



**Division 8—General Urban (T4) Zone:
Assessment Criteria and Assessment
Tables**

15.8.1 General Urban (T4) Zone

The provisions in this division relate to the General Urban (T4) Zone as follows—

- overall outcomes (section 15.8.2);
- specific outcomes and probable solutions as follows—
 - effects of development – general (section 15.8.3);
 - consistent and inconsistent uses, use classes and other development (section 15.8.4);
- assessment tables (Tables 15.8.1 and 15.8.2).

15.8.2 Overall Outcomes for General Urban (T4) Zone

(1) The overall outcomes are the purpose of the General Urban (T4) Zone.

NOTE 15.8.2A
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 15.8.2B

(1) The General Urban (T4) Zone provides for an urban character, where the building setbacks are close to the frontage (e.g. 2-4 metres), lot sizes reflect a low to medium density environment, and open space and streetscape design is more formal.

(2) The General Urban (T4) Zone is predominately a residential zone comprising a variety of housing types, including detached dwellings, attached dwellings, terraces and apartments.

(2)

The overall outcomes sought for the General Urban (T4) Zone are the following—

- (a) The General Urban (T4) Zone consists of a primarily residential urban fabric with a range of building types including, but not limited to detached housing, attached housing and apartment buildings.
- (b) Limited mixed use activities including local retail facilities may be located adjacent to open space in the centre of the neighbourhood.
- (c) Uses within the General Urban (T4) 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 General Urban (T4) Zone are located and designed to maximise the efficient extension and safe operation of infrastructure.
- (e) Uses and works within the General Urban (T4) 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.

- (3) The General Urban (T4) Zone has potential to accommodate limited clusters of mixed-use, incorporating community uses, home businesses and retail uses within the neighbourhood.
- (4) Non-residential uses, as well as smaller lot housing types are generally located along transit routes or adjacent to open space.

NOTE 15.8.2C

(1) Some of the land within the General Urban (T4) 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.

15.8.3 Effects of Development – General

NOTE 15.8.3A

The specific outcomes which are sought to apply generally throughout the General Urban (T4) 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 15 to 30 dwellings per hectare unless constrained by steeply sloping land (> 12.5%) where a minimum density of 12 dwellings per hectare applies;

NOTE 15.8.3B

- (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—

$$\text{Density} = \frac{Dw(T4)}{SA - Z - NRD(T4)}$$

Where—

- Dw(T4) = Number of dwellings which will or may in the future be located within the General Urban (T4) 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 General Urban (T4) Zone expressed in hectares.
- NRD(T4) = Area of any non residential development or associated support facilities, and [refer clause (1) above] within the General Urban (T4) 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 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) to achieve a coherent and distinctive streetscape character;
- (d) promote pedestrian interaction through provision of a prominent building entrance with convenient pedestrian access from the street;
- (e) address the street by incorporating active facades, with doors, windows, balconies and verandahs providing casual surveillance of the street and visual interest; and



- (f) 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 15.8.3C

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 Design Master Plan.

(6) Pedestrian Network

Specific Outcomes

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

(7) Service and Delivery Areas

Specific Outcomes

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

(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 facilitates the orderly provision of future systems; and
 - (iv) provided to the standards stated in the Traditional Neighbourhood Design Code (Part 12 division 3) or as otherwise stated in an approved Neighbourhood Master Plan.

(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 adopted 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.

15.8.4 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 General Urban (T4) Zone—
- (a) business use—
 - (i) if located within an existing building approved for business use; and
 - (ii) if involving a 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 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);
 - (b) caretaker residential;
 - (c) carrying out building work not associated with a material change of use, if there is an existing building on site and complying with the Planning Scheme Building Matters Code;
 - (d) clearing of vegetation;
 - (e) dual occupancy— if—
 - (i) adjoining a lane; or
 - (ii) on a lot with a frontage width of 6 metres or greater but less than 20 metres; or
 - (iii) located on a corner lot;
 - (f) earthworks not associated with a material change of use, and which complies with the Earthworks Code;
 - (g) general store—
 - (i) if located within an existing building approved for business use or a general store; and
 - (ii) if operating between the hours of 6.00 a.m. to 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);
 - (h) home based activity which complies with the Home Based Activities Code;



- (i) minor building work;
 - (j) minor utility;
 - (k) 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, 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. and 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 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, 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);
 - (m) multiple residential, unless a caravan park;
 - (n) park, if not involving illuminated sporting activities;
 - (o) placing an advertising device on premises which complies with the Advertising Devices Code;
 - (p) single residential, if on a lot with a frontage width of 6 metres or greater but less than 20 metres.
- (2) The following uses, use classes and other development categories are consistent with the outcomes sought for the General Urban (T4) Zone if of a type and scale appropriate for the prevailing nature of the area and the particular circumstances of the site and its surrounds—
- (a) agriculture, if the lot is one hectare or more in area;
 - (b) animal husbandry, if the lot is one hectare or more in area;
 - (c) business use, 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;
 - (d) carpark (where an interim use);
 - (e) carrying out operational work for reconfiguring a lot or in association with a material change of use;
 - (f) community use, if a child care centre, community centre, community hall, meeting rooms, neighbourhood centre, place of worship, school, senior citizens centre, or youth centre;
 - (g) display housing;
 - (h) dual occupancy, other than as set out in section (1) above;
 - (i) general store, if operating between the hours of 6am to 9pm;
 - (j) institutional residential;
 - (k) major utility;
 - (l) 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;
 - (m) 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;
 - (n) night court;
 - (o) park, if involving illuminated sporting activities;
 - (p) reconfiguring a lot;
 - (q) single residential other than as set out in section (1) above;
 - (r) temporary accommodation, unless a camping ground, caravan park, or farm stay accommodation;
 - (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 General Urban (T4) Zone; and constitute undesirable development which 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, 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;
 - (e) carpark where other than an interim use;
 - (f) community use, unless a child care centre, community centre, community hall, meeting rooms, neighbourhood centre, place of worship, school, senior citizens centre, or youth centre;
 - (g) correctional centre;
 - (h) entertainment use;
 - (i) extractive industry;
 - (j) forestry;
 - (k) general industry;
 - (l) general store, if operating between the hours of 9pm to 6am;
 - (m) heavy vehicle parking;
 - (n) intensive animal husbandry;
 - (o) 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;
 - (p) 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;
 - (q) multiple residential, if a caravan park;
 - (r) nuclear industry;
 - (s) plant nursery (wholesale);
 - (t) recreation use;
 - (u) service trades use;
 - (v) shopping centre;
 - (w) special industry;
 - (x) temporary accommodation, if a camping ground, caravan park, or farm stay accommodation;
 - (y) tourist facility;
 - (z) wine making.



Table 15.8.1: Assessment Categories and Relevant Assessment Criteria for General Urban (T4) Zone—Making a Material Change of Use

Column 1 Defined use or use class ⁴⁷	Column 2 Assessment category ⁴⁸	Column 3 Relevant assessment criteria ⁴⁹ —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 General Urban (T4) Zone (division 8) 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 General Urban (T4) Zone (division 8) 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 General Urban (T4) Zone (division 8) 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 General Urban (T4) Zone (division 8)
Institutional Residential	Code Assessable	Ripley Valley Master Planned Area Structure Plan Code (Part 15)—particularly the specific outcomes in section 15.3.3 and the General Urban (T4) Zone (division 8) Traditional Neighbourhood Design Code (Part 12, division 3)
Mixed residential and commercial use (Large scale)—inconsistent use class if involves 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 15.8.4(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, 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 (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 General Urban (T4) Zone (division 8) Traditional Neighbourhood Design Code (Part 12, division 3)

⁴⁷ See Schedule 1 (dictionary), division 1 (defined uses and use classes) and Part 15 division 1 (definitions).

⁴⁸ Assessment categories may also be affected by overlays. See overlay maps to determine whether the land is affected.

⁴⁹ 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 ⁴⁷	Column 2 Assessment category ⁴⁸	Column 3 Relevant assessment criteria ⁴⁹ —applicable code if development is self-assessable or requires code assessment
Mixed residential and commercial use (Small scale)—inconsistent use class if involves 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 15.8.4(3)]	Exempt if— (a) located within an existing building approved for mixed residential and commercial uses; 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 (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 General Urban (T4) Zone (division 8) Traditional Neighbourhood Design Code (Part 12, division 3)
Multiple Residential—inconsistent use class if caravan park [refer s 15.8.4(3)]	Impact Assessable if caravan park Code Assessable otherwise	Ripley Valley Master Planned Area Structure Plan Code (Part 15)—particularly the specific outcomes in section 15.3.3 and the General Urban (T4) Zone (division 8) Traditional Neighbourhood Design Code (Part 12, division 3).
Single Residential	Self Assessable if on a lot with a frontage width of 6 metres or greater but less than 20 metres. Code Assessable otherwise	If Self Assessable— acceptable solutions in the Traditional Neighbourhood Design Code (Part 12, division 17) If Code Assessable— Ripley Valley Master Planned Area Structure Plan Code (Part 15)—particularly the specific outcomes in section 15.3.3 and the General Urban (T4) Zone (division 8) Traditional Neighbourhood Design Code (Part 12, division 3)
Temporary Accommodation—inconsistent use class if camping ground, caravan park, or farm stay accommodation [refer s 15.8.4(3)]	Impact Assessable if camping ground, caravan park, or farm stay accommodation Code Assessable otherwise	Ripley Valley Master Planned Area Structure Plan Code (Part 15)—particularly the specific outcomes in section 15.3.3 and the General Urban (T4) Zone (division 8) Traditional Neighbourhood Design Code (Part 12, division 3)
COMMERCIAL / INDUSTRIAL		
Business Use— 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 15.8.4(3)]	Exempt if— (a) located within an existing building approved for business use; and (b) involving a 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 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 General Urban (T4) Zone (division 8) Traditional Neighbourhood Design Code (Part 12, division 3).



Column 1 Defined use or use class ⁴⁷	Column 2 Assessment category ⁴⁸	Column 3 Relevant assessment criteria ⁴⁹ —applicable code if development is self-assessable or requires code assessment
	(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	
Extractive Industry— inconsistent use [refer s 15.8.4(3)]	Impact Assessable	Ripley Valley Master Planned Area Structure Plan Code (Part 15)— particularly the specific outcomes in section 15.3.3 and the General Urban (T4) Zone (division 8)
General Industry— inconsistent use class [refer s 15.8.4(3)]	Impact Assessable	Ripley Valley Master Planned Area Structure Plan Code (Part 15)— particularly the specific outcomes in section 15.3.3 and the General Urban (T4) Zone (division 8)
General Store—inconsistent use if operating between the hours of 9.00p.m. to 6.00a.m. [refer s 15.8.4(3)]	Exempt if— (a) located within an existing building approved for business use or 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). Impact Assessable otherwise	Ripley Valley Master Planned Area Structure Plan Code (Part 15)— particularly the specific outcomes in section 15.3.3 and the General Urban (T4) Zone (division 8) Traditional Neighbourhood Design Code (Part 12, division 3)
Nuclear Industry— inconsistent use class [refer s 15.8.4(3)]	Impact Assessable	Ripley Valley Master Planned Area Structure Plan Code (Part 15)— particularly the specific outcomes in section 15.3.3 and the General Urban (T4) Zone (division 8)
Plant Nursery (Wholesale)— inconsistent use class [refer s 15.8.4(3)]	Impact Assessable	Ripley Valley Master Planned Area Structure Plan Code (Part 15)— particularly the specific outcomes in section 15.3.3 and the General Urban (T4) Zone (division 8) Traditional Neighbourhood Design Code (Part 12, division 3)
Service Trades Use— inconsistent use class [refer s 15.8.4(3)]	Impact Assessable	Ripley Valley Master Planned Area Structure Plan Code (Part 15)— particularly the specific outcomes in section 15.3.3 and the General Urban (T4) Zone (division 8) Traditional Neighbourhood Design Code (Part 12, division 3)
Shopping Centre— inconsistent use class [refer s 15.8.4(3)]	Impact Assessable	Ripley Valley Master Planned Area Structure Plan Code (Part 15)— particularly the specific outcomes in section 15.3.3 and the General Urban (T4) Zone (division 8) Traditional Neighbourhood Design Code (Part 12, division 3)
Special Industry— inconsistent use class [refer s 15.8.4(3)]	Impact Assessable	Ripley Valley Master Planned Area Structure Plan Code (Part 15)— particularly the specific outcomes in section 15.3.3 and the General Urban (T4) Zone (division 8)
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 General Urban (T4) Zone (division 8) Traditional Neighbourhood Design Code (Part 12, division 3)



Column 1 Defined use or use class ⁴⁷	Column 2 Assessment category ⁴⁸	Column 3 Relevant assessment criteria ⁴⁹ —applicable code if development is self-assessable or requires code assessment
RECREATION / ENTERTAINMENT		
Entertainment Use— inconsistent use class [refer s 15.8.4(3)]	Impact Assessable	Ripley Valley Master Planned Area Structure Plan Code (Part 15)— particularly the specific outcomes in section 15.3.3 and the General Urban (T4) Zone (division 8) 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 General Urban (T4) Zone (division 8) Recreation and Entertainment Code (Part 12, division 11) Traditional Neighbourhood Design Code (Part 12, division 3)
Recreation Use— inconsistent use class [refer s 15.8.4(3)]	Impact Assessable	Ripley Valley Master Planned Area Structure Plan Code (Part 15)— particularly the specific outcomes in section 15.3.3 and the General Urban (T4) Zone (division 8) 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 15.8.4(3)]	Code Assessable 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 Code Assessable— (a) Ripley Valley Master Planned Area Structure Plan Code (Part 15)—particularly the specific outcomes in section 15.3.3 and the General Urban (T4) Zone (division 8); (b) Vegetation Management Code (Part 12, division 4).
Animal Husbandry— inconsistent use class, if the lot is less than one hectare in area [refer s 15.8.4(3)]	Code Assessable 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 Code Assessable— (a) Ripley Valley Master Planned Area Structure Plan Code (Part 15)—particularly the specific outcomes in section 15.3.3 and the General Urban (T4) Zone (division 8); (b) Vegetation Management Code (Part 12, division 4).
Forestry—inconsistent use [refer s 15.8.4(3)]	Impact Assessable	Ripley Valley Master Planned Area Structure Plan Code (Part 15)— particularly the specific outcomes in section 15.3.3 and the General Urban (T4) Zone (division 8)



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Intensive Animal Husbandry—inconsistent use class [refer s 15.8.4(3)]	Impact Assessable	Ripley Valley Master Planned Area Structure Plan Code (Part 15)—particularly the specific outcomes in section 15.3.3 and the General Urban (T4) Zone (division 8)
Wine Making—inconsistent use class [refer s 15.8.4(3)]	Impact Assessable	Ripley Valley Master Planned Area Structure Plan Code (Part 15)—particularly the specific outcomes in section 15.3.3 and the General Urban (T4) Zone (division 8)
OTHER		
Aviation Use—inconsistent use class [refer s 15.8.4(3)]	Impact Assessable	Ripley Valley Master Planned Area Structure Plan Code (Part 15)—particularly the specific outcomes in section 15.3.3 and the General Urban (T4) Zone (division 8)
Carpark	Impact Assessable	Ripley Valley Master Planned Area Structure Plan Code (Part 15)—particularly the specific outcomes in section 15.3.3 and the General Urban (T4) Zone (division 8)
Community Use—inconsistent use class unless a child care centre, community centre, community hall, meeting rooms, neighbourhood centre, place of worship, school, senior citizens centre, or youth centre [refer s 15.8.4(3)]	Impact Assessable	Ripley Valley Master Planned Area Structure Plan Code (Part 15)—particularly the specific outcomes in section 15.3.3 and the General Urban (T4) Zone (division 8) Community Use Code (Part 12, division 12) Traditional Neighbourhood Design Code (Part 12, division 3)
Correctional Centre—inconsistent use [refer s 15.8.4(3)]	Impact Assessable	Ripley Valley Master Planned Area Structure Plan Code (Part 15)—particularly the specific outcomes in section 15.3.3 and the General Urban (T4) Zone (division 8)
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 General Urban (T4) Zone (division 8)
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 General Urban (T4) Zone (division 8)
Tourist Facility—inconsistent use [refer s 15.8.4(3)]	Impact Assessable	Ripley Valley Master Planned Area Structure Plan Code (Part 15)—particularly the specific outcomes in section 15.3.3 and the General Urban (T4) Zone (division 8)
Other (not defined)	Assessment Category	Relevant assessment criteria⁵⁰—applicable code if development is self-assessable or requires code assessment
All except use for a road ⁵¹	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 General Urban (T4) Zone (division 8)

⁵⁰ 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.

⁵¹ 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 15.8.2: Assessment Categories and Relevant Assessment Criteria for General Urban (T4) Zone—Other Development

Column 1 Type of development	Column 2 Assessment category ⁵²	Column 3 Relevant assessment criteria ⁵³ —applicable code if development is self-assessable or requires code assessment
Carrying out building work not associated with a material change of use ⁵⁴	Self Assessable ⁵⁵ 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 General Urban (T4) Zone (division 8); (b) Planning Scheme Building Matters Code (Part 12, division 16)
Clearing of Vegetation—not associated with a material change of use	Exempt	
Earthworks—not associated with a material change of use	Exempt if earthworks which meet the criteria set out in Schedule 8 Code Assessable if the criteria for exempt do not apply	Earthworks Code (Part 12, division 15) Ripley Valley Master Planned Area Structure Plan Code (Part 15)—particularly the specific outcomes in section 15.3.3 and the General Urban (T4) Zone (division 8)
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 General Urban (T4) Zone (division 8); (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 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 General Urban (T4) Zone (division 8)
Reconfiguring a lot ⁵⁶	Code Assessable	Ripley Valley Master Planned Area Structure Plan Code (Part 15)—particularly the specific outcomes in section 15.3.3 and the General Urban (T4) Zone (division 8) 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 ⁵⁶	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 General Urban (T4) Zone (division 8) 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	

⁵² Assessment categories may also be affected by overlays. See overlay maps to determine whether the land is affected.

⁵³ 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.

⁵⁴ See Ipswich Planning Scheme Users Guide 2 for examples that explain the type of development involved in different proposals.

⁵⁵ 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.

⁵⁶ 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.

