

**Division 6—Rural/Constrained (T2) Zone:  
Assessment Criteria and Assessment  
Tables**

**15.6.1 Rural/Constrained (T2) Zone**

The provisions in this division relate to the Rural/Constrained (T2) Zone as follows—

- overall outcomes (section 15.6.2);
- specific outcomes and probable solutions as follows—
  - effects of development – general (section 15.6.3);
  - effects of development within Sub Areas (section 15.6.4);
  - consistent and inconsistent uses, use classes and other development (section 15.6.5);
- assessment tables (Tables 15.6.1 and 15.6.2).

**15.6.2 Overall Outcomes for Rural/Constrained (T2) Zone**

- (1) The overall outcomes are the purpose of the Rural/Constrained (T2) Zone.

**NOTE 15.6.2A**  
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 Rural/Constrained (T2) Zone are the following—

- (a) The Rural/Constrained (T2) Zone caters for—
- (i) land where the future use cannot be definitively stated at this time;
  - (ii) the use and management of sites which perform a land use transition or buffering role; or
  - (iii) promoting a flexible approach to uses and works on land which is constrained.
- (b) Uses and works within the Rural/Constrained (T2) Zone are located, designed and managed to—
- (i) be compatible with the amenity and character of surrounding lands;
  - (ii) maintain townscape character and amenity;

- (iii) maintain the safety of people, buildings and works; and
- (iv) avoid significant adverse effects on the natural environment.

**NOTE 15.6.2B**

(1) Some of the land within the Rural/Constrained (T2) Zone is affected by development constraints, particularly flooding, mining, steep slopes and matters associated with noise impacts from the operations of the RAAF Base Amberley.

(2) Refer to the overlay maps and Part 11 to determine whether a proposal is affected by an overlay.

**15.6.3 Effects of Development – General**

**NOTE 15.6.3A**

(1) The specific outcomes which are sought to apply generally throughout the Rural/Constrained (T2) Zone are set out below.

(2) It is important that short term decisions regarding the Sub Areas do not prejudice the realisation of the listed opportunities for each Sub Area.

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

- (a) Uses and works reflect the local character, protect the amenity of the surrounding area and protect and enhance views along important view corridors and landmark features having regard to—
- (i) building height;
  - (ii) places of cultural significance or streetscape value;
  - (iii) boundary clearances/buffers and in particular the possible implications for adjoining lands, including the potential restriction on the current or future use of such land;
  - (iv) building setbacks from the road network;
  - (v) avoiding large expanses of blank walls, particularly where visually prominent; and
  - (vi) the form, scale, bulk, style and siting of buildings.
- (b) Uses and works do not have a significant detrimental impact on the amenity of nearby residents or the surrounding area, including through the—



- (i) emission of odours, noise, dust, waste products, light, electrical interference or otherwise; or
- (ii) generation of traffic travelling to or from the site.
- (c) Buildings are generally up to two storeys in height.
- (d) Additional storeys are not provided unless appropriate with—
  - (i) the scale of adjoining development; and
  - (ii) the extent of fall across the land; and
  - (iii) the character and amenity of the area and overall townscape.
- (e) Buildings are setback a minimum of 6 metres from the street alignment, unless otherwise specified.

**(2) Plan of Development**

**Specific Outcomes**

All land included in the Rural/Constrained (T2) Zone is developed in accordance with a Plan of Development indicating—

- (a) the type and location of uses on the site; and
- (b) the density and/or intensity of uses and works and where known, the size and location of proposed buildings and other structures and details regarding vehicle access and movement onto and through the site.

**NOTE 15.6.3B**

The level of detail required for preparation of a Plan of Development will vary from site to site, according to the area of land involved and the range of activities proposed for that site.

**(3) 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; and
  - (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.

**(4) Provision of Infrastructure**

**Specific Outcomes**

- (a) General, development in the Rural/Constrained (T2) Zone that requires urban infrastructure in order to mitigate environmental impacts ensures that—
  - (i) the 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); and
  - (iii) 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.

**(5) Effluent Treatment and Disposal**

**Specific Outcome**

- (a) Uses are able to be—
  - (i) connected to the reticulated sewerage network; or



- (ii) provided with adequate on-site effluent treatment and disposal<sup>26</sup>.

**(6) Vegetation/Landscaping**

**Specific Outcome**

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

**15.6.4 Effects of Development within Sub Areas**

**NOTE 15.6.4A**

- (1) The Rural/Constrained (T2) Zone includes four (4) Sub Areas, as outlined below.
- (2) The location of the Sub Areas are—
  - (a) depicted on the Zoning Maps Z24, Z25, Z33, Z34, Z42; and
  - (b) described below.

**(1) Sub Area RC1RV – Fischer Road, South Ripley**

**NOTE 15.6.4B**

- (1) The Sub Area is situated within the buffer to the Swanbank Power Station, and is therefore intended to contain low intensity land uses.
- (2) There is potential to site large lot home sites adjacent to Fischer Road, subject to geotechnical and acoustic investigations to determine actual house sites and appropriate methods of construction.
- (3) Most of the land is to be retained in its natural state, thereby providing a buffer to the power station (from a noise amelioration perspective) and Bundamba Creek in order to support a wildlife corridor.

**Specific Outcome**

- (a) Land adjacent to Fisher Road may potentially be developed for rural housing style allotments, with—
  - (i) a minimum lot size of 4,000m<sup>2</sup>;
  - (ii) building envelopes and houses positioned close to Fisher Road; and
  - (iii) the rear of the allotments forming part of a buffer to the Regionally Significant Business and Industry Area to the east.

**(2) Sub Area RC2RV – Picturesque Rural Valley, South Ripley**

**NOTE 15.6.4C**

- (1) This area comprises a picturesque valley to the south east of Bundamba Creek, at the southern extremity of the Ripley Valley.
- (2) The area has significant potential for eco-tourism and nature and rural based recreation.
- (3) Detailed, careful consideration will need to be given to any proposal for intensive animal husbandry to ensure that there is no significant adverse effects on the amenity of existing or planned future development or the scenic rural character of the area.
- (4) Such proposals may also warrant time limitations in order to enable subsequent review.

- (a) Reconfigurations in the RC2RV Sub Area are generally limited to the ‘amalgamation’ or ‘consolidation’ of existing lots to the general exclusion of most other lot reconfigurations

**Specific Outcomes**

- (a) New uses and works are designed, constructed and located to—
  - (i) protect the scenic rural character of the area;
  - (ii) ensure that buildings remain as unobtrusive elements in the rural landscape;
  - (iii) conceal or screen large buildings behind existing vegetation; and
  - (iv) utilise building materials that match the natural colours which predominate in the area’s landscape and avoid the use of building materials which cause glare or contain primary colours.
- (b) Suitable uses for the area may include—
  - (i) low intensity rural land use activities such as grazing and the growing of fodder crops;
  - (ii) eco-tourism and nature based recreation; and
  - (iii) rural based recreation, including farm stay accommodation and riding establishments.

<sup>26</sup> For further information about requirements for on-site effluent treatment and disposal, refer to Standard Sewerage Law and On-Site Sewerage Code.



**(3) Sub Area RC3RV – Swanbank Buffer**

**NOTE 15.6.4D**

- (1) The land was originally situated within the business and industry buffer for the Swanbank/New Chum enterprise park, however the land has been isolated from the proposed enterprise park by the Centenary Highway and the Ipswich Springfield Transit Corridor.
- (2) It is necessary to retain an amenity buffer to both the enterprise park and the Centenary Highway and Ipswich Springfield Transit Corridor.
- (3) Most of the land is to be retained in its natural state.
- (4) The area is constrained by difficult topography of 15-25% slope, bushfire risk and underground mining and mining influence.
- (5) Geotechnical and acoustic issues are to be further investigated to determine suitable uses for the area.

**Specific Outcome**

- (a) New uses and works are designed, constructed and located to—
  - (i) protect the scenic character of the area;
  - (ii) ensure that buildings remain as unobtrusive elements in the landscape;
  - (iii) conceal or screen large buildings behind existing vegetation; and
  - (iv) utilise building materials that match the natural colours which predominate in the area's landscape and avoid the use of building materials which cause glare or contain primary colours.
- (b) Uses and works within the RC3RV Sub Area are located, designed and managed to—
  - (i) conserve the natural features/values of the land;
  - (ii) be compatible with surrounding uses and works;
  - (iii) minimise soil erosion, landslip and siltation of watercourses and achieve sound catchment management practices;
  - (iv) avoid modification of riparian areas;
  - (v) maintain the scenic value and visual quality of areas within the zone, particularly prominent ridgelines and escarpments;
  - (vi) maintain the safety of people, buildings and works; and

(vii) avoid significant adverse effects on the natural environment.

- (c) Reconfigurations in those parts of the RC3RV Sub Area that are subject to development constraints are generally limited to the 'amalgamation' or 'consolidation' of existing lots to the general exclusion of most other lot reconfigurations.
- (d) Uses and works avoid land with slopes greater than 20% or on geologically unstable land.
- (e) Road access to the Swanbank Interchange is avoided.

**(4) Sub Area RC4RV – RAAF Base Amberley Noise Buffer**

- (a) The RC4RV Sub Area contains land affected by noise impacts from RAAF Base Amberley.
- (b) Further housing or reconfigurations of a lot are generally discouraged.
- (c) Uses generally comprise those of a low intensity non-urban/rural nature, with urban residential, commercial and industrial uses discouraged.
- (d) Recreation uses may be appropriate subject to an assessment of access/traffic considerations and likely impact on the amenity of nearby residences.
- (e) Uses within the RC4RV Sub Area are provided with a level of infrastructure appropriate to the zone, in particular suitable road access, electricity, telecommunications and adequate water supply, on-site effluent treatment and disposal and garbage disposal.
- (f) Uses and works within RC4RV are located, designed and managed to—
  - (i) be compatible with the amenity and character of surrounding lands;
  - (ii) maintain the safety of people, buildings and works;
  - (iii) conserve places of cultural significance and streetscape value;
  - (iv) maintain views to places of cultural significance and streetscape value; and
  - (v) avoid significant adverse effects on the natural environment.



**NOTE 15.6.4E**

(1) The land within the Rural/Constrained Sub Area 4 is affected by significant development constraints, particularly defence requirements.

Refer to—

- (a) Map OV7B;
- (b) State Planning Policy 1/02 – Development in the Vicinity of Certain Airports and Aviation Facilities; and
- (c) Table 11.4.2, section 11.4.9 (Defence Facilities), Part 11 (Overlays) of this Planning Scheme.

- (g) New dwellings, if any, are designed and sited to minimise impacts on residential amenity, having particular regard to—
  - (i) noise attenuation and other noise abatement measures; and
  - (ii) use of intervening vegetation.
- (h) The owner/applicant for a new dwelling provides a written acknowledgment of the likely impacts on residential amenity.
- (i) Buildings are generally limited to one to two storeys in height.
- (j) Additional storeys are not provided unless appropriate with—
  - (i) the scale of adjoining development; and
  - (ii) the extent of fall across the land; and
  - (iii) the character and amenity of the area and overall townscape.

**15.6.5 Consistent and Inconsistent Uses, Use Classes and Other Development**

**Specific Outcomes**

- (1) The following defined uses, use classes and other development categories are consistent uses in the Rural/ Constrained (T2) Zone —
  - (a) agriculture, if the lot is one hectare or more in area, unless fruit farming or turf farming within 8km of RAAF Base Amberley;
  - (b) animal husbandry if the lot is one hectare or more in area;
  - (c) caretaker residential;
  - (d) carrying out building works not associated with a material change of use, if building work on existing buildings on site and which comply 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, if complying with the Home Based Activities Code;
- (h) intensive animal husbandry, if within RC2RV and—
  - (i) a stable; or
  - (ii) a horse training/riding establishment;
- (i) minor building work;
- (j) minor utility;
- (k) park, if not involving illuminated sporting activities;
- (l) placing an advertising device on premises which complies with the Advertising Devices Code; and
- (m) plant nursery (wholesale), if within RC2RV.

(2) The following defined uses, use classes and other development categories are consistent with the outcomes sought for the Rural/Constrained (T2) 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, unless fruit farming or turf farming within 8km of RAAF Base Amberley;
- (b) animal husbandry, if the lot is less than one hectare in area;
- (c) aviation use, if a helipad in RC2RV;
- (d) carpark;
- (e) carrying out operational work for reconfiguring a lot or in association with a material change of use;
- (f) dual occupancy;
- (g) forestry;
- (h) general store;
- (i) intensive animal husbandry, unless listed—
  - (i) as consistent in section (1) above; or
  - (ii) as inconsistent in section (3) below;
- (j) major utility;
- (k) mixed residential and commercial residential (large scale)—
  - (i) if located within an existing building approved for mixed commercial and residential large; and
  - (ii) 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) mixed residential and commercial residential (small scale)—
  - (i) if located within an existing building approved for mixed commercial and residential small; and
  - (ii) 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);
- (m) night court;
- (n) park, if involving illuminated sporting activities;
- (o) plant nursery (wholesale) in RC1RV or RC3RV;
- (p) reconfiguring a lot;
- (q) recreation use, unless listed as inconsistent in section (3) below;
- (r) single residential;
- (s) temporary accommodation;
- (t) temporary sales office;
- (u) tourist facility; and
- (v) 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 Rural/Constrained (T2) Zone ; and constitute undesirable development which is unlikely to be approved—

- (a) aviation use, unless a helipad a helipad in RC2RV;
- (b) business use;
- (c) community use;
- (d) correctional centre;
- (e) display housing;
- (f) entertainment use;
- (f) extractive industry;
- (g) general industry;
- (h) institutional residential;
- (i) intensive animal husbandry, unless within RC2RV and—
  - (i) a stable; or
  - (ii) a horse training/riding establishment;

- (j) multiple residential;
- (k) nuclear industry;
- (l) recreation use, if motor sports complex;
- (m) service trades use;
- (n) shopping centre; or
- (o) special industry.





**Table 15.6.1: Assessment Categories and Relevant Assessment Criteria for Rural/ Constrained (T2) Zone —Making a Material Change of Use**

Column 1 Defined use or use class <sup>27</sup>	Column 2 Assessment category <sup>28</sup>	Column 3 Relevant assessment criteria <sup>29</sup> —applicable code if development is self-assessable or requires code assessment
<b>RESIDENTIAL</b>		
Caretaker Residential	Exempt	Ripley Valley Master Planned Area Structure Plan Code (Part 15)—particularly the specific outcomes in section 15.3.3 and the Rural/ Constrained (T2) Zone (division 6)  Traditional Neighbourhood Design Code (Part 12, division 3)
Display Housing	Code Assessable.	Ripley Valley Master Planned Area Structure Plan Code (Part 15)—particularly the specific outcomes in section 15.3.3 and the Rural/ Constrained (T2) Zone (division 6)  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 Rural/ Constrained (T2) Zone (division 6)  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 Rural/ Constrained (T2) Zone (division 6)
Institutional Residential—inconsistent use class.	Impact Assessable	Ripley Valley Master Planned Area Structure Plan Code (Part 15)—particularly the specific outcomes in section 15.3.3 and the Rural/ Constrained (T2) Zone (division 6)  Traditional Neighbourhood Design Code (Part 12, division 3)
Mixed Residential and Commercial (Large Scale)—inconsistent use class if auction depot, bulky goods sales, broadcasting station, funeral premises, hotel, medical centre, office, professional office, service station, vehicle sales premises, or veterinary clinic [refer s 15.6.5(3)]	Code Assessable if—  (a) located within an existing building approved for Mixed Residential and Commercial (Large Scale); and  (b) operating between the hours of 6.00 a.m. to 6.00 p.m.; and  (c) the requisite number of parking spaces are provided for the use in accordance with the Traditional Neighbourhood Design Code (Part 12, division 3).  Impact Assessable otherwise	Ripley Valley Master Planned Area Structure Plan Code (Part 15)—particularly the specific outcomes in section 15.3.3 and the Rural/ Constrained (T2) Zone (division 6)  Traditional Neighbourhood Design Code (Part 12, division 3)

<sup>27</sup> See Schedule 1 (directory), division 1 (defined uses and use classes).

<sup>28</sup> Assessment categories may also be affected by overlays. See overlay maps to determine whether the land is affected.

<sup>29</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.



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Mixed Residential and Commercial (Small Scale)—inconsistent use class if auction depot, bulky goods sales, broadcasting station, funeral premises, hotel, medical centre, office, professional office, service station or vehicle sales premises, [refer s 15.6.5(3)]	Code if— (a) located within an existing building approved for Mixed Residential Commercial (Small Scale)— ; and (b) operating between the hours of 6.00 a.m. to 6.00 p.m.; and (c) the requisite number of parking spaces are provided for the use in accordance with the Traditional Neighbourhood Design Code (Part 12, division 3).  Impact Assessable otherwise	Ripley Valley Master Planned Area Structure Plan Code (Part 15)—particularly the specific outcomes in section 15.3.3 and the Rural/Constrained (T2) Zone (division 6)  Traditional Neighbourhood Design Code (Part 12, division 3)
Multiple Residential—inconsistent use class [refer s 15.6.5(3)]	Impact Assessable	Ripley Valley Master Planned Area Structure Plan Code (Part 15)—particularly the specific outcomes in section 15.3.3 and the Rural/Constrained (T2) Zone (division 6)  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 Rural/Constrained (T2) Zone (division 6)  Traditional Neighbourhood Design Code (Part 12, division 3)
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 Rural/Constrained (T2) Zone (division 6)  Traditional Neighbourhood Design Code (Part 12, division 3)
<b>COMMERCIAL / INDUSTRIAL</b>		
Business Use—inconsistent use [refer s 15.6.5(3)]	Impact Assessable	Ripley Valley Master Planned Area Structure Plan Code (Part 15)—particularly the specific outcomes in section 15.3.3 and the Rural/Constrained (T2) Zone (division 6)  Traditional Neighbourhood Design Code (Part 12, division 3)
Extractive Industry—inconsistent use [refer s 15.6.5(3)]	Impact Assessable.	Ripley Valley Master Planned Area Structure Plan Code (Part 15)—particularly the specific outcomes in section 15.3.3 and the Rural/Constrained (T2) Zone (division 6)
General Industry—inconsistent use [refer s 15.6.5(3)]	Impact Assessable.	Ripley Valley Master Planned Area Structure Plan Code (Part 15)—particularly the specific outcomes in section 15.3.3 and the Rural/Constrained (T2) Zone (division 6)  Traditional Neighbourhood Design Code (Part 12, division 3)
General Store	Impact Assessable	Ripley Valley Master Planned Area Structure Plan Code (Part 15)—particularly the specific outcomes in section 15.3.3 and the Rural/Constrained (T2) Zone (division 6)  Traditional Neighbourhood Design Code (Part 12, division 3)
Nuclear Industry—inconsistent use [refer s 15.6.5(3)]	Impact Assessable	Ripley Valley Master Planned Area Structure Plan Code (Part 15)—particularly the specific outcomes in section 15.3.3 and the Rural/Constrained (T2) Zone (division 6)  Traditional Neighbourhood Design Code (Part 12, division 3)





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Plant Nursery (Wholesale)	Exempt if— (a) located within RC2RV; and (b) the lot is one hectare or more in area; 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 Rural/ Constrained (T2) Zone (division 6); (b) Vegetation Management Code (Part 12, division 4); (c) Traditional Neighbourhood Design Code (Part 12, division 3).
Service Trades Use— inconsistent use [refer s 15.6.5(3)]	Impact Assessable	Ripley Valley Master Planned Area Structure Plan Code (Part 15)—particularly the specific outcomes in section 15.3.3 and the Rural/ Constrained (T2) Zone (division 6)  Traditional Neighbourhood Design Code (Part 12, division 3)
Shopping Centre— inconsistent use [refer s 15.6.5(3)]	Impact Assessable	Ripley Valley Master Planned Area Structure Plan Code (Part 15)—particularly the specific outcomes in section 15.3.3 and the Rural/ Constrained (T2) Zone (division 6)  Traditional Neighbourhood Design Code (Part 12, division 3)
Special Industry— inconsistent use class [refer s 15.6.5(3)]	Impact Assessable	Ripley Valley Master Planned Area Structure Plan Code (Part 15)—particularly the specific outcomes in section 15.3.3 and the Rural/ Constrained (T2) Zone (division 6)  Traditional Neighbourhood Design Code (Part 12, division 3)
Temporary Sales Office	Code Assessable	Ripley Valley Master Planned Area Structure Plan Code (Part 15)—particularly the specific outcomes in section 15.3.3 and the Rural/ Constrained (T2) Zone (division 6)  Traditional Neighbourhood Design Code (Part 12, division 3)
<b>RECREATION / ENTERTAINMENT</b>		
Entertainment Use— inconsistent use [refer s 15.6.5(3)]	Impact Assessable	Ripley Valley Master Planned Area Structure Plan Code (Part 15)—particularly the specific outcomes in section 15.3.3 and the Rural/ Constrained (T2) Zone (division 6)  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 Rural/ Constrained (T2) Zone (division 6)
Park	Exempt unless involving illuminated sporting activities.  Code Assessable otherwise.	Ripley Valley Master Planned Area Structure Plan Code (Part 15)—particularly the specific outcomes in section 15.3.3 and the Rural/ Constrained (T2) Zone (division 6)  Recreation and Entertainment Code (Part 12, division 11)  Traditional Neighbourhood Design Code (Part 12, division 3)
Recreation Use— inconsistent use class if a motor sports complex [refer s 15.6.5(3)]	Impact Assessable	Ripley Valley Master Planned Area Structure Plan Code (Part 15)—particularly the specific outcomes in section 15.3.3 and the Rural/ Constrained (T2) Zone (division 6)  Recreation and Entertainment Code (Part 12, division 11)  Traditional Neighbourhood Design Code (Part 12, division 3)



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<b>RURAL</b>		
Agriculture	Exempt if— <ul style="list-style-type: none"> <li>(a) the lot is one hectare or more in area; and</li> <li>(b) does not involve the clearing of 0.5 hectares or less of native vegetation in any five year period; and</li> <li>(c) does not involve fruit farming or turf farming within 8km of RAAF Base Amberley; and</li> <li>(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).</li> </ul> Code Assessable otherwise.	If Code Assessable— <ul style="list-style-type: none"> <li>(a) Ripley Valley Master Planned Area Structure Plan Code (Part 15)—particularly the specific outcomes in section 15.3.3 and the Rural/ Constrained (T2) Zone (division 6);</li> <li>(b) Vegetation Management Code (Part 12, division 4).</li> </ul>
Animal Husbandry	Exempt if— <ul style="list-style-type: none"> <li>(a) the lot is one hectare or more in area; and</li> <li>(b) does not involve the clearing of 0.5 hectares or less of native vegetation in any five year period; and</li> <li>(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).</li> </ul> Code Assessable otherwise.	If Code Assessable— <ul style="list-style-type: none"> <li>(a) Ripley Valley Master Planned Area Structure Plan Code (Part 15)—particularly the specific outcomes in section 15.3.3 and the Rural/ Constrained (T2) Zone (division 6);</li> <li>(b) Vegetation Management Code (Part 12, division 4).</li> </ul>
Forestry	Impact Assessable	Ripley Valley Master Planned Area Structure Plan Code (Part 15)—particularly the specific outcomes in section 15.3.3 and the Rural/ Constrained (T2) Zone (division 6)
Intensive Animal Husbandry—inconsistent use class unless— <ul style="list-style-type: none"> <li>(a) within RC2RV and a stable; or a horse training/riding establishment.</li> </ul> [refer s 15.6.5(3)]	Code Assessable if involving the use of additional land or the erection of new buildings; or within RC2RV and a horse training/riding establishment. Impact Assessable otherwise.	Ripley Valley Master Planned Area Structure Plan Code (Part 15)—particularly the specific outcomes in section 15.3.3 and the Rural/ Constrained (T2) Zone (division 6) Intensive Animal Husbandry Code (Part 12, division 8) Traditional Neighbourhood Design Code (Part 12, division 3)
Wine Making	Code Assessable if within RC2RV Impact Assessable otherwise.	Ripley Valley Master Planned Area Structure Plan Code (Part 15)—particularly the specific outcomes in section 15.3.3 and the Rural/ Constrained (T2) Zone (division 6) Traditional Neighbourhood Design Code (Part 12, division 3)



Column 1 Defined use or use class <sup>27</sup>	Column 2 Assessment category <sup>28</sup>	Column 3 Relevant assessment criteria <sup>29</sup> —applicable code if development is self-assessable or requires code assessment
<b>OTHER</b>		
Aviation Use—inconsistent use class unless a helipad [refer s 15.6.5(3)]	Impact Assessable	Ripley Valley Master Planned Area Structure Plan Code (Part 15)—particularly the specific outcomes in section 15.3.3 and the Rural/Constrained (T2) Zone (division 6) Traditional Neighbourhood Design Code (Part 12, division 3)
Carpark	Code Assessable within RC2RV Impact Assessable otherwise.	Ripley Valley Master Planned Area Structure Plan Code (Part 15)—particularly the specific outcomes in section 15.3.3 and the Rural/Constrained (T2) Zone (division 6) Traditional Neighbourhood Design Code (Part 12, division 3)
Community Use—inconsistent use [refer s 15.6.5(3)]	Impact Assessable	Ripley Valley Master Planned Area Structure Plan Code (Part 15)—particularly the specific outcomes in section 15.3.3 and the Rural/Constrained (T2) Zone (division 6) Community Use Code (Part 12, division 12) Traditional Neighbourhood Design Code (Part 12, division 3)
Correctional Centre—inconsistent use [refer s 15.6.5(3)]	Impact Assessable	Ripley Valley Master Planned Area Structure Plan Code (Part 15)—particularly the specific outcomes in section 15.3.3 and the Rural/Constrained (T2) Zone (division 6)
Major Utility—inconsistent use [refer s 15.6.5(3)], if involving treatment or disposal of putrescibles waste.	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 Rural/Constrained (T2) Zone (division 6)
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 Rural/Constrained (T2) Zone (division 6)
Tourist Facility	Code Assessable if within RC2RV. Impact Assessable otherwise.	Ripley Valley Master Planned Area Structure Plan Code (Part 15)—particularly the specific outcomes in section 15.3.3 and the Rural/Constrained (T2) Zone (division 6) Recreation and Entertainment Code (Part 12, division 11) Traditional Neighbourhood Design Code (Part 12, division 3)
<b>Other (not defined)</b>	<b>Assessment Category</b>	<b>Relevant assessment criteria<sup>30</sup>—applicable code if development is self-assessable or requires code assessment</b>
All except use for a road <sup>31</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 Rural/Constrained (T2) Zone (division 6)

<sup>30</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>31</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 15.6.2: Assessment Categories and Relevant Assessment Criteria for Rural/ Constrained (T2) Zone —Other Development**

Column 1 Type of development	Column 2 Assessment category <sup>32</sup>	Column 3 Relevant assessment criteria <sup>33</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>34</sup>	Self Assessable <sup>35</sup> if building work on an existing building on site. Code Assessable if— (a) the Planning Scheme Building Matters Code is not complied with; or (b) building work other than on an existing building on the site.	If Self Assessable—Planning Scheme Building Matters Code (Part 12, division 16). If Code Assessable— (a) Ripley Valley Master Planned Area Structure Plan Code (Part 15)—particularly the specific outcomes in section 15.3.3 and the Rural/ Constrained (T2) Zone (division 6); (b) Planning Scheme Building Matters Code (Part 12, division 16)
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 Rural/ Constrained (T2) Zone (division 6); (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 Rural/ Constrained (T2) Zone (division 6)
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 Table 12.9.1 of the Parking Code (Part 12, division 9). 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 Rural/ Constrained (T2) Zone (division 6); (b) Planning Scheme Building Matters Code (Part 12, division 16); (c) Traditional Neighbourhood Design Code (Part 12, division 3)
Placing advertising device on premises	Exempt if an advertising device which meets the criteria set out in Schedule 9, Part 6. Impact Assessable if a billboard with a signface area of more than 8.0m <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 Rural/ Constrained (T2) Zone (division 6)



Column 1 Type of development	Column 2 Assessment category <sup>32</sup>	Column 3 Relevant assessment criteria <sup>33</sup> —applicable code if development is self-assessable or requires code assessment
Reconfiguring a lot <sup>36</sup>	<p>Code Assessable if</p> <p>(a) in Sub Area RC1RV and the lot has a minimum area of 4000m<sup>2</sup> to land fronting Fischer Road;</p> <p>(b) in Sub Area RC2RV RC3RV or RC4RV and the reconfiguration is for boundary realignment or for a farm restructuring lot.</p> <p>Impact Assessable otherwise.</p>	<p>For land in the Sub Areas of RC1RV, RC2RV, RC3RV, Reconfiguring a Lot code Part 12 Division 5 Section 5 specific outcomes and probable solution for rural reconfiguring.</p> <p>For land in the Sub Area RC4RV Reconfiguring a lot code Part 12 division 5 section 4 specific outcomes and probable solutions for residential, commercial, industrial and other types of Urban Reconfiguring.</p> <p>Traditional Neighbourhood Design Code (Part 12, division 3)</p> <p>Ripley Valley Master Planned Area Structure Plan Code (Part 15)—particularly the specific outcomes in section 15.3.3 and the Rural/ Constrained (T2) Zone (division 6)</p>
Carrying out operational work for reconfiguring a lot or in association with a material change of use <sup>36</sup>	Code Assessable if the reconfiguring or material change of use is assessable development.	<p>For land in the Sub Areas of RC1RV, RC2RV, RC3RV, Reconfiguring a Lot code Part 12 division 5 section 5 specific outcomes and probable solution for rural reconfiguring.</p> <p>For land in the Sub Area RC4RV Reconfiguring a lot code Part 12 division 5 section 4 specific outcomes and probable solution for residential, commercial, Industrial and Other types of Urban Reconfiguring.</p> <p>Ripley Valley Master Planned Area Structure Plan Code (Part 15)—particularly the specific outcomes in section 15.3.3 and the Rural/ Constrained (T2) Zone (division 6)</p> <p>Earthworks Code (Part 12, division 15)</p> <p><b>NOTE</b></p> <p>The provisions of Planning Scheme Policy 3 – General Works may also apply depending on the nature of the operational work.</p>
Other	Exempt	

<sup>32</sup> Assessment categories may also be affected by overlays. See overlay maps to determine whether the land is affected.

<sup>33</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>34</sup> See Ipswich Planning Scheme Users Guide 2 for examples that explain the type of development involved in different proposals

<sup>35</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>36</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.

