> of gross floor area for retailing or 500m<sup>2</sup> of gross floor area for office on land designated Urban Centre (T5) UC2 Sub Area (Major Neighbourhood Centre) on an approved Neighbourhood Master Plan; or
    - (i) 3,000m<sup>2</sup> of gross floor area for retailing or 200m<sup>2</sup> of gross floor area for office on land designated Urban Centre (T5) UC3 Sub Area (Local Neighbourhood Centre) on an approved Neighbourhood Master Plan;
  - (c) community use, if a cemetery, or crematorium;
  - (d) correctional centre;
  - (e) entertainment use, other than as set out in section (2) above;
  - (f) extractive industry;
  - (g) forestry;
  - (h) general industry;
  - (i) intensive animal husbandry;
  - (j) institutional residential, other than in (2) above;
  - (k) mixed residential and commercial use (large scale), if involving an auction depot, bulky goods sales, broadcasting station, farm supply outlet, funeral premises, garden centre, hotel, produce/ craft market, service station, vehicle sales premises, or veterinary clinic;
  - (l) mixed residential and commercial use (small scale), if involving an auction depot, bulky goods sales, broadcasting station, farm supply outlet, funeral premises, garden centre, hotel, produce/ craft market, service station, vehicle sales premises, or veterinary clinic;
  - (m) nuclear industry;
  - (n) recreation use, other than as set out in section (2) above;
  - (o) service trades use, other than as set out in section (1) and (2) above;
  - (p) shopping centre, other than as set out in sections (2) above;
  - (q) special industry.





**Table 15.4.1: Assessment Categories and Relevant Assessment Criteria for Future Urban Zone—Making a Material Change of Use**

Column 1 Defined use or use class <sup>4</sup>	Column 2 Assessment category <sup>5</sup>	Column 3 Relevant assessment criteria <sup>6</sup> —applicable code if development is self-assessable or requires code assessment
<b>RESIDENTIAL</b>		
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 Future Urban Zone (division 4) Traditional Neighbourhood Design Code (Part 12, division 3)
Display Housing	Code Assessable where situated on land designated Sub-Urban (T3), General Urban (T4), Urban Centre (T5), Urban Core (T6) or Special District on an approved Neighbourhood Master Plan. Impact Assessable otherwise	Ripley Valley Master Planned Area Structure Plan Code (Part 15)—particularly the specific outcomes in section 15.3.3 and the Future Urban Zone (division 4) 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 Future Urban Zone (division 4) 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 Future Urban Zone (division 4). (c) Traditional Neighbourhood Design Code (Part 12, division 3)
Institutional Residential—	Code Assessable where in the form of a detached dwelling or dual occupancy situated on land designated Sub-Urban (T3), General Urban (T4), Urban Centre (T5), Urban Core (T6) or Special District on an approved Neighbourhood Master Plan. Impact Assessable otherwise	Ripley Valley Master Planned Area Structure Plan Code (Part 15)—particularly the specific outcomes in section 15.3.3 and the Future Urban Zone (division 4) Traditional Neighbourhood Design Code (Part 12, division 3)
Mixed Residential and Commercial Use (Large scale)—inconsistent use class if auction depot, bulky goods sales, broadcasting station, farm supply outlet, funeral premises, garden centre, hotel, produce/craft market, service station, vehicle sales premises, or veterinary clinic [refer s 15.7.4(3)]	Exempt if— (a) located within an existing building approved for mixed residential and commercial use (large scale); and (b) involving a business use—café, cake shop, fast food premises, food delivery service, hot bread shop, laundromat, medical centre, office, professional office, restaurant, shop, snack bar, or takeaway food premises or general store operating between the hours of 6.00 a.m. to 9.00 p.m; and	Ripley Valley Master Planned Area Structure Plan Code (Part 15)—particularly the specific outcomes in section 15.3.3 and the Future Urban Zone (division 4) Traditional Neighbourhood Design Code (Part 12, division 3)

<sup>4</sup> See Schedule 1 (dictionary), division 1 (defined uses and use classes).

<sup>5</sup> Assessment categories may also be affected by overlays. See overlay maps to determine whether the land is affected.

<sup>6</sup> For impact assessable development, 'relevant assessment criteria' are provided to assist the preparation of an application and in no way affect the regard given to the planning scheme as a whole in accordance with Section 3.5.5 of the IPA.



Column 1 Defined use or use class <sup>4</sup>	Column 2 Assessment category <sup>5</sup>	Column 3 Relevant assessment criteria <sup>6</sup> —applicable code if development is self-assessable or requires code assessment
	<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 where situated on land designated Urban Centre (T5), Urban Core (T6) or Special District on an approved Neighbourhood Master Plan.</p> <p>Impact Assessable otherwise</p>	
Mixed Residential and Commercial Use (Small scale), —inconsistent use class if auction depot, bulky goods sales, broadcasting station, farm supply outlet, funeral premises, garden centre, hotel, produce/ craft market, service station, vehicle sales premises, or veterinary clinic [refer s 15.7.4(3)]	<p>Exempt if—</p> <p>(a) located within an existing building approved for mixed residential and commercial use (small scale); and</p> <p>(b) involving a business use— café, cake shop, fast food premises, food delivery service, hot bread shop, laundromat, medical centre, office, professional office, restaurant, shop, snack bar, or takeaway food premises or general store operating between the hours of 6.00 a.m. to 9.00 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 where situated on land designated Urban Centre (T5), Urban Core (T6) or Special District on an approved Neighbourhood Master Plan.</p> <p>Impact 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 Future Urban Zone (division 4)</p> <p>Traditional Neighbourhood Design Code (Part 12, division 3)</p>
Multiple Residential	<p>Code Assessable where situated on land designated General Urban (T4), Urban Centre (T5), Urban Core (T6) or Special District on an approved Neighbourhood Master Plan, unless caravan park</p> <p>Impact Assessable<sup>7</sup> otherwise</p>	<p>Ripley Valley Master Planned Area Structure Plan Code (Part 15)—particularly the specific outcomes in section 15.3.3 and the Future Urban Zone (division 4)</p> <p>Traditional Neighbourhood Design Code (Part 12, division 3)</p>
Single Residential	<p>Self Assessable if—</p> <p>(a) on a lot with a frontage width of 12 metres or greater on land designated Sub-Urban (T3) on an approved Neighbourhood Master Plan; or</p> <p>(b) on a lot with a frontage width of 6 metres or greater on land designated General Urban (T4) or Urban Centre (T5) on an approved Neighbourhood Master Plan; or</p> <p>(c) where outside of the areas referred to in clauses (a) and (b) above; and</p> <p>(i) on a lot connected to a reticulated sewer network with a frontage width of 15 metres or greater and an area of 450m<sup>2</sup> or greater; or</p>	<p>If Self Assessable—acceptable solutions in the Traditional Neighbourhood Design Code (Part 12, division 17)</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 Future Urban Zone (division 4)</p> <p>(b) Traditional Neighbourhood Design Code (Part 12, division 3)</p>



Column 1 Defined use or use class <sup>4</sup>	Column 2 Assessment category <sup>5</sup>	Column 3 Relevant assessment criteria <sup>6</sup> —applicable code if development is self-assessable or requires code assessment
	(ii) on a lot which is not connected to a reticulated sewerage network and with an area of 4,000 m <sup>2</sup> or greater  Code Assessable if— (a) if the use does not meet the criteria for self assessable development as outlined above; or (b) the applicable Code for Self Assessable development is not complied with.	
Temporary Accommodation	Code Assessable where situated on land designated General Urban (T4), Urban Centre (T5), Urban Core (T6) or Special District on an approved Neighbourhood Master Plan, unless camping ground, caravan park or farm stay accommodation. Impact Assessable <sup>7</sup> otherwise	Ripley Valley Master Planned Area Structure Plan Code (Part 15)—particularly the specific outcomes in section 15.3.3 and the Future Urban Zone (division 4)  Traditional Neighbourhood Design Code (Part 12, division 3)
<b>COMMERCIAL / INDUSTRIAL</b>		
Business Use—inconsistent use class if involving the use of (a) more than 6,000m <sup>2</sup> of gross floor area for retailing or 500m <sup>2</sup> of gross floor area for office on land designated Urban Centre (T5) UC2 Sub Area (Major Neighbourhood Centre) on an approved Neighbourhood Master Plan; or (b) more than 3,000m <sup>2</sup> of gross floor area for retailing or 200m <sup>2</sup> of gross floor area for office on land designated Urban Centre (T5) UC3 Sub Area (Local Neighbourhood Centre) on an approved Neighbourhood Master Plan [refer s 15.4.4(3)]	Exempt if— (a) located within an existing building approved for business use; and (b) operating between the hours of 6.00 a.m. to 9.00 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).  Code Assessable if, other than in an existing building approved for a business use and— (a) involving the use of up to 6,000m <sup>2</sup> of gross floor area for retailing or up to 500m <sup>2</sup> of gross floor area for offices on land designated Urban Centre (T5) UC2 Sub Area (Major Neighbourhood Centre) on an approved Neighbourhood Master Plan; or (b) involving the use of up to 3,000m <sup>2</sup> of gross floor area for retailing or up to 200m <sup>2</sup> of gross floor area for offices on land designated Urban Centre (T5) UC3 Sub Area (Local Neighbourhood Centre) on an approved Neighbourhood Master Plan; or (c) involving the use of land designated Urban Centre (T5) UC1 Sub Area, or Urban Core (T6) or Special District on an approved Neighbourhood Master Plan.  Impact Assessable <sup>7</sup> otherwise	Ripley Valley Master Planned Area Structure Plan Code (Part 15)—particularly the specific outcomes in section 15.3.3 and the Future Urban Zone (division 4)  Traditional Neighbourhood Design Code (Part 12, division 3)
Extractive Industry—inconsistent use [refer s 15.4.4(3)]	Impact Assessable	Ripley Valley Master Planned Area Structure Plan Code (Part 15)—particularly the specific outcomes in section 15.3.3 and the Future Urban Zone (division 4)



Column 1 Defined use or use class <sup>4</sup>	Column 2 Assessment category <sup>5</sup>	Column 3 Relevant assessment criteria <sup>6</sup> —applicable code if development is self-assessable or requires code assessment
General Industry— inconsistent use class [refer s 15.4.4(3)]	Impact Assessable	Ripley Valley Master Planned Area Structure Plan Code (Part 15)—particularly the specific outcomes in section 15.3.3 and the Future Urban Zone (division 4) Traditional Neighbourhood Design Code (Part 12, division 3)
General Store	Exempt if— (a) located within an existing building approved for business use or a general store; and (b) operating between the hours of 6.00 a.m. to 9.00 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).  Code Assessable if other than in an existing building approved for business use or a general store, where situated on land designated Urban Centre (T5), Urban Core (T6) or Special District on an approved Neighbourhood Master Plan. Impact Assessable <sup>7</sup> otherwise	Ripley Valley Master Planned Area Structure Plan Code (Part 15)—particularly the specific outcomes in section 15.3.3 and the Future Urban Zone (division 4) Traditional Neighbourhood Design Code (Part 12, division 3)
Nuclear Industry— inconsistent use [refer s 15.4.4(3)]	Impact Assessable	Ripley Valley Master Planned Area Structure Plan Code (Part 15)—particularly the specific outcomes in section 15.3.3 and the Future Urban Zone (division 4) Traditional Neighbourhood Design Code (Part 12, division 3)
Plant Nursery (Wholesale)	Exempt if— (a) the lot is one hectare or more in area; and (b) does not involve the clearing of more than 0.5 hectares of native vegetation in any five year period; and (c) where involving vegetation clearing, complies with the acceptable solutions applicable to clauses (1) to (3) 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 Future Urban Zone (division 4); (b) Vegetation Management Code (Part 12, division 4); (c) Traditional Neighbourhood Design Code (Part 12, division 3)
Service Trades Use— inconsistent use class, [refer s 15.4.4(3)]	Exempt if— (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).  Code Assessable if, other than in an existing building approved for a service trades use on land designated Special District on an approved Neighbourhood Master Plan. Impact Assessable <sup>7</sup> otherwise	Ripley Valley Master Planned Area Structure Plan Code (Part 15)—particularly the specific outcomes in section 15.3.3 and the Future Urban Zone (division 4) Traditional Neighbourhood Design Code (Part 12, division 3)



Column 1 Defined use or use class <sup>4</sup>	Column 2 Assessment category <sup>5</sup>	Column 3 Relevant assessment criteria <sup>6</sup> —applicable code if development is self-assessable or requires code assessment
<p>Shopping Centre— inconsistent use class if involving the use of</p> <p>(a) more than 6,000m<sup>2</sup> of gross floor area for retailing on land designated Urban Centre (T5) UC2 Sub Area (Major Neighbourhood Centre) on an approved Neighbourhood Master Plan; or</p> <p>(b) more than 3,000m<sup>2</sup> of gross floor area for retailing on land designated Urban Centre (T5) UC3 Sub Area (Local Neighbourhood Centre) on an approved Neighbourhood Master Plan,</p> <p>[refer s 15.4.4(3)]</p>	<p>Code Assessable if—</p> <p>(a) involving the use of up to 6,000m<sup>2</sup> of gross floor area for retailing on land designated Urban Centre (T5) UC2 Sub Area (Major Neighbourhood Centre) on an approved Neighbourhood Master Plan; or</p> <p>(b) involving the use of up to 3,000m<sup>2</sup> of gross floor area for retailing on land designated Urban Centre (T5) UC3 Sub Area (Local Neighbourhood Centre) on an approved Neighbourhood Master Plan; or</p> <p>(c) involving the use of land designated Urban Centre (T5) UC1 Sub Area, Urban Core (T6) or Special District on an approved Neighbourhood Master Plan.</p> <p>Impact Assessable<sup>7</sup> otherwise</p>	<p>Ripley Valley Master Planned Area Structure Plan Code (Part 15)—particularly the specific outcomes in section 15.3.3 and the Future Urban Zone (division 4)</p> <p>Traditional Neighbourhood Design Code (Part 12, division 3)</p>
<p>Special Industry— inconsistent use class [refer s 15.4.4(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 Future Urban Zone (division 4)</p> <p>Traditional Neighbourhood Design Code (Part 12, division 3)</p>
<p>Temporary Sales Office</p>	<p>Code Assessable</p>	<p>Ripley Valley Master Planned Area Structure Plan Code (Part 15)—particularly the specific outcomes in section 15.3.3 and the Future Urban Zone (division 4)</p> <p>Traditional Neighbourhood Design Code (Part 12, division 3)</p>
<b>RECREATION / ENTERTAINMENT</b>		
<p>Entertainment Use— inconsistent use class, where situated on land designated Sub-Urban (T3) or General Urban (T4) on an approved Neighbourhood Master Plan [refer s 15.4.4(3)]</p>	<p>Code Assessable if—</p> <p>(a) where situated on land designated Urban Centre (T5) on an approved Neighbourhood Master Plan and the use operates between the hours of 6.00 a.m. to 10.00 p.m.; or</p> <p>(b) where situated on land designated Urban Core (T6) or Special District on an approved Neighbourhood Master Plan and the use operates between the hours of 6.00 a.m. to midnight.;</p> <p>Impact Assessable<sup>7</sup> otherwise</p>	<p>Ripley Valley Master Planned Area Structure Plan Code (Part 15)—particularly the specific outcomes in section 15.3.3 and the Future Urban Zone (division 4)</p> <p>Traditional Neighbourhood Design Code (Part 12, division 3)</p>
<p>Night Court</p>	<p>Code Assessable, if the use is—</p> <p>(a) located on a site which is greater than 1ha in area; and</p> <p>(b) situated not less than 20 metres from the property boundary.</p> <p>Impact 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 Future Urban Zone (division 4)</p> <p>Traditional Neighbourhood Design Code (Part 12, division 3)</p>

<sup>7</sup> A preliminary approval under Section 3.1.6 of IPA may determine the assessment category (e.g. code assessment) to be followed for subsequent development. Also refer to Note 4.8.4L which deals with Concept Plans.





Column 1 Defined use or use class <sup>4</sup>	Column 2 Assessment category <sup>5</sup>	Column 3 Relevant assessment criteria <sup>6</sup> —applicable code if development is self-assessable or requires code assessment
Park	Exempt unless involving illuminated sporting activities. 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 Future Urban Zone (division 4); (b) Recreation and Entertainment Code (Part 12, division 11); (c) Traditional Neighbourhood Design Code (Part 12, division 3)
Recreation Use— inconsistent use class, if — (a) motor sports; or (b) other than outdoor recreation, where situated on land designated Sub-Urban (T3) or General Urban (T4) on an approved Neighbourhood Master Plan [refer s 15.4.4(3)]	Code Assessable, if other than equestrian and coursing sports or motor sports on land designated Urban Centre (T5), Urban Core (T6) or Special District on an approved Neighbourhood Master Plan. Impact Assessable <sup>7</sup> 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 Future Urban Zone (division 4); (b) Recreation and Entertainment Code (Part 12, division 11); (c) Traditional Neighbourhood Design Code (Part 12, division 3)
<b>RURAL</b>		
Agriculture	Exempt if— (a) the lot is one hectare or more in area; and (b) does not involve fruit farming or turf farming within 8km of RAAF Base Amberley; and (c) does not involve the clearing of more than 0.5 hectares of native vegetation in any five year period; and (d) where involving vegetation clearing, complies with the acceptable solutions applicable to clauses (1) to (3) 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 Future Urban Zone (division 4); (b) Vegetation Management Code (Part 12, division 4).
Animal Husbandry	Exempt if— (a) the lot is one hectare or more in area; and (b) does not involve the clearing of more than 0.5 hectares of native vegetation in any five year period; and (c) where involving vegetation clearing, complies with the acceptable solutions applicable to clauses (1) to (3) 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 Future Urban Zone (division 4); (b) Vegetation Management Code (Part 12, division 4).
Forestry—inconsistent use class, [refer s 15.4.4(3)]	Impact Assessable	Ripley Valley Master Planned Area Structure Plan Code (Part 15)—particularly the specific outcomes in section 15.3.3 and the Future Urban Zone (division 4)



Column 1 Defined use or use class <sup>4</sup>	Column 2 Assessment category <sup>5</sup>	Column 3 Relevant assessment criteria <sup>6</sup> —applicable code if development is self-assessable or requires code assessment
Intensive Animal Husbandry—inconsistent use class, unless a stable, [refer s 15.4.4(3)]	Code Assessable, if a stable and 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 Future Urban Zone (division 4) Intensive Animal Husbandry Code (Part 12, division 4) Traditional Neighbourhood Design Code (Part 12, division 3)
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 Future Urban Zone (division 4) Traditional Neighbourhood Design Code (Part 12, division 3)
<b>OTHER</b>		
Aviation Use—inconsistent use class, unless a helipad [refer s 15.4.4(3)]	Impact Assessable	Ripley Valley Master Planned Area Structure Plan Code (Part 15)—particularly the specific outcomes in section 15.3.3 and the Future Urban Zone (division 4)
Carpark	Code Assessable	Ripley Valley Master Planned Area Structure Plan Code (Part 15)—particularly the specific outcomes in section 15.3.3 and the Future Urban Zone (division 4) Traditional Neighbourhood Design Code (Part 12, division 3)
Community Use—inconsistent use, if a cemetery or crematorium [refer s 15.4.4(3)]	Code Assessable, if other than a cemetery, crematorium or emergency services depot on land designated Urban Centre (T5), Urban Core (T6) or Special District on an approved Neighbourhood Master Plan. Impact Assessable otherwise	Community Use Code (Part 12, division 12) Ripley Valley Master Planned Area Structure Plan Code (Part 15)—particularly the specific outcomes in section 15.3.3 and the Future Urban Zone (division 4) Traditional Neighbourhood Design Code (Part 12, division 3)
Correctional Centre—inconsistent use [refer s 15.4.4(3)]	Impact Assessable	Ripley Valley Master Planned Area Structure Plan Code (Part 15)—particularly the specific outcomes in section 15.3.3 and the Future Urban Zone (division 4) Traditional Neighbourhood Design Code (Part 12, division 3)
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 Future Urban Zone (division 4) Traditional Neighbourhood Design Code (Part 12, division 3)
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 Future Urban Zone (division 4)
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 Future Urban Zone (division 4) Traditional Neighbourhood Design Code (Part 12, division 3) Recreation and Entertainment Code (Part 12, division 11)
<b>Other (not defined)</b>	<b>Assessment Category</b>	<b>Relevant assessment criteria<sup>8</sup>—applicable code if development is self-assessable or requires code assessment</b>
All except use for a road <sup>9</sup>	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 Future Urban Zone (division 4)

<sup>8</sup> For impact assessable development, 'relevant assessment criteria' are provided to assist the preparation of an application and in no way affect the regard given to the planning scheme as a whole in accordance with Section 3.5.5 of the IPA.

<sup>9</sup> All roads are included in a zone but use for a road is not defined. The table indicates that use for a road remains exempt under a planning scheme.



**Table 15.4.2: Assessment Categories and Relevant Assessment Criteria for Future Urban Zone—Other Development**

Column 1 Type of development	Column 2 Assessment category <sup>10</sup>	Column 3 Relevant assessment criteria <sup>11</sup> —applicable code if development is self-assessable or requires code assessment
Carrying out building work not associated with a material change of use <sup>12</sup>	Self Assessable <sup>13</sup> , 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— Ripley Valley Master Planned Area Structure Plan Code (Part 15)—particularly the specific outcomes in section 15.3.3 and the Future Urban Zone (division 4).
Clearing of Vegetation—not associated with a material change of use	Exempt if involving vegetation clearing which complies with the acceptable solutions applicable to clause (5) in column 2 of Table 12.4.1 in the Vegetation Management Code (Part 12, division 4).  Self Assessable if— (a) involving the clearing of 0.5 hectares or less of native vegetation in any five year period; and (b) the acceptable solutions of the applicable code for Self Assessable Development are complied with.  Code Assessable if— (a) involving the clearing of more than 0.5 hectares of native vegetation in any five year period; or (b) the applicable code for Self Assessable Development is not complied with.	If Self Assessable—acceptable solutions applicable to clauses (1) to (4) in column 2 of Table 12.4.1 in the Vegetation Management Code (Part 12, division 4).  If Code Assessable— (a) Ripley Valley Master Planned Area Structure Plan Code (Part 15)—particularly the specific outcomes in section 15.3.3 and the Future Urban Zone (division 4); (b) Vegetation Management Code (Part 12, division 4).
Earthworks—not associated with a material change of use	Exempt if earthworks which meet the criteria set out in Schedule 8.  Code Assessable if the criteria for exempt do not apply.	Earthworks Code (Part 12, division 15)  Ripley Valley Master Planned Area Structure Plan Code (Part 15)—particularly the specific outcomes in section 15.3.3 and the Future Urban Zone (division 4)
Minor Building Work	Exempt, if— (a) the Planning Scheme Building Matters Code is complied with; and (b) the requisite number of parking spaces are provided for the use in accordance with the Traditional Neighbourhood Design Code (Part 12, division 3).  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 Future Urban Zone (division 4); (b) Planning Scheme Building Matters Code (Part 12, division 16); (c) Traditional Neighbourhood Design Code (Part 12, division 3)).
Placing an advertising device on premises	Exempt if an advertising device which meets the criteria set out in Schedule 9, Part 1.  Impact Assessable if a billboard with a signface area of more than 6.0m <sup>2</sup> .  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 Future Urban Zone (division 4)



Column 1 Type of development	Column 2 Assessment category <sup>10</sup>	Column 3 Relevant assessment criteria <sup>11</sup> —applicable code if development is self-assessable or requires code assessment
Reconfiguring a lot <sup>14</sup>	Code Assessable, if – (a) situated on land designated Sub-Urban (T3), General Urban (T4), Urban Centre (T5), Urban Core (T6) or Special District on an approved Neighbourhood Master Plan; or (b) involving a reconfiguration which does not create more than one (1) additional lot. Impact Assessable otherwise. <sup>15</sup>	Ripley Valley Master Planned Area Structure Plan Code (Part 15)—particularly the specific outcomes in section 15.3.3 and the Future Urban Zone (division 4) 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 <sup>14</sup>	Code Assessable if the reconfiguring or material change of use is assessable development.	Reconfiguring a Lot Code (Part 12, division 5) Traditional Neighbourhood Design Code (Part 12, division 3) Earthworks Code (Part 12, division 15) <b>NOTE</b> The provisions of Planning Scheme Policy 3 – General Works may also apply depending on the nature of the operational work.
Other	Exempt	

<sup>10</sup> Assessment categories may also be affected by overlays. See overlay maps to determine whether the land is affected.

<sup>11</sup> For impact assessable development, 'relevant assessment criteria' are provided to assist the preparation of an application and in no way affect the regard given to the planning scheme as a whole in accordance with section 3.5.5 of the IPA.

<sup>12</sup> See Ipswich Planning Scheme Users Guide 2 for examples that explain the type of development involved in different proposals.

<sup>13</sup> This does not include building work that under IPA Schedule 8, is exempt and cannot be made self-assessable or assessable by a planning scheme.

<sup>14</sup> Under IPA, Schedule 9, the reconfiguring of a lot is exempt and cannot be made self-assessable or assessable by a planning scheme if the proposal is for amalgamating 2 or more lots, for a building format plan that does not subdivide the land, in relation to the Acquisition of Land Act 1967, or on Strategic Port Land.

<sup>15</sup> A preliminary approval under Section 3.1.6 of IPA may determine the assessment category (e.g. code assessment) to be followed for subsequent development. Also refer to Note 4.8.4L which deals with Concept Plans.

