



**Division 7—Sub-Urban (T3) Zone:
Assessment Criteria and Assessment
Tables**

15.7.1 Sub-Urban (T3) Zone

The provisions in this division relate to the Sub-Urban (T3) Zone as follows—

- overall outcomes (section 15.7.2);
- specific outcomes and probable solutions as follows—
 - effects of development – general (section 15.7.3);
 - consistent and inconsistent uses, use classes and other development (section 15.7.4);
- assessment tables (Tables 15.7.1 and 15.7.2).

15.7.2 Overall Outcomes for Sub-Urban (T3) Zone

- (1) The overall outcomes are the purpose of the Sub-Urban (T3) Zone.

NOTE 15.7.2A
Sub-section (1) provides the link between the overall outcomes sought for the zone and the area code and the IPA code assessment rules which refer to the 'purpose' of the code [see IPA s.3.5.13(2)].

NOTE 15.7.2B

(1) The Sub-Urban (T3) Zone is similar to conventional suburban areas and provides a transition in character between the more dense Transect zones (i.e. T4 – T6) and the surrounding rural or conservation areas (i.e. T1 and T2).

(2) The Sub-Urban (T3) Zone comprises predominantly detached homes separated with private open space.

(3) A variety of housing types and lot sizes are provided to meet the needs of different residents.

(2)

The overall outcomes sought for the Sub-Urban (T3) Zone are the following—

- (a) The Sub-Urban (T3) Zone primarily consists of—
- (i) single residential uses;
 - (ii) dual occupancies; and
 - (iii) sewerred urban residential development to the general exclusion of most other uses, including unsewerred acreage housing.
- (b) Uses in the Sub-Urban (T3) Zone provide a mix of housing types and allotment sizes.
- (c) Uses within the Sub-Urban (T3) Zone are provided with full urban services such as reticulated water, sewerage, sealed roads, parks and other community facilities.
- (d) Uses and works within the Sub-Urban (T3) Zone are located and designed to maximise the efficient extension and safe operation of infrastructure.
- (e) Uses and works within the Sub-Urban (T3) Zone are located, designed and managed to—
- (i) maintain residential amenity and streetscape quality;
 - (ii) maximise accessibility to local services;
 - (iii) be compatible with other uses and works;
 - (iv) maintain the safety of people, buildings and works; and
 - (v) avoid significant adverse effects on the natural environment.

- (4) Smaller lots and dwellings may contribute to the lot/dwelling mix and are generally located along transit routes and around neighbourhood centres or adjacent to open space.
- (5) Open Space and streets are designed to be sub-urban in character, for example with swales or roll-over or flat curbs.

NOTE 15.7.2C

(1) Some of the land within the Sub-Urban (T3) Zone is affected by development constraints.



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

15.7.3 Effects of Development – General

NOTE 15.7.3A

The specific outcomes which are sought to apply generally throughout the Sub-Urban (T3) Zone are set out below.

(1) Density and Character

Specific Outcomes

- (a) Uses and works reflect the established built character, maintain amenity and protect and enhance important townscape and landscape elements within local areas having regard to—
 - (i) building height;
 - (ii) dwelling density;
 - (iii) lot sizes and dimensions;
 - (iv) boundary clearances and the provision of space around buildings;
 - (v) access to natural light and ventilation;
 - (vi) privacy;
 - (vii) noise attenuation;
 - (viii) vegetation protection;
 - (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.
- (b) Auxiliary units which adjoin a lane provide passive surveillance to the lane.
- (c) Uses and works—
 - (i) provide for a density range of 10 to 20 dwellings per hectare unless constrained by steeply sloping land (> 12.5%) where a minimum density of 8 dwellings per hectare applies;

NOTE 15.7.3B

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

- (2) Local roads includes roads with a reserve width of less than 20 metres.
- (3) Density is calculated by the following formula—

$$\text{Density} = \frac{Dw(T3)}{SA-Z-NRD(T3)}$$

Where—

Dw(T3) = Number of dwellings which will or may in the future be located within the Sub-Urban (T3) Zone as a result of the development [At a minimum this is the number of lots or number of dwellings proposed.]

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

Z = Area of site not contained within the Sub-Urban (T3) Zone expressed in hectares.

NRD(T3) = Area of any non residential development or associated support facilities, and [refer clause (1) above] within the Sub-Urban (T3) Zone expressed in hectares.

- (ii) respond to the physical context of the site, taking into consideration natural features, existing urban form and overall outcomes for the zone;
- (iii) minimise bulk earthworks across and between sites where possible;
- (iv) provide usable open space for the recreational needs of residents; and
- (v) create transitions in height and mass with adjoining properties and zones.

(2) Building Configuration

Specific Outcomes

Uses and works are designed to—

- (a) articulate the building façade at street level to respond to the human scale;
- (b) on corner lots, provide facades which acknowledge all frontages;
- (c) integrate architectural styles and details (such as roof lines and fenestration) in achieving a coherent and distinctive streetscape character;
- (d) address the street by incorporating active facades, with doors, windows, balconies and verandahs providing casual surveillance of the street and visual interest; and
- (e) incorporate stumps/piers in preference to slab on ground construction, where located within vegetated areas and on steeply sloping land (> 12.5%).



(3) Parking Areas**Specific Outcomes**

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

NOTE 15.7.3C

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

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

(4) Non Residential Uses**Specific Outcomes**

Each non-residential use—

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

- (f) 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).

(5) Operation of Road Network and Access**Specific Outcomes**

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

(6) Pedestrian Network**Specific Outcomes**

- (a) Attractive streetscapes are created with priority given to pedestrian use.

(7) Service and Delivery Areas**Specific Outcome**

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

(8) Vegetation and Landscaping**Specific Outcomes**

- (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.

(9) Provision of Infrastructure**Specific Outcomes**

- (a) General—
- (i) Infrastructure is provided in a timely, orderly, integrated and coordinated manner to support urban uses and works.



- (ii) In order for urban development to proceed, key infrastructure such as roads, public transport, water supply, sewerage, drainage, public parks, community facilities, electricity and telecommunications must be available (or be capable of being made available).
 - (iii) Before urban development takes place, Infrastructure Agreements must be entered into with the Local Government and any other relevant infrastructure providers under Chapter 5 Part 1 Infrastructure Planning and Funding of the Act, to ensure that all appropriate infrastructure, including temporary infrastructure, is provided in an integrated and timely manner.
- (b) Infrastructure is—
- (i) provided to meet appropriate standards at the least whole-of-life cost for the requirements of the proposed development, including avoiding unnecessary duplication;
 - (ii) comprised of components and materials that are readily accessible and available from local sources where possible;
 - (iii) readily integrated with existing systems and facilitate the orderly provision of future systems; and
 - (iv) provided to the standards stated in the Traditional Neighbourhood Design Code (Part 12 division 3) or as otherwise on approved Neighbourhood Master Plan.

(10) Reconfiguring a Lot

Specific Outcomes

Reconfiguring a Lot—

- (a) is generally in accordance with the approved Neighbourhood Master Plan;
- (b) Public open space is provided at the locations identified on the approved Neighbourhood Master Plan;
- (c) creates an interconnected grid based street network providing access to lots; and
- (d) creates lots which establish the land uses and building types consistent with the overall outcomes for the zone.

15.7.4 Consistent and Inconsistent Uses, Use Classes and Other Development

Specific Outcomes

- (1) The following are consistent uses, use classes and other development categories in the Sub-Urban (T3) Zone—
- (a) caretaker residential;
 - (b) 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;
 - (c) clearing of vegetation;
 - (d) earthworks not associated with a material change of use, and which complies with the Earthworks Code;
 - (e) home based activity which complies with the Home Based Activities Code;
 - (f) minor building work;
 - (g) minor utility;
 - (h) mixed residential and commercial use (large scale)—
 - (i) if located within an existing building approved for mixed commercial and residential use; and
 - (ii) if involving a business use (café, cake shop, fast food premises, food delivery service, hot bread shop, 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);
 - (i) mixed residential and commercial use (small scale)—
 - (i) if located within an existing building approved for mixed commercial and residential use; and
 - (ii) if involving a business use (café, cake shop, fast food premises, food delivery service, hot bread shop, 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);
- (j) park, if not involving illuminated sporting activities;
- (k) placing an advertising device on premises which complies with the Advertising Devices Code;
- (l) single residential, if on a lot with a frontage width of 12 metres or greater.
- (2)** The following uses, use classes and other development categories are consistent with the outcomes sought for the Sub-Urban (T3) Zone if of a type and scale appropriate for the prevailing nature of the area and the particular circumstances of the site and its surrounds—
- (a) agriculture, if the lot is one hectare or more in area;
- (b) animal husbandry, if the lot is one hectare or more in area;
- (c) carpark;
- (d) carrying out operational work for reconfiguring a lot or in association with a material change of use;
- (e) community use, if a child care centre, place of worship, or school;
- (f) display housing;
- (g) dual occupancy
- (h) general store if operating between the hours of 6.00 a.m. to 9.00 p.m.;
- (i) institutional residential;
- (j) major utility;
- (k) 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;
- (l) 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;
- (m) multiple residential;
- (n) night court;
- (o) park, if involving illuminated sporting activities;
- (p) reconfiguring a lot;
- (q) recreation use, if outdoor recreation;
- (r) single residential, if on a lot with a frontage width of less than 12 metres;
- (s) temporary sales office;
- (t) temporary use.
- (3)** The following defined uses, use classes and other development categories are inconsistent with the outcomes sought and are not located within the Sub-Urban (T3) Zone; and constitute undesirable development which is unlikely to be approved—
- (a) agriculture, if the lot is less than one hectare in area;
- (b) animal husbandry, if the lot is less than one hectare in area;
- (c) aviation use;
- (d) business use;
- (e) community use, unless a child care centre, place of worship, or school;
- (f) correctional centre;
- (g) entertainment use;
- (h) extractive industry;
- (i) forestry;
- (j) general industry;
- (k) general store if operating between the hours of 9.00 p.m. to 6.00 a.m.;
- (l) intensive animal husbandry;
- (m) 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;
- (n) 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;
- (o) nuclear industry;
- (p) plant nursery (wholesale);
- (q) recreation use, unless outdoor recreation;
- (r) service trades use;
- (s) shopping centre;
- (t) special industry;
- (u) temporary accommodation;
- (v) tourist facility;
- (w) wine making.



Table 15.7.1: Assessment Categories and Relevant Assessment Criteria for Sub-Urban (T3) Zone—Making a Material Change of Use

Column 1 Defined use or use class ³⁷	Column 2 Assessment category ³⁸	Column 3 Relevant assessment criteria ³⁹ —applicable code if development is self-assessable or requires code assessment
RESIDENTIAL		
Caretaker Residential	Code Assessable	Ripley Valley Master Planned Area Structure Plan Code (Part 15)—particularly the specific outcomes in section 15.3.3 and the Sub-Urban (T3) Zone (division 7) Traditional Neighbourhood Design Code (Part 12, division 3)
Display Housing	Code Assessable if involving only one dwelling. Impact Assessable otherwise.	Ripley Valley Master Planned Area Structure Plan Code (Part 15)—particularly the specific outcomes in section 15.3.3 and the Sub-Urban (T3) Zone (division 7) 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 Sub-Urban (T3) Zone (division 7) Traditional Neighbourhood Design Code (Part 12, division 3)
Home Based Activity	Impact Assessable if Home Industry. Self Assessable, unless Home Industry, if the applicable code for Self Assessable development is complied with. Code Assessable otherwise.	If Self Assessable—acceptable solutions in the Home Based Activities Code (Part 12, division 2) If Code or Impact Assessable— (a) Home Based Activities Code (Part 12, division 2); (b) Ripley Valley Master Planned Area Structure Plan Code (Part 15)—particularly the specific outcomes in section 15.3.3 and the Sub-Urban (T3) Zone (division 7)
Institutional Residential	Code Assessable, where in the form of a detached dwelling or dual occupancy. Impact Assessable otherwise.	Ripley Valley Master Planned Area Structure Plan Code (Part 15)—particularly the specific outcomes in section 15.3.3 and the Sub-Urban (T3) Zone (division 7) Traditional Neighbourhood Design Code (Part 12, division 3)
Mixed residential and commercial use (Large scale)—inconsistent use class 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 [refer s 15.7.4(3)]	Exempt if— (a) located within an existing building approved for mixed residential and commercial use; and (b) involving a business use (café, cake shop, fast food premises, food delivery service, hot bread shop, office, professional office, restaurant, shop, snack bar, Laundromat, medical centre or takeaway food premises) or general store 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). Impact Assessable otherwise.	Ripley Valley Master Planned Area Structure Plan Code (Part 15)—particularly the specific outcomes in section 15.3.3 and the Sub-Urban (T3) Zone (division 7) Traditional Neighbourhood Design Code (Part 12, division 3)

³⁷ See Schedule 1 (dictionary), division 1 (defined uses and use classes) and Part 15 division 1 (definitions).

³⁸ Assessment categories may also be affected by overlays. See overlay maps to determine whether the land is affected.

³⁹ 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 ³⁷	Column 2 Assessment category ³⁸	Column 3 Relevant assessment criteria ³⁹ —applicable code if development is self-assessable or requires code assessment
Mixed residential and commercial use (Small scale)—inconsistent use class 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 [refer s 15.7.4(3)]	Exempt if— (a) located within an existing building approved for mixed residential and commercial use; and (b) involving a business use (café, cake shop, fast food premises, food delivery service, hot bread shop, 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 (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 Sub-Urban (T3) Zone (division 7) Traditional Neighbourhood Design Code (Part 12, division 3)
Multiple Residential	Impact Assessable	Ripley Valley Master Planned Area Structure Plan Code (Part 15)—particularly the specific outcomes in section 15.3.3 and the Sub-Urban (T3) Zone (division 7) Traditional Neighbourhood Design Code (Part 12, division 3)
Single Residential	Self Assessable if on a lot with a frontage width of 12m or greater. Code Assessable if – (a) the applicable code for Self Assessable development is not complied with, or (b) on a lot with a frontage width of less than 12m.	If Self Assessable Acceptable solution in the Traditional Neighbourhood Design Code (Part 12, division 3). If Code Assessable— Ripley Valley Master Planned Area Structure Plan Code (Part 15)—particularly the specific outcomes in section 15.3.3 and the Sub-Urban (T3) Zone (division 7) Traditional Neighbourhood Design Code (Part 12, division 3)
Temporary Accommodation—inconsistent use class [refer s 15.7.4(3)]	Impact Assessable	Ripley Valley Master Planned Area Structure Plan Code (Part 15)—particularly the specific outcomes in section 15.3.3 and the Sub-Urban (T3) Zone (division 7) Traditional Neighbourhood Design Code (Part 12, division 3)
COMMERCIAL / INDUSTRIAL		
Business Use—inconsistent use class [refer s 15.7.4(3)]	Impact Assessable	Ripley Valley Master Planned Area Structure Plan Code (Part 15)—particularly the specific outcomes in section 15.3.3 and the Sub-Urban (T3) Zone (division 7) Traditional Neighbourhood Design Code (Part 12, division 3)
Extractive Industry—inconsistent use [refer s 15.7.4(3)]	Impact Assessable	Ripley Valley Master Planned Area Structure Plan Code (Part 15)—particularly the specific outcomes in section 15.3.3 and the Sub-Urban (T3) Zone (division 7)
General Industry—inconsistent use class [refer s 15.7.4(3)]	Impact Assessable	Ripley Valley Master Planned Area Structure Plan Code (Part 15)—particularly the specific outcomes in section 15.3.3 and the Sub-Urban (T3) Zone (division 7)
General Store—inconsistent use if operating between the hours of 9.00p.m. to 6.00a.m. [refer s 15.7.4(3)]	Impact Assessable	Ripley Valley Master Planned Area Structure Plan Code (Part 15)—particularly the specific outcomes in section 15.3.3 and the Sub-Urban (T3) Zone (division 7) Traditional Neighbourhood Design Code (Part 12, division 3)



Column 1 Defined use or use class ³⁷	Column 2 Assessment category ³⁸	Column 3 Relevant assessment criteria ³⁹ —applicable code if development is self-assessable or requires code assessment
Nuclear Industry—inconsistent use class [refer s 15.7.4(3)]	Impact Assessable	Ripley Valley Master Planned Area Structure Plan Code (Part 15)—particularly the specific outcomes in section 15.3.3 and the Sub-Urban (T3) Zone (division 7)
Plant Nursery (Wholesale)—inconsistent use class [refer s 15.7.4(3)]	Impact Assessable	Ripley Valley Master Planned Area Structure Plan Code (Part 15)—particularly the specific outcomes in section 15.3.3 and the Sub-Urban (T3) Zone (division 7) Traditional Neighbourhood Design Code (Part 12, division 3)
Service Trades Use—inconsistent use class [refer s 15.7.4(3)]	Impact Assessable	Ripley Valley Master Planned Area Structure Plan Code (Part 15)—particularly the specific outcomes in section 15.3.3 and the Sub-Urban (T3) Zone (division 7) Traditional Neighbourhood Design Code (Part 12, division 3)
Shopping Centre—inconsistent use class [refer s 15.7.4(3)]	Impact Assessable	Ripley Valley Master Planned Area Structure Plan Code (Part 15)—particularly the specific outcomes in section 15.3.3 and the Sub-Urban (T3) Zone (division 7) Traditional Neighbourhood Design Code (Part 12, division 3)
Special Industry—inconsistent use class [refer s 15.7.4(3)]	Impact Assessable	Ripley Valley Master Planned Area Structure Plan Code (Part 15)—particularly the specific outcomes in section 15.3.3 and the Sub-Urban (T3) Zone (division 7)
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 Sub-Urban (T3) Zone (division 7) Traditional Neighbourhood Design Code (Part 12, division 3)
RECREATION / ENTERTAINMENT		
Entertainment Use—inconsistent use class [refer s 15.7.4(3)]	Impact Assessable	Ripley Valley Master Planned Area Structure Plan Code (Part 15)—particularly the specific outcomes in section 15.3.3 and the Sub-Urban (T3) Zone (division 7) Recreation and Entertainment Code (Part 12, division 11) Traditional Neighbourhood Design Code (Part 12, division 3)
Night Court	Impact Assessable	
Park	Exempt unless involving illuminated sporting activities Code Assessable otherwise	Ripley Valley Master Planned Area Structure Plan Code (Part 15)—particularly the specific outcomes in section 15.3.3 and the Sub-Urban (T3) Zone (division 7) Recreation and Entertainment Code (Part 12, division 11) Traditional Neighbourhood Design Code (Part 12, division 3)
Recreation Use—inconsistent use class, unless outdoor recreation [refer s 15.7.4(3)]	Code Assessable if outdoor recreation Impact Assessable otherwise	Ripley Valley Master Planned Area Structure Plan Code (Part 15)—particularly the specific outcomes in section 15.3.3 and the Sub-Urban (T3) Zone (division 7) Recreation and Entertainment Code (Part 12, division 11) Traditional Neighbourhood Design Code (Part 12, division 3)
RURAL		
Agriculture— inconsistent use class, if the lot is less than one hectare in area [refer s 15.7.4(3)]	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). Impact Assessable otherwise.	If Impact Assessable— (a) Ripley Valley Master Planned Area Structure Plan Code (Part 15)—particularly the specific outcomes in section 15.3.3 and the Sub-Urban (T3) Zone (division 7); (b) Vegetation Management Code (Part 12, division 4).



Column 1 Defined use or use class ³⁷	Column 2 Assessment category ³⁸	Column 3 Relevant assessment criteria ³⁹ —applicable code if development is self-assessable or requires code assessment
Animal Husbandry— inconsistent use class, if the lot is less than one hectare in area [refer s 15.7.4(3)]	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). Impact Assessable otherwise.	If Impact Assessable— (a) Ripley Valley Master Planned Area Structure Plan Code (Part 15)—particularly the specific outcomes in section 15.3.3 and the Sub-Urban (T3) Zone (division 7); (b) Vegetation Management Code (Part 12, division 4).
Forestry—inconsistent use [refer s 15.7.4(3)]	Impact Assessable	Ripley Valley Master Planned Area Structure Plan Code (Part 15)—particularly the specific outcomes in section 15.3.3 and the Sub-Urban (T3) Zone (division 7)
Intensive Animal Husbandry— inconsistent use class [refer s 15.7.4(3)]	Impact Assessable	Ripley Valley Master Planned Area Structure Plan Code (Part 15)—particularly the specific outcomes in section 15.3.3 and the Sub-Urban (T3) Zone (division 7)
Wine Making—inconsistent use class [refer s 15.7.4(3)]	Impact Assessable	Ripley Valley Master Planned Area Structure Plan Code (Part 15)—particularly the specific outcomes in section 15.3.3 and the Sub-Urban (T3) Zone (division 7)
OTHER		
Aviation Use—inconsistent use class [refer s 15.7.4(3)]	Impact Assessable	Ripley Valley Master Planned Area Structure Plan Code (Part 15)—particularly the specific outcomes in section 15.3.3 and the Sub-Urban (T3) Zone (division 7)
Carpark	Impact Assessable	Ripley Valley Master Planned Area Structure Plan Code (Part 15)—particularly the specific outcomes in section 15.3.3 and the Sub-Urban (T3) Zone (division 7)
Community Use— inconsistent use class unless a child care centre, place of worship, or school [refer s 15.7.4(3)]	Impact Assessable	Ripley Valley Master Planned Area Structure Plan Code (Part 15)—particularly the specific outcomes in section 15.3.3 and the Sub-Urban (T3) Zone (division 7) Community Use Code (Part 12, division 12) Traditional Neighbourhood Design Code (Part 12, division 3)
Correctional Centre— inconsistent use [refer s 15.7.4(3)]	Impact Assessable	Ripley Valley Master Planned Area Structure Plan Code (Part 15)—particularly the specific outcomes in section 15.3.3 and the Sub-Urban (T3) Zone (division 7)
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 Sub-Urban (T3) Zone (division 7)
Minor Utility	Exempt	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 Sub-Urban (T3) Zone (division 7)
Temporary Use	Code Assessable	
Tourist Facility— inconsistent use [refer s 15.7.4(3)]	Impact Assessable	Ripley Valley Locality Code (Part 15)—particularly the specific outcomes in section 15.3.3 and the Sub-Urban (T3) Zone (division 7)
Other (not defined)	Assessment Category	Relevant assessment criteria⁴⁰—applicable code if development is self-assessable or requires code assessment
All except use for a road ⁴¹	Impact Assessable (refer s 2.2)	Ripley Valley Locality Code (Part 15)—particularly the specific outcomes in section 15.3.3 and the Sub-Urban (T3) Zone (division 7)

⁴⁰ 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.

⁴¹ 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 15.7.2: Assessment Categories and Relevant Assessment Criteria for Sub-Urban (T3) Zone —Other Development

Column 1 Type of development	Column 2 Assessment category ⁴²	Column 3 Relevant assessment criteria ⁴³ —applicable code if development is self-assessable or requires code assessment
Carrying out building work not associated with a material change of use ⁴⁴	Self Assessable ⁴⁵ if there is an existing building on site Code Assessable if— (a) the Planning Scheme Building Matters Code is not complied with; or (b) no existing building on the site.	If Self Assessable—Planning Scheme Building Matters Code (Part 12, division 16). If Code Assessable— (a) Ripley Valley Master Planned Area Structure Plan Code (Part 15)—particularly the specific outcomes in section 15.3.3 and the Sub-Urban (T3) Zone (division 7); (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 Sub-Urban (T3) Zone (division 7). (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 Sub-Urban (T3) Zone (division 7)
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 Sub-Urban (T3) Zone (division 7); (b) Planning Scheme Building Matters Code (Part 12, division 16); (c) Traditional Neighbourhood Design Code (Part 12, division 3)



Column 1 Type of development	Column 2 Assessment category ⁴²	Column 3 Relevant assessment criteria ⁴³ —applicable code if development is self-assessable or requires code assessment
Placing advertising device on premises	Exempt if an advertising device which meets the criteria set out in Schedule 9, Part 2 Impact Assessable if a billboard with a signface area of more than 6.0m ² 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 Sub-Urban (T3) Zone (division 7)
Reconfiguring a lot ⁴⁶	Code Assessable	Ripley Valley Master Planned Area Structure Plan Code (Part 15)—particularly the specific outcomes in section 15.3.3 and the Sub-Urban (T3) Zone (division 7) 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 ⁴⁶	Code Assessable if the reconfiguring or material change of use is assessable development.	Ripley Valley Master Planned Area Structure Plan Code (Part 15)—particularly the specific outcomes in section 15.3.3 and the Sub-Urban (T3) Zone (division 7) Traditional Neighbourhood Design Code (Part 12, division 3) Earthworks Code (Part 12, division 15) NOTE The provisions of Planning Scheme Policy 3 – General Works may also apply depending on the nature of the operational work.
Other	Exempt	

⁴² Assessment categories may also be affected by overlays. See overlay maps to determine whether the land is affected.

⁴³ 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.

⁴⁴ See Ipswich Planning Scheme Users Guide 2 for examples that explain the type of development involved in different proposals.

⁴⁵ 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.

⁴⁶ 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.

