



**Division 11—Special District Zone:
Assessment Criteria and Assessment
Tables**

15.11.1 Special District Zone

The provisions in this division relate to the Special District Zone as follows—

- overall outcomes (section 15.11.2);
- specific outcomes and probable solutions as follows—
 - effects of development – general (section 15.11.3);
 - consistent and inconsistent uses, use classes and other development (section 15.11.4);
- assessment tables (Tables 15.11.1 and 15.11.2).

15.11.2 Overall Outcomes for Special District Zone

- (1) The overall outcomes are the purpose of the Special District Zone.

NOTE 15.11.2A
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 15.11.2B

(1) The Special District Zone comprises land uses which by their nature cannot conform to the disposition or configuration requirements of the other Transect zones.

(2) Uses within the Special District Zone usually take up large land areas under one single use such as bulky goods retailing, or may not be able to achieve the amenity requirements within the other Transect zones.

(2)

- (3) The Special District Zone functions as a transition zone which allows for the development of current land use requirements in a specific format which may change over time.
- (4) It is envisioned that the Special District Zone will ultimately become either an Urban Centre (T5) Zone or Urban Core (T6) Zone over time and the site layout of streets and lots should therefore support future subdivision in accordance with the requirements of these Transect zones.

The overall outcomes sought for the Special District Zone are the following—

- (a) The Special District Zone consists primarily of commercial land uses of a scale and with a streetscape that facilitates vehicular access.
- (b) The Special District Zone provides convenience and comparison shopping, professional office, business, financial and personal services.

NOTE 15.11.2C

(1) The Special District Zone may also support service trades activities.

(2) The Special District Zone may support less intensive development which—

- (a) includes commercial and retail strip shopping;
- (b) generally provides ground floor retailing and other ‘active’, ‘shop-front’ uses, while upper floor levels may be used for a variety of uses, including offices and entertainment;
- (c) may include single use ‘stand alone’; drive to, ‘destination’ retailers, such as bulky goods operators, who often require large sites
- (d) may include a range of entertainment, recreation, leisure, cultural and community facilities; and
- (e) may be designed to support the construction of future residential development above ground floor uses.



- (c) Uses and works within the Special District Zone are located and designed to maximise the efficient extension and safe operation of infrastructure.
- (d) Uses and works within the Special District Zone are designed with due consideration towards the future transition of the zone (including the future provision of public transport) to a built environment consistent with the overall outcomes of the Urban Centre (T5) Zone and Urban Core (T6) Zone.
- (e) Uses and works do not compromise or jeopardise the intended retail and service functions of the Ipswich City Centre and other designated Major or Neighbourhood Centres.
- (f) New uses and works are established on fully serviced land.
- (g) Uses and works cater to the needs of the local community.

NOTE 15.11.2D

- (1) Some of the land within the Special District Zone may be affected by development constraints.
- (2) Refer to the overlay maps and Part 11 to determine whether a proposal is affected by an overlay.

15.11.3 Effects of Development – General**NOTE 15.11.3A**

The specific outcomes which are sought to apply generally throughout the Special District 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) access to natural light and ventilation;
 - (v) privacy;
 - (vi) noise attenuation;
 - (vii) places of cultural significance or streetscape value; and
 - (viii) the form, scale, bulk, style, siting, orientation, roof lines, materials and detailing of buildings.

- (b) Uses and works—
 - (i) respond to the physical context of the site, taking into consideration natural features, existing urban form and overall outcomes for the zone;
 - (ii) provide open space for the recreational needs of residents in accordance with an approved Neighbourhood Master Plan; and
 - (iii) create transitions in height and mass with adjoining zones.
- (c) Residential uses and works –
 - (i) May provide for a density greater than 50 dwellings per hectare; and
 - (ii) Provide usable open space for the recreational needs of residents.

(2)**Building Configuration****Specific Outcomes**

- (a) Uses and works are either –
 - (i) setback a distance of 20-25m; or
 - (ii) built to the frontage.

NOTE 15.11.3B

- (1) Buildings are setback a distance of 20-25 metres to provide frontage parking.
- (2) Liner buildings may be constructed over this space provided –
 - (a) the build is constructed to the frontage; and
 - (b) there are significant parking provided to meet the requisite number of parking spaces in accordance with the Traditional Neighbourhood Design Code (Part 12 division 17).

- (b) Uses and works that are built to the frontage are designed to—
 - (i) articulate the building façade at street level to respond to the human scale;
 - (ii) on corner lots, provide facades which acknowledge all frontages;
 - (iii) promote pedestrian interaction through provision of a prominent building entrance with convenient pedestrian access from the street; and
 - (iv) address the street by incorporating active facades, with doors, windows and balconies providing casual surveillance of the street and visual interest.



(3) Building Orientation**Specific Outcomes**

- (a) Buildings generally address the street frontage or frontages by—
 - (i) being aligned parallel to the street, rather than at an angle to the street; and
 - (ii) providing clear, legible entry points.
- (b) Buildings are designed so that opportunities for overlooking and casual surveillance of public spaces, parking areas and pedestrian paths are provided.

(4) 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 15.11.3C

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) Where ever possible, there is an integrated design and layout for adjoining parking areas.
- (d) Car parking areas are attractive and contribute to, rather than detract from local character.
- (e) Car parking areas are designed and located to—
 - (i) minimise disruption to traffic flow; and
 - (ii) minimise pedestrian/vehicle conflicts.
- (f) 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) where possible locate parking and delivery access behind the building.

(5) Transport and Access**Specific Outcomes**

- (a) Uses and works are located and designed to—
 - (i) achieve an integrated efficient, safe and attractive transport network that provides for a full range of transport modes including public transport, passenger vehicles, delivery/freight vehicles, pedestrians and cyclists;
 - (ii) avoid multiple access points along major roads;
 - (iii) achieve pedestrian, cycle and vehicle connectivity and ease of mobility; and
 - (iv) minimise conflict between local and through traffic and between pedestrians, cyclists and vehicles.
- (b) Roads are provided to the standards stated in the Traditional Neighbourhood Design Code (Part 12 division 3) or as otherwise stated in the approved Neighbourhood Master Plan

(7) Non Retail or Commercial Uses**Specific Outcomes**

Each non retail or commercial use –

- (a) fulfils a local community need; and
- (b) is accessible to the population it serves; and
- (c) where possible, co-locates with other non retail or commercial uses, but does not contribute to undesirable development; and
- (d) does not have a significant detrimental impact on the amenity of nearby residences or retail or commercial uses, including through the generation of –
 - (i) odours;
 - (ii) noise;
 - (iii) waste products;
 - (iv) dust;
 - (v) traffic;
 - (vi) chemical spray drift;
 - (vii) electrical interference; or
 - (viii) lighting; and
- (e) maintains a scale and appearance in keeping with the amenity and character of the locality with adequate buffering or screening to nearby uses (both existing and proposed).



- (8) **Pedestrian Network**
- Specific Outcomes**
- (a) Active and attractive streetscapes are created with priority given to pedestrian use.
 - (b) Weather protection is provided along –
 - (i) major pedestrian routes; and
 - (ii) active streetscapes where buildings are constructed to the frontage.
 - (c) Mid-block pedestrian links are provided to enhance pedestrian accessibility and permeability (e.g. where the street blocks are greater than 100 metres in length).
 - (d) An integrated pedestrian network is provided.
- (9) **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.
- (10) **Vegetation and Landscaping**
- Specific Outcome**
- (a) Appropriate landscaping, including street trees, is used to soften building outlines and enhance the overall appearance of the area.
 - (b) Significant trees are retained where possible.
- (11) **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) consistent with the terms of reference of an executed Infrastructure Agreement;
 - (iii) comprised of components and materials that are readily accessible and available from local sources where possible;
 - (iv) readily integrated with existing systems and facilitates the orderly provision of future systems; and
 - (v) provided to the standards stated in the Traditional Neighbourhood Design Code (Part 12 division 3) or as otherwise stated in the approved Neighbourhood Master Plan.
- (12) **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 allotments;
 - (d) creates allotments which establish the land uses and building types consistent with the overall outcomes for the zone; and
 - (e) provides a lot layout which will readily allow for the transition of land uses to a T5 or T6 reconfiguration.



15.11.4 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 Special District Zone—
- (a) business use—
 - (i) if located within an existing building approved for business use; and
 - (ii) if operating between the hours of 6.00 a.m. to midnight; 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); and
 - (iv) unless a funeral premises, service station or veterinary clinic for the keeping of animals overnight;
 - (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) earthworks not associated with a material change of use, and which complies with the Earthworks Code;
 - (f) 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 midnight; 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);
 - (g) home based activity which complies with the Home Based Activities Code;
 - (h) minor building work;
 - (i) minor utility;
 - (j) mixed residential and commercial use (large scale)—
 - (i) if located within an existing building approved or lawfully used for mixed commercial and residential use; and
 - (ii) if operating between the hours of 6.00 a.m. to midnight; 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); and
- (iv) unless involving a business use - funeral premises, service station or veterinary clinic for the keeping of animals overnight;
- (k) mixed residential and commercial use (small scale)—
 - (i) if located within an existing building approved for mixed commercial and residential use; and
 - (ii) if operating between the hours of 6:00 a.m. to midnight; 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); and
 - (iv) unless involving a business use – funeral premises, service station or veterinary clinic for the keeping of animals overnight;
- (l) multiple residential;
- (m) park, if not involving illuminated sporting activities;
- (n) placing an advertising device on premises which complies with the Advertising Devices Code;
- (o) service trades use—
 - (i) if located within an existing building approved for service trades use; and
 - (ii) if operating between the hours of 7.00 a.m. to 6.00 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).

- (2) The following uses, use classes and other development categories are consistent with the outcomes sought for the Special District 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) aviation use, if helipad;
 - (d) business use other than as set out in section (1) above;



- (e) carpark;
- (f) carrying out operational work for reconfiguring a lot or in association with a material change of use;
- (g) community use, unless a cemetery;
- (h) display housing;
- (i) dual occupancy;
- (j) entertainment use;
- (k) general store, other than as set out in section (1) above;
- (l) institutional residential;
- (m) major utility;
- (n) mixed residential and commercial use (large scale) other than as set out in section (1) above;
- (o) mixed residential and commercial use (small scale) other than as set out in section (1) above;
- (p) night court;
- (q) park, if involving illuminated sporting activities;
- (r) plant nursery (wholesale);
- (s) reconfiguring a lot;
- (t) recreation use, unless equestrian and coursing sports or motor sports;
- (u) service trades use, other than as set out in section (1) above;
- (v) shopping centre;
- (w) single residential;
- (x) temporary accommodation;
- (y) temporary sales office;
- (z) temporary use;
- (aa) tourist facility;
- (bb) wine making.

- (3) The following defined uses, use classes and other development categories are inconsistent with the outcomes sought and are not located within the Special District 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, except helipad;
 - (d) community use, if a cemetery;
 - (e) correctional centre;

- (f) extractive industry;
- (g) forestry;
- (h) general industry;
- (i) intensive animal husbandry;
- (j) nuclear industry;
- (k) recreation use, if equestrian and coursing sports or motor sports;
- (l) special industry;



Table 15.11.1: Assessment Categories and Relevant Assessment Criteria for Special District Zone—Making a Material Change of Use

Column 1 Defined use or use class ⁷⁷	Column 2 Assessment category ⁷⁸	Column 3 Relevant assessment criteria ⁷⁹ —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 Special District Zone (division 11) 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 Special District Zone (division 11) 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 Special District Zone (division 11) 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 Special District Zone (division 11)
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 Special District Zone (division 11) Traditional Neighbourhood Design Code (Part 12, division 3)
Mixed residential and commercial use (Large scale)	Exempt if— (a) located within an existing building approved for mixed retail and commercial use; and (b) involving a business use (except funeral premises, service station, or veterinary clinic for the keeping of animals overnight) or general store operating between the hours of 6.00 a.m. to midnight; and (c) the requisite number of parking spaces are provided for the use in accordance with the Traditional Neighbourhood Design Code (Part 12, division 3). Code Assessable otherwise	Ripley Valley Master Planned Area Structure Plan Code (Part 15)—particularly the specific outcomes in section 15.3.3 and the Special District Zone (division 11) Traditional Neighbourhood Design Code (Part 12, division 3)

⁷⁷ See Schedule 1 (dictionary), division 1 (defined uses and use classes) and Part 15 division 1 (definitions).

⁷⁸ Assessment categories may also be affected by overlays. See overlay maps to determine whether the land is affected.

⁷⁹ 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 ⁷⁷	Column 2 Assessment category ⁷⁸	Column 3 Relevant assessment criteria ⁷⁹ —applicable code if development is self-assessable or requires code assessment
Mixed residential and commercial use (Small scale)	Exempt if— <ul style="list-style-type: none"> (a) located within an existing building approved for mixed retail and commercial use; and (b) involving a business use (except funeral premises, service station, or veterinary clinic for the keeping of animals overnight) or general store operating between the hours of 6.00 a.m. to midnight; and (c) the requisite number of parking spaces are provided for the use in accordance with the Traditional Neighbourhood Design Code (Part 12, division 3). Code Assessable otherwise	Ripley Valley Master Planned Area Structure Plan Code (Part 15)—particularly the specific outcomes in section 15.3.3 and the Special District Zone (division 11) Traditional Neighbourhood Design Code (Part 12, division 3)
Multiple Residential	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 Special District Zone (division 11) 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 Special District Zone (division 11) Traditional Neighbourhood Design Code (Part 12, division 3)
Temporary Accommodation	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 Special District Zone (division 11) Traditional Neighbourhood Design Code (Part 12, division 3)
COMMERCIAL / INDUSTRIAL		
Business Use	Exempt if— <ul style="list-style-type: none"> (a) located within an existing building approved for business use; and (b) involving a business use (except funeral premises, service station, or veterinary clinic for the keeping of animals overnight) operating between the hours of 6.00 a.m. to midnight; and (c) the requisite number of parking spaces are provided for the use in accordance with the Traditional Neighbourhood Design Code (Part 12, division 3). Code Assessable otherwise	Ripley Valley Master Planned Area Structure Plan Code (Part 15)—particularly the specific outcomes in section 15.3.3 and the Special District Zone (division 11) Traditional Neighbourhood Design Code (Part 12, division 3)
Extractive Industry— inconsistent use [refer s 15.11.4(3)]	Impact Assessable	Ripley Valley Master Planned Area Structure Plan Code (Part 15)—particularly the specific outcomes in section 15.3.3 and the Special District Zone (division 11)
General Industry— inconsistent use class [refer s 15.11.4(3)]	Impact Assessable	Ripley Valley Master Planned Area Structure Plan Code (Part 15)—particularly the specific outcomes in section 15.3.3 and the Special District Zone (division 11)



Column 1 Defined use or use class ⁷⁷	Column 2 Assessment category ⁷⁸	Column 3 Relevant assessment criteria ⁷⁹ —applicable code if development is self-assessable or requires code assessment
General Store	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. and midnight; and (c) the requisite number of parking spaces are provided for the use in accordance with the Traditional Neighbourhood Design Code (Part 12, division 3). Code Assessable otherwise	Ripley Valley Master Planned Area Structure Plan Code (Part 15)—particularly the specific outcomes in section 15.3.3 and the Special District Zone (division 11) Traditional Neighbourhood Design Code (Part 12, division 3)
Nuclear Industry— inconsistent use class [refer s 15.11.4(3)]	Impact Assessable	Ripley Valley Master Planned Area Structure Plan Code (Part 15)—particularly the specific outcomes in section 15.3.3 and the Special District Zone (division 11)
Plant Nursery (Wholesale)	Code Assessable	Ripley Valley Master Planned Area Structure Plan Code (Part 15)—particularly the specific outcomes in section 15.3.3 and the Special District Zone (division 11) Traditional Neighbourhood Design Code (Part 12, division 3)
Service Trades Use	Exempt if— (a) located within an existing building approved for service trades use; and (b) operating between the hours of 7.00 a.m. to 6.00 p.m; and (c) the requisite number of parking spaces are provided for the use in accordance with the Traditional Neighbourhood Design Code (Part 12, division 3). Code Assessable otherwise	Ripley Valley Master Planned Area Structure Plan Code (Part 15)—particularly the specific outcomes in section 15.3.3 and the Special District Zone (division 11) Traditional Neighbourhood Design Code (Part 12, division 3)
Shopping Centre	Code Assessable	Ripley Valley Master Planned Area Structure Plan Code (Part 15)—particularly the specific outcomes in section 15.3.3 and the Special District Zone (division 11) Traditional Neighbourhood Design Code (Part 12, division 3)
Special Industry— inconsistent use class [refer s 15.11.4(3)]	Impact Assessable	Ripley Valley Master Planned Area Structure Plan Code (Part 15)—particularly the specific outcomes in section 15.3.3 and the Special District Zone (division 11)
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 Special District Zone (division 11) Traditional Neighbourhood Design Code (Part 12, division 3)
RECREATION / ENTERTAINMENT		
Entertainment Use	Impact Assessable if operating after midnight or before 6:00 a.m. Code Assessable otherwise.	Ripley Valley Master Planned Area Structure Plan Code (Part 15)—particularly the specific outcomes in section 15.3.3 and the Special District Zone (division 11) Recreation and Entertainment Code (Part 12, division 11) Traditional Neighbourhood Design Code (Part 12, division 3)
Night Court	Impact Assessable	



Column 1 Defined use or use class ⁷⁷	Column 2 Assessment category ⁷⁸	Column 3 Relevant assessment criteria ⁷⁹ —applicable code if development is self-assessable or requires code assessment
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 Special District Zone (division 11) Recreation and Entertainment Code (Part 12, division 11) Traditional Neighbourhood Design Code (Part 12, division 3)
Recreation Use—inconsistent use class if equestrian and coursing sports or motor sports [refer s 15.11.4(3)]	Impact Assessable if equestrian and coursing sports or motor sports Code Assessable otherwise	Ripley Valley Master Planned Area Structure Plan Code (Part 15)—particularly the specific outcomes in section 15.3.3 and the Special District Zone (division 11) Recreation and Entertainment Code (Part 12, division 11) Traditional Neighbourhood Design Code (Part 12, division 3)
RURAL		
Agriculture	Code Assessable, if the lot is one hectare or more in area Impact Assessable otherwise	Ripley Valley Master Planned Area Structure Plan Code (Part 15)—particularly the specific outcomes in section 15.3.3 and the Special District Zone (division 11)
Animal Husbandry	Code Assessable, if the lot is one hectare or more in area Impact Assessable otherwise	Ripley Valley Master Planned Area Structure Plan Code (Part 15)—particularly the specific outcomes in section 15.3.3 and the Special District Zone (division 11)
Forestry—inconsistent use [refer s 15.11.4(3)]	Impact Assessable	Ripley Valley Master Planned Area Structure Plan Code (Part 15)—particularly the specific outcomes in section 15.3.3 and the Special District Zone (division 11)
Intensive Animal Husbandry—inconsistent use class [refer s 15.11.4(3)]	Impact Assessable	Ripley Valley Master Planned Area Structure Plan Code (Part 15)—particularly the specific outcomes in section 15.3.3 and the Special District Zone (division 11)
Wine Making	Impact Assessable	Ripley Valley Master Planned Area Structure Plan Code (Part 15)—particularly the specific outcomes in section 15.3.3 and the Special District Zone (division 11)
OTHER		
Aviation Use—inconsistent use class if other than helipad [refer s 15.11.4(3)]	Impact Assessable	Ripley Valley Master Planned Area Structure Plan Code (Part 15)—particularly the specific outcomes in section 15.3.3 and the Special District Zone (division 11)
Carpark	Code Assessable	Ripley Valley Master Planned Area Structure Plan Code (Part 15)—particularly the specific outcomes in section 15.3.3 and the Special District Zone (division 11) Traditional Neighbourhood Design Code (Part 12, division 3)
Community Use—inconsistent use class if cemetery [refer s 15.11.4(3)]	Impact Assessable if cemetery Code Assessable otherwise	Ripley Valley Master Planned Area Structure Plan Code (Part 15)—particularly the specific outcomes in section 15.3.3 and the Special District Zone (division 11) Community Use Code (Part 12, division 12) Traditional Neighbourhood Design Code (Part 12, division 3)
Correctional Centre—inconsistent use [refer s 15.11.4(3)]	Impact Assessable	Ripley Valley Master Planned Area Structure Plan Code (Part 15)—particularly the specific outcomes in section 15.3.3 and the Special District Zone (division 11)
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 Special District Zone (division 11)
Minor Utility	Exempt	



Column 1 Defined use or use class ⁷⁷	Column 2 Assessment category ⁷⁸	Column 3 Relevant assessment criteria ⁷⁹ —applicable code if development is self-assessable or requires code assessment
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 Special District Zone (division 11)
Tourist Facility	Impact Assessable	Ripley Valley Master Planned Area Structure Plan Code (Part 15)—particularly the specific outcomes in section 15.3.3 and the Special District Zone (division 11)
Other (not defined)	Assessment Category	Relevant assessment criteria ⁸⁰ —applicable code if development is self-assessable or requires code assessment
All except use for a road ⁸¹	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 Special District Zone (division 11)

⁸⁰ 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.

⁸¹ 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 15.11.2: Assessment Categories and Relevant Assessment Criteria for Special District Zone—Other Development

Column 1 Type of development	Column 2 Assessment category ⁸²	Column 3 Relevant assessment criteria ⁸³ —applicable code if development is self-assessable or requires code assessment
Carrying out building work not associated with a material change of use ⁸⁴	Self Assessable ⁸⁵ 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 Special District Zone (division 11); (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 Special District Zone (division 11)
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 Special District Zone (division 11); (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 5. 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 Special District Zone (division 11)
Reconfiguring a lot ⁸⁶	Code Assessable	Ripley Valley Master Planned Area Structure Plan Code (Part 15)—particularly the specific outcomes in section 15.3.3 and the Special District Zone (division 11) 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 ⁸⁶	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 Special District Zone (division 11) 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	

⁸² Assessment categories may also be affected by overlays. See overlay maps to determine whether the land is affected.

⁸³ 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.

⁸⁴ See Ipswich Planning Scheme Users Guide 2 for examples that explain the type of development involved in different proposals.

⁸⁵ 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.

⁸⁶ 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.

