

Division 13—Special Uses Zone: Assessment Criteria and Assessment Tables

15.13.1 Special Uses Zone

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

- overall outcomes (section 15.13.2);
- specific outcomes and probable solutions as follows—
 - effects of development – general (section 15.13.3);
 - effects of development within Sub Areas (section 15.13.4);
 - consistent and inconsistent uses, use classes and other development (section 15.13.5);
- assessment tables (Tables 15.13.2 and 15.12.3).

15.13.2 Overall Outcomes for Special Uses Zone

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

NOTE 15.13.2A
Sub-section (1) provides the link between the overall outcomes sought for the zone and the area code and the IPA code assessment rules which refer to the 'purpose' of the code [see IPA s.3.5.13(2)].

- (2) The overall outcomes sought for the Special Uses Zone are the following—

- (a) The Special Uses Zone caters primarily for specified uses and works which include—
- (i) land used, owned or operated by Federal, State or Local Government for purposes such as municipal services, public utilities, schools, transport networks and community services;
 - (ii) uses and works which by virtue of the location, intensity, combination of uses, operations or site characteristics are best managed in a use-specific designation; or
 - (iii) private community services and facilities, including religious, educational and health activities.

- (b) Uses within the Special Uses Zone are provided with a level of infrastructure appropriate to the existing or approved uses for the Sub Areas comprising the zone, in particular suitable road access, electricity, telecommunications and adequate water supply, effluent treatment and disposal and garbage disposal.
- (c) Reconfigurations within the Special Uses Zone are generally limited to the 'amalgamation' or 'consolidation' of existing lots, to the general exclusion of most other lot reconfigurations.
- (d) Uses and works within the Special Uses Zone are located, designed and managed to—
 - (i) be compatible with the amenity and character of surrounding lands;
 - (ii) facilitate the development of the Sub Areas comprising the zone for their approved use;
 - (iii) maintain the safety of people, buildings and works;
 - (iv) conserve places of cultural significance or streetscape value;
 - (v) maintain views of places of cultural significance or streetscape value; and
 - (vi) avoid significant adverse effects on the natural environment.

NOTE 15.13.2B

- (1) Some of the land within the Special Uses Zone is affected by development constraints, particularly flooding, mining, steep slopes and Department of Defence building height controls.
- (2) Refer to the overlay maps and Part 11 to determine whether a proposal is affected by an overlay.

15.13.3 Effects of Development – General

NOTE 15.13.3A
The specific outcomes which are sought to apply generally throughout the Special Use Zone are set out below.

- (1) **Character and Amenity**

Specific Outcomes

- (a) Uses and works reflect the local character, the amenity of the surrounding area and protect and enhance views along important view corridors and towards landmark features having regard to—
 - (i) building height;



- (ii) places of cultural significance or streetscape value;
 - (iii) boundary clearances/buffers and in particular the possible implications for adjoining lands, including the potential restriction on the current or future use of such land;
 - (iv) maintaining a scale and appearance in keeping with the amenity and character of the area;
 - (v) building setbacks from the road network and in particular along Designated Roads;
 - (vi) the maintenance of setbacks generally aligned to that of existing buildings; and
 - (vii) the form, scale, bulk, style and siting of buildings.
- (b) Uses and works do not have a significant detrimental impact on the amenity of nearby residents or the surrounding area, including through the—
- (i) emission of odours, noise, dust, waste products, light, electrical interference or otherwise; or
 - (ii) generation of traffic travelling to or from the site.
- (c) Buildings generally conform to the number of storeys and overall height of buildings in the predominant zone surrounding the site.
- (d) Additional storeys are not provided unless appropriate with—
- (i) the scale of adjoining development; and
 - (ii) the extent of fall across the land; and
 - (iii) the character and amenity of the area and overall townscape.
- (e) New buildings are setback from the street frontage to the alignment of adjoining buildings, and behind historic buildings, unless alternative arrangements do not detrimentally affect the character of the area.

(2) Plan of Development

Specific Outcome

- (a) Land included in the Special Uses Zone is developed generally in accordance with a Plan of Development indicating—
- (b) the type and location of uses on the site; and
- (c) the density or intensity of uses and works and, where known, the size and location of proposed buildings and other structures and details regarding vehicle access and movement to, through the site land form.

NOTE 15.13.3B

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

(3) Operation of Road Network and Access

Specific Outcomes

Uses are located and designed to—

- (a) ensure the safe and efficient operation of the road network;
- (b) avoid access to Designated Roads (and in particular avoid the creation of multiple access points along a Designated Road) unless the premises do not have an alternative frontage to a dedicated road or other alternative access;
- (c) avoid the creation of a new traffic hazard or increase an existing traffic hazard; and
- (d) avoid significant adverse effects (e.g. by noise or dust generated) from use of the road network.

(4) 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 17) or as otherwise stated in an approved Neighbourhood Master Plan.

(6) **Vegetation/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.

15.13.4 Effects of Development within Sub Areas

NOTE 15.13.4A

- (1) The Special Uses Zone includes three (3) Sub Areas, with existing approved use rights as outlined in Table 15.13.1.
- (2) It is envisaged that existing approved uses on most Special Use sites will continue.
- (3) The location of the Sub Areas are—
 - (a) depicted on the Zoning Maps Z23, Z24, Z25, Z32 and Z33; and
 - (b) described below.
- (4) It is preferred that community uses share facilities rather than duplicate facilities.
- (5) Within some Sub Areas there are specific outcomes sought in relation to design elements as detailed in sections (2) to (4) which follow Table 15.13.1.

(1) **Existing Approved Uses for Sub Areas**

Table 15.13.1 sets out the existing approved uses for the Sub Areas within the zone.

Table 15.13.1: Special Uses Zone—Existing Approved Uses for Sub Areas

Sub Area Reference	Existing Approved Use
SU1	School/Educational Establishment
SU10	Place of Worship, including an auditorium, administration, cafe, meeting house and caretaker’s residence
SU19	Water Supply Purposes
SU51	Defence Purposes – Purga Rifle Range

(2) **Sub Area SU10 – Places of Worship**

- (a) Views to churches are not obscured as a result of new uses and works and churches remain dominant to the surrounding townscape.

15.13.5 Consistent and Inconsistent Uses, Use Classes and Other Development

Specific Outcomes

- (1) The following are consistent defined uses, use classes and other development categories in the Special Uses Zone—
 - (a) caretaker residential;
 - (b) carrying out building work not associated with a material change of use, if building work on an existing building on site and which complies with the Planning Scheme Building Matters Code;
 - (c) clearing of vegetation which complies with the Vegetation Management Code;
 - (d) earthworks not associated with a material change of use and which complies with the Earthworks Code;
 - (e) minor building work;
 - (f) minor utility;
 - (g) park, if not involving illuminated sporting activities;
 - (h) placing an advertising device on premises which complies with the Advertising Devices Code;
 - (i) uses listed in Table 15.13.1 for the specified Sub Area;
 - (j) uses which are consistent uses in the predominant zone surrounding the specified Sub Area.



- (2) The following defined uses, use classes and other development categories are consistent with the outcomes sought for the Special Uses 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) uses which may be consistent uses in the predominant zone surrounding the specified Sub Area;
 - (b) carrying out operational work for reconfiguring a lot or in association with a material change of use;
 - (c) major utility;
 - (d) park, if involving illuminated sporting activities;
 - (e) reconfiguring a lot.
- (3) The following defined uses, use classes and other development categories are inconsistent with the outcomes sought and are not located within the Special Uses Zone; and constitute undesirable development which is unlikely to be approved—
- (a) uses unless listed in Table 15.12.1 for the specified Sub Area, which are inconsistent uses in the predominant zone surrounding the specified Sub Area.



Table 15.13.2: Assessment Categories and Relevant Assessment Criteria for Special Uses Zone—Making a Material Change of Use

Column 1 Defined use or use class ⁹⁷ or specified use (refer Table 15.12.1)	Column 2 Assessment category ⁹⁸	Column 3 Relevant assessment criteria ⁹⁹ —applicable code if development is self-assessable or requires code assessment
Caretaker Residential	Exempt	Ripley Valley Master Planned Area Structure Plan Code (Part 15)—particularly the specific outcomes in section 15.3.3 and the Special Uses Zone (division 13) Traditional Neighbourhood Design Code (Part 12, division 3)
Major Utility	Impact Assessable, if involving treatment or disposal of putrescible waste. Code Assessable otherwise.	Ripley Valley Master Planned Area Structure Plan Code (Part 15)—particularly the specific outcomes in section 15.3.3 and the Special Uses Zone (division 13)
Minor Utility	Exempt	
Park	Exempt unless involving illuminated sporting activities. Code Assessable otherwise.	If Code Assessable— (a) Recreation and Entertainment Code (Part 12, division 11); (b) Traditional Neighbourhood Design Code (Part 12, division 3); (c) Ripley Valley Master Planned Area Structure Plan Code (Part 15)—particularly the specific outcomes in section 15.3.3 and the Special Uses Zone (division 13)
Specified use listed in Table 15.12.1 for the specified Sub Area	Exempt, if located within an existing building approved or lawfully used for a specified use listed in Table 15.12.1 for the specified Sub Area. 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 Uses Zone (division 13) Traditional Neighbourhood Design Code (Part 12, division 3) Recreation and Entertainment Code (Part 12, division 11) Community Use Code (Part 12, division 12)
Other (defined use or use class)	Assessment Category	Relevant assessment criteria ⁹⁹ —applicable code if development is self-assessable or requires code assessment
All except uses otherwise identified in this Table	Self Assessable if the use is a self assessable use in the predominant zone surrounding the specified Sub Area. Code Assessable if the use is a code assessable use in the predominant zone surrounding the specified Sub Area. Impact Assessable otherwise.	If Self Assessable—the acceptable solutions for the use in the applicable code for the relevant zone. If Code Assessable— (a) the applicable codes for the use in the relevant zone; (b) Ripley Valley Master Planned Area Structure Plan Code (Part 15)—particularly the specific outcomes in section 15.3.3 and the Special Uses Zone (division 13)
Other (not defined)	Assessment Category	Relevant assessment criteria ⁹⁹ —applicable code if development is self-assessable or requires code assessment
All except use for a road ¹⁰⁰	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 Uses Zone (division 13)

⁹⁷ See Schedule 1 (dictionary), division 1 (defined uses and use classes).

⁹⁸ Assessment categories may also be affected by overlays. See overlay maps to determine whether the land is affected.

⁹⁹ 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.

¹⁰⁰ 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 15.13.3: Assessment Categories and Relevant Assessment Criteria for Special Uses Zone—Other Development

Column 1 Type of development	Column 2 Assessment category ¹⁰¹	Column 3 Relevant assessment criteria ¹⁰² —applicable code if development is self-assessable or requires code assessment
Carrying out building work not associated with a material change of use ¹⁰³	<p>Self Assessable¹⁰⁴ if building work on an existing building on site.</p> <p>Code Assessable if—</p> <ul style="list-style-type: none"> (a) the Planning Scheme Building Matters Code is not complied with; or (b) building work other than on an existing building on the site. 	<p>If Self Assessable—Planning Scheme Building Matters Code (Part 12, division 16)</p> <p>If Code Assessable—</p> <ul style="list-style-type: none"> (a) Ripley Valley Master Planned Area Structure Plan Code (Part 15)—particularly the specific outcomes in section 15.3.3 and the Special Uses Zone (division 13); (b) Planning Scheme Building Matters Code (Part 12, division 16)
Clearing of Vegetation—not associated with a material change of use	<p>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).</p> <p>Self Assessable if—</p> <ul style="list-style-type: none"> (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. <p>Code Assessable if—</p> <ul style="list-style-type: none"> (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. 	<p>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).</p> <p>If Code Assessable—</p> <ul style="list-style-type: none"> (a) Ripley Valley Master Planned Area Structure Plan Code (Part 15)—particularly the specific outcomes in section 15.3.3 and the Special Uses Zone (division 13); (b) Vegetation Management Code (Part 12, division 4).
Earthworks—not associated with a material change of use	<p>Exempt if earthworks which meet the criteria set out in Schedule 8.</p> <p>Code Assessable if the criteria for exempt do not apply.</p>	<p>Earthworks Code (Part 12, division 15)</p> <p>Ripley Valley Master Planned Area Structure Plan Code (Part 15)—particularly the specific outcomes in section 15.3.3 and the Special Uses Zone (division 13)</p>
Minor Building Work	<p>Exempt, if—</p> <ul style="list-style-type: none"> (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). <p>Code Assessable otherwise.</p>	<p>If Code Assessable—</p> <ul style="list-style-type: none"> (a) Ripley Valley Master Planned Area Structure Plan Code (Part 15)—particularly the specific outcomes in section 15.3.3 and the Special Uses Zone (division 13); (b) Planning Scheme Building Matters Code (Part 12, division 16); (c) Traditional Neighbourhood Design Code (Part 12, division 3)
Placing advertising device on premises	<p>Exempt if an advertising device which meets the criteria set out in Schedule 9, Part 6.</p> <p>Impact Assessable if a billboard with a signface area of more than 8.0m².</p> <p>Code Assessable otherwise.</p>	<p>Advertising Devices Code (Part 12, division 14)</p> <p>Ripley Valley Master Planned Area Structure Plan Code (Part 15)—particularly the specific outcomes in section 15.3.3 and the Special Uses Zone (division 13)</p>



Column 1 Type of development	Column 2 Assessment category ¹⁰¹	Column 3 Relevant assessment criteria ¹⁰² —applicable code if development is self-assessable or requires code assessment
Reconfiguring a lot ¹⁰⁵	Impact Assessable where involving land within a Residential Zone. 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 Uses Zone (division 13) 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 ¹⁰⁵	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 Uses Zone (division 13) 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	

¹⁰¹ Assessment categories may also be affected by overlays. See overlay maps to determine whether the land is affected.

¹⁰² 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.

¹⁰³ See Ipswich Planning Scheme Users Guide 2 for examples that explain the type of development involved in different proposals.

¹⁰⁴ 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.

¹⁰⁵ 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.

