



**Division 10—Urban Core (T6) Zone:
Assessment Criteria and Assessment
Tables**

15.10.1 Urban Core (T6) Zone

The provisions in this division relate to the Urban Core (T6) Zone as follows—

- overall outcomes (section 15.10.2);
- specific outcomes and probable solutions as follows—
 - effects of development – general (section 15.10.3);
 - consistent and inconsistent uses, use classes and other development (section 15.10.4);
- assessment tables (Tables 15.10.1 and 15.10.2).

15.10.2 Overall Outcomes for Urban Core (T6) Zone

- (1) The overall outcomes are the purpose of the Urban Core (T6) Zone.

NOTE 15.10.2A
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 15.10.2B

(1) The Urban Core (T6) Zone provides for the most dense residential and the primary retail, commercial, cultural and entertainment concentration of the Ripley Valley and is located only within the Urban Core area identified by the Ripley Valley Structure Plan.

(2) The Urban Core (T6) Zone is the Transect zone which is the most urban in character with built form taking precedence over the natural environment.

- (3) Building types include housing of the highest density (such as apartments) and office, retailing, cultural, entertainment, educational, health and community facilities.
- (4) Buildings have little or no setback with wide footpaths.
- (5) Major regional public transit corridors and interchange areas are provided.
- (6) Streets and Open Space are formal in character with squares and plazas.
- (7) Surface parking is hidden from the street, where possible or in the ultimate built form.

- (2) The overall outcomes sought for the Urban Core (T6) Zone are the following—

- (a) The Urban Core (T6) Zone consists of a mixed-use environment which contains building types that provide the densest concentration of residential, retail, commercial, cultural and entertainment activities within the Ripley Valley.
- (b) The Urban Core (T6) Zone includes major civic buildings, educational and health facilities.
- (c) The Urban Core (T6) Zone is supported by major regional public transit corridors and facilities.
- (d) The Urban Core (T6) Zone provides a vibrant retail precinct, including—
 - (i) higher order comparison retail;
 - (ii) department stores, discount department stores, and supermarkets;
 - (iii) entertainment, recreation, leisure, cultural and community facilities;
 - (iv) food, beverage and dining facilities, including alfresco dining; and
 - (v) convenience retail for office workers, visitors and residents.
- (e) Ground floor areas are used primarily for retailing, 'shop-front' and other 'active' uses.
- (f) Upper floor levels are used for a variety of uses, including retail, offices, entertainment and residential uses.



- (g) Uses and works contribute to the overall attractiveness of the area through the use of high quality design which gives due regard to the streetscape value of the area.
- (h) Built form takes precedence over the natural environment in matters concerning pedestrianisation, building disposition, street and open space design.
- (i) Uses and works within the Urban Core (T6) Zone are located and designed to maximise the efficient extension and safe operation of infrastructure.
- (ii) provide open space for the recreational needs of residents in accordance with the approved Neighbourhood Master Plan; and
- (iii) create transitions in height and mass with adjoining properties and zones.
- (c) Residential uses and works—
 - (i) provide for a density range of 40 to 100 dwellings per hectare.

NOTE 15.10.2C

- (1) Some of the land within the Urban Core (T6) 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.

15.10.3 Effects of Development – General**NOTE 15.10.3A**

The specific outcomes which are sought to apply generally throughout the Urban Core (T6) 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) landscape treatment;
 - (viii) places of cultural significance or streetscape value; and
 - (ix) 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;

NOTE 15.10.3B

- (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—

$$\text{Density} = \frac{Dw(T6)}{SA - Z - NRD(T6)}$$

Where—

Dw(T6) = Number of dwellings which will or may in the future be located within the Urban Core (T6) 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 Urban Core (T6) Zone expressed in hectares.

NRD(T6) = Area of any non residential development or associated support facilities, and [refer clause (1) above] within the Urban Core (T6) Zone expressed in hectares.

(2) 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).

(3) Building Configuration

Specific Outcomes

Uses and works are designed to—

- (a) articulate the building façade at street level to respond to the human scale;
- (b) on corner lots, provide facades which acknowledge all frontages;
- (c) integrate architectural styles and details (such as roof lines and fenestration) in achieving a coherent and distinctive streetscape character;
- (d) promote pedestrian interaction through provision of a prominent building entrance with convenient pedestrian access from the street; and
- (e) address the street by incorporating active facades, with doors, windows and balconies providing casual surveillance of the street and visual interest.

(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 15.10.3C

Where development includes multiple uses or is located within proximity to transit corridors, the total parking requirement may be 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 driveway 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.

(5) Operation of Road Network and Access

Specific Outcomes

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

(6) Pedestrian Network

Specific Outcomes

- (a) Active and attractive streetscapes are created with priority given to pedestrian use.
- (b) 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).

(7) Street Awnings

Specific Outcomes

Street awnings –

- (a) provide continuous weather protection for pedestrians where buildings adjoin a street alignment;
- (b) are designed to maintain the continuity and character of adjacent awnings, especially in relation to height and fascia depth.



- (8) **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.
- (9) **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.
- (10) **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 the approved Neighbourhood Master Plan.
- (11) **Reconfiguring a Lot**
- Specific Outcomes**
- Reconfiguring a Lot—
- (a) is generally in accordance with the approved Neighbourhood Master Plan contained in Part 15 Division 4;
 - (b) Public open space is provided at the locations identified on the approved Neighbourhood Master Plan.
 - (c) creates an interconnected grid based street and laneway 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.
- 15.10.4 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 Urban Core (T6) 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 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, unless a caravan park;
 - (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. and 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 Urban Core (T6) 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—
 - (i) if a funeral premises, service station, or veterinary clinic for the keeping of animals overnight; or
 - (ii) if operating after midnight or before 6.00 a.m.; or
 - (iii) if the requisite number of parking spaces are not provided for the use in accordance with the Traditional Neighbourhood Design Code (Part 12, division 3);
 - (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, crematorium, or emergency services depot;
 - (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) reconfiguring a lot;
 - (s) recreation use, unless equestrian and coursing sports or motor sports;
 - (t) service trades use other than as set out in section (1) above;
 - (u) shopping centre;
 - (v) single residential;
 - (w) temporary accommodation, unless a camping ground, caravan park, or farm stay accommodation;
 - (x) temporary sales office;
 - (y) temporary use;
 - (z) tourist facility;
 - (aa) 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 Urban Core (T6) 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, crematorium, or emergency services depot;
 - (e) correctional centre;
 - (f) extractive industry;
 - (g) forestry;
 - (h) general industry;
 - (i) intensive animal husbandry;
 - (j) multiple residential, if a caravan park;
 - (k) nuclear industry;
 - (l) plant nursery (wholesale);
 - (m) recreation use, if equestrian and coursing sports or motor sports;
 - (n) special industry;
 - (o) temporary accommodation, if a camping ground, caravan park, or farm stay accommodation.



Table 15.10.1: Assessment Categories and Relevant Assessment Criteria for Urban Core (T6) Zone—Making a Material Change of Use

Column 1 Defined use or use class ⁶⁷	Column 2 Assessment category ⁶⁸	Column 3 Relevant assessment criteria ⁶⁹ —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 Urban Core (T6) Zone (division 10) 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 Urban Core (T6) Zone (division 10) 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 Urban Core (T6) Zone (division 10) 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 Urban Core (T6) Zone (division 10)
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 Urban Core (T6) Zone (division 10) 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) 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). Impact Assessable if involves a business use (funeral premises, service station, or veterinary clinic for the keeping of animals overnight) Code Assessable otherwise	Ripley Valley Master planned Area Structure Plan Code (Part 15)—particularly the specific outcomes in section 15.3.3 and the Urban Core (T6) Zone (division 10) Traditional Neighbourhood Design Code (Part 12, division 3)

⁶⁷ See Schedule 1 (dictionary), division 1 (defined uses and use classes) and Part 15 division 1 (definitions).

⁶⁸ Assessment categories may also be affected by overlays. See overlay maps to determine whether the land is affected.

⁶⁹ 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 ⁶⁷	Column 2 Assessment category ⁶⁸	Column 3 Relevant assessment criteria ⁶⁹ —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) 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). Impact Assessable if involving a business use (funeral premises, service station, or veterinary clinic for the keeping of animals overnight) Code Assessable otherwise	Ripley Valley Master planned Area Structure Plan Code (Part 15)—particularly the specific outcomes in section 15.3.3 and the Urban Core (T6) Zone (division 10) Traditional Neighbourhood Design Code (Part 12, division 3)
Multiple Residential—inconsistent use class if caravan park [refer s 15.10.4(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 Urban Core (T6) Zone (division 10) 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 Urban Core (T6) Zone (division 10) Traditional Neighbourhood Design Code (Part 12, division 3)
Temporary Accommodation—inconsistent use class if camping ground, caravan park, or farm stay accommodation [refer s 15.10.4(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 Urban Core (T6) Zone (division 10) 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 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). Impact Assessable if funeral premises, service station, or veterinary clinic for the keeping of animals overnight Code Assessable otherwise	Ripley Valley Master planned Area Structure Plan Code (Part 15)—particularly the specific outcomes in section 15.3.3 and the Urban Core (T6) Zone (division 10) Traditional Neighbourhood Design Code (Part 12, division 3)



Column 1 Defined use or use class ⁶⁷	Column 2 Assessment category ⁶⁸	Column 3 Relevant assessment criteria ⁶⁹ —applicable code if development is self-assessable or requires code assessment
Extractive Industry— inconsistent use [refer s 15.10.4(3)]	Impact Assessable	Ripley Valley Master planned Area Structure Plan Code (Part 15)— particularly the specific outcomes in section 15.3.3 and the Urban Core (T6) Zone (division 10)
General Industry— inconsistent use class [refer s 15.10.4(3)]	Impact Assessable	Ripley Valley Master planned Area Structure Plan Code (Part 15)— particularly the specific outcomes in section 15.3.3 and the Urban Core (T6) Zone (division 10)
General Store	Exempt if— (a) located within an existing building approved for business use or a general store; and (b) 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 Urban Core (T6) Zone (division 10) Traditional Neighbourhood Design Code (Part 12, division 3)
Nuclear Industry— inconsistent use class [refer s 15.10.4(3)]	Impact Assessable	Ripley Valley Master planned Area Structure Plan Code (Part 15)— particularly the specific outcomes in section 15.3.3 and the Urban Core (T6) Zone (division 10)
Plant Nursery (Wholesale)— inconsistent use class [refer s 15.10.4(3)]	Impact Assessable	Ripley Valley Master planned Area Structure Plan Code (Part 15)— particularly the specific outcomes in section 15.3.3 and the Urban Core (T6) Zone (division 10) 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). Impact Assessable otherwise	Ripley Valley Master planned Area Structure Plan Code (Part 15)— particularly the specific outcomes in section 15.3.3 and the Urban Core (T6) Zone (division 10) 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 Urban Core (T6) Zone (division 10) Traditional Neighbourhood Design Code (Part 12, division 3)
Special Industry— inconsistent use class [refer s 15.10.4(3)]	Impact Assessable	Ripley Valley Master planned Area Structure Plan Code (Part 15)— particularly the specific outcomes in section 15.3.3 and the Urban Core (T6) Zone (division 10)
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 Urban Core (T6) Zone (division 10) Traditional Neighbourhood Design Code (Part 12, division 3)



Column 1 Defined use or use class ⁶⁷	Column 2 Assessment category ⁶⁸	Column 3 Relevant assessment criteria ⁶⁹ —applicable code if development is self-assessable or requires code assessment
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 Urban Core (T6) Zone (division 10) 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 Urban Core (T6) Zone (division 10) 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 15.10.4(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 Urban Core (T6) Zone (division 10) 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 15.10.4(3)]	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 Urban Core (T6) Zone (division 10)
Animal Husbandry— inconsistent use class, if the lot is less than one hectare in area [refer s 15.10.4(3)]	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 Urban Core (T6) Zone (division 10)
Forestry—inconsistent use [refer s 15.10.4(3)]	Impact Assessable	Ripley Valley Master planned Area Structure Plan Code (Part 15)—particularly the specific outcomes in section 15.3.3 and the Urban Core (T6) Zone (division 10)
Intensive Animal Husbandry—inconsistent use class [refer s 15.10.4(3)]	Impact Assessable	Ripley Valley Master planned Area Structure Plan Code (Part 15)—particularly the specific outcomes in section 15.3.3 and the Urban Core (T6) Zone (division 10)
Wine Making—inconsistent use class [refer s 15.10.4(3)]	Impact Assessable	Ripley Valley Master planned Area Structure Plan Code (Part 15)—particularly the specific outcomes in section 15.3.3 and the Urban Core (T6) Zone (division 10)
OTHER		
Aviation Use—inconsistent use class, other than helipad [refer s 15.10.4(3)]	Impact Assessable	Ripley Valley Master planned Area Structure Plan Code (Part 15)—particularly the specific outcomes in section 15.3.3 and the Urban Core (T6) Zone (division 10)
Carpark	Code Assessable	Ripley Valley Master planned Area Structure Plan Code (Part 15)—particularly the specific outcomes in section 15.3.3 and the Urban Core (T6) Zone (division 10) Traditional Neighbourhood Design Code (Part 12, division 3)
Community Use— inconsistent use class if cemetery, crematorium, or emergency services depot [refer s 15.10.4(3)]	Impact Assessable	Ripley Valley Master planned Area Structure Plan Code (Part 15)—particularly the specific outcomes in section 15.3.3 and the Urban Core (T6) Zone (division 10) Community Use Code (Part 12, division 12) Traditional Neighbourhood Design Code (Part 12, division 3)



Column 1 Defined use or use class ⁶⁷	Column 2 Assessment category ⁶⁸	Column 3 Relevant assessment criteria ⁶⁹ —applicable code if development is self-assessable or requires code assessment
Correctional Centre— inconsistent use [refer s 15.10.4(3)]	Impact Assessable	Ripley Valley Master planned Area Structure Plan Code (Part 15)— particularly the specific outcomes in section 15.3.3 and the Urban Core (T6) Zone (division 10)
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 Urban Core (T6) Zone (division 10)
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 Urban Core (T6) Zone (division 10)
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 Urban Core (T6) Zone (division 10)
Other (not defined)	Assessment Category	Relevant assessment criteria ⁷⁰ —applicable code if development is self-assessable or requires code assessment
All except use for a road ⁷¹	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 Urban Core (T6) Zone (division 10)

⁷⁰ 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.

⁷¹ 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 15.10.2: Assessment Categories and Relevant Assessment Criteria for Urban Core (T6) Zone—Other Development

Column 1 Type of development	Column 2 Assessment category ⁷²	Column 3 Relevant assessment criteria ⁷³ —applicable code if development is self-assessable or requires code assessment
Carrying out building work not associated with a material change of use ⁷⁴	Self Assessable ⁷⁵ 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 Urban Core (T6) Zone (division 10); (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 Urban Core (T6) Zone (division 10)
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 Urban Core (T6) Zone (division 10); (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 Urban Core (T6) Zone (division 10)
Reconfiguring a lot ⁷⁶	Code Assessable	Ripley Valley Master planned Area Structure Plan Code (Part 15)—particularly the specific outcomes in section 15.3.3 and the Urban Core (T6) Zone (division 10) 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 ⁷⁶	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 Urban Core (T6) Zone (division 10) 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	

⁷² Assessment categories may also be affected by overlays. See overlay maps to determine whether the land is affected.

⁷³ 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.

⁷⁴ See Ipswich Planning Scheme Users Guide 2 for examples that explain the type of development involved in different proposals.

⁷⁵ 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.

⁷⁶ 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.

