

VML:MB  
Vicki Lukritz  
3810 6221

SPARE

18 January 2018

Sir/Madam

Notice is hereby given that a Meeting of the **PLANNING DEVELOPMENT AND HERITAGE COMMITTEE** is to be held in the **Council Chambers** on the 2nd Floor of the Council Administration Building, 45 Roderick Street, Ipswich commencing at **9.30 am or 10 minutes after the conclusion of the Health, Security and Community Safety Committee, whichever is the earlier** on **Tuesday, 23 January 2018**.

<b><u>MEMBERS OF THE PLANNING, DEVELOPMENT AND HERITAGE COMMITTEE</u></b>	
Councillor Morrison ( <b>Chairperson</b> ) Councillor Tully ( <b>Deputy Chairperson</b> )	<b>Mayor</b> <b>Deputy Mayor</b> Councillor Stoneman Councillor Pahlke

Yours faithfully

**ACTING CHIEF EXECUTIVE OFFICER**

**PLANNING DEVELOPMENT AND HERITAGE COMMITTEE AGENDA**  
 9.30 am or 10 minutes after the conclusion of the Health, Security and  
 Community Safety Committee, whichever is the earlier on  
**Tuesday, 23 January 2018**  
 Council Chambers

Item No.	Item Title	Officer
1	Proposed Amalgamation of the Ipswich Heritage Advisory Committee and the Monuments and Memorials Committee	SPM
2	Combined Heritage Advisory Committee Meeting No. 203 and Monuments and Memorials Committee Meeting No. 102	SPM
3	Inclusion of a Moreton Bay Fig Tree in Schedule 2 – Character Places of the Ipswich Planning Scheme	SPM
4	Ripley Valley Priority Development Area revocation – Planning Instrument Change Package	SPM
5	Temporary Local Planning Instrument (Temporary Accommodation of Employees of the Swickers Kingaroy Bacon Factory at Wulkuraka)	SPM
6	Planning and Development Department Quarterly Activity Report – December 2017	CP
7	Planning and Development Department Annual Activity Report – January to December 2017	CP
8	01/2017 – Local Government Infrastructure Plan Amendment	SPM
9	Exercise of Delegations Report	DPM
10	Modification-Change Application Minor – Commercial Establishment of Waste Treatment (Composting) Operation – 63-114 Blackheath Road, Swanbank	DPM
11	Court Action Status Report	DPM
12	**Development Assessment (DA) Fees and Charges for the Ripley Valley Priority Development Area (PDA)	DPM

\*\*Item includes confidential papers

**PLANNING, DEVELOPMENT AND HERITAGE COMMITTEE NO. 2018(01)**

**23 JANUARY 2018**

AGENDA

1. PROPOSED AMALGAMATION OF THE IPSWICH HERITAGE ADVISORY COMMITTEE AND THE MONUMENTS AND MEMORIALS COMMITTEE

With reference to a report by the Strategic Planning Manager dated 18 December 2017 proposing the amalgamation of the Ipswich Heritage Advisory Committee and the Monuments and Memorials Committee.

**RECOMMENDATION**

- A. That the Ipswich Heritage Advisory Committee and the Monuments and Memorials Committee be amalgamated.
- B. That the new committee be named the Ipswich Heritage and Monuments Advisory Committee.
- C. That the membership of the new committee, as outlined in the report of the Strategic Planning Manager dated 18 December 2017, be adopted.

Report

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2. COMBINED HERITAGE ADVISORY COMMITTEE MEETING NO. 203 AND MONUMENTS AND MEMORIALS COMMITTEE MEETING NO. 102

With reference to a report by the Strategic Planning Manager dated 18 December 2017 attaching the minutes of the combined Heritage Advisory Committee (meeting number 203) and Monuments and Memorials Committee (meeting number 102) which were held on Thursday, 30 November 2017.

**RECOMMENDATION**

That the report be received and the contents noted.

Report

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3. INCLUSION OF A MORETON BAY FIG TREE IN SCHEDULE 2 - CHARACTER PLACES OF THE IPSWICH PLANNING SCHEME

With reference to a report by the Strategic Planning Manager dated 5 January 2018 concerning the proposed listing of a Moreton Bay Fig Tree located at 3 Roma Street, North Booval and the associated tree canopy and root system at 1 Roma Street, North Booval and 111 Jacaranda Street, North Booval in Schedule 2 – Character Places – Part 2 – Trees and Vegetation.

RECOMMENDATION

- A. That Council determine that the Moreton Bay Fig (*Ficus macrophylla*) located at 3 Roma Street, 1 Roma Street and 111 Jacaranda Street, North Booval :
1. is of cultural heritage significance; and
  2. satisfies the following criteria from Planning Scheme Policy 4 - Nominations for Character Places for entry in Schedule 2 - Character Places of the 2006 Ipswich Planning Scheme:
    - a) *The place demonstrates rare, uncommon or endangered aspects of the City's cultural heritage [Criteria b)].*
- B. That Council provisionally enter the tree at 3 Roma Street, North Booval and 1 Roma Street, North Booval in Schedule 2 - Character Places, Part 2 - Trees and Vegetation of the 2006 Ipswich Planning Scheme as a Character Place.
- C. That Council provisionally enter the tree in Schedule 2 – Character Places, Part 2 – Trees and Vegetation listing for 111 Jacaranda Street, North Booval, to include the tree canopy and root system of the Moreton Bay Fig Tree in the description and extent of significance.
- D. That written notice of the listings and listing amendment be given to the owners of the places in accordance with the requirements of Planning Scheme Policy 4 - Nominations for Character Places.
- E. That Public Notice of the proposed listings and listing amendment be given in accordance with the requirements of Planning Scheme Policy 4 - Nominations for Character Places.

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4. RIPLEY VALLEY PRIORITY DEVELOPMENT AREA REVOCATION - PLANNING INSTRUMENT CHANGE PACKAGE

With reference to a report by the Strategic Planning Manager dated 5 January 2018 concerning the proposed planning instrument change to facilitate the transition of planning powers for the Ripley Valley Priority Development Area (Ripley Valley PDA) back to the Ipswich City Council, with development to be regulated by the Ipswich Planning Scheme and the Planning Act 2016 upon revocation of priority development area status.

RECOMMENDATION

- A. That Council resolve to endorse the planning instrument change as detailed in Attachments C and D of the report by the Strategic Planning Manager dated 5 January 2018 pursuant to Section 42 of the *Economic Development Act 2012*.
- B. That the proposed planning instrument change be forwarded to the Minister for Economic Development Queensland for approval, prior to proceeding to public notification.
- C. That the Strategic Planning Manager be requested to attend to all relevant matters associated with facilitating the proposed planning instrument change and undertaking public notification in accordance with Section 42 of the *Economic Development Act 2012* including:
- giving public notice of the proposed planning instrument change; and
  - preparation of a public response report.

Report

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5. TEMPORARY LOCAL PLANNING INSTRUMENT (TEMPORARY ACCOMMODATION OF EMPLOYEES OF THE SWICKERS KINGAROY BACON FACTORY AT WULKURAKA)

With reference to a report by the Strategic Planning Manager dated 10 January 2018 providing an update regarding the making of a Temporary Local Planning Instrument for temporary accommodation for employees of the Swickers Kingaroy Bacon Factory at Wulkuraka.

RECOMMENDATION

That Council resolve to write to the Minister for State Development, Manufacturing, Infrastructure and Planning advising that there is no longer a need for making Temporary Local Planning Instrument No.1 (Temporary Accommodation of Employees of the Swickers Kingaroy Bacon Factory at Wulkuraka) 2017.

Report

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6. PLANNING AND DEVELOPMENT DEPARTMENT QUARTERLY ACTIVITY REPORT – DECEMBER 2017

With reference to a report by the City Planner dated 12 January 2018 concerning the activities of the Planning and Development Department within the December Quarter 2017.

RECOMMENDATION

That the report be received and the contents noted.

Report

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7. PLANNING AND DEVELOPMENT DEPARTMENT, ANNUAL ACTIVITY REPORT – JANUARY TO DECEMBER 2017

With reference to a report by the City Planner dated 12 January 2018 concerning the activities of the Planning and Development Department from 1 January to 31 December 2017 inclusive.

RECOMMENDATION

That the report be received and the contents noted.

Report

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8. 01/2017 – LOCAL GOVERNMENT INFRASTRUCTURE PLAN AMENDMENT

With reference to a report by the Strategic Planning Manager dated 10 January 2018 concerning the State Government approved timeframe for the preparation of the Local Government Infrastructure Plan Amendment (LGIP Amendment) pursuant to the *Sustainable Planning Act 2009* (SPA).

RECOMMENDATION

- A. That Council resolve to request that the Minister for State Development, Manufacturing, Infrastructure and Planning extend the Local Government Infrastructure Plan preparation timeframe to 30 June 2018, as detailed in Attachment E to the report by the Strategic Planning Manager dated 10 January 2018.
- B. That the Strategic Planning Manager be requested to attend to all relevant matters associated with making the request pursuant to Recommendation A.

Report

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9. EXERCISE OF DELEGATIONS REPORT

With reference to a report by the Development Planning Manager dated 12 January 2018 concerning applications determined by delegated authority.

RECOMMENDATION

That the report be received and the contents noted.

Report

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10. MODIFICATION-CHANGE APPLICATION MINOR – COMMERCIAL ESTABLISHMENT OF WASTE TREATMENT (COMPOSTING) OPERATION – 66-114 BLACKHEATH ROAD, SWANBANK

With reference to a report by the Development Planning Manager dated 12 January 2018 concerning a modification-change application minor for the commercial establishment of Waste Treatment (Composting) Operation at 66-114 Blackheath Road, Swanbank.

RECOMMENDATION

- A. That the applicant be advised that development permit 191/98 is changed as specified in Attachment A and be given a Change Application Decision Notice as specified in Attachment A.

**ASSESSMENT – CHANGE APPLICATION ASSESSMENT REPORT**

**Condition (from original Decision Notice):**

1. Development Plan:
  - (a) The proposed development shall be undertaken generally in accordance with Plan No. 10116/6 A.
  - (b) Compliance with all of the conditions of the rezoning, as they appear on the Plan of Development TP-61 /90 that attaches to the zoning of the subject land (copy attached), insofar as they are relevant to the subject application and as detailed in the following conditions.
  - (c) This approval does not authorise sale of any product from the site. Any intended commercialised sale of product would require a further application for Impact Assessment to Council under the provisions of the Integrated Planning Act 1997.

**Applicant's Requested Change:**

The applicant has requested that part (a) of this condition be amended to reference an updated site plan that shows the relocation of the composting operations to a new location within the property.

The applicant has requested that part (c) of this condition be removed on the basis that the operator plans to transport the waste end-product to third party commercial operators.

**Evaluation of Change:**

The applicant's requested amendment to part (a) of the condition is considered reasonable and it is recommended that the condition be amended accordingly. An additional requirement for hardstand construction is also recommended for inclusion in this condition.

The applicant's requested amendment to part (c) of the condition is supported, insofar as it is not considered reasonable or necessary to restrict commercial sale of product from the site to third party users. However, retail or domestic sale and on-site point of sale are considered to be beyond the scope of this application, and as such it is recommended that restrictions on these sale methods remain. It is also considered reasonable that the total number of truck movements be limited to seven (7) per day, in accordance with the application material.

**Condition (to appear in Change Decision Notice):**1. Development Plan:

- (a) The proposed development shall be undertaken generally in accordance with ~~Plan No. 10116/6 A~~ **Plan Number 01 Concept Plan** and generally in the location identified as 'green waste processing area' on Figure 3.2 'Waste processing locations and existing environmental monitoring points'. Further the applicant must:
  - (i) **construct the grey hatched area on Plan Number 01 Concept Plan of concrete, asphaltic concrete or equivalent materials approved by the assessment manager.**
  - (b) Compliance with all of the conditions of the rezoning, as they appear on the Plan of Development TP-61 /90 that attaches to the zoning of the subject land (copy attached), insofar as they are relevant to the subject application and as detailed in the following conditions.
  - (c) This approval does not authorise **retail or domestic** sale of any product from the site **or on-an site point of sale facility**. ~~Any intended commercialised sale of product would require a further application for Impact Assessment to Council under the provisions of the Integrated Planning Act 1997.~~
  - (d) **Truck movements to transport waste off site for commercial sale are limited to seven (7) truck movements per day.**
  - (e) **The applicant must maintain records of the material transported offsite for commercial sale (including type of material, volume (tonnes and cubic metres), and associated vehicle trips). Full records must be preserved by the applicant for a**



**minimum period of five (5) years and provided to the Assessment Manager on a quarterly basis to demonstrate compliance with Condition 1(d).**

#### **ATTACHMENT A – CHANGED APPLICATION DECISION NOTICE**

1. Development Plan:

- (a) The proposed development shall be undertaken generally in accordance with ~~Plan No. 10116/6-A~~ **Plan Number 01 Concept Plan and generally in the location identified as ‘green waste processing area’ on Figure 3.2 ‘Waste processing locations and existing environmental monitoring points’**. Further the applicant must:
- (i) **construct the grey hatched area on Plan Number 01 Concept Plan of concrete, asphaltic concrete or equivalent materials approved by the assessment manager.**
- (b) Compliance with all of the conditions of the rezoning, as they appear on the Plan of Development TP-61 /90 that attaches to the zoning of the subject land (copy attached), insofar as they are relevant to the subject application and as detailed in the following conditions.
- (c) This approval does not authorise **retail or domestic** sale of any product from the site or **on-an site point of sale facility**. ~~Any intended commercialised sale of product would require a further application for Impact Assessment to Council under the provisions of the Integrated Planning Act 1997.~~
- (d) **Truck movements to transport waste off site for commercial sale are limited to seven (7) truck movements per day.**
- (e) **The applicant must maintain records of the material transported offsite for commercial sale (including type of material, volume (tonnes and cubic metres), and associated vehicle trips). Full records must be preserved by the applicant for a minimum period of five (5) years and provided to the Assessment Manager on a quarterly basis to demonstrate compliance with Condition 1(d).**

2. Transport, Traffic and Access:

- (a) Compliance with all the requirements of condition 2 (a), 2 (b), 2 (i), 2 (j) and 2 (l) of the rezoning approval, insofar as they are relevant to the operational aspects of the proposed development.
- (b) With regard to condition 2 (c) and 2 (d) of the rezoning approval, compliance with the following requirements of the Department of Main Roads:

Application of a contribution mechanism based on the percentage impact of axle loadings (ESAs) on the road network traversed related to the Department’s annual maintenance allocations is to be applied. This amount is currently 20 cents per tonne delivered to the subject site and is to be calculated from weighbridge records which are to be submitted with a cheque to Main Roads on a half yearly basis (ie two payments in one financial year).

- (c) With regard to condition 2 (e) of the rezoning approval, B -double vehicles are not to be used in connection with the proposed development, except after written approval from the Department of Main Roads for the use of Swanbank Road as a B-double route. Details to be submitted, at the appropriate time, to the satisfaction of the Senior Development Engineer.
  - (d) Compliance with all of the requirements of condition 2 (k) of the rezoning approval, which requires such measures to ensure that dirt, coal, dust and the like are not deposited on the Swanbank Road by vehicles gaining egress from the site. To this end, all vehicles gaining egress from the site are to pass through the wheelwash facility currently provided on site.
3. Infrastructure:
- (a) Compliance with all of the requirements of conditions 3 (a) and 3 (i) of the rezoning approval, insofar as they are relevant to the operational aspects of the proposed development.
  - (b) A certification from a Geotechnical Engineer is to be provided, to the satisfaction of the Senior Development Engineer, to the effect that the development will not adversely effect the foundation conditions of the existing water main. Any damage caused to Council's water main, during construction or operation of the development, is to be repaired by Council at the applicant's expense.
  - (c) With regard to compliance with the requirements of condition 3 (j) of the rezoning approval, details are to be provided in the form of documentary evidence from the relevant authorities, to the satisfaction of the Senior Development Engineer, prior to commencement of use on site.
4. Terms:
- (a) All references to RPEQ shall be a Registered Professional Engineer of Queensland, suitably qualified and experienced in the particular area of expertise required. Furthermore, the RPEQ required for the analysis and reporting for mining shall be experienced in the analysis of underground and surface mining within the Ipswich area.
  - (b) All references to QUDM shall be the Queensland Urban Drainage Manual.
5. Mining Matters:
- (a) Compliance with all of the requirements of condition 4 (d) of the rezoning approval. To this end, a report is to be prepared by a qualified Engineer (RPEQ) experienced in Geotechnical Investigations and submitted to the satisfaction of, and for approval by the Senior Development Engineer prior to commencement of development on site. The Developer is to undertake all works recommended in the report that may be considered necessary by the Senior Development Engineer as a result of approval of that report.

- (b) Compliance with the requirements of condition 4 (e) of the rezoning approval, which requires that all materials on site that are currently burning or capable or sustaining combustion that are to be relocated from their present location, shall be disposed of in a manner that prevents oxygen access that will sustain further combustion of these materials. Details of the location for, and manner of disposal of these materials shall be submitted to the satisfaction of, and for the approved by the Health, Environment Protection and Sport Manager, prior to disposal of such materials.
- (c) In relation to (a) and (b) above, Conditions in Schedule G of the Environmental Authority Licence Number SR722 (G3 – G6) shall also be complied with.

6. Environmental Monitoring Programme

With regard to condition 5 (a) of the rezoning approval, compliance with the following requirement:

The Environmental Monitoring Programme currently operating on site is to be extended to cover the development the subject of this approval. A report on the results of the Environmental Monitoring Programme currently operating on site, or any other such monitoring program as approved by the Department of Environment, is to be submitted on an annual basis, to the satisfaction of the Health, Environmental Protection and Sport Manager.

7. General

- (a) With reference to any works, on land under other private ownership, written permission shall be obtained and forwarded to Council in regard to same. Similarly, written clearances shall be obtained after the works are completed unless otherwise accepted by the Senior Development Engineer.
- (b) All works required for this development shall take due regard of any and all existing services and, if considered necessary by the relevant authority or the Senior Development Engineer, such works shall be altered at the cost of the Developer.
- (c) Compliance with all of the requirements of condition 8 (a), 8 (b), 8 (g), 8 (j), 8 (m), 8 (n), 8 (p), 8 (s) of the rezoning approval, insofar as they are relevant to the proposed development. Details to be submitted to the satisfaction of and for approval by the Health, Environmental Protection & Sport Manager and the Senior Development Engineer, prior to commencement of development on site.
  - (i) With regard to condition 8 (j) of the rezoning approval, the existing designated parking area on site shall be maintained to the requirements and satisfaction of the Senior Development Engineer.
  - (ii) With regard to condition 8 (m) of the rezoning approval, the site fencing shall be maintained to the requirements and satisfaction of the Health, Environmental Protection & Sport Manager and Senior Development Engineer.

(d) With regards to condition 8 (c) of the rezoning approval, compliance with the following requirements to the satisfaction of the Conservation & Parks Manager:

(i) Provision of a comprehensive rehabilitation plan for the site which is to include, but is not limited by, the following requirements:

- Landscaping plan including detailed contours and other natural features.
- Restoring drainage lines and gullies.
- Erosion and sediment control.
- Recovering of original top soils on the site.
- Revegetation species.
- Proposed land use after rehabilitation.

Please contact Council's Conservation and Parks Department for further details. Details are to be submitted to the satisfaction of and for approval by Council's Conservation and Parks Manager, for areas of the site requiring rehabilitation not the subject of a landfill cell, eighteen months prior to the expected final receipt of wastes in the final landfill cell in Stage 1.

(ii) Further, the comprehensive rehabilitation plan required by item (i) above is to be generally in accordance with the following:

(a) the landform as generally indicated in the submitted 'Final Landuse Plan', as it appears in the 'Swanbank Landfill - Recreation Needs Study and Final Landuse Plan', prepared by Gillespies Asia Pacific, dated July 1996, or any other final landuse plan which may be approved by Council's Conservation and Parks Manager, and

(b) any rehabilitation requirements set down under the Environmental Authority, Licence No. SR772, or any subsequent document replacing that authority; and  
Details are to be submitted to the satisfaction of and for approval by Council's Conservation and Parks Manager in accordance with the timing requirements of item (i) above.

(iii) A suitable security is to be agreed upon to ensure the requirements of (i) and (ii) above are met. Such security may take the form of bonds held for rehabilitation by the Department of Environment, provided that the developer can provide, in writing from the relevant authority holding such bonds, that such funds being held by the relevant authority covers all of the rehabilitation requirements as detailed above in items (i) and (ii).

(iv) The security referred to above shall not be relinquished until it can be demonstrated, to the satisfaction of the Conservation and Parks Manager and Senior Development Engineer, that the site has been rehabilitated in accordance with the rehabilitation plan. Written evidence from the relevant authority holding any bonds, guaranteeing the acceptability of this requirement is to be provided, prior to the commencement of the proposed use.

- (e) Progressive and post closure rehabilitation of the site, shall be in accordance with the rehabilitation plan and is to be completed to the satisfaction of the Conservation & Landscape Manager and Senior Development Engineer.
- (f) Compliance with all of the requirements of conditions 8 (e), 8 (h), 8 (k), 8 (n), 8 (o), 8 (r), 8 (t), 8 (u), 8 (y), and 8 (z) of the rezoning approval, insofar as they are relevant to the operational aspects of the proposed development.
- (i) Further, with regard to condition 8 (h), a copy of the landfill's Site Based Management Plan shall be forwarded to Council after it has been approved by the Department of Environment in respect to any required amendment for the Environmental Authority.
- (g) With regard to condition 8 (g), a copy of the final Operations Manual and Staff Training Program relevant to Stage 1 of the landfill, shall be provided to Council in respect to any changes required as a result of the development the subject of this approval, and shall be to the satisfaction of the Health, Environmental Protection & Sport Manager.
- (h) Compliance with all of the requirements of conditions 8 (r), of the rezoning approval, insofar as they are relevant to the operational aspects of the proposed development.

8. Stormwater, Erosion & Silt Management

- (a) The Developer shall provide all necessary stormwater drainage (both internal and external to the development) and such drainage works shall be designed and constructed in accordance with QUDM.
- (b) Unless specifically approved by Council in consultation with the owner of the adjoining land, the development shall be designed and constructed such that no ponding or redirection of stormwater occurs onto adjoining land.
- (c) The Developer shall comply with Condition 7 (a), 7 (b) and 8 (s) of the rezoning conditions which require all proposed site works including drainage to be prepared and submitted for approval prior to any construction work commencing on the site, and the provision of details of any agreement necessary to discharge waters downstream from the subject land.
- (d) The Developer shall comply with the Conditions in relevant Schedule of the Environmental Authority Licence which cover the requirements for stormwater management.

9. Contributions

- (a) The Developer shall pay, prior to commencement of the proposed use, the following amount to Council:

Road headworks = \$945 to be credited to Future Roads Headworks - Trust.

The above amount is valid if paid before 31 December 2000 after which it will be upgraded in accordance with Council's Roads Contribution Policy.

10. Sullage

All sewerage/sullage effluent shall be disposed of in a manner such that the effluent does not enter any adjoining premises, pond or cause a health nuisance. The system shall be constructed to the satisfaction of the Council's Building Manager.

11. Flammable and combustible liquids

All storage of flammable and combustible liquids (such as fuels, oils, solvents, thinners and manufactured products e.g. paints, polishes, adhesives etc) shall comply with the Building (Flammable and Combustible Liquids) Regulations 1994.

12. Compliance with Conditions

Unless otherwise stated all of the conditions shall be completed prior to commencement of the proposed use of the site, or as determined by Council.

13. Department of Environment requirements

- (a) Compliance with the following requirements of the Department of Environment:

Provision of the following information for the approval and to the satisfaction of the Department of Environment:

- (i) details regarding likely materials to be utilised as 'feedstock';
  - (ii) details to adequately describe the hardstand areas, product storage areas and leachate collection system; and
  - (iii) details of the environmental management plan (including segregation procedures and guidelines) to ensure composting operations are not contaminated from the landfill facility.
- (b) In the event that Aboriginal origin, archaeological or historic sites, items or places are identified, located or exposed during the course of construction, the developer should cease all construction works and contact the Regional manager, Cultural Heritage, Department of Environment on (07) 3225 8426.

14. Vehicles and equipment used

All vehicles and equipment used for the collection, transportation and disposal of waste shall comply with the provisions of the Environmental Protection Act.

15. Hours of Construction

Unless otherwise approved in writing by Council, construction hours are to be confined to:

Monday to Friday 7.00 a.m. to 6.00 p.m.  
Saturday 7.00 a.m. to midday  
No work shall be undertaken on Sundays or Public Holidays.

16. Hours of Operation

Unless otherwise approved in writing by the Health, Environmental Protection and Sport Department manager hours of operation shall be:

Monday to Friday 6.00 a.m. to 6.00 p.m.  
Saturday 6.00 a.m. to 4.00 p.m.  
Sunday 7.00 a.m. to 4.00 p.m.

17. Minor alterations

Notwithstanding the requirements detailed in this approval, any other minor alterations and/or modifications acceptable to the Development Assessment Manager will suffice.

Furthermore, you are advised of the following:-

1. Condition 4 (a) of the rezoning approval states:

*“4(a) – The land to which this approval relates has been worked by coal mining operations Council and its servants or agents accept no legal liability or responsibility for any loss or damage arising from the mining operations to person or property of whatsoever nature or howsoever caused as the direct or indirect consequence of the granting of the approval contained herein. Such approval has been granted at the request of the applicant and in reliance on material submitted by the applicant in support thereof.”*

The developer’s previous acknowledgement of condition 4 (a) is noted.

2. Department of Environment

Further requirements may exist under and compliance will be required in accordance with the following legislation as administered by the Department of Environment:

- (a) *Environmental Protection Act 1994;*
- (b) *The Contaminated Land Act 1991; and*
- (c) Any other relevant legislation.

The Department of Environment have also advised the following with regard to the requirements of Condition 13 of the above approval.

### Feedstock

Feedstock material is generally referred to as green wastes, sludge and other organic processing wastes. Care must be exercised to ensure only those regulated wastes permitted for use in the licence are utilised. Feedstock material is a broad categorisation and the properties of wastes within this category can vary greatly in relation to the generation of odour, leachate, vermin/animal attraction, etc.

In detailing feedstock material, information on the sourcing of organic wastes (particularly sewage sludge) should be provided to ensure that materials are not contaminated with heavy materials.

### Hardstand Areas, Product Storage areas and Leachate Collection System

The hardstand, product storage areas and leachate collection system are cited as “within a bounded area initially to be located in the southern part of Lot 104”. The applicant will need to advise the Department of changes to the location of the hardstand and product storage areas and of the clay-lining in these new areas so as not to be in breach of current licence conditions.

The proposed clay-lined area is described as having a compacted clay base of 0.3 metres. Without knowing the permeability of the clay utilized, it is impossible to determine whether this thickness is sufficient. A compact clay base with a thickness of 0.6 metres with a permeability of  $1 * 10^{-9}$  metres per second is recommended.

### Mixing and Storage Areas

Information should be supplied with regard to the proximity of sensitive land uses (eg. residential areas), to the areas designated for composting mixing and storage of sewage sludge and other wastes. It should be determined whether the existing buffer distances are adequate.

### Environmental Management

As the landfill operation is in close proximity to the composting operation, a clear environmental management plan should include segregation procedures and guidelines to ensure composting operations are not contaminated and detail corrective actions should contamination occur.

#### **The environmental management plan should detail:**

- dust, odour and litter control measures;
- measures to minimize vermin/animal attraction to the waste feedstock;
- firefighting and contingency measures;
- proposed number and size of windows;



- maintenance of buffer areas;
- product testing regime; and
- management of incompatible and unacceptable waste.

The EM plan should be consistent with the EM plan guide provided below.

The proposal states, "the environmental monitoring program already in place for the existing operation will be relevant to the proposed composting activities". It should be noted that certain issues relating to the composting activities may require very different environmental management plans as stated in the licence (eg on-going process and final product testing are very different to monitoring of the landfill). Therefore a specific EM plan is required for the composting operation.

#### Environmental Management (EM) Plan Guideline

The purpose of an EM plan is to identify any potential environmental impacts and mitigation measures together with corrective action if an undesirable impact or unforeseen level of impact occurs.

#### **The aims of the EM plan are to:**

1. provide evidence of practical and achievable plans for the management of the project to ensure that environmental requirements are complied with, by producing an integrated planning framework for comprehensive monitoring and control of construction and operational impacts. Specific commitments on strategies and design criteria to be employed should also be given;
2. provide Local, State and Commonwealth authorities and the proponent with a framework to confirm compliance with their policies and requirements; and
3. provide the community with evidence of the management of the project in an environmentally acceptable manner.

An EM plan should be reviewed and periodically updated to reflect knowledge gained during the course of operations. Changes to the management plan should be implemented in consultation with the relevant authorities.

#### **Essential components are:**

- establishment of agreed performance criteria and objectives in relation to environmental and social impacts;
- detailed prevention, minimisation and mitigation measures for environmental impacts at specific sites;
- details of the proposed monitoring of the effectiveness of remedial measures against the

agreed performance criteria in consultation with relevant government agencies and the community;

- details of the funding and implementation responsibilities for environmental management;
- timing of environmental management initiatives; and
- reporting requirements and auditing responsibilities for meeting environmental performance objectives.

**The recommended structure of the EM plan is as follows**

**Element:** Aspect of construction or operation.

**Policy:** The operational policy that applies to the element.

**Performance Requirement:** A performance requirement for each element of the operation.

**Strategy:** The things that will be implemented to achieve the performance requirement.

**Monitoring:** The monitoring requirements which will measure actual performance.

**Reporting:** Format, timing and responsibility for reporting and auditing of monitoring results.

**Corrective Action:** The action to be implemented in case a performance requirement is not reached and the person(s) responsible for action.

Please refer any enquiries to Pradesh Ramiah on (07) 3225 1061 or email Pradesh.ramiah@env.qld.gov.au.

3. Workplace Health and Safety

Workplace amenities shall be provided in compliance with the *Workplace Health and Safety Act* and Workplace Health and Safety Regulations as administered by the Department of Employment, Vocational Education, Training and Industrial Relations.

4. Outstanding conditions - Permitted Development Subject to Conditions approval

There are a number of outstanding conditions of the previous approval dated 20 September 1996. These matters have been previously raised with Thiess Environmental Services by letter dated 3 July 1997 and subsequently a further letter dated 22 September 1997. The following matters remain outstanding as at the date of this approval:

**Condition 3(b)(i) - certification from a Geotechnical Engineer:**

The certification required by this condition has not yet been received.

**Condition 3 (d) - with regard to compliance with condition 3(j) of the rezoning approval:**

Your submission with respect the timing of compliance with this condition (ie. agreement to be entered into with Queensland Electricity Commission) is to be provided.

The above matters are to be resolved within 30 days of the date of this notification.

3. The Developer is advised that any intended commercial sales to be carried out from the subject site will require further application to Council, which may result in a requirement for additional Road Contributions.

**ATTACHMENT A**

**CONDITIONS ASSOCIATED WITH REZONING LAND AND SUBSEQUENT DEVELOPMENT**

1. Prior to the Council making APPLICATION TO THE Minister for an amendment of the Town Plan:-
  - (a) The applicant shall within thirty (30) days of the date of notification of conditional approval of the application submit a Plan of Development representing the facts and circumstances of the proposed development endorsed with the conditions of this approval which shall become part of the Plan of Development for the proposed approval of Moreton Shire Council.
  - (b) The applicant shall within thirty (30) days of the date of notification of the Council's conditional approval of this application, provide to the Shire Clerk a complete list of further detailed studies required and matters requiring further detailed design in accordance with Section I . 5 of the Environmental Impact Study Report and subsequent reports relating to the rezoning application.
  - (c) The applicant shall provide to Council's satisfaction details of agreements reached with Mr J Curley to provide for continued access to land owned by him.
2. **Transport, Traffic, Access**
  - (a) All refuse shall be transported to the site by road.
  - (b) Access to the site shall be from Swanbank Road via the Cunningham Highway.
  - (c) Unless otherwise required or approved by the Moreton District Engineer, Queensland Department of Transport, prior to commencement of development on site the applicant shall upgrade Swanbank Road from the end of the existing constructed pavement to the Cunningham Highway ramp by performing the following work:-

- (i) Repair failures, widen shoulders, extend culverts (where necessary) and full width reseal to 9.5 metres including the extension of culverts - Chainage 0 to 3850 metres, excluding bridges and floodway.
- (ii) Repair and widen flood way to 9.5 metres (1.1550 to 1.950 metres).
- (iii) Repair/replace joints and replace DWS in connection with 24 foot bridge.
- (iv) Small bridge over 4 pipes on bend to be widened to Department bridge standard of 6.8 metres at (3. 100 metres).
- (v) Lengthen channellisation at on ramp and widen turn at off ramp.
- (d) Prior to commencement of works prescribed by Condition (2)(c) all roadworks and associated works and drainage shall be designed and constructed to the satisfaction of the District Engineer, Moreton District Office, Department of Transport.
- (e) Prior to commencement of the use, the operator shall provide a copy of the approval from the Department of Transport for the use of Swanbank Road as a B-double route to the satisfaction of the Shire Engineer.
- (f) Prior to commencement of development on site, the unsealed section of Swanbank Road shall be upgraded to the entry of the subject land to a 9.5 metre standard with a 9.5 metre sealed surface together with associated works and drainage to the requirements and satisfaction of the Shire Engineer (Present estimated value \$125 000 00).
- (g) Prior to commencement of development on site, the applicant shall seek and obtain written approval of all access construction works on Swanbank Road from the Shire Engineer in respect of Condition (2)(c) and (2)(d) and (2)(f) inclusive.
- (h) No public or unauthorised access to the site shall be permitted.
- (i) At such time as the traffic volumes associated with the landfill operation exceed 90 refuse vehicle movements per day and the vehicle movements of 30 employees. Council may require specific safety provision to be made for the pedestrians crossing Swanbank Road in the vicinity of Swanbank Power Station.
- (j) All refuse transport vehicles shall be approved refuse carriage vehicles pursuant to the Health Act 1937-1990.
- (k) Prior to commencement of the use, the applicant shall take such measures as may be approved in writing by the Shire Engineer to ensure that dirt, coal, dust and the like is not deposited on the Swanbank Road by vehicles gaining egress from the site.
- (l) Prior to commencement to the use all garbage haulage trucks shall be fitted with noise attenuation devices to the satisfaction of the Chief Environmental Health Officer.

3. **Infrastructure**

- (a) The applicant, operator and the holder of the licence under the Health Act shall at all times ensure that the rights of all easements on the site registered in favour of the Moreton Shire Council are protected.
- (b) Prior to commencement of development on site, the applicant shall relocate the existing Moreton Shire Council 300 millimetre diameter water supply delivery main from its present location through the Phase I area to a location approved by the Shire Engineer and grant an easement in favour of Moreton Shire Council for the control, operation and maintenance of the water main, free of cost to the Council. The design of the relocated main shall be adequate to maintain the approved hydraulic capacity of the water supply system. (Present estimated value \$441 000 00).
- (c) Prior to commencement of works to relocate and construct the water mains the applicant shall demonstrate to the written satisfaction of the Shire Engineer that stable foundations for the relocated main are provided.
- (d) Unless the Council and the Applicant agree to construct the ultimate size main required by this condition, the applicant shall within sixty (60) days of Moreton Shire notification of the decision to commence construction of the Stage 1 augmentation of the water supply scheme, contribute moneys to Moreton Shire for the increased cost of Stage 1 augmentation of the water supply delivery main directly resulting from relocation of the main easement.

Contribution shall be at the rate prevailing at the time of notification.

(Present estimated value of \$868 000).

- (e) Design and construction of all water supply mains shall be approved by and to the satisfaction of the Shire Engineer.
- (f) Contribution of \$19 883 00 for water supply services external to but servicing the site. Contribution shall be bonded before Council seeks gazettal and paid prior to lodgement of an application for Stage 1 of the landfill operations.
- (g) Prior to commencement of development on site, reticulated water from the Moreton Shire Scheme shall be connected to the site to the satisfaction of the Shire Engineer.
- (h) Prior to commencement of development on site, reticulated power shall be connected to the subject land.
- (i) The applicant, operator and the holder of the licence under the Health Act shall at all times ensure that the rights of all easements on the site in favour of the Queensland Electricity Commission are protected.
- (j) Prior to commencement of development on site, the applicant shall provide Council with details of any agreement reached with Queensland Electricity Commission for the relocation of the powerline which traverses the Phase 1 area.

4. **Mining Matters**

- (a) The land to which this approval relates has been worked by coal mining operations Council and its servants or agents accept no legal liability or responsibility for any loss or damage arising from the mining operations to person or property of whatsoever nature or howsoever caused as the direct or indirect consequence of the granting of the approval contained herein. Such approval has been granted at the request of the applicant and in reliance on material submitted by the applicant in support thereof.
- (b) Before commencement of development on site and prior to relinquishment of mining leases, the applicant, or holder of the licence under the Health Act shall obtain written agreement from the Department of Resource Industries to the terms and conditions that guarantee compliance with outstanding conditions of the leases prior to relinquishment of the current mining leases should the landfill rehabilitation not proceed. A written copy of that approval shall be provided to the Shire Clerk.
- (c) Prior to commencement of the use all mining leases shall be relinquished.
- (d) A site plan and layout shall be approved by the Council for each landfill stage in accordance with Part VIII of the schedule to the Town Plan. The site plan shall be based on the conditions of a comprehensive drilling program undertaken by an Engineer qualified in Mine Subsidence and Rock Mechanics designed to accurately determine the subsurface conditions in respect of abandoned underground mines heating and spontaneous combustion. The site plan shall be reviewed by a consultant to the Council at the expense of the person who has lodged the design. The site plan shall indicate the facts and circumstances of the application.
- (e) All materials on site that are currently burning or capable of sustaining combustion that are to be relocated from their present location, shall be disposed of in a manner that prevents oxygen access that will sustain further combustion of these materials. The location for the disposal of these materials shall be approved by the Chief Environmental Health Officer.

5. **Environmental Monitoring Programme**

Prior to lodgement of an application for Part VIII Approval for any stage of the landfill:

- (a) The applicant shall submit for the approval of the Department of Environment and Heritage, the Water Resources Commission and Moreton Shire Council an environmental monitoring programme which shall indicate:-
  - (i) parameters for baseline data studies;
  - (ii) procedures for implementing baseline data studies;
  - (iii) the methods of monitoring to ensure compliance with standards;
  - (iv) procedures for compliance with standards;
  - (v) back up procedures in the event of failure of procedures for compliance with standards;
  - (vi) time for continuation of monitoring after closure of the landfill operation.

For surface water condition underground water condition, leachate, landfill, gas, air condition, noise condition, odour condition, soil stability and the like.

For the purposes of this condition "standards" are those which the Department of Environment and Heritage and the Water Resources Commission and the Moreton Shire Council, shall from time to time prescribe the standards for the site. The applicant, operator or licence holder shall not exceed or permit to be exceeded the levels specified by the Department of Environment and Heritage, Moreton Shire Council and the Water Resources Commission.

6. **Testing and Screening Procedures**

Prior to commencement of development on the site, the applicant shall submit for Council approval a programme for quality assurance and quality control for the selection, testing, implementation and performance monitoring of the geomembrane, geomembrane seams, geomembrane liner installation and report annually to the Council on all matters of this programme.

- (b) Prior to commencement of construction of the landfill base, the operator shall demonstrate that the landfill base is free of any risk of spontaneous combustion by preparing representative test plots of not less than 0.5 hectare in area which still not develop temperatures in excess of 80 degrees Celsius measured at a depth of 1.0m below the HDPE liner over a period agreed as representing the time necessary to place and seal the surface with the basal liner, plus one month. A temperature monitoring system shall be installed 1.0m below the HDPE liner to monitor temperatures.

Construction techniques for the representative test plot shall be prepared and undertaken in a manner identical to that intended for the landfill base itself. The cost of representative base area testing shall be borne by the operator. Complete records of the representative base area tests shall be provided to the Council free of cost. At its discretion, Council may terminate or suspend the need for representative base area testing or alter the nature of the testing at its discretion, based on the results of past tests.

- (c) The applicant shall cause random independent inspections to be made of the screening process at the material handling facilities to ensure that no dumping of materials listed in Condition (8)(h) occurs. An annual report to the Chief Environmental Health Officer on those inspections and their results shall be provided.

7. **Landfill Design, Construction and Operation**

- (a) Designs for all proposed site works including drainage shall be prepared and submitted to the Shire Engineer and Chief Environmental Health Officer for their approval prior to any construction work commencing on the site.
- (b) Prior to commencement of the use, all conducted site works carried out shall be approved in writing by the Shire Engineer and the Chief Environmental Health Officer.

- (c) The composite liner and leachate collection system shall be designed to prevent escape of leachate into natural drainage systems.
- (d) No landfill shall take place in any areas where the specific energy of the base material is greater than 1MJ/kg to the satisfaction of the Chief Environmental Health Officer and Shire Engineer.
- (e) Unless an alternative proposal is approved by the Chief Environmental Health Officer, all cross sections and profiles of the landfill shall be constructed to a standard not in excess of those shown on Figure 2.6 of the Environmental Impact Study Report HOBO.
- (f) Unless an alternative proposal is approved by the Chief Environmental Health Officer, the landfill shall be constructed in accordance with the schematic section of landfill which is represented on figure 1.5 of the Environment Impact Study Report HOBO 254.
- (g) Unless otherwise required by the Chief Environmental Health Officer and Shire Engineer, the base material shall be thoroughly wetted immediately prior to placement of the HDPE liner.
- (h) Reject coalstone and carbonaceous shale shall not be used in intermediate or final cover material.
- (i) Prior to commencement of the use, the operator shall conduct, equip and maintain maintain a major fire fighting compaction and wet down water supply storage within or adjacent to the location of active landfill. The size and design of the storage facility shall be to the satisfaction of the Shire Engineer.
- (j) The applicant shall take immediate steps to the satisfaction of the Council to prevent any occurrence or recurrence of any fire in the landfill above or below the HDPE liner. In the landfill mass, fire shall be considered to be any occurrence which gives evidence of heat two metres below the surface of the final or intermediate cover which is in excess of 80 degrees Celsius.

8. **Miscellaneous**

- (a) Prior to commencement of any development on the site the applicant shall investigate and study those matters raised in the reports of Dr M Williams and SIMTARS contained in the Appendices to the Environmental Impact Study Report and report on them to Moreton Shire Council.
- (b) The applicant shall undertake a complete risk assessment on all data provided in respect of the first stage of Phase 1 of the proposal and a report or the assessment be provided to Moreton Shire Council.
- (c) Prior to commencement of any development on the site, a recreation needs study shall be undertaken by the applicant for Council's consideration to provide input to a final land use plan for the site. A final land use plan shall be submitted for the consideration and approval of the Council, prior to approval of the application for Part VIII Approval for Stage I of the landfill operation.



- (d) No construction works or earthworks shall be commenced on the site until an approval pursuant to Part VIII of the schedule to the Town Plan is sought and obtained.
- (e) The site, the subject of this approval shall not be used for the purposes of a lawful and ancillary activities unless a current licence held under the Health Act. The site shall be operated in accordance with the conditions of that licence by the holder of the licence.
- (f) The rezoning approval does not provide for the establishment of a community service facility (transfer station) on the site.
- (g) Unless otherwise approved by the Chief Environmental Health Officer only refuse that has been delivered to and processed through a materials handling facility of a type described in the Environmental Impact Study Report for this development shall be disposed of at the Swanbank site.
- (h) The substances which shall be excluded from the landfill site area.
  - (i) Liquid wastes.
  - (ii) Radioactive wastes.
  - (iii) Any explosive or flammable material including materials derived from grease, oil, tar, petroleum, shale or coal.
  - (iv) Any sludge or refuse material (unless it can be shown to be harmless) from any:-
    - (A) tanning or leather processing plant;
    - (B) petroleum or petrochemical plant;
    - (C) chemical plant;
    - (D) paint manufacturing plant;
    - (E) metal treatment plant;
    - (F) vegetable oil or mineral oil plant; and
    - (G) pharmaceutical or drug manufacturing plant.
- (v) Any material containing:-
  - (A) arsenic;
  - (B) cadmium;
  - (C) cyanide
  - (D) lead
  - (E) mercury
  - (F) selenium
  - (G) sulphide
- (vi) Any toxic inorganic material, including any soluble salt of the following:-
  - (A) barium
  - (B) boron
  - (C) chromium
  - (D) copper
  - (E) manganese

- (F) silver
  - (G) zinc
- (vii) Any toxic organic material including any pesticide or weedicide, in particular any containing:—
- (A) chlorinated hydrocarbons
  - (B) fluorinated hydrocarbons
  - (C) organophosphates
  - (D) carbamates or thlocarbamates
  - (E) phenols
  - (F) acetone or its derivatives
- (viii) Any soluble acid or alkali or acidic or base compound unless it can be shown that it may be beneficial to the operation of the landfill.
- (ix) Any other substance which is hazardous or toxic in the opinion of the Chief Environmental Health Officer.
- (i) Prior to commencement of development on the site the operator shall submit with all designs for the landfill system including gas and leachate control, and independent expert review of the design free of cost to the Council.
- (j) Prior to commencement of the use provision shall be made on site for a designated parking area constructed to the requirements and satisfaction of the Shire Engineer to accommodate all employees vehicles and all other vehicles associated with the operation of the landfill.
- (k) The landfill operations shall at all times be confined to the approved site and conducted in accordance with the conditions of this approval.
- (l) The active tipping face shall be provided with a litter control device to prevent the spread of litter to the satisfaction of the Chief Environmental Health Officer.
- (m) The site shall be fenced to the requirements and satisfaction of the Chief Environmental Health Officer and Shire Engineer.
- (n) Wastes that require special treatment as determined by the Chief Environmental Health Officer shall be disposed of to the requirements and satisfaction to the Chief Environmental Health Officer.
- (o) Where topsoil is to be removed, it shall be stored and maintained in a manner to maximise its suitability and effectiveness for top cover.
- (p) Any bund designed to provide either an acoustic or amenity buffer shall be constructed and landscaped to the satisfaction of the Shire Planner, the Chief Environmental Health Officer and Shire Engineer.

- (q) The landfill shall be designed and constructed so that the water table is below the base level of the landfill to the satisfaction of the Chief Environmental Health Officer and Shire Engineer.
- (r) The applicant shall ensure that coal seams below the landfill are kept in an oxygen free state, to the satisfaction of the Chief Environmental Health Officer and Shire Engineer.
- (s) Prior to commencement of the use, the applicant shall provide details of any agreement necessary to discharge waters downstream from the subject land.
- (t) The landfill operation shall be conducted in a manner so that no prejudice or detriment is occasioned on the Swanbank cooling water dam, the Swanbank dam picnic area nor to the operation of the historic railway on the Swanbank loopline.
- (u) When the landfill operation is complete and the final land use has been established the area with the exception of gas and leachate control facilities and the like shall be suitable for public recreation purposes.
- (v) The applicant shall transfer free of cost to Council access restriction strips, 0.1 metres wide along the full frontages of the site with all roads except Swanbank Road.
- (w) The applicant shall cause the site to be amalgamated into one undivided registered title.
- (x) Prior to the Council making application to the Minister for amendment of the Town Plan, the applicant shall lodge all necessary survey plans to satisfy conditions (8)(v) and (w) above.
- (y) The applicant shall comply with the provisions of the Town Plan and all Council By-laws and Policies.
- (z) The landfill operation shall be undertaken in a manner that ensures the progressive rehabilitation of the site to the satisfaction of the Shire Planner.

9. **Security**

Prior to the Council making application to the Minister for an amendment to the Town Plan, and at the time of returning the executed deed of agreement referred to in Section 10, the applicant shall provide a bond for the sums set out below in a form satisfactory to the Council to secure the performance of the obligations and undertakings set forth as follows:-

<u>Item</u>	<u>Amount</u>
2(f)	\$125 000
3(b)	\$441 000
3(d)	\$868 000
3(f)	\$ 19 883
Total estimated	
Value of security	<u>\$1 453 833</u>

10. **Legal**

Prior to the Council making application to the Minister for an amendment of the Town Plan the applicant shall:-

- (a) enter into a Deed of Agreement with the Council and shall execute any further necessary documents to ensure the performance by the applicant of the obligations and undertakings contained in the conditions in Section 9;
- (b) provide security in the manner set forth in Section 9; and
- (c) pay the reasonable costs of the Council in respect of the preparation of the abovementioned documents.

Report

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11. **COURT ACTION STATUS REPORT**

With reference to a report by the Development Planning Manager dated 10 January 2018 concerning the status of outstanding court actions.

**RECOMMENDATION**

That the report be received and the contents noted.

Report

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12. **\*\*DEVELOPMENT ASSESSMENT (DA) FEES AND CHARGES FOR THE RIPLEY VALLEY PRIORITY DEVELOPMENT AREA (PDA)**

With reference to a report by the Development Planning Manager dated 10 January 2018 concerning a proposal for Council to charge its own standard Development Assessment (DA) administration fees within the Ripley Valley Priority Development Area (PDA) in lieu of a schedule of fees determined by the Minister of Economic Development Queensland (MEDQ).

**RECOMMENDATION**

- A. That the City Planner be authorised to negotiate with the General Manager Economic Development Queensland regarding the revision of the current delegation and the transfer to Economic Development Queensland (EDQ) all Part B fees accrued to date by Council within the Ripley Valley PDA subject to the Minister of Economic Development Queensland (MEDQ) granting approval for Council to utilise its standard fees and charges when assessing development applications within the Ripley Valley PDA.

- B. That the Development Planning Manager be authorised to transfer to EDQ all Part B fees accrued to date by Council within the Ripley Valley PDA subject to the MEDQ granting approval for Council to utilise its standard fees and charges when assessing development applications within the Ripley Valley PDA.

## Report

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\*\*Item includes confidential papers

and any other items as considered necessary.

NVB:TJ  
Planning\Heritage Committees\HCC\HCC\_Memo\_amalgamation

<b>Planning, Development and Heritage Committee</b>	
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Mtg Date:23.01.2018	OAR: YES
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<b>Authorisation:</b> John Adams
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18 December 2017

**MEMORANDUM**

TO: CITY PLANNER

FROM: STRATEGIC PLANNING MANAGER

RE: PROPOSED AMALGAMATION OF THE IPSWICH HERITAGE ADVISORY COMMITTEE AND THE MONUMENTS AND MEMORIALS COMMITTEE

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**INTRODUCTION:**

This is a report by the Strategic Planning Manager dated 18 December 2017 proposing the amalgamation of the Ipswich Heritage Advisory Committee and the Monuments and Memorials Committee.

**BACKGROUND:**

The Heritage Consultative Committee was established in 1991 and the Monuments and Memorials Committee was established in 2001. The Heritage Consultative Committee met monthly from 1991 until the end of 2005 and from February 2006 the schedule changed to bi-monthly meetings. The Monuments and Memorials committee met monthly until 2007 when bi-monthly meetings commenced and by 2014 meetings decreased to quarterly.

In the recall of membership of the committees in 2012, consideration was given to merging the committees but it did not proceed, with Council at its meeting of 4 September 2012, reinstating both committees.

In 2014, membership of the Heritage Consultative Committee consisted of 4 Councillors, 8 external members and 3 Council officers. Reinstatement of the committee in 2016 resulted in the membership of the committee being comprised of 4 Councillors, 4 Council officers and 11 external members. An additional 2 Council officers joined the committee in 2017 to represent Indigenous stakeholders. The Terms of Reference are included as Attachment A.

In 2014, membership of the Monuments and Memorials Committee consisted of 4 Councillors, 1 Council Officer and 5 external members. Reinstatement of the committee in 2016 resulted in the current membership of the committee being comprised of 3 Councillors, 2 Council Officers and 5 external members. The terms of reference are included as Attachment B.

The representatives for the Ipswich Genealogical Society and the Ipswich Historical Society are members on both the Heritage Advisory Committee (formerly Consultative Committee) and the Monuments and Memorials Committee. Only two of the previous external members of the Monuments and Memorials Committee remained.

At the Heritage Consultative Committee meeting held on 14 September 2017 the committee discussed amalgamation of the two committees. Committee members supported the amalgamation of the committees. Members of the Monuments and Memorials committee were consulted at the combined meeting of the two committees held on 30 November 2017. The 3 members of the Monuments and Memorials Committee present at the meeting indicated that they also support the amalgamation of the two committees.

**PROPOSED APPROACH TO REPRESENTATION:**

Given the relatively recent reinstatement of the two committees in 2016 it is proposed that the current community membership be formally invited to renominate for the new committee with no other wider invitation for nomination to be made. It is proposed that the current Councillor representation be retained with the exception of the Mayor and that current Council Officer representation be retained. More detailed information is set out below.

Councillor representation:

**a) Current representation on the Ipswich Heritage Advisory Committee**

Councillor David Morrison – Chair  
Councillor Kerry Silver – Deputy Chair  
Mayor Andrew Antonioli  
Councillor Kylie Stoneman

**b) Current representation on the Monuments and Memorials Committee**

Councillor David Pahlke – Chair  
Councillor David Morrison – Deputy Chair

**c) Proposed representation on the new committee**

Councillor David Morrison – Chair  
Councillor Kerry Silver – Deputy Chair  
Councillor Kylie Stoneman  
Councillor David Pahlke

Council Officer representation:

**a) Current representation on the Ipswich Heritage Advisory Committee**

Sally Hetherington – Digital Archivist  
Tanya Jen – Cultural Heritage Coordinator  
Daniel Keenan – Principal Officer (Urban Design and Heritage Conservation)  
Derek Kinchela – Indigenous Australian Community Development Officer  
Tina Longford – Indigenous Land Use Partnerships Coordinator  
Jo-Ann Porter – Administration Coordinator

**b) Current representation on the Monuments and Memorials Committee**

Tanya Jen – Cultural Heritage Coordinator  
Jo-Ann Porter – Administration Coordinator

**c) Proposed representation on the new committee**

Sally Hetherington – Digital Archivist

Tanya Jen – Cultural Heritage Coordinator  
Daniel Keenan – Principal Officer (Urban Design and Heritage Conservation)  
Derek Kinchela – Indigenous Australian Community Development Officer  
Tina Longford – Indigenous Land Use Partnerships Coordinator  
Jo-Ann Porter – Administration Coordinator

Community Representation:

**a) Current representation on the Ipswich Heritage Advisory Committee**

Joy Boughen – Rosewood Scrub Historical Society  
Graham Carter – Engineering Heritage Australia/Queensland  
Irma Deas – Ipswich Genealogical Society  
Kay Jones – National Trust of QLD, Ipswich and West Moreton Branch  
Jane Kingston – Ipswich Hospital Museum  
Greg (Jacko) Lyon  
Joyce Phillips  
Celmara Pocock – University of Southern Queensland  
Melanie Rush – National Trust of QLD, Ipswich and West Moreton Branch  
Ken Sbeghen – Ipswich Historical Society  
Robert Shiels – Railway Workshops Museum

**b) Current representation on the Monuments and Memorials Committee**

Irma Deas – Ipswich Genealogical Society  
Peter Felton – Ipswich RSL Services  
Kevin Keys – National Servicemen’s Association (Ipswich and West Moreton Branch)  
Ken Sbeghen – Ipswich Historical Society  
Ray Watherston – RSL

**c) Proposed representation on the new committee**

Joy Boughen – Rosewood Scrub Historical Society  
Graham Carter – Engineering Heritage Australia/Queensland  
Irma Deas – Ipswich Genealogical Society  
Kay Jones – National Trust of QLD, Ipswich and West Moreton Branch  
Kevin Keys – National Servicemen’s Association (Ipswich and West Moreton Branch)  
Jane Kingston – Ipswich Hospital Museum  
Greg (Jacko) Lyon  
Joyce Phillips  
Celmara Pocock – University of Southern Queensland  
Melanie Rush – National Trust of QLD, Ipswich and West Moreton Branch  
Ken Sbeghen – Ipswich Historical Society  
Peter Felton – Ipswich RSL Services  
Robert Shiels – Railway Workshops Museum  
Ray Watherston - RSL

**NEW COMMITTEE NAME:**



It is proposed that the amalgamated committee be named the Ipswich Heritage and Monuments Advisory Committee.



**TERMS OF REFERENCE:**

A new Terms of Reference for the proposed amalgamated committee based on the current Terms of Reference of the two committees will be drafted for consideration by the committee prior to adoption by the Council.

**ATTACHMENTS:**

Name of Attachment	Attachments
<a href="#">Ipswich Heritage Advisory Committee Terms of Reference</a>	 Attachment A
<a href="#">Ipswich Monuments and Memorials Committee Terms of Reference</a>	 Attachment B

**RECOMMENDATIONS:**

- A. That the Ipswich Heritage Advisory Committee and the Monuments and Memorials Committee be amalgamated.
- B. That the new committee be named the Ipswich Heritage and Monuments Advisory Committee.
- C. That the membership of the new committee, as outlined in the report of the Strategic Planning Manager dated 18 December 2017, be adopted.

Nick Vass-Bowen  
**STRATEGIC PLANNING MANAGER**

I concur with the recommendations contained in this report.

John Adams  
**CITY PLANNER**



Ipswich Heritage Consultative Committee  
TERMS OF REFERENCE

Version number: 1  
Issue : Final  
3 December 2013  
Page 1 of 3

### 1. Introduction

These terms of reference have been prepared for Ipswich City Council's Heritage Consultative Committee. In June of 1990, the Ipswich City Council (here in after referred to as 'Council') made a commitment to undertake a heritage action plan to protect the city's cultural heritage. The Ipswich Heritage Consultative Committee was established in 1991. The Heritage Consultative Committee is appointed by Council to advise Council on heritage matters. The Heritage Consultative Committee was last appointed by Council at the meeting of 24 October 2012.

### 2. Purpose

The purpose of the Ipswich Heritage Consultative Committee is to assist Ipswich City Council in the conservation of the cultural heritage of Ipswich and in promoting the appreciation and awareness of both Indigenous and non-Indigenous cultural heritage values.

### 3 Goals

- 3.1 To provide Council with balanced advice by adopting a holistic approach, to encourage the conservation of the cultural heritage of Ipswich.
- 3.2 To promote community awareness, use and enjoyment of the cultural heritage of Ipswich.

### 4 Scope

The identification, conservation and management of the collective cultural heritage of Ipswich, which exists under both the legislative control of Council and distributed throughout the community. The collective cultural heritage of Ipswich encompasses:

- 4.1 physical **places** (including, but not limited to sites, areas, landscapes, vistas, buildings, structures and their immediate surrounds)
- 4.2 **resources** (objects of moveable cultural heritage, documentary records, audio-visual material, digital and other formats of recording information); and
- 4.3 intangible **values** (ethnic, religious, educational, trades, aesthetic) forming the cultural identity of Ipswich.

### 5 Objectives and Strategies

- 5.1 To deal with matters from Council concerning the cultural heritage of Ipswich for comment.
  - Act as a reference body for the heritage program and for heritage projects, heritage surveys, conservation reports, planning studies and other heritage related work.
  - To provide comment on Development Applications involving places of cultural heritage significance.
- 5.2 To formulate initiatives and advice for Council, consistent with a proper balance in the diversity of cultural heritage.
  - Provide Council with advice on community access to, and promotion of, the cultural heritage and identity of Ipswich e.g. Heritage Trails, Historical Markers and publications.
  - Provide Council with advice on the consistent management and balanced treatment of heritage places forming the cultural heritage of Ipswich e.g. monitoring Ipswich Character Place listings and Development proposals.
  - Provide Council with advice on the identification, acquisition, conservation, management and coordination of resources of importance to the cultural heritage of Ipswich.
- 5.3 To promote enjoyment of our cultural heritage within the community.
  - To assist the community's understanding of cultural heritage and conservation; and
  - To discuss community issues relating to cultural heritage.

### 6. Appointment to the Committee

- 6.1 The members of the Heritage Consultative Committee are appointed by Council. All members of the Committee have four-year terms with no restriction on re-appointment. Membership of the Committee shall comprise:
  - Councillors (as determined by Council).
  - Representative/s from the Strategic Planning Branch.
  - Representative/s from the Ipswich Library.
  - Nominated representatives from the following organisations :

<ul style="list-style-type: none"> <li>➤ National Trust of Queensland, Ipswich Branch.</li> <li>➤ Ipswich Genealogical Society.</li> <li>➤ Rosewood Scrub Historical Society.</li> <li>➤ The Institution of Engineers.</li> </ul> <ul style="list-style-type: none"> <li>• Community representatives (as determined by Council).</li> </ul> <p>6.2 Council will appoint a Chair and Deputy Chair.</p> <p>6.3 Council will appoint Councillors.</p> <p>6.4 Council's Strategic Planning Branch will provide Secretariat services to the Committee.</p> <p>6.5 A quorum for a meeting shall be half of the total number of the committee members.</p> <p>6.6 The committee is automatically dissolved from the date of the quadrennial election.</p>
<p><b>7. Sub-committees</b></p> <p>The Planning and Development Committee may appoint sub-committees as required.</p> <p>A sub-committee must keep minutes of its meetings and report to the next available Heritage Consultative Committee meeting.</p>
<p><b>8. Resignations</b></p> <p>Committee members may by notice in writing, resign from his/her position as a member.</p>
<p><b>9. Vacancies</b></p> <p>The Heritage Consultative Committee shall notify the Planning and Development Committee of any vacancy in its membership and submit the name of a person/s considered to be suitable for appointment to the committee. The Planning and Development Committee will make recommendations to Council to decide whether to appoint the recommended person/s.</p>
<p><b>10. Reporting</b></p> <p>The Ipswich Heritage Consultative Committee meets bi-monthly and reports to the Planning and Development Committee.</p>
<p><b>11. Conflict of Interest</b></p> <p>The following is based on the Ipswich City Council Code of Conduct for Employees.</p> <p>11.1 What is conflict of interest?</p> <p>A conflict of interest may be defined as a situation in which a member has a private or personal interest sufficient to influence objectivity when exercising duties. However, members are not to be subject to unreasonable restrictions on their private activities purely as a result of their membership on the Heritage Consultative Committee.</p> <p>11.2 Duty where conflict of interest arises</p> <p>Members must be impartial when performing all aspects of their duties. Members have a responsibility to ensure that in the performance of their duties, they avoid any conflict or resolve an incompatibility that might arise with their own interests. Where any conflict arises between private interests and the interests of the public, such conflict must be resolved in favour of the public interest.</p> <p>Any member, who has a conflict of interest in an issue to be, or being dealt with, must promptly inform the Heritage Consultative Committee and particularly the development assessment committee prior to discussion.</p>
<p><b>12. Use of Information</b></p> <p>The following is based on the Ipswich City Council Code of Conduct for employees. Members must:</p> <ol style="list-style-type: none"> <li>a) Treat Council information as confidential and not use it for any purpose other than to carry out duties as a committee member.</li> <li>b) Members of the Committee are not permitted to speak to the media as representatives of the Committee without prior approval of Ipswich City Council.</li> <li>c) Direct all media enquiries to Council's Media Manager.</li> <li>d) Treat confidential reports and confidential discussions of Council and its Committees with strict confidence.</li> </ol>
<p><b>13. Contact Officer</b></p> <p>The contact officer for the Heritage Consultative Committee is the Cultural Heritage Coordinator.</p>
<p><b>Date of Council resolution:</b> 3 December 2013</p> <p><b>Date of Review:</b> 2012-2013</p> <p><b>Committee Reference and date:</b> Planning and Development Committee – 26 November 2013</p> <p><b>Date to be reviewed:</b> 2016</p>



### 1.1 OBJECTIVES:

The objective of the Ipswich Monuments and Memorials Committee is “To preserve Ipswich’s significant monuments and memorials for future generations.”

### 1.2 TERMS OF REFERENCE

#### 1.2.1 Authority:

The Group is empowered by Ipswich City Council to carry out the functions and responsibilities as detailed in its objectives.

#### 1.2.2 Membership:

- a) The Group shall be comprised of community members, in addition to Council and representatives as determined by Council. Community members include representatives from the Ipswich RSL and the National Servicemen’s Association Ipswich and West Moreton Branch.
- b) Relevant stakeholders may recommend nominees, either person or position, to join the Ipswich Monuments and Memorials Committee.
- c) The Ipswich Monuments and Memorials Committee shall notify the Planning, Development and Heritage Committee of any vacancy in its membership and submit the name of a person/s considered to be suitable for appointment to the committee. The Planning, Development and Heritage Committee will make recommendations to Council to decide whether to appoint the recommended person/s.
- d) The Group may use the services of other persons.

#### 1.2.3 Office Bearers:

- a) A Chair and Deputy Chair for the Group shall be appointed by Council.
- b) In the absence of the Chair for a meeting of the Group, the Deputy Chair shall chair the meeting; in the absence of both, a Councillor shall chair the meeting.
- c) To hold a valid Group meeting there must be a quorum of at least half the membership, one of which must be a Councillor.

#### 1.2.4 Secretarial Support:

Ipswich City Council will provide secretarial support to the Ipswich Monuments and Memorials Committee, including the taking of minutes and preparation of agendas.

#### 1.2.5 Meetings:

- a) The Ipswich Monuments and Memorials Committee shall meet on the dates and times as determined by Council, but if not determined by Council, then shall meet on the dates and times as determined by the Committee.
- b) Special meetings of the Group may be called by the Chair of the Group.

#### 1.2.6 Voting:

- a) Voting must be open.
- b) A question is decided by a majority of the votes of the members present.
- c) There must be a quorum of attendance as specified in item 1.2.3 (c).

Each member has a vote on each question to be decided and, if the votes are equal, the member presiding has a casting vote.

#### 1.2.7 Agendas and Minutes:

- a) Agenda items must be forwarded to the Cultural Heritage Coordinator at least two weeks prior to the relevant meeting for inclusion on the Agenda. Agendas will be emailed to the Group the week prior to the next scheduled meeting allowing sufficient time for perusal prior to the meeting.
- b) Minutes of meetings will be emailed to the group the week prior to the next scheduled meeting, allowing sufficient time for members to peruse the Minutes and advise the Cultural Heritage Coordinator of any required amendments to ensure a correct record of the Minutes is adopted at the next scheduled meeting.
- c) Agendas and adopted Minutes shall be kept by the Planning, Development and Heritage Department and shall be

forwarded to the relevant Standing Committee of Council for their information and action as required.

#### **1.2.8 Reporting Procedure:**

The Ipswich Monuments and Memorials Committee meets quarterly and reports to the Ipswich Heritage Consultative Committee. Reports requiring Council consideration and/or decision are to be directed to Council without delay via the Cultural Heritage Coordinator.

#### **1.2.9 Duties of Members:**

- a) To promptly consider matters referred to the Group by Council.
- b) To consider matters as determined by the Group which will assist the Group to achieve its objectives.
- c) To report to Council on matters associated with the Group's objectives which require Council consideration and/or decision.
- d) To follow the procedure outlined below where issues arise that pertain to facilities or services outside the ownership or control of Council:
  - A member may raise an issue at a Group meeting for the purpose of informing the members.
  - The issue should be listed on Agenda as per Clause 1.2.7.
  - In cases of emergency the issue can be raised under General Business.

#### **1.2.10 Community Consultation:**

- a) The Group may seek input from the public and appropriate community groups on matters relative to its purpose.
- b) Community members and guest speakers may be invited to attend a Meeting by prior agreement of the Group.

#### **1.2.11 Conflict of Interest**

A conflict of interest exists when a member has a personal interest in an issue being considered or to be considered at a meeting of the Group which involves legal action against Council. In those circumstances the member must advise the meeting that they have, or may have, a conflict of interest.

The Chair will decide on the most appropriate course of action being that:

- a) The Chair considers that a conflict of interest does not exist, and the member may remain in the meeting.
- b) The Chair considers that a conflict of interest does exist, and the member:
  - Vacates the meeting during discussion of the issue.
  - Withdraws from attendance at the meeting until the issue is resolved.
  - Resigns their membership from the Group.

The minute taker must ensure the declaration is recorded in the Minutes of the meeting. The record must include:

- a) The nature of the conflict of interest as described by the member.
- b) How the Chair dealt with the conflict of interest.

#### **1.2.12 Use of Information**

The following is based on the Ipswich City Council Code of Conduct for employees. Members must:

- a) Treat Council information as confidential and not use it for any purpose other than to carry out duties as a committee member.
- b) Members of the Committee are not permitted to speak to the media as representatives of the Committee without prior approval of Ipswich City Council.
- c) Direct all media enquiries to Council's Media Manager.

Treat confidential reports and confidential discussions of Council and its Committees with strict confidence.

## **2. Contact Officer**

The contact officer for the Ipswich Monuments and Memorials Committee is the Cultural Heritage Coordinator  
[strategic@planning.qld.gov.au](mailto:strategic@planning.qld.gov.au)

NVB:TJ  
Planning\Heritage Committees\HCC\2016\HCC\_Memo\_Dec17

<b>Planning, Development and Heritage Committee</b>	
Mtg Date:23.01.2018	OAR: YES
<b>Authorisation:</b> John Adams	

18 December 2017

**MEMORANDUM**

TO: CITY PLANNER

FROM: STRATEGIC PLANNING MANAGER

RE: COMBINED HERITAGE ADVISORY COMMITTEE MEETING NO. 203 AND  
MONUMENTS AND MEMORIALS COMMITTEE MEETING NO. 102


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**INTRODUCTION:**

This is a report by the Strategic Planning Manager dated 18 December 2017 attaching the minutes of the combined Heritage Advisory Committee (meeting number 203) and Monuments and Memorials Committee (meeting number 102) which were held on Thursday, 30 November 2017.

The Planning, Development and Heritage Committee's attention is drawn to Item 7 that recommends that the issue of a Corporate Archives (allocating space) in the new Council building be raised at a council meeting.

**ATTACHMENT:**

Name of Attachment	Attachments
<a href="#">Combined Ipswich Heritage Advisory Committee (meeting number 203) and Monuments and Memorials Committee Meeting (meeting number 102).</a>	 Attachment A

**RECOMMENDATIONS:**

That the report be received and the contents noted.

Nick Vass-Bowen  
**STRATEGIC PLANNING MANAGER**

I concur with the recommendations contained in this report.

John Adams  
**CITY PLANNER**

## Combined Ipswich Heritage Advisory Committee & Monuments and Memorials Committee Minutes

<b>Meeting Number</b>	203 (HCC) & 102 (MM)
<b>Date</b>	Thursday, 30 November 2017
<b>Start Time</b>	10.00 a.m.
<b>Venue</b>	Dovetails Restaurant
<b>Attendees</b>	<p>Cr David Morrison – Chair            Cr Kerry Silver - Deputy            Cr Kylie Stoneman            Cr David Pahlke            Joy Boughen – Rosewood Scrub Historical Society            Graham Carter – Engineering Heritage Australia/Queensland            Irma Deas – Ipswich Genealogical Society            Kay Jones – National Trust of QLD, Ipswich and West Moreton Branch            Jane Kingston – Ipswich Hospital Museum            Tina Longford - Indigenous Land Use Partnerships Coordinator            Works, Parks and Recreation Department, ICC            Joyce Phillips            Celmara Pocock – USQ            Melanie Rush – National Trust of QLD, Ipswich and West Moreton Branch            Ken Sbeghen – Ipswich Historical Society            Robert Shiels – Railway Workshops Museum            Ray Watherston - RSL            Sally Hetherington – Digital Archivist, Ipswich Library            Daniel Keenan – Strategic Planning Branch, ICC            Tanya Jen – Strategic Planning Branch, ICC            Jo-Ann Porter – Strategic Planning Branch, ICC</p>
<b>Apologies</b>	<p>Cr Andrew Antonioli            Jacko Lyon            Kevin Keys - National Servicemen’s Association (Ipswich &amp; West Moreton Branch)</p>

### Discussion items:

Item/Item number	Discussion and conclusions
<b>1. Welcome and Introductions</b>	Members of the committees introduced themselves.
<b>2. Confirmation of Minutes of Previous Meeting</b>	The minutes of the previous Heritage Consultative Committee meeting number 202 were accepted as a true and accurate record after adding an attendee – Tina Longford. <i>Carried.</i>
<b>3. Heritage Adviser Service</b>	Heritage Adviser Interview notes were circulated to members.

<p><b>4. Department of Environment and Heritage Protection Notifications</b></p>	<ul style="list-style-type: none"> <li>• Marburg State School. Design concept and scope of works for the adaptive reuse of the Teacher’s Residence as described in the application documents.</li> <li>• Ipswich Court House – 75 East Street. Replace board room carpet floor cover to main court room with carpet tiles laid on hardboard underlay. Minor repair to original timber floor where required.</li> <li>• St Francis Xavier Church – 6 Church Street, Goodna. Like for like replacement of deteriorated metal roof sheeting, flashings, guttering and concealed timber roof support members of the church building.</li> </ul>
<p><b>5. Monuments and Memorials Committee</b></p>	<ul style="list-style-type: none"> <li>• Macfarlane Memorial, Queens Park. Information received from Works, Parks and Recreation Department (WPR). No work has been done on the memorial. However, rehabilitation works have been identified including the repointing, foundation work, rendering, mortar repair and inscription re-painting. WPR are currently assessing the overall condition of the memorial and determining if a full reconstruction is required. A member of the committee would like to see the acanthus bud returned to the top of the monument as it was there originally. <i>Action: WPR to be advised to consider reinstating an acanthus bud on the top of the memorial.</i></li> <li>• Indigenous Australian Soldier War Memorial. The Indigenous Land Use Partnerships Coordinator advised the committee that an appropriate site has been a matter of interest and that consultation has occurred with Colin Watego (Defence Force Senior Indigenous Recruitment Officer) and local groups. The overwhelming response has been that Queens Park (between Chermiside Road and Lions Lookout) would be a suitable location. A committee member suggested that Aunty Narella Simpson (Ugarapul descendant) be involved in the consultation process. The Department of Environment and Heritage Protection should also be consulted as the park is listed on the Queensland Heritage Register.</li> <li>• Box Flat Plaque on Abrahams Road. The Mayor wrote a letter to Dr Anthony Lynham MP (Minister for State Development and Minister for Natural Resources and Mines) on 26 October 2017. The letter seeks clarification as to when the honour stone and plaque was installed and which State Government Department were/are responsible maintenance of the plaque.</li> <li>• Monuments and Memorials Committee members were asked if there were any objections to the amalgamation of the Monuments and Memorials Committee with the Heritage Consultative Committee. Committee members indicated that they would support the joining of the two committees. <i>Motion: moved by Cr David Morrison, Seconded by: Irma Deas. Result: Carried.</i></li> </ul>
<p><b>6. Viva Cribb Bursary and Picture Ipswich update</b></p>	<p><b><i>Viva Cribb Bursary</i></b> The committee was advised that the Ipswich Hospital Museum and the Ipswich Grammar School are on track with their projects.</p> <p><b><i>Picture Ipswich</i></b> There are now 14,656 images on the Picture Ipswich website. The 10<sup>th</sup> anniversary of Picture Ipswich will be celebrated in 2018.</p>



<b>7. Corporate Archives</b>	Ongoing. <i>Action: Chair recommended the issue of a Corporate Archives (allocated space) in the new Council building be raised at a Council meeting.</i>
<b>8. USQ/Ipswich City Council Partnership Opportunities</b>	This semester Celmara Pocock ran the first Heritage and Museum Studies course at the University of Southern QLD (USQ Toowoomba campus) which was well received by students. Students choose a significant character property from a list provided by the Strategic Planning Branch and prepared a statement of significance for the selected site. A workshop was held at USQ Ipswich Campus providing an overview of the Heritage Program and information about Character Places and Statements of Significance. USQ presented ICC staff (Strategic Planning Branch) with appreciation certificates.
<b>9. New character listings</b>	The committee was advised that the proposed listings of Post War and Pre War buildings has been finalised.
<b>10. Committee Members updates</b>	Updates were circulated to members.
<b>11. Correspondence</b>	Nil
<b>12. General Business</b>	<ul style="list-style-type: none"> <li>• The Chair received an inquiry from Ken Smith requesting that consideration be given to erecting a plaque or memorial at the Ipswich Show Grounds indicating that the Show Grounds was used as a Casualty Clearing Station during WWII. This request will be added to the list of potential historical markers for 2018-2019. <i>Action: Ken Smith will be contacted and advised of this outcome.</i></li> <li>• An underground crypt was discovered at the Ipswich General Cemetery in the late 1990s. The crypt is of an unusual design and is believed to be very rare. A report prepared by HSRS will be available at the next meeting of the committee. <i>Action: Add to the agenda for further discussion.</i></li> <li>• The design of the Rosewood Library is almost complete. A member of the committee requested that the Rosewood Scrub Historical Society, the Ipswich Historical Society and the Heritage Consultative Committee be kept informed on the progress in the library and John Street upgrade/beautification. <i>Action: Update to be provided regarding project processes and public consultation.</i></li> <li>• The chair thanked members of the committee for their contribution over the past 12 months and wished them a happy and safe Christmas.</li> </ul>
<b>Meeting Close</b>	The meeting closed at 11.30 a.m.

DK:NVB  
H:\Heritage\Character Places & Areas\Schedule 2 Listing – Roma  
Street tree \Committee Report

<b>Planning, Development and Heritage Committee</b>	
Mtg Date: 23.01.18	OAR: YES
<b>Authorisation:</b> John Adams	

5 January 2018

## MEMORANDUM

TO: CITY PLANNER

FROM: STRATEGIC PLANNING MANAGER

RE: INCLUSION OF A MORETON BAY FIG TREE IN SCHEDULE 2 - CHARACTER PLACES OF THE IPSWICH PLANNING SCHEME

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### INTRODUCTION:

This is a report by the Strategic Planning Manager dated 5 January 2018 concerning the proposed listing of a Moreton Bay Fig Tree located at 3 Roma Street, North Booval and the associated tree canopy and root system at 1 Roma Street, North Booval and 111 Jacaranda Street, North Booval in Schedule 2 – Character Places – Part 2 – Trees and Vegetation.

### BACKGROUND:

The Moreton Bay Fig Tree (*Ficus macrophylla*) is located in the rear north west corner of the property located at 3 Roma Street, North Booval. The tree has a wide canopy and buttress root system that extends into 1 Roma Street and 111 Jacaranda Street, North Booval.

Aerial and ground view photographs showing the location, form and canopy spread of the Moreton Bay Fig Tree are included as **Attachment A** to this report.

Currently, 1 Roma Street is listed on Schedule 2 – Character Places Part 1 – Historic and Miscellaneous Places with its significance being described as “dwelling, whole lot”.

Currently, sixteen (16) Jacaranda trees on 111 Jacaranda Street are listed on Schedule 2 – Character Places – Part 2 – Trees and Vegetation. The trees are identified in the Schedule on Plan No. 59.

### PLANNING MATTERS:

#### **Significance**

The nominated Moreton Bay Fig Tree is approximately 36metres in height with an approximate canopy diameter of 28 metres. A Resistograph test has indicated the tree is approximately 260 years old (+/- 10 years), and therefore it has been in place since 1757, predating European settlement in Australia.

The Moreton Bay Fig Tree is the oldest known tree of its type in the city. The tree is an exceptional example of its type and is in good condition. Whilst located at the rear of the property the tree canopy is visible from surrounding areas.

It is considered the Moreton Bay Fig Tree satisfies the following criterion for entry in Schedule 2 of the Planning Scheme:

- *the place demonstrates rare, uncommon or endangered aspects of the City's cultural heritage [Criterion (b)].*

Consequently, this particular Moreton Bay Fig Tree is proposed to be included in Schedule 2 - Character Places, Part 2 – Trees and Vegetation of the Ipswich Planning Scheme.

#### **EXTENT OF LISTING:**

It is considered that the extent of significance is the tree in its entirety. Notwithstanding, the listing boundary of the tree will be shown as a radius of 10m from the exterior of the trunk at a point measured 2m up the trunk to reflect the extent of the trunk/buttruss roots and root system.

The extent of the listing boundary is shown in **Attachment B** to this report.

It is also proposed that the existing listing for 111 Jacaranda Street also be amended to include the Moreton Bay Fig Tree in the description of significance and show the extent of the listing boundary on Plan No. 59 (refer **Attachment C**). The tree listing boundary will cover the extent of the 10 m radius from the Moreton Bay Fig Tree on the adjoining site at 3 Roma Street.

#### **PROPOSED LISTINGS:**

It is proposed to list the tree in Schedule 2 – Character Places, Part 2 – Trees and Vegetation as follows:




<b><u>Address/Site Name</u></b>	<b><u>Street No.</u></b>	<b><u>Suburb</u></b>	<b><u>RPD</u></b>	<b><u>Description and Significance</u></b>
Roma Street, North Booval	<u>3</u>	<u>North Booval</u>	<u>L5 RP23753</u>	Moreton Bay Fig Tree ( <i>Ficus macrophylla</i> ) canopy and buttress roots to extent of 10m radius from exterior of trunk at a height of 2m. Refer plan No. 60
Roma Street, North Booval	<u>1</u>	<u>North Booval</u>	<u>L4 RP23753</u>	Moreton Bay Fig Tree ( <i>Ficus macrophylla</i> ) canopy and buttress roots to extent of 10m radius from exterior of trunk at a height of 2m of Moreton Bay Fig at 3 Roma Street. Refer plan No. 60

**PROPOSED LISTING AMENDMENT:**

It is proposed to amend Schedule 2 – Character Places – Part 2 – Trees and Vegetation as follows:

<u>Address/Site Name</u>	<u>Street No.</u>	<u>Suburb</u>	<u>RPD</u>	<u>Description and Significance</u>
Jacaranda Street, North Booval	<u>111</u>	<u>North Booval</u>	<u>L1</u> <u>RP209454</u>	Jacaranda Trees ( <i>Jacaranda mimosifolia</i> )  Moreton Bay Fig Tree ( <i>Ficus macrophylla</i> ) canopy and root system to extent of 10m radius from exterior of trunk at a height of 2m of Moreton Bay Fig at 3 Roma Street.  Refer Plan No. 59 and Plan No. 60

**ATTACHMENTS:**

<b>Name of Attachment</b>	<b>Attachment</b>
<b>Attachment A</b> Aerial and ground view photographs.	 Attachment A
<b>Attachment B</b> Plan No. 60 - Proposed Moreton Bay Fig Tree listing boundary for 3 Roma Street, North Booval and 1 Roma Street, North Booval and 111 Jacaranda Street, North Booval.	 Attachment B
<b>Attachment C</b> Plan No. 59 - Proposed amended listing for 111 Jacaranda Street, North Booval.	 Attachment C

**RECOMMENDATIONS:**

- A. That Council determine that the Moreton Bay Fig (*Ficus macrophylla*) located at 3 Roma Street, 1 Roma Street and 111 Jacaranda Street, North Booval :
1. is of cultural heritage significance; and
  2. satisfies the following criteria from Planning Scheme Policy 4 - Nominations for Character Places for entry in Schedule 2 - Character Places of the 2006 Ipswich Planning Scheme:

- a) *The place demonstrates rare, uncommon or endangered aspects of the City's cultural heritage [Criteria b)].*
- B. That Council provisionally enter the tree at 3 Roma Street, North Booval and 1 Roma Street, North Booval in Schedule 2 - Character Places, Part 2 - Trees and Vegetation of the 2006 Ipswich Planning Scheme as a Character Place.
- C. That Council provisionally enter the tree in Schedule 2 – Character Places, Part 2 – Trees and Vegetation listing for 111 Jacaranda Street, North Booval, to include the tree canopy and root system of the Moreton Bay Fig Tree in the description and extent of significance.
- D. That written notice of the listings and listing amendment be given to the owners of the places in accordance with the requirements of Planning Scheme Policy 4 - Nominations for Character Places.
- E. That Public Notice of the proposed listings and listing amendment be given in accordance with the requirements of Planning Scheme Policy 4 - Nominations for Character Places.

Nick Vass-Bowen  
**STRATEGIC PLANNING MANAGER**

I concur with the recommendation/s contained in this report.

John Adams  
**CITY PLANNER**

**ATTACHMENT A**



**ATTACHMENT B**

**Plan No. 60: 'Moreton Bay Fig Tree'**



**ATTACHMENT C**

**Plan No. 59: 'Jacaranda Trees'**





LLS:RDV  
H:\IPA Planning Scheme Draft Amendments\2014 - 05 Ripley Major  
Amendments Package\1. Proposed Amendments\2018 Committee  
Report\Committee Report

<b>Planning, Development and Heritage Committee</b>	
Mtg Date: 23/01/2018	OAR: YES
<b>Authorisation:</b> John Adams	

5 January 2018

**MEMORANDUM**

TO: CITY PLANNER

FROM: STRATEGIC PLANNING MANAGER

RE: RIPLEY VALLEY PRIORITY DEVELOPMENT AREA REVOCATION - PLANNING INSTRUMENT  
CHANGE PACKAGE

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**INTRODUCTION:**

This is a report by the Strategic Planning Manager dated 5 January 2018 concerning the proposed planning instrument change to facilitate the transition of planning powers for the Ripley Valley Priority Development Area (Ripley Valley PDA) back to the Ipswich City Council, with development to be regulated by the Ipswich Planning Scheme and the *Planning Act 2016* upon revocation of priority development area status.

**BACKGROUND:**

**Initial 2014 Endorsement**

At its meeting on 22 April 2014, Council adopted the report by the Strategic Planning Manager dated 7 April 2014 which resolved to endorse a proposed planning instrument change (as defined by the *Economic Development Act 2012*) to facilitate the revocation of the Ripley Valley PDA and to forward the endorsed planning instrument change to Economic Development Queensland (EDQ) for approval to progress the revocation process. The planning instrument change was prepared in consultation with EDQ and submitted in accordance with advice provided by EDQ on 3 April 2014 (refer to Attachment A).

EDQ approval was provided by letter dated 16 May 2014 (refer to Attachment B) for Council to proceed to public notification following the process set out in the *Economic Development Act 2012* (ED Act). This letter also advised that when revocation occurs:

- the infrastructure charges must be levied in accordance with the capped charges requirements of the *Sustainable Planning Act 2009* as infrastructure charges can no longer be levied under the ED Act; and
- that the debt facilities for catalyst infrastructure works (the total cap of \$12 million) would become the responsibility of Council.

Ongoing discussions regarding the debt facility liability resulted in the process of undertaking public notification being placed on hold. The matter of the debt facility liability was subsequently finalised with a proposed apportionment of the liability shared between Ipswich City Council (approximately \$6.5 million) and Queensland Urban Utilities (QUU)(approximately \$5.5 million).

#### Subsequent 2015 Changes

Given the time that had elapsed since the Council's endorsement of the 2014 proposed planning instrument change, a further updated instrument was prepared. Council endorsed the further amendments to the proposed planning instrument change at its meeting on 24 February 2015 to include an additional endorsed context plan and adopted amendments to the Ipswich Planning Scheme definitions for Auxiliary Unit and Dual Occupancy. The newly endorsed 'consolidated' planning instrument change was forwarded to the Minister for Economic Development Queensland (MEDQ) on 2 March 2015 for consideration and approval to proceed to public notification. No formal response has been received to date from the MEDQ to allow Council to progress the planning instrument change to public notification.

#### **CURRENT PROPOSED CHANGES**

To provide the basis for Council to request revocation of the Ripley Valley PDA, it is proposed to update the proposed planning instrument change to incorporate two additional endorsed context plans, update an endorsed context plan, amend planning scheme provisions and reflect changes to the planning legislation (ie the commencement of the *Planning Act 2016* replacing the *Sustainable Planning Act 2009*).

In summary, the further amendments proposed to the previously Council endorsed planning instrument change are as follows:

##### *(1) Proposed Part 15 – Ripley Valley Master Planned Area Structure Plan Changes*

- The inclusion of two additional endorsed Context Plans and associated Neighbourhood T Zone Equivalence Plans (Figures 15.15G1 & 15.15G2 and Figures 15.15H1 & 15.15H2) to reflect EDQ Approval No. 3/2015/ILUP, endorsed 26 March 2014 and EDQ Approval No. 34/2015/PDA, approved 18 December 2015.
- The update of endorsed Context Plan and associated Neighbourhood T Zone Equivalence Plan (Figures 15.15B1 & B2) to reflect changes approved 30 May 2013.
- The update of Neighbourhood T Zone Equivalence Plan (Figure 15.15E2) to include a note identifying that the endorsed Context Plan and associated Neighbourhood T Zone Equivalence Plan (Figures 15.15H1 & H2) supersede part of the plan.
- The inclusion of the two additional endorsed Context Plans in the Neighbourhood Plan definition.
- Amendment to the Special Uses Zone to include reference to Sub Area SU26 – Child Care Centre and to correctly reference Table 15.13.1.
- An update to two definitions (the definitions for 'Dwelling' and 'Dual Occupancy') to reflect the current Ipswich Planning Scheme definitions.
- The removal of the redundant reference to Part 5—Parks in the term 'Planning Scheme Policy 3—General Works Part 5—Parks'.
- Update of the term '*Sustainable Planning Act 2009*' to '*Planning Act 2016*'.
- Removal of reference to the 'IDAS process' being the redundant development application process under the *Sustainable Planning Act 2009*.

- Replacement of the reference to 'section 242 application process pursuant to the *Sustainable Planning Act 2009*' with 'variation request application process pursuant to the *Planning Act 2016*'.
- Update of the reference to 'making a preliminary approval application' with 'making a variation request application'.
- Replacement of the redundant term 'Priority Infrastructure Plan' with 'Part 13—Local Government Infrastructure Plan'.
- Replacement of reference to the redundant term 'the State Planning Regulatory Provisions (adopted charges)' with '*Planning Regulation 2017*'.
- Updating the reference for infrastructure agreements to be made 'under Chapter 5 Part 1 Infrastructure Planning and Funding of the Act' with 'Chapter 4, Part 4 Infrastructure agreements pursuant to the *Planning Act 2016*'.
- Updating the reference for infrastructure charges to be paid in accordance with the 'State Planning Regulatory Provisions (adopted charges)' with the 'prescribed amount in Schedule 16 of the *Planning Regulation 2017* and Section 112 of the *Planning Act 2016*'.

The proposed amendments to Part 15 are detailed in Attachment C (track change version with the latest amendments highlighted in yellow).

(2) *Proposed Part 12, Division 3 – Traditional Neighbourhood Design Code Changes*

- An update to two definitions (the definitions for 'Dwelling' and 'Dual Occupancy') to reflect the current Ipswich Planning Scheme definitions.
- Update of the term '*Sustainable Planning Act 2009*' to the '*Planning Act 2016*'.
- Replacement of the reference to 'section 242 application process pursuant to the *Sustainable Planning Act 2009*' with 'variation request application process pursuant to the *Planning Act 2016*'.
- Update of the reference to 'making a preliminary approval application' with 'making a variation request application'.
- Replacement of the redundant term 'Priority Infrastructure Plan' with 'Part 13—Local Government Infrastructure Plan'.

The proposed amendments to Part 12 are detailed in Attachment D (track change version with the latest amendments highlighted in yellow).

Consultation has previously been undertaken with EDQ and QUU about the proposed planning instrument change in accordance with Section 42B of the ED Act.

### **INFRASTRUCTURE CHARGING**

Infrastructure planning, charging and delivery in the Ripley Valley PDA is currently administered under the ED Act. When the Ripley Valley PDA is revoked there is no ability to maintain the existing arrangements. As such, consequential amendments to the Ipswich Planning Scheme and Council's Adopted Infrastructure Charges Resolution (AICR) will need to be made to appropriately transition the Ripley Valley PDA back to Council. These consequential amendments include proposed changes to the:

- Adopted Infrastructure Charges Resolution (AICR) to levy the maximum adopted charges prescribed in the *Planning Regulation 2017* for land in the revoked Priority Development Area; and

- Local Government Infrastructure Plan (LGIP) to include the relevant trunk infrastructure networks for the Ripley Valley.

The proposed LGIP amendment is currently with the State government for approval for Council to adopt the amendment and which will replace the current LGIP (formerly the Priority Infrastructure Plan) in the Ipswich Planning Scheme (ie Part 13 – Priority Infrastructure Plan). The trunk infrastructure networks in the Ripley Valley PDA have not been included in the proposed LGIP amendment as this aspect was regulated by the ED Act and precluded by the Statutory Guidance for preparing a LGIP. Amendments will be required to the LGIP (including project costs) to incorporate the Ripley Valley infrastructure networks into the Ipswich Planning Scheme.

A review of the transport (roads) network is currently being undertaken by the Department of Transport and Main Roads and EDQ. The future amendment to the LGIP will require the incorporation of the outcomes of this review as well as an update to transport (roads), public parks and land for community facilities networks to reflect current development approvals. It is proposed that the planning instrument change incorporate references to the LGIP and the Ipswich Adopted Infrastructure Charges Resolution in Part 15 and Part 12 for the delivery of infrastructure, consistent with the remainder of the Ipswich Planning Scheme.

#### **WHERE TO FROM HERE?**

This report seeks Council's endorsement of the 'updated' proposed planning instrument change for forwarding to the Minister for Economic Development Queensland (MEDQ) for approval prior to proceeding to public notification.

The process of revocation, including making a planning instrument change and notification requirements are detailed in Section 42 of the ED Act (refer to Attachment E).






Following receipt of approval from the MEDQ, public notification of the proposed planning instrument change is to be carried out in accordance with Section 42 of the ED Act. The key public notification components include:

- undertaking any amendments to the proposed planning instrument change as conditioned by MEDQ prior to commencing public consultation;
- publishing the proposed instrument on the proposer's website (Council's website);
- publishing a notice in the gazette and a newspaper circulating in the local government's area; and
- providing for a submission period of at least 30 business days from the date of the gazette notice.

It is also proposed that the property owners in the Ripley Valley PDA be individually notified by letter about the public notification of the planning instrument change and the key implications of the proposed revocation of the Ripley Valley PDA.

Following public notification and Council's further consideration of submissions, a public response report is required to be prepared and published on the proposer's website (Council's website), and the proposed planning instrument change is required to be forwarded to the MEDQ to make the planning instrument change and PDA change, which occurs simultaneously.

**ATTACHMENTS:**

Name of Attachment	Attachment
<a href="#">Economic Development Queensland Letter (Advice on Revocation Process)</a>	 Attachment A
<a href="#">Economic Development Queensland Letter (Approval to Proceed to Public Notification)</a>	 Attachment B
Proposed Updated Changes to Part 15 – Ripley Valley Master Planned Area Structure Plan (Track Changes) <a href="#">Part 1 / Part 2</a>	 Attachment C
Proposed Updated Changes to Part 12, Division 3 – Traditional Neighbourhood Design Code (Track Changes) <a href="#">Part 1 / Part 2</a>	 Attachment D
<a href="#">Economic Development Act 2012 – Extract of Section 42</a>	 Attachment E

**RECOMMENDATION:**

- A. That Council resolve to endorse the planning instrument change as detailed in Attachments C and D of the report by the Strategic Planning Manager dated 5 January 2018 pursuant to Section 42 of the *Economic Development Act 2012*.
- B. That the proposed planning instrument change be forwarded to the Minister for Economic Development Queensland for approval, prior to proceeding to public notification.
- C. That the Strategic Planning Manager be requested to attend to all relevant matters associated with facilitating the proposed planning instrument change and undertaking public notification in accordance with Section 42 of the *Economic Development Act 2012* including:
  - giving public notice of the proposed planning instrument change; and
  - preparation of a public response report.

Nick Vass-Bowen

**STRATEGIC PLANNING MANAGER**

I concur with the recommendations contained in this report.

John Adams

**CITY PLANNER**

## Attachment A



Department of  
**State Development,  
Infrastructure and Planning**

3 April 2014

Mr Jim Lindsay  
A/Chief Executive Officer  
Ipswich City Council  
PO Box 191  
IPSWICH QLD 4305

Attention: Nick Vass-Bowen

Dear Jim

### **Ripley Valley Priority Development Area revocation process**

I am writing to advise of the next steps in returning responsibility for the Ripley Valley Priority Development Area (PDA) to Ipswich City Council (Council).

Revocation of the PDA is undertaken in accordance with section 42 of the *Economic Development Act 2012* (ED Act). The initial part of the process is preparing a 'planning instrument change' which is the amendment to Council's planning scheme to replace the Ripley Valley PDA Development Scheme. The planning instrument change may be prepared by local government.

Section 42 of the ED Act specifically states that the *Sustainable Planning Act 2009* does not apply to the making of the planning instrument change. The Deputy Premier in his role as Minister for Economic Development Queensland (MEDQ) makes the amendment to the planning scheme under section 42 of the ED Act.

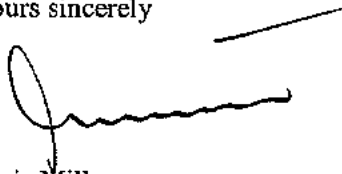
I understand Council officers have prepared a draft planning instrument change which is to be endorsed by Council. Council should then forward the draft planning instrument change to me for approval prior to public notification.

To provide developers, land owners and other interested parties with an opportunity to make submissions, public notification of the draft planning instrument change is required. The process is set out in sections 59 to 63 of the ED Act and I have attached the relevant sections of the ED Act for your information. I understand Council is prepared to undertake this process. A revised draft planning instrument should then be forwarded to MEDQ to make the amendment to Council's planning scheme and revoke the PDA, which occurs simultaneously.

I would like to take this opportunity to thank you and your staff for your ongoing commitment to working with EDQ to progress the revocation.

Should you wish to discuss any matters identified in this letter, please do not hesitate to contact Meredith Sinclair, Manager, Strategic Planning on 3452 7885.

Yours sincerely

A handwritten signature in black ink, appearing to read 'Chris Mills', with a long horizontal flourish extending to the right. A thin horizontal line is drawn above the signature, starting from the right and extending towards the left.

Chris Mills  
**General Manager**

**59 Public notification**

- (1) After preparing the proposed development scheme, MEDQ must—
  - (a) publish the proposed scheme on the department's website; and
  - (b) in a gazette notice—
    - (i) state that the proposed scheme may be inspected on the department's website; and
    - (ii) invite anyone to make submissions on the proposed scheme within a stated period fixed by MEDQ (the *submission period*); and
  - (c) publish a notice to the same effect as the gazette notice at least once in a newspaper circulating in the area of the relevant local government.
- (2) The submission period must end at least 30 business days after it starts.

**60 Submissions on proposed scheme**

Anyone may make submissions about the proposed development scheme within the submission period.

**61 Consideration of submissions**

- (1) MEDQ must consider any submissions received within the submission period.
- (2) Subsection (1) does not prevent MEDQ from considering a submission made to it after the submission period has ended.



**62 Amendment of proposed scheme**

- (1) After complying with section 61, MEDQ may amend the proposed development scheme in any way it considers appropriate.
- (2) If MEDQ considers the amendment significantly changes the proposed scheme, it must re-comply with sections 59 to 61 for the amended scheme.

**63 Making of scheme**

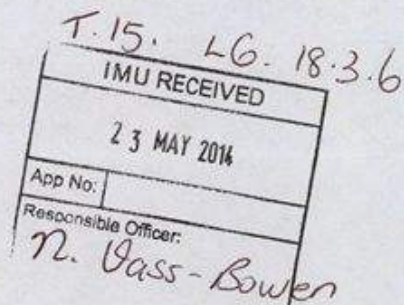
- (1) MEDQ must, as soon as practicable after complying with sections 61 and 62—
  - (a) make the development scheme; and
  - (b) prepare a report that—
    - (i) summarises the submissions considered by MEDQ; and
    - (ii) contains information about the merits of the submissions and the extent to which the proposed development scheme was amended to reflect the submissions; and
    - (iii) contains details about any changes to the proposed development scheme published under section 59.
- (2) MEDQ must publish the report on the department's website.



Department of  
**State Development,  
Infrastructure and Planning**

16 May 2014

Mr Jim Lindsay  
Acting Chief Executive Officer  
Ipswich City Council  
PO Box 191  
IPSWICH QLD 4305



Dear Jim

**Planning Instrument Change Package - Ripley Valley Priority Development Area**

Thank you for forwarding the proposed planning instrument change for the Ripley Valley Priority Development Area (PDA) endorsed by Council on 22 April 2014.

I am pleased to advise Council may now proceed to notification as the next step toward revocation, following the process set out in sections 59 to 63 of the *Economic Development Act 2012*.

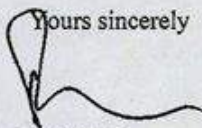
I would like to take this opportunity to formally confirm the arrangements for infrastructure upon revocation. The current PDA charge is \$29,229 per lot which includes hard infrastructure as well as an implementation charge and state charge. However, there is no mechanism or legislation to maintain the PDA charge once the PDA is revoked. From revocation the infrastructure charges must be consistent with *Sustainable Planning Act 2009* capped charges currently set at \$28,000 per lot.

Also, the catalyst infrastructure debt facilities will be the responsibility of Council when the revocation occurs. This essentially would mean Council assuming the current debt and obligation in relation to Amex catalyst works (the total cap on this is \$12m).

This is consistent with your discussions with Chris Mills.

Should you wish to discuss any matters identified in this letter, please do not hesitate to contact Meredith Sinclair, Planning Manager, Strategic Planning on 3452 7885.

Yours sincerely

A handwritten signature in black ink, appearing to read 'P A Eagles', with a stylized flourish at the end.

**P A Eagles**  
**Acting General Manager**

Cc Nick Vass-Bowen

## PART 15—RIPLEY VALLEY MASTER PLANNED AREA STRUCTURE PLAN

**Division 1—Preliminary****15.1.1 Ripley Valley Provisions**

(1) The following provisions in this part comprise the Ripley Valley Master Planned Area Structure Plan Code—

- compliance with the Ripley Valley Master Planned Area Structure Plan Code (division 3, section 15.5);
- overall outcomes for the Ripley Valley Master Planned Area Structure Plan area as a whole (division 3, section 15.6);
- specific outcomes and probable solutions for the Ripley Valley Master Planned Area Structure Plan as a whole (division 3, section 15.7);
- assessment criteria for each zone in the Ripley Valley Master Planned Area Structure Plan as follows—
  - Future Urban Zone ( division 4 sections 15.4.2 to 15.4.4);
  - Conservation (T1) Zone (division 5, sections 15.5.2 to 15.5.4);
  - Rural/Constrained (T2) Zone (division 6, sections 15.6.2 to 15.6.5);
  - Suburban (T3) Zone (division 7, sections 15.7.2 to 15.7.4);
  - General Urban (T4) Zone (division 8, sections 15.8.2 to 15.8.4);
  - Urban Centre (T5) Zone (division 9, sections 15.9.2 to 15.9.5);
  - Urban Core (T6) Zone (division 10, sections 15.10.2 to 15.10.4);
  - Special District Zone (division 11, sections 15.11.2 to 15.11.4);
  - Recreation (R1 ) Zone (division 12, sections 15.12.2 to 15.12.5);
  - Special Uses Zone (division 13, sections 15.13.2 to 15.13.5)

(2) The following provisions in this part relate to the assessment tables for the zones in the Ripley Valley Master Planned Area—

- general provisions (division 2);
- assessment tables for each zone (divisions, Tables 15.4.1 to 15.12.2 and 15.13.2 to 15.13.3).

## (3) Definitions

For the purposes of this Part the following terms have the meaning as set out below—

- (a) "Auxiliary Unit"
- (i) "Auxiliary Unit" means a building or part of a building used as a secondary residence not exceeding ~~65m<sup>2</sup>~~50m<sup>2</sup> gross floor area ~~or with a maximum of one bedroom~~ which is attached to or associated with a dwelling on the same lot.
  - (ii) The term does not include "Dual Occupancy", "Institutional Residential" or "Temporary Accommodation".
- (b) "Dual Occupancy"
- (i) "Dual Occupancy" means the residential use of premises if there are two dwellings on any one lot where ~~both each dwellings~~ exceed ~~65m<sup>2</sup>~~50m<sup>2</sup> gross floor area ~~or has more than one bedroom~~.
  - (ii) The term includes Family Day Care.
  - (iii) The term does not include "Auxiliary Unit".
- (c) "Dwelling"
- (i) "Dwelling" means a building or part of a building used as a self contained residence which must include—
    - (A) food preparation facilities;
    - (B) bath or shower; and
    - (C) closet pan and wash basin.
  - (ii) It includes an Auxiliary Unit, out-buildings and works normal to a dwelling.
- (d) "Infrastructure Charge" means a payment made pursuant to the Planning Regulation 2017.
- (ed) "Interim Uses"
- (i) "Interim Uses" means those uses which occur before the establishment of an urban settlement pattern.
  - (ii) Such uses are generally low intensity or rural in nature and do not preclude the establishment of the preferred urban form.



- (fe) "Mixed Residential and Commercial (Large Scale)"
- (i) "Mixed Residential and Commercial (Large Scale)" means the use of premises for a mixed use development involving any "Business Use" or "General Store" and "Multiple Residential" (i.e. three or more dwellings).
- (gf) "Mixed Residential and Commercial (Small Scale)"
- (i) "Mixed Residential and Commercial (Small Scale)" means the use of premises for a mixed use development involving any "Business Use" or "General Store" on the lower levels of a building and involving no more than two dwellings, where the business use or general store may be independent of the residential use".
- (hg) "Neighbourhood Master Plan" means a master plan approved under section [2.5B.42 of IPA 15.4.3 \(8\) of the planning scheme in association with a variation request approval pursuant to the Planning Act 2016, or an endorsed Context Plan as identified in section 15.4.3 \(10\) and depicted in Figures 15.15A1 & A2, 15.15B1 & B2, 15.15C1 & C2, 15.15D1 & D2, 15.15E1 & E2, 15.15F1 & F2, 15.15G1 & G2 and 15.15H1 & H2.](#)
- (ih) "Single Residential"
- (i) "Single Residential" means the residential use of premises if there is one dwelling located on its own lot.
- (ii) The term includes an Auxiliary Unit, the keeping of domestic pets and Family Day Care.
- (ii) "Urban Uses"
- (i) "Urban Uses" means those uses which form part of an urban settlement pattern.
- (ii) Such uses include-
- (A) residential uses, inclusive of large lot detached house, small lot house, and traditional lots, Mixed Residential and Commercial Use (large scale) and Mixed Residential and Commercial Use (small scale)", dual occupancies and multiple residential uses; and

- (B) non residential uses which service and support residential uses, including commercial and industrial uses, recreation and entertainment uses and community uses.

## Division 2—General Provisions for Assessment Tables

### 15.2.1 Assessment Categories for Zones

The assessment categories<sup>1</sup> are identified for development in each zone in column 2 of tables as follows—

- (a) table 15.4.1, 15.5.1, 15.6.1, 15.7.1, 15.8.1, 15.9.1, 15.10.1, 15.11.1, 15.12.1 and 15.13.2 — making a material change of use<sup>2</sup> for a defined use, or another use in a defined use class, listed in column 1; or
- (b) table 15.4.2, 15.5.2, 15.6.2, 15.7.2, 15.8.2, 15.9.2, 15.10.2, 15.11.2, 15.12.2 and 15.13.3 — other development<sup>3</sup> listed in column 1, including—
- (i) carrying out building work not associated with a material change of use;
- (ii) minor building work;
- (iii) placing an advertising device on premises;
- (iv) clearing of vegetation, not associated with a material change of use;
- (v) earthworks, not associated with a material change of use;
- (vi) reconfiguring a lot; or
- (vii) carrying out operational work for reconfiguring a lot or in association with a material change of use.

<sup>1</sup> Information about assessment categories is provided in the Ipswich Planning Scheme User's Guide.

<sup>2</sup> Works associated with an application for a residential change of use may be assessed together with the material change of use. Also, see Ipswich Planning Scheme User's Guide 2 for examples that explain the type of development involved in different proposals.

<sup>3</sup> See Ipswich Planning Scheme User's Guide 2 for examples that explain the type of development involved in different proposals.



### 15.2.2 Relevant Assessment Criteria for Self Assessable Development and Assessable Development in Each Zone

- (1) The relevant assessment criteria in each zone are referred to in column 3 of tables 15.4.1 to 15.12.2 and 15.13.2 and 15.13.3.
- (2) For self assessable development and development requiring code assessment, the relevant assessment criteria are applicable codes.

### 15.2.3 Uses Consistent or Inconsistent with the Outcomes Sought for a Zone

- (1) In accordance with section 15.4.4, 15.5.4, 15.6.5, 15.7.4, 15.8.4, 15.9.5, 15.10.4, 15.11.4, 15.12.5 and 15.13.5, as applicable, a defined use or use class or other development that is inconsistent with the outcomes sought for a zone is noted in column 1 of tables 15.4.1 to 15.12.2 and 15.13.2 and 15.13.3, as applicable to that zone.
- (2) If a defined use, use class or other development is not noted as inconsistent in column 1 of the applicable table, it is a consistent or potentially consistent use, use class or other development in accordance with section 15.4.4, 15.5.4, 15.6.5, 15.7.4, 15.8.5, 15.9.5, 15.10.4, 15.11.4, 15.12.5 and 15.13.5, as applicable.

## ***Division 3—Overall and Specific Outcomes for the Ripley Valley Master Planned Area Structure Plan Area, as a whole***

### 15.3.1 Compliance with the Ripley Valley Master Planned Area Structure Plan Code

Development that in the local government's opinion, is consistent with the specific outcomes for the Ripley Valley Master Planned Area Structure Plan, as a whole in section 15.3.3 and the specific outcomes for the relevant zones, complies with the Ripley Valley Master Planned Area Structure Plan Code.

#### **NOTE 15.3.1A**

- (1) The Ripley Valley comprises approximately fifty square kilometres of land which has been identified as having potential for urban development.
- (2) These identified areas are subject to a variety of issues and constraints which will require significant investigation prior to any approval for urban uses or works being given.

- (3) Detailed investigation of these issues and constraints may or may not preclude some parts of the land from urban uses.
- (4) Should urban uses be precluded, the existing low intensity natural or rural nature of the identified areas are to be maintained.

### 15.3.2 Overall Outcomes for the Ripley Valley Master Planned Area Structure Plan Area as a Whole

- (1) The overall outcomes are the purpose of the Ripley Valley Master Planned Area Structure Plan Code.

#### **NOTE 15.3.2A**

Sub-section (1) provides the link between the overall outcomes sought for the 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 Ripley Valley Area are as follows—

The Ripley Valley Vision

#### **NOTE 15.3.2B**

The overall Development Intent for the Ripley Valley is informed through the vision, themes and key development outcomes as outlined below.

- (a) The Ripley Valley—
  - (i) comprises a rich and festive community which has developed as a series of distinctive neighbourhoods and smaller villages within the many and varied valley precincts, surrounded both close and afar by hills and views of the iconic Flinders Peak;
  - (ii) encompasses vegetated hills, valleys, lakes, open space linkages and trails as a constant reminder of the connection and relationship this community has with its valley home;
  - (iii) protects its beautiful natural setting which is celebrated by the community in every aspect of design, form and function;
  - (iv) is easily accessed and connected to employment opportunities both locally and within the wider Ipswich district;
  - (v) is the heart of one of the State's employment and economic growth regions, with residents benefiting from employment prospects in neighbouring areas such as Swanbank, Ebenezer and Amberley;



- (vi) is integrated with a public transport system that operates within and beyond the Valley to provide convenient travel alternatives;
- (vii) is instilled with a 'sense of place' that generates community pride in their active involvement in a safe, friendly and green living environment;
- (viii) is served by an Urban Core that is stimulating and inspired by its marketplace style and is easily accessible to the community it services;

**NOTE 15.3.2C**

- (1) The Ripley Town Centre (Urban Core) is designated as a Major Regional Activity Centre under the SEQ Regional Plan.
- (2) The Ripley Town Centre (Urban Core) footprint is capable of accommodating 2.1 million m<sup>2</sup> of non-residential floor space.
- (3) The location of non-residential floor space will be determined through the Neighbourhood planning and development application process.

- (ix) is complimented by a network of smaller neighbourhood mixed use villages offering meeting places, cultural experiences, shopping, recreation, and state of the art transport connections to places both near and afar; and
- (x) embraces the principles of sustainability and is a model for others to follow and acknowledge both in Australia and overseas.

## Development Themes

**NOTE 15.3.2D**

- (1) In accordance with the Ripley Valley Vision the key strategies for achieving the development intent have been aligned with six supporting development themes.
- (2) These themes further refine the Ripley Valley Vision, and have been designed through a process of collaborative partnerships between government, business and the community, to guide the development and staging of an effective action framework according to the values and evolving needs of the community.
- (3) The key development themes are Living Valley, Accessible Valley, Designed Valley, Prosperous Valley, Functional Valley and Natural Valley.

- (b) The Ripley Valley is—
  - (i) a Living Valley – where each resident in the Ripley Valley is connected to the Valley community and likewise, local residents rely on the Valley for cultural activities, entertainment, recreation, education, and their unique lifestyle;
  - (ii) an Accessible Valley – where travelling around the Ripley Valley by foot, cycle, transit (bus or rail), or car is convenient, safe and equitable to all members of the community;
  - (iii) a Designed Valley – inspired by the natural surrounds, the built form—
    - (A) is efficient, comfortable and distinctive reflecting the diverse needs of residents;
    - (B) is specifically designed to be sensitive to the features of the valley; and
    - (C) provide residents with a unique living environment;
  - (iv) a Prosperous Valley – which provides employment and investment opportunities for residents and contributes significantly to the regional economy;
  - (v) a Functional Valley – which has been designed on global best practices in sustainability, including energy efficiency, waste minimisation and water sensitive design, where necessary utilities and services to residents are provided in an eco-efficient manner, maximising the community's self-sufficiency and capacity to cater for advancements in technology and infrastructure provision; and
  - (vi) a Natural Valley – where the significant natural assets of Ripley Valley are conserved and enhanced, enabling the local environmental values to flourish and define the function of the community.



### 15.3.3 Specific Outcomes for the Ripley Valley Master Planned Area Structure Plan Area as a Whole

#### (1) Preferred Pattern of Development

##### NOTE 15.3.3A

- (1) The Structure Plan for the development of the Ripley Valley Area is shown on Figure 15.1.
- (2) The Structure Plan provides an indicative 'footprint' for future development.
- (3) The Structure Plan is the fundamental planning guide for development within the Ripley Valley Area and shows indicative land use designations and structural elements.
- (4) The Structure Plan is underpinned by the design principles of Traditional Neighbourhood Design and Transect Based Planning.
- (5) The Transect (described below in Note 15.3.3B) requires that the range of uses and function around the Centres are the same, it is the uses intensity that changes.
- (6) The Neighbourhood Unit is the fundamental building block of the community.
- (7) The Urban Core, Secondary Urban Centre East and Secondary Urban Centre West (amalgams of neighbourhoods) are arranged to accord with the principles of the Transect.
- (8) The Structure Plan is not intended to prescribe the precise boundary of the indicative land use designations, and it is not intended that the Structure Plan prescribe with complete accuracy the final location of uses within the broad conceptual land use designations.
- (9) The structural elements shown on the Structure Plan incorporate the proposed overall framework of transport and open space networks.
- (10) The Structure Plan includes existing uses and existing approved development in the Ripley Valley.
- (11) The proposed structural elements are shown in a conceptual way based on the present level of planning and knowledge of constraints, and for these reasons the locations must not be regarded as final.
- (12) The final location of structural elements and land use patterns will be determined through With further detailed Neighbourhood Master Planning and consequential flooding, drainage and mining (geotechnical) assessments, ~~the final location of structural elements and land use patterns will be determined.~~

- (13) The Structure Plan Area comprises 9 designations–
  - (a) Urban Core;
  - (b) Secondary Urban Centre West;
  - (c) Secondary Urban Centre East;
  - (d) Neighbourhoods;
  - (e) Villages;
  - (f) Open Space;
  - (g) Rural Residential;
  - (h) Rural/Constrained Areas; and
  - (i) Conservation.
- (14) The specific outcomes which are sought to apply generally throughout the Ripley Valley Area are outlined below.





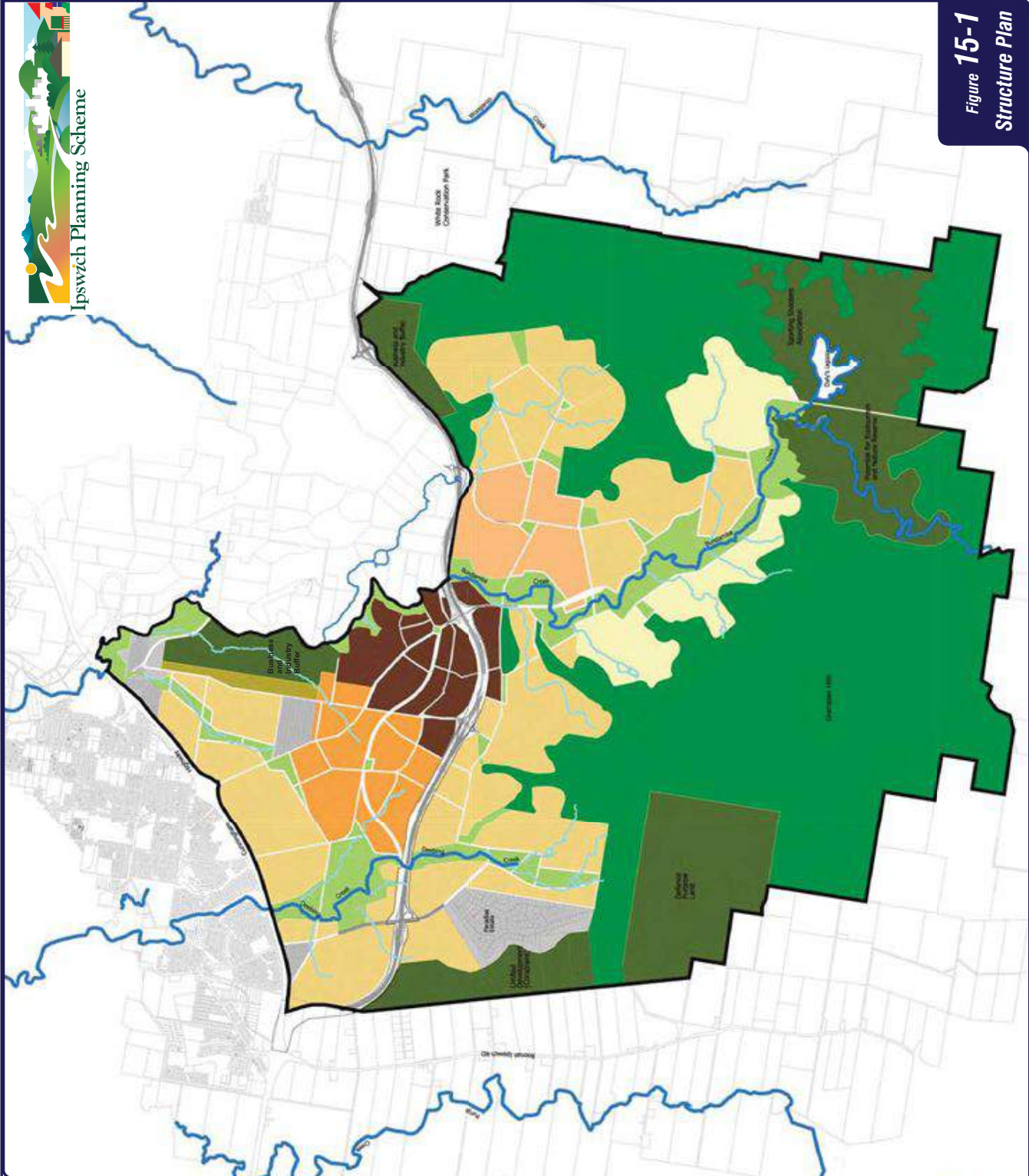


Figure 15-1  
Structure Plan

- Urban Core Neighbourhoods
- Secondary Urban Centre
- West Neighbourhoods
- Secondary Urban Centre
- East Neighbourhoods
- Neighbourhoods
- Villages
- Rural Residential (min 4000sqm)
- Existing Urban Areas
- Conservation Areas  
Source: Ipswich Regional Scheme  
Planning App. Jan 05/2006
- Open Space
- Rural / Constrained Areas
- Watercourses  
Source: Ipswich City Council - GIS March 06
- Second Order Streams  
Source: Ipswich City Council GIS March 06
- Site Boundary

February 2017  
**Legend**

**NOTE 15.3.3B**

- (1) The Ripley Valley is developed in accordance with Transect Based Planning Principles.
- (2) The Transect is a system of classification deploying the conceptual range of rural to urban to arrange in useful order the typical elements of urbanism.
- (3) The Transect is a natural ordering system, as every urban element easily finds a place within its continuum.
- (4) For example, a street is more urban than a road, a kerb more urban than a swale, a brick wall more urban than a wooden one, an avenue of trees more urban than a cluster.
- (5) This gradient when rationalised and subdivided, becomes the urban transect, the basis of a common zoning system (described as T-Zones)
- (6) The transect technique is derived from ecological analysis where it is applied to present the sequence of natural habitat from shore-dune-upland or wetland-woodland-grassland.
- (7) A description of the each T-zone is described below—
- (a) T1 land—
- (i) includes all land that has been protected from urban or further rural development either by purchase or by other legislation;
  - (ii) ensures that the continuity of nature has precedent over all man-made infrastructure and artefacts;
  - (iii) ensures where possible that new uses and works are located on existing cleared areas; and
  - (iv) new uses may include, eco tourism, research facilities, farmhouses, homesteads, woolsheds, cabins, golf courses and campground structures where the native vegetation has been cleared through previous land use practices.
- (b) T2 land—
- (i) includes land that is not appropriate for intensive urban or rural development but does not have the characteristics of the (T1) Zone;
  - (ii) accommodates limited development for agricultural use, and for recreational facilities for the communities it surrounds;
  - (iii) reconfigurations which create additional lots are avoided; and
  - (iv) reconfigurations for amalgamations or consolidation of lots are supported.
- (c) T3 land—
- (i) is similar to conventional suburban residential areas, except they are not as extensive in their land take-up and they are always attached to other T Zones to ensure a diverse, mixed use community within a short walking distance;
  - (ii) contains larger residential lots generally greater than 360m<sup>2</sup> in area;
  - (iii) has greater frontage setbacks than T4 – T6 land; and
  - (iv) incorporates prominent natural/landscaped features which are designed into the layout of streets and buildings.
- (d) T4 land—
- (i) is the place where communities start to exhibit a more urban character; (ii) buildings are positioned close to the street;
  - (iii) lots are generally smaller than in T3
  - (iv) serves as the transition from the rural and sub-urban character of T2 and T3 neighbourhoods;
  - (v) has a broad range of uses; and
  - (vi) purposefully has a somewhat busy appearance to provide the authentic feel common to traditional communities.
- (e) T5 land—
- (i) is, at a commercial level, the equivalent of a “Main Street” environment;
  - (ii) contains commercial uses mixed with residential uses in the same buildings;
  - (iii) has wide footpaths which foster pedestrian movement;
  - (iv) has formal open spaces such as plazas, squares, and town parks which serve as the focus for the community;
  - (v) provides civic buildings located in or adjacent to plazas, squares, and town parks; and
  - (vi) is located so that a majority of the residents serviced by a “main Street” are within a ten minute walk of the “main street”.



- (f) T6 land—
  - (i) is the equivalent of a Town Centre or CBD area;
  - (ii) contains the tallest buildings, the greatest variety of uses and high level facilities such as art galleries, theatres, law courts and major health facilities;
  - (iii) is the least naturalistic in character; and
  - (iv) allows the built environment, pedestrian accessibility, building disposition and open space design to take precedence over the natural environment.
- (g) SD (Special District) land comprises land uses that cannot be assigned to any of the other transect zones as their function, disposition or configuration does not allow conformity to the above six T zones, accordingly they are not shown on the Structure Plan map.
  - (i) Uses within the Special District Zone may 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.
  - (ii) The Special District Zone may function as a transition zone which allows for the development of current land use requirements in a specific format which may change over time, in this situation it is envisioned that the Special District Zone will ultimately transition into a Transect zone.
  - (iii) To accommodate this evolution in urban form Special District areas should be designed with a site layout of streets and lots that would support future subdivision in accordance with the requirements of these Transect zones.

## (2) Urban Core

**Specific Outcomes**

- (a) The Urban Core is—
  - (i) the highest order mixed-use centre in the Ripley Valley and provides the residents with the most intense and diverse opportunities for residential, retail, business, civic, health, community, open space, employment, transport, educational, recreational and entertainment amenities, as depicted on Figure 15.1;
  - (ii) the most intense urban setting of Ripley Valley;
  - (iii) the equivalent of a traditional town centre or traditional central business district; and
  - (iv) contains the greatest variety of building forms and all of the major community facilities, such as art galleries, theatres, and major health facilities.

**NOTE 15.3.3C**

- (1) Warehousing and bulky goods retailing may locate within specified districts in the Urban Core.
- (2) These uses generally attract a car orientated clientele and as a consequence do not conform to the disposition or configuration requirements of other Transect zones.
- (3) Likewise, the building form and bulk, and the fact that these uses usually take up large land areas under a single use, means that development may not be able to achieve the amenity requirements of other Transect zones.
- (4) In the longer term, as land values increase, it is envisaged that warehousing and bulky goods retailing may relocate to the adjoining Swanbank New Chum Enterprise Park.
- (5) The district(s) in which warehousing and bulky goods retailing establish, are to be designed with a layout of streets and other critical infrastructure that will support future subdivision that facilitates the development of Urban Centre (T5) Zone or Urban Core (T6) Zone outcomes.



- (b) The built environment of the Urban Core takes precedence over the natural environment in matters concerning pedestrian accessibility, building disposition and open space design.
- (c) The largest and tallest buildings in the Ripley Valley are located in the Urban Core.
- (d) Except for lower density housing at the periphery of Urban Core, building heights range from 2 to 12 storeys.
- (e) Commercial uses in the Urban Core mix with residential in the same buildings.
- (f) Footpaths in the Urban Core are wide and foster pedestrian movement.
- (g) Squares and plazas in the Urban Core provide areas for relaxation and social gatherings.
- (h) Buildings in the Urban Core are mixed-use with ground floors supporting active street life, offering residents and visitors shopping and street dining opportunities.
- (i) Office or residential uses are located on upper floors, many of which take advantage of roof gardens and terraces.
- (j) Buildings in the Urban Core create consistent streetscape by fronting buildings of similar scale, form and mass to both sides of the thoroughfares and key intersections.
- (k) The ~~ultimate overall residential density of the~~ Urban Core has an ultimate residential density of 50-100+ dwellings per hectare within 400m of the main transit station and 20-50 dwellings per hectare outside this area.
- (l) High levels of mobility and accessibility are provided within the Urban Core with dedicated transit corridors and a major transit station.
- (m) The thoroughfare layout allows for the establishment of a subterranean transit route and station in the Urban Core.
- (n) The thoroughfare layout is supplemented with local transit routes and an interconnected network of pedestrian and cycle paths.
- (o) Mass parking is provided behind or sleeved within buildings, in addition to on-street parking.
- (p) All buildings, except for lower density housing at the periphery of Urban Core are serviced by lane access.

**NOTE 15.3.3D**

- (1) The following matters provide an indication of the mix of uses (both vertically and horizontally) that are expected to be included in the Urban Core.
- (2) Retail/Commercial uses, including—
  - (a) chore retail, impulse retail, personal retail, retail services, food and beverage and entertainment, comprising department and discount department stores, supermarkets, cinemas, restaurant precincts, and taverns to a total of approximately 70,000m<sup>2</sup> gross floor area (including 55,000 m<sup>2</sup> retail and 15,000 m<sup>2</sup> entertainment);
  - (b) professional services (such as accountants, solicitors, lawyers) to a total of approximately 4,000 m<sup>2</sup> gross floor area; and
  - (c) commercial services created by population growth and local demand to a total of approximately 28,000 m<sup>2</sup> gross floor area;
  - (d) this gross floor area may be developed as a combination of—
    - (i) a district centre;
    - (ii) major neighbourhood centres; and
    - (iii) local neighbourhood centres.
- (3) Health Care Uses including—
  - (a) a Regional Community Care precinct with a full range of community and ambulatory health services, including specialist teams and outpatient clinics;
  - (b) an integrated services model in partnership with other health providers including General Practitioners, other Government agencies and non-government organisations;
  - (c) private health services including—medical and health facilities, doctors, dentists, physiotherapists and natural medicine practitioners;
  - (d) pharmacies and medical supplies; and
  - (e) private health and fitness and lifestyle centres including—exercise businesses, gym and fitness centres, meditation clinics, health and day spas.
- (4) Community uses including a library, cultural facilities, exhibitions, display and performance spaces, meeting rooms and halls, office accommodation for Council services, child care services and human services.
- (5) Live/work uses.



- (6) Education uses, including— schools, vocational training facilities and university learning opportunities.
- (7) Sport and Recreation uses, including—
  - (a) town centre plaza;
  - (b) quadrant parks;
  - (c) town centre parkland;
  - (d) district recreation park;
  - (e) citywide and local sportsgrounds; and
  - (f) linear parks.
- (8) Residential uses, including—
  - (a) apartments;
  - (b) terrace housing;
  - (c) duplexes;
  - (d) semi-attached dwellings; and
  - (e) integrated aged care housing.
- (9) Service Industry Uses, including auto repairs and service workshops, to a total of approximately 15,000 m<sup>2</sup> gross floor area.
- (10) Homewares, Bulky Goods Warehousing to a total of approximately 100,000 m<sup>2</sup> gross floor area.
- (11) Transit uses, including a major regional transit centre linked with local transit routes, pedestrian paths and cycleways.

(3) Secondary Urban Centres East and West

**Specific Outcomes**

- (a) The Secondary Urban Centres, as depicted on Figure 15.1, are—
  - (i) multifunctional, social and commercial hubs for residents in adjoining and adjacent neighbourhoods; and
  - (ii) a transition between the less dense Villages and Neighbourhoods and the higher density Urban Core.
- (b) The central spine of the Secondary Urban Centres is the Main Street retail and commercial sector.
- (c) Footpaths are wide and foster pedestrian movement.
- (d) Formal open spaces including plazas and squares are the focus for the community.
- (e) Civic buildings are located in or adjacent to the plazas and squares.
- (f) Except for lower density housing at the periphery of Secondary Urban Centres buildings in the Secondary Urban Centres—

- (i) range in height from two to five storeys;
- (ii) mix commercial uses with residential uses in the same buildings;
- (iii) create consistent streetscapes by fronting buildings of similar scale form and mass to both sides of the thoroughfares and key intersections; and
- (iv) are mixed-use with active street fronts supporting active street life, offering residents and visitors shopping and street dining opportunities.
- (g) A majority of the residents in the community are within a ten minute walk of the Main Street sector.
- (h) Mass parking is provided behind or sleeved within buildings, in addition to on-street parking.
- (i) All buildings except for lower density housing at the periphery of Secondary Urban Centres are serviced by lane access.
- (j) The Secondary Urban Centre East (SUCE) has an ultimate overall residential density of 20 dwellings per hectare.
- (k) The Secondary Urban Centre West (SUCW) has an ultimate overall residential density of 35-50 dwellings per hectare within 400m of the main transit station and 20-35 dwellings per hectare outside this area.

**NOTE 15.3.3E**

- (1) The higher densities around SUCW are a result of the opportunity for a regional transit stop linking to Ipswich and Springfield and the broader transit network of South-East Queensland.
- (2) The increased densities allow for greater access to mobility in the region.



**NOTE 15.3.3F**

- (1) The following matters provide an indication of the mix of uses (both vertically and horizontally) that are expected to be included in the Secondary Urban Centres.
- (2) Retail/Commercial uses including—
  - (a) chore retail, impulse retail, personal retail, retail services, food and beverage and entertainment, comprising discount department stores, supermarkets, restaurants and taverns to a total of approximately 35,000 m<sup>2</sup> gross floor area (comprising 15-20,000 m<sup>2</sup> in the Secondary Urban Centre West and 10-15,000 m<sup>2</sup> in the Secondary Urban Centre East);
  - (b) professional services, such as accountants, solicitors, lawyers, to a total of approximately 1,000 m<sup>2</sup> gross floor area, in each centre;
  - (c) this gross floor area may be developed as a combination of—
    - (i) frame or district centres;
    - (ii) major neighbourhood centres; and
    - (iii) local neighbourhood centres.
- (3) Health Care uses including—
  - (a) Community Care providing a range of district/ local community and ambulatory health services (to meet response time criteria) including specialist teams and outpatient clinics;
  - (b) an integrated services model in partnership with other health providers including General Practitioners, other Government agencies and non-government organisations;
  - (c) private health services including— medical and health facilities, doctors, dentists, physiotherapists and natural medicine practitioners;
  - (d) pharmacies and medical supplies; and
  - (e) private health, fitness and lifestyle centres, including— exercise businesses, gym and fitness centres, meditation clinics, health and day spas.
- (4) Community uses including— a library, cultural facilities, exhibitions, display and performance spaces, meeting rooms and halls, child care services and human services.
- (5) Live/work uses.
- (6) Education uses including— schools and vocational training facilities.
- (7) Sport and Recreation uses, including—
  - (a) plazas;

- (b) quadrant parks;
- (c) neighbourhood parklands;
- (d) district recreation park;
- (e) citywide and local sportsgrounds; and
- (f) linear parks.
- (8) Service Industry (such as auto repairs and service workshops) to a total of approximately 5,000 m<sup>2</sup> gross floor area, in each centre.
- (8) Residential uses including—
  - (a) apartments;
  - (b) terrace housing;
  - (c) duplexes;
  - (d) semi-attached dwellings; and
  - (e) integrated aged care housing.
- (9) Transit uses including— major regional transit centre linked with local transit routes, pedestrian paths and cycleways.

**(4) Neighbourhoods****Specific Outcomes**

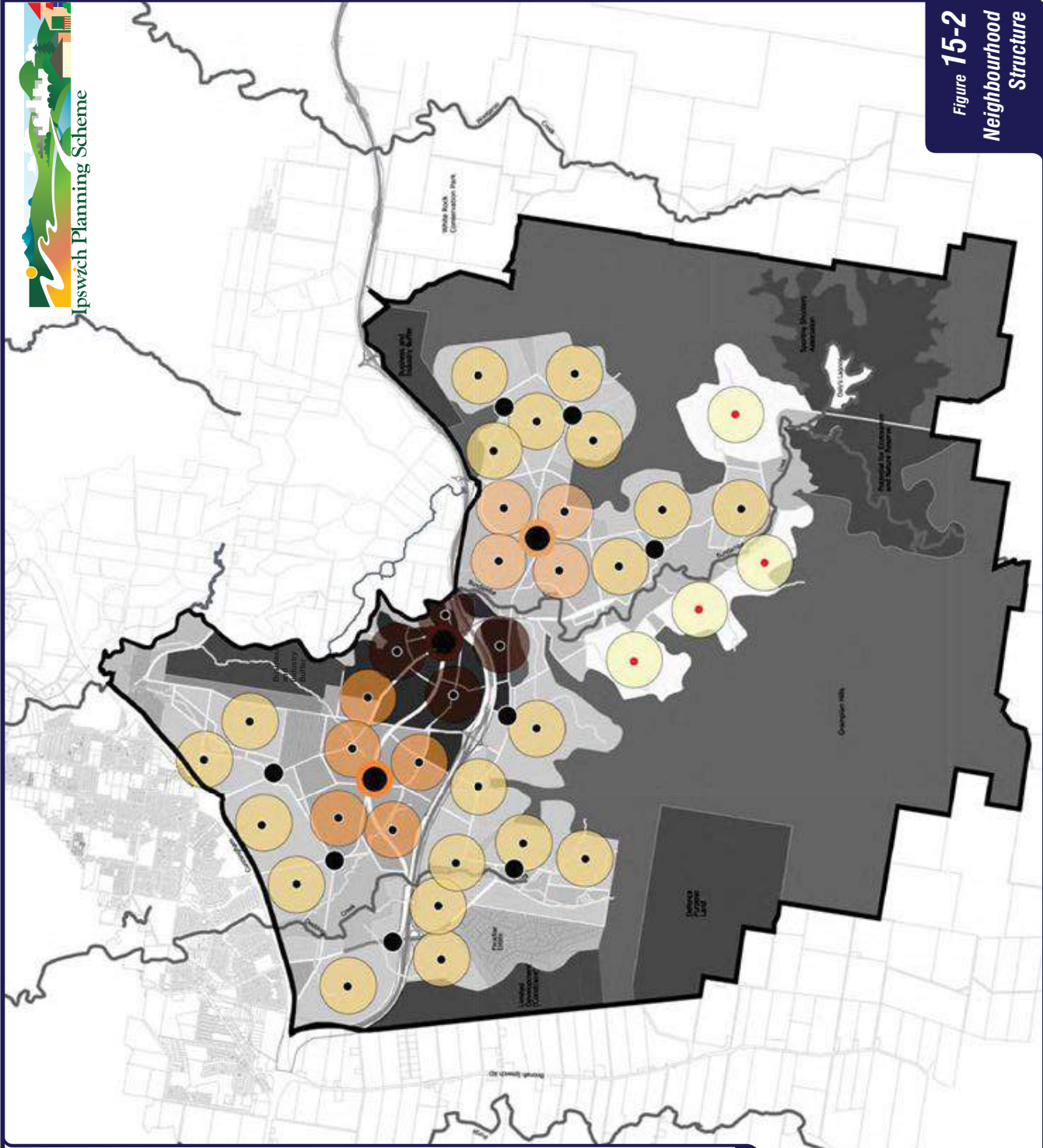
- (a) Twenty Neighbourhoods are developed, as depicted on Figure 15.2.
- (b) Neighbourhoods—
  - (i) are less dense than the Urban Core and Secondary Urban Centres; and
  - (ii) have an average residential density of 15-20 dwellings per hectare, except where development constraints (e.g. flooding, steep slope or undermining) dictates a lower density.
- (c) Within each Neighbourhood there is a discernable centre with a key open space area comprising a recreation park, square, playground or plaza.

**NOTE 15.3.3G**

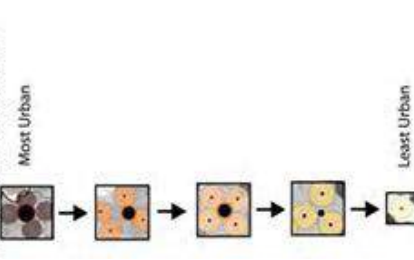
- (1) The centre of a Neighbourhood does not need to have a commercial or retail function.
- (2) It may be a park, school, community building (church, community hall, etc) or a general store.
- (d) All buildings adjacent to the centre of each Neighbourhood are serviced by lanes.
- (e) Building heights are from one to three storeys.
- (f) Prominent sites are generally reserved for civic uses and each Neighbourhood contains a variety of Open Space types.



Figure 15-2  
Neighbourhood  
Structure



Centres and neighbourhoods range from most urban to least urban



- Urban Core Neighbourhoods
- Secondary Urban Centre
- West Neighbourhoods
- Secondary Urban Centre
- East Neighbourhoods
- Neighbourhoods
- Villages
- Centre of Urban Core
- Secondary Urban Centre West
- Secondary Urban Centre East
- Major Neighbourhood Centres (Total of 8 potential sites - 4 to be provided)
- Neighbourhood Centres (Total of 35 possible sites - 6 to be provided)
- Village Centres (Total of 4)
- Neighbourhood/Village Centres with 400m Radius Walking Catchment

February 2017

Legend

- (g) Neighbourhoods are designed with appropriate transit routes and stops.
- (h) Neighbourhoods provide a varied range of housing formats including—
  - (i) apartments;
  - (ii) terrace housing;
  - (iii) duplexes;
  - (iv) semi-attached;
  - (v) small-lot housing;
  - (vi) detached housing;
  - (vii) garage studios; and
  - (viii) live/work opportunities.
- (i) Each neighbourhood is serviced by a transit stop enabling transit ready neighbourhoods.
- (j) Residents are generally within 400m – 600m walk of a transit stop.
- (k) Inbound and outbound transit stops are located appropriately near schools and shops.
- (l) Major Neighbourhood Centres—
  - (i) are located where Neighbourhoods intersect a thoroughfare;
  - (ii) have the more intense buildings fronting both sides of the thoroughfares, key intersections and transit;
  - (iii) are mixed-use with ground floors supporting active street life offering residents and visitors shopping and street dining opportunities; and
  - (iv) have mass parking located behind or sleeved within buildings, as well as on-street parking.
- (m) Buildings in Major Neighbourhood Centres create consistent streetscapes by fronting building of similar scale, form and mass to both sides of the thoroughfares and key intersections.
- (n) Internal and less busy neighbourhood streets cater to residential apartments, attached housing and small cottages.
- (o) Neighbourhoods are not composed solely of residences, they offer a range of distinct places and opportunities that residents are able to experience.
- (p) Parks and playgrounds are provided.
- (q) Bundamba and Deebling Creeks provide linear open space.
- (r) Pedestrian pathways are generally constructed on both sides of all streets.

- (s) The cycleway network passes through neighbourhood centres and link into the regional, inter-suburban and recreational networks.

**NOTE 15.3.3H**

- (1) The following matters provide an indication of the mix of uses (both vertically and horizontally) that are expected to be included in Major Neighbourhood Centres, (not all of these uses will be evident in all centres)—
- (a) retail/ commercial uses including—supermarket, associated retail services such as hairdressers, deli, newsagent, pharmacist, bottle shop, café and coffee shops to a total of approximately 6,000m<sup>2</sup> gross floor area in each centre;
  - (b) commercial office space including accountants, dentists and medical practitioners to a total of 500m<sup>2</sup> gross floor area in each centre;
  - (c) community uses including meeting rooms and halls, non-government organisation offices (such as family support services and religious services);
  - (d) education uses including, schools; and
  - (e) child care services.

(5)

## Villages

**Specific Outcomes**

- (a) Four Villages are developed, as depicted on Figure 15.2.

**NOTE 15.3.3I**

- (1) Villages provide a transition from the more dense neighbourhoods to the Conservation areas.
- (2) Each village is surrounded by greenspace.
- (3) The extent of each village is defined by greenways that coincide with creek lines, natural features and future greenbelts.
- (4) Villages are less dense than Neighbourhoods but are structured the same way and are able to evolve over time.

- (b) Residential densities range from 8 to 10 dwellings per hectare.
- (c) Thoroughfares are interconnected and vary in their character.

**NOTE 15.3.3J**

Thoroughfares are not constructed in a ordered hierarchy for their full lengths. Rather the cross sectional dimensions and embellishments vary according to their location within and between neighbourhoods.





- (d) Within each Village there is a discernable centre with a key open space area comprising a recreation park, square, playground or plaza.

**NOTE 15.3.3K**

- (1) The centre of a Village does not need to have a commercial or retail function.  
 (2) The central focus for the Village may be a park, school, community building (church, community hall, etc) or a general store.

- (e) Buildings adjacent to the centre of each Village are serviced by lanes.  
 (f) Building heights are from one to two storeys.  
 (g) Prominent sites are generally reserved for civic uses and each Village contains a variety of open space types.  
 (h) The cycleway network passes through the centre and links into the Bundamba/Deebling Creek networks.  
 (i) Where required, mass parking is located behind or sleeved within buildings as well as on-street parking.

**NOTE 15.3.3L**

- (1) The following items provide an indication of the mix of uses both vertically and horizontally that may be included in the Village Centres (not all of these uses will be evident at all centres)—
- (a) a transit stop is located in the centre;
  - (b) retail/commercial use is generally limited to a convenience store or café;
  - (c) community meeting rooms;
  - (d) a primary school may be located here;
  - (e) child care services;
  - (f) parks and playgrounds are provided; and
  - (g) live/work uses.

- (k) Villages provide a varied range of housing formats including—
- (i) terrace housing;
  - (ii) duplexes;
  - (iii) semi-attached;
  - (iv) small-lot housing;
  - (v) detached housing;
  - (vi) garage studios;
  - (vii) larger residential lots on constrained sites; and
  - (viii) live/work units.

- (6) Open Space

**Specific Outcomes**

- (a) An integrated Open Space network is provided in accordance with Figure 15.3.

**NOTE 15.3.3M**

- (1) Open Space is designed as an integrated system satisfying the active and passive recreation needs of the community and includes the full range of open space typologies e.g. plazas, squares, parks, greens and bushland, as depicted on Figure 15.3.  
 (2) The thoroughfare system and Open Space system establish the public realm of each community.

- (b) Each Neighbourhood is designed with a variety of Open Spaces.  
 (c) The Open Space corridors intersect with pedestrian paths.  
 (d) Pedestrian paths provide permeability and linkages for residents and visitors through neighbourhoods.  
 (e) Open Space corridors are fronted by thoroughfares or building facades to provide passive surveillance and activity and to discourage crime.  
 (f) The hydrological network and the riparian ecology of Bundamba and Deebling Creeks and the secondary tributaries to both of these creek systems are rehabilitated.

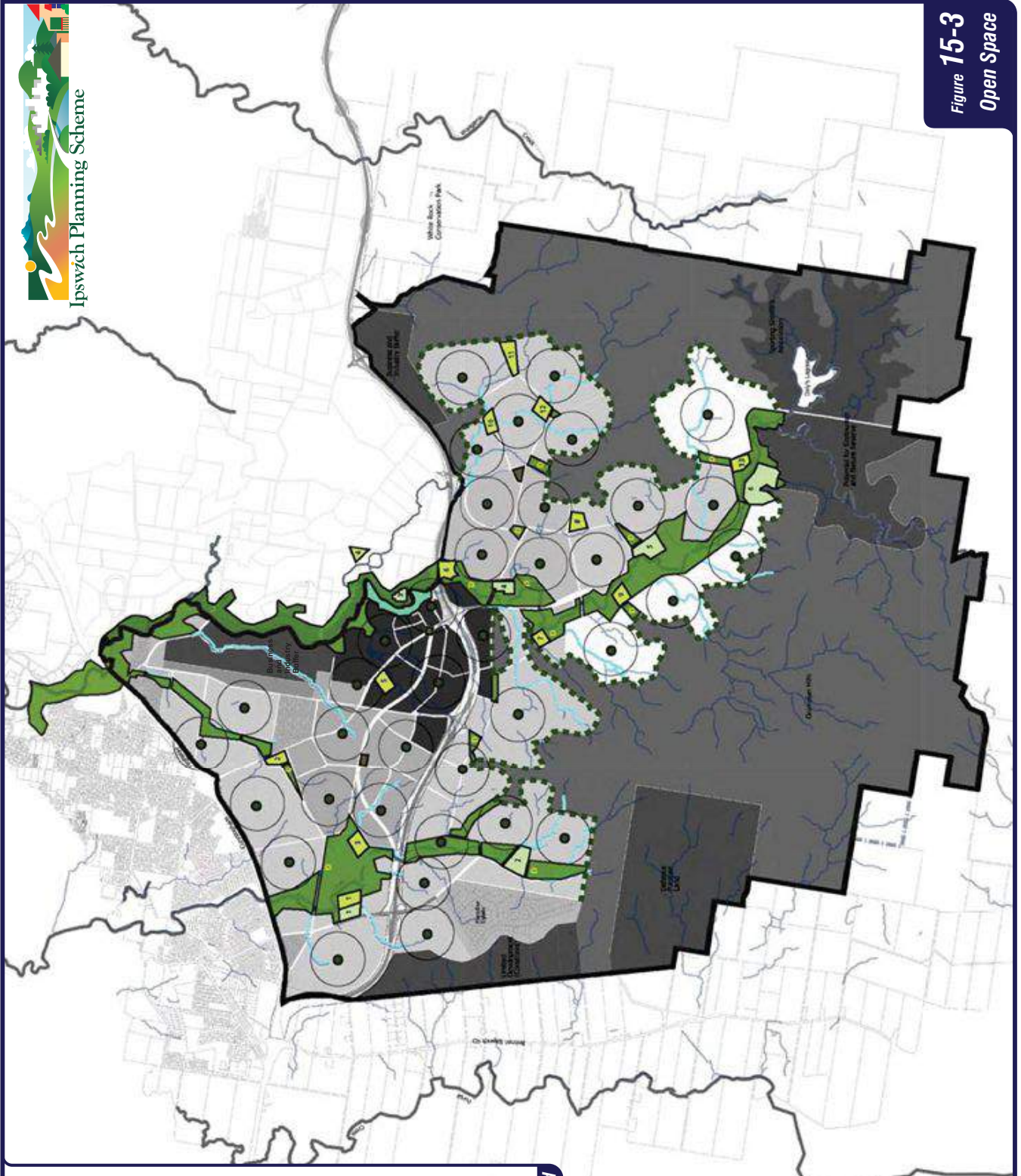
**NOTE 15.3.3N**

The rehabilitation of Bundamba and Deebling Creeks may involve extensive earthworks and modification of the existing land form to achieve a "Repair of Country" outcome.

- (g) Uses and works within Open Space areas are located, designed and managed to—
- (i) generally conserve the natural features and values of the land;
  - (ii) be compatible with surrounding uses and works, in particular any declared nature conservation areas, regional recreation parks or areas subject to a conservation agreement;
  - (iii) achieve sound catchment management practices including minimisation of:
    - (A) soil erosion;
    - (B) landslip; and
    - (C) siltation of watercourses;



Figure 15-3  
Open Space



- Area 1: Town Centre Formal Park and Gardens. This area is the most diverse park in terms of its function and character. Also acts as an informal recreation area, with some facilities along its edge for the park.
- Area 2: Town Centre and Secondary Centre Edge and Street Parks. These parks are the most formal in function and character – the town and secondary centre places. These Parks are the formal gathering places for the citizenry of a community.
- Area 3: Major Sportsgrounds 4 Fields, 2 AFL oval, 6 courts. Formal sportground catering for headquarters sports clubs. These grounds are the most formal and primary focus for Ipswich. Major sports grounds.
- Area 4: Local sportsgrounds, 2 fields, 1 AFL oval, 4 courts.
- Area 5: Major neighbourhood, neighbourhood and village centre parks. These parks are formal in function and character.
- Area 6: District Recreation Parks.
- Area 7: Linear Parks and Green. This area is for unstructured recreation, linking open space areas, defining neighbourhood edges and drainage corridors.
- Area 8: Edge parks. This area is for unstructured recreation, defining outside edges of neighbourhoods and flood conservation bars. They also act as a major park.

**Legend**

February 2017

- Area 1 - 1x10ha
- Area 2 - 3x (min) 1.5ha each
- Area 3 - 6x (min) 10ha each (surrounding)
- Area 4 - 12x (min) 5ha each (surrounding)
- Area 5 - 26 sites @5000sqm
- Area 7 - 13 sites @4ha each
- Area 8 - Linear Parks-area varies
- Area 9 - Edge parks, at between transmission and development edge
- Second Order Streams

- (iv) provide public access to areas of scenic value and visual quality, particularly prominent ridgelines and escarpments;
- (v) maintain the safety of people, buildings and works; and
- (vi) avoid significant adverse effects on the natural environment.

## (7) Rural/Constrained Areas

**NOTE 15.3.30**

- (1) The Rural/Constrained Areas are generally situated outside of urban areas and have limited or no potential for urban development.
- (2) The Rural/Constrained Areas include—
  - (a) land providing a buffer to business and industrial activities at Swanbank;
  - (b) land situated to the south of the Centenary Highway and forming part of the Buffer to the Swanbank Business and Industry Area; and
  - (c) existing rural land holdings in the upper reaches of Bundamba Creek.

**Specific Outcome**

- (a) Except as outlined under clause (b) below;
  - (i) reconfigurations are generally limited to the amalgamation or consolidation of lots to the general exclusion of most other lot reconfigurations;
  - (ii) uses generally comprise those of a low intensity non-urban/rural nature, with residential, commercial and industrial uses discouraged;
  - (iii) uses and works are located, designed and managed to—
    - (A) be compatible with the amenity and character of surrounding lands;
    - (B) maintain the safety of people, buildings and works;
    - (C) conserve places of cultural significance and streetscape value; and
    - (D) avoid significant adverse effects on the natural environment.
- (b) The land immediately adjoining the eastern side of Fischer Road may be reconfigured as large lot home sites, with lots of 4000m<sup>2</sup> or greater in area, subject to geotechnical and acoustic investigations to determine actual home

sites and appropriate methods of construction.

- (c) The balance of the land between the Fischer Road large lot house sites and Bundamba Creek is retained (or rehabilitated) in its natural state, thereby providing—
  - (i) a buffer to business and industrial activities at Swanbank; and
  - (ii) linear open space and a wildlife corridor along Bundamba Creek.

## (8) Conservation Areas

**Specific Outcomes**

- (a) Conservation Areas are provided in accordance with Figure 15.3.
- (b) Conservation Areas—
  - (i) include—
    - (A) areas or features of particular habitat significance;
    - (B) the diversity of habitats for flora and fauna;
    - (C) land which acts as wildlife corridors;
    - (D) important areas of remnant, endangered, vulnerable, rare and other significant vegetation;
    - (E) significant wetlands;
    - (F) natural areas of particular scenic amenity; and
  - (ii) generally excludes the majority of other land uses.
- (c) Conservation Areas form an integral component in the Flinders Peak, Greenbank to Karawatha Forest Conservation Partnership.
- (d) Conservation areas provide opportunities for passive recreation, including walking trails, lookouts and picnic reserves within a natural setting.
- (e) Recreational activities are located and designed to avoid—
  - (i) significant adverse impacts on environmental values;
  - (ii) visual and scenic amenity values; and
  - (iii) ecological values.
- (f) Provision is made for nature based recreation experiences and other ecologically sustainable land uses where appropriate to the capacity of the land.



- (g) Uses and works within Conservation Areas are located, designed and managed to—
- (i) conserve the natural features and values of the land;
  - (ii) maintain the conservation status of the land;
  - (iii) be compatible with surrounding uses and work, in particular any declared nature conservation areas, regional recreation parks or areas subject to a conservation agreement;
  - (iv) achieve sound catchment management practices including minimisation of—
    - (A) soil erosion;
    - (B) landslip; and
    - (C) siltation of watercourses.
  - (v) avoid modification of the natural setting within the riparian areas;
  - (vi) maintain scenic values and visual quality, particularly along prominent ridgelines and escarpments;
  - (vii) maintain the safety of people, buildings and works; and
  - (viii) avoid significant adverse effects on the natural environment.
- (h) Reconfigurations in Conservation Areas are generally limited to the amalgamation or consolidation of existing lots to the general exclusion of most other lot reconfigurations.
- and 20-35 dwellings per hectare outside this area;
- (iii) Secondary Urban Centre East— 20 dwellings per hectare;
  - (iv) Neighbourhoods— 15-20 dwellings per hectare;
  - (v) Villages— 8-10 dwellings per hectare; and
  - (vi) Rural / Constrained Areas— at less than 2.5 dwellings per hectare.
- (c) Residents enjoy a range of community services and facilities appropriate to their needs and feel a strong sense of community identity, safety and security for the Ripley Valley as a whole and the specific neighbourhood in which they reside.

**NOTE 15.3.4A**

- (1) Potential locations for Community Facilities and Schools are shown indicatively on Figure 15.5.
- (2) These locations are indicative and subject to further detailed locational and demand assessments.
- (3) 14 primary schools and approximately 5 high schools are required to meet the needs of the Ripley Valley.
- (4) The supply and construction of private schools in the Ripley Valley reflect the socio-economic profile of the population, its religious and ethnic mix, access to existing private schools within Ipswich, and patterns of preference among families.
- (5) The Ripley Valley provides for the following community services and facilities—
  - (a) a Regional Community Care Precinct within the Urban Core, comprising a full range of community and ambulatory health services including specialist teams and outpatient clinics;
  - (b) an integrated services approach model is adopted which includes partnerships with other health providers including General Practitioners, other Government agencies and non-government organisations;
  - (c) provision of outreach community health services at the local level, using multi-purpose community centres or similar local outlets;
  - (d) a variety of General Practitioners and specialist medical centres which are located in the Secondary Urban Centres or neighbourhood centres, close to other community services, in order to strengthen neighbourhood hubs and village centres;

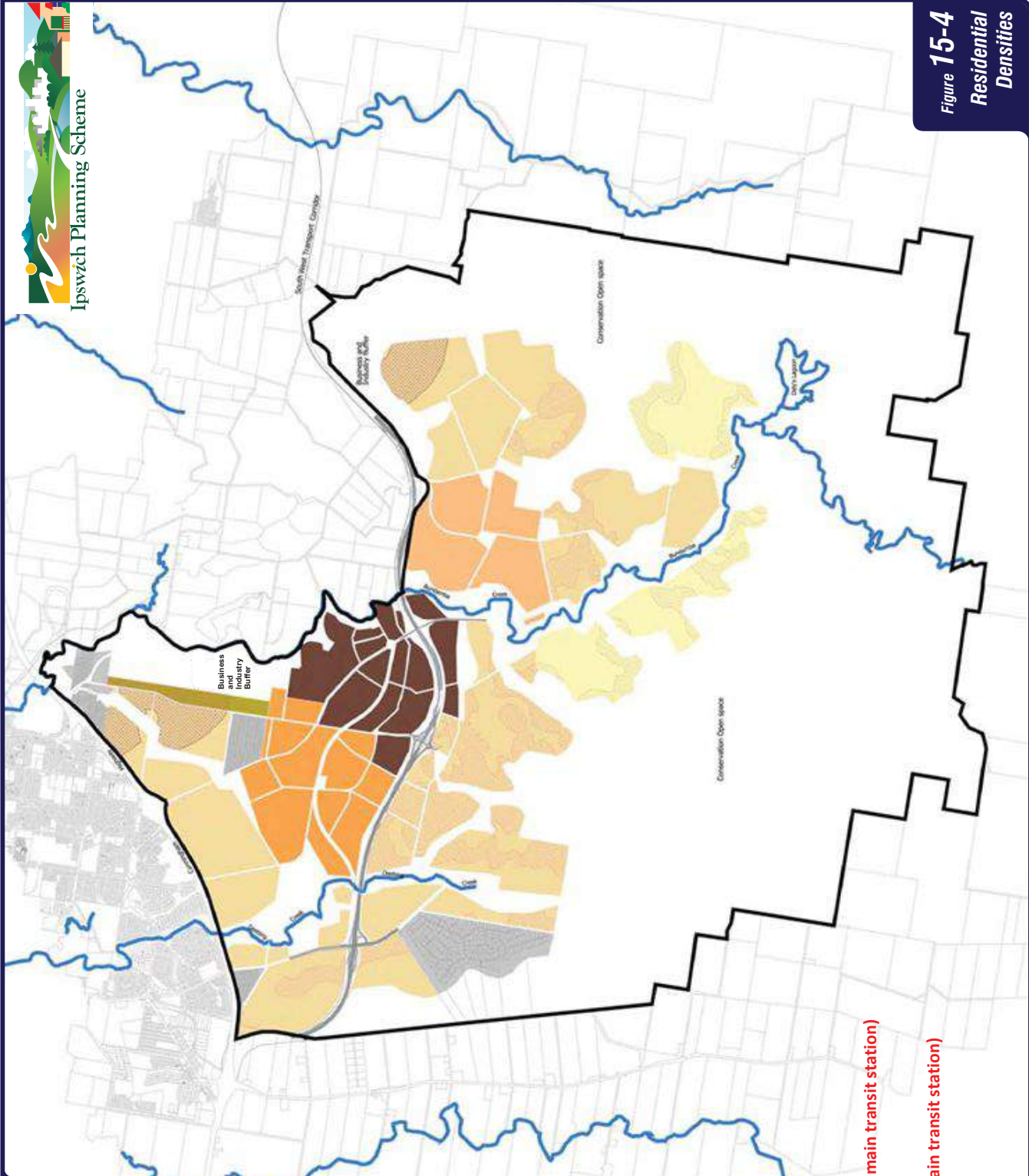
### 15.3.4 Key Strategies for Achieving Development Intent

#### (1) Living Valley

##### Specific Outcomes

- (a) The Ripley Valley accommodates approximately 120,000 people in approximately 50,000 dwellings in a mix of densities as shown in Figure 15.4.
- (b) Dwelling densities are distributed generally as follows—
  - (i) Urban Core— 50-100+5 dwellings per hectare within 400m of the main transit station and 20-50 dwellings per hectare outside this area;
  - (ii) Secondary Urban Centre West— 35-50 dwellings per hectare within 400m of the main transit station

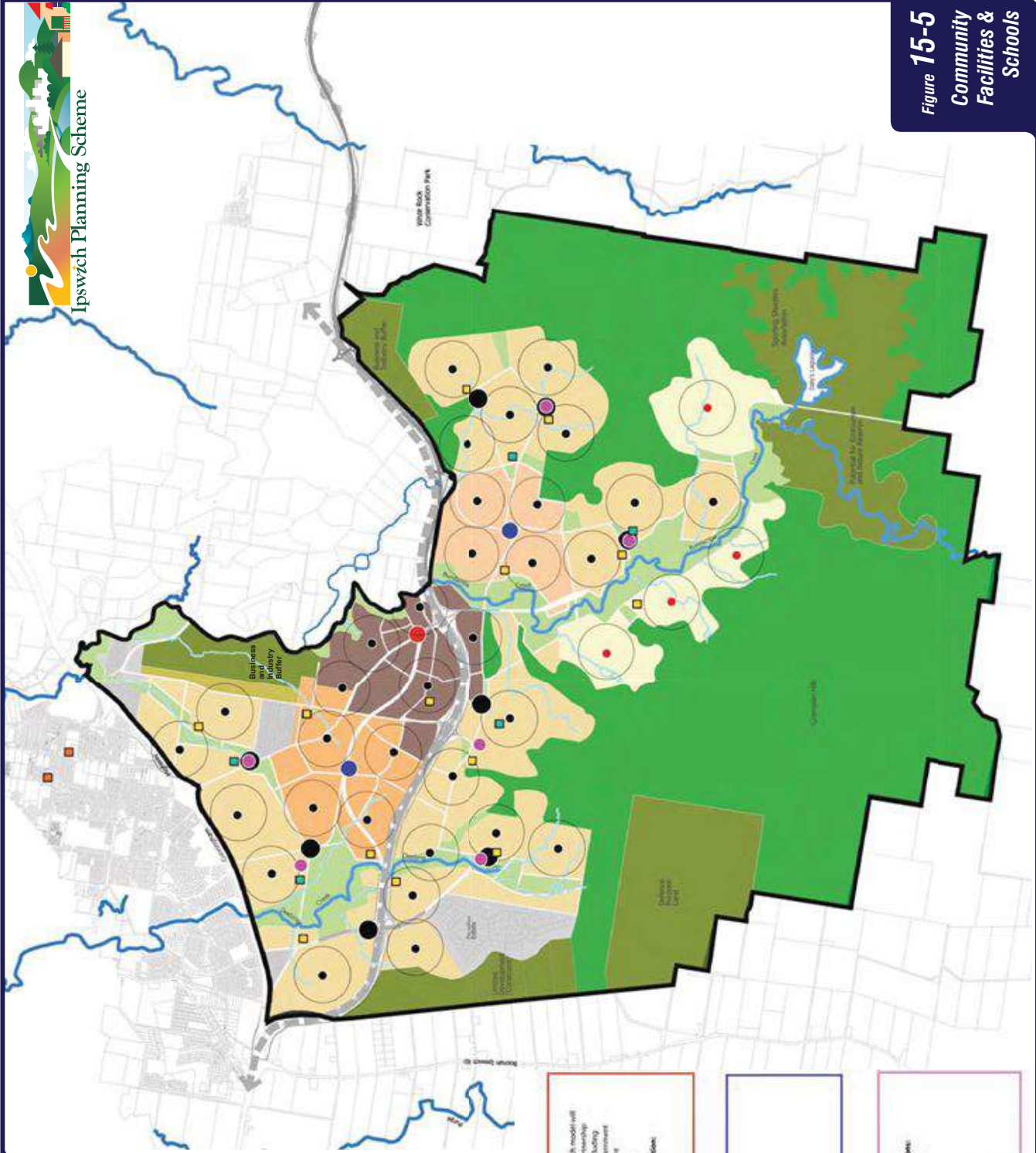




**Figure 15-4**  
Residential  
Densities

<ul style="list-style-type: none"> <li>South West Transport Corridor</li> <li>Urban Core Neighbourhoods</li> <li>Secondary Urban Centre</li> <li>West Neighbourhoods</li> <li>Secondary Urban Centre</li> <li>East Neighbourhoods</li> <li>Neighbourhoods</li> <li>Villages</li> <li>Rural Residential (min 4000sqm)</li> <li>Residential Slope Constrained</li> <li>Residential Mining Constrained</li> <li>Existing Residential</li> <li>Watercourses</li> </ul>	<p><b>TOTAL DWELLINGS (PRELIMINARY)</b></p> <p>1. 50-100+/ha (within 400m of main transit station)</p> <p>2. 20-50/ha (remainder)</p> <p>3. 35-50/ha (within 400m of main transit station)</p> <p>20-35/ha (remainder)</p> <p>15-20/ha</p>	<p><b>Legend</b></p> <p>February 2017</p> <p>Densities / ha The map is based on dwelling per hectare that includes regional facilities and larger land constraints (such as TAFE colleges, hospital facilities, education facilities, regional transport, facilities, regional transport infrastructure, regional open space) but includes residential developments, local open space and drainage, local roads and neighbourhood centres.</p>
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1. 50-100+/ha (within 400m of main transit station)  
20-50/ha (remainder)
2. 35-50/ha (within 400m of main transit station)  
20-35/ha (remainder)
3. 15-20/ha



- Sub - Regional Facilities
- District Facilities
- Major Neighbourhood Facilities
- State Primary School (indicated location)
- State High School (indicated location)
- Existing Schools
- Urban Core Neighbourhoods
- Secondary Urban Centre
- West Neighbourhoods
- Secondary Urban Centre
- East Neighbourhoods
- Neighbourhoods
- Villages
- Rural Residential (min. 4000sqm)
- Rural / Constrained Areas
- Major Neighbourhood Centres (Total of 8 potential sites - 4 to be provided)
- Neighbourhood Centres (Total of 35 possible sites - 6 to be provided)
- Village Centres (Total of 4)
- Neighbourhood/village Centres with 400m Radius Walking Catchment

February 2017  
**Legend**

**Sub - Regional Facilities**

*Location:* Within Urban Core

*Site:* 2 - 3ha

**Community Cultural - Hub**  
General Library  
Performing Arts Centre  
Art Gallery  
Meeting Rooms

**Regional Community Care Products**  
Provides a full range of community and ambulatory health services including specialist teams and outpatient clinics.

**Community Office accommodation**  
ICC office cluster  
Human services  
Wellness Services

*An integrated services approach model will be adopted which includes partnership with other health providers including General Practitioners, other Government Agencies, Non Government Organisations, Health Insurance and other relevant providers.*

**District Facilities**

*Location:* Within Secondary Urban Centres

*Sites:* 1.5ha each

**Multipurpose Community Centre:**  
Library  
Clubs/ Youth  
Performance Theatre Space

**Major Neighbourhood Facilities**

*Location:* Strategically placed within major neighbourhood centres.

*Site:* 800sqm each

**Community Centres:**  
Where population and demographics require  
Aged care facility  
Youth facility

**Non Government Organisations:**  
Offices for social organisations  
Religious  
Family support  
Benevolent society  
Welfare Services

**Meeting Rooms/ Halls:**  
After school care  
Cultural Clubs, Karate, etc.

- (e) a major sub-regional community/cultural facility in the Urban Core (a site of 2-3 ha) serving the whole of the Ripley Valley, co-located with a cultural/civic facility and incorporating meeting rooms and some office accommodation for community organisations;
  - (f) two district level multi-purpose community facilities, to be located in each of the Secondary Urban Centres;
  - (g) district community centres may include a library, district youth centre and some performance/ theatre space, and each requires a site of up to 1.5 ha;
  - (h) approximately 8 local community centres, on sites of up to 4,000m<sup>2</sup>, should be located to serve a cluster of 3-4 Neighbourhoods (10-12,000 people), and should provide space for local activities and services.
  - (i) one sub-regional level library, to be located in the Urban Core Community/Civic Precinct;
  - (j) two branch libraries with one in each of the Secondary Urban Centres, each including meeting rooms for hire, to provide a social meeting place and space for lifelong learning activities; and
  - (k) the library should form part of a broader sub-regional level civic cultural facility, to incorporate some exhibition space, performance space for dance, drama and music activities, and spaces for community arts, as well as the major community centre functions outlined above, this facility might also encompass a local government branch office.
- (4) Child care is provided in central and conveniently accessible locations, and located adjacent to complementary land uses such as schools and community centres.

- (d) A hierarchy of community facilities is provided and includes the following key elements—
  - (i) Neighbourhood level services and facilities, are located to service a population of approximately 5,000 – 12,000 people within a five to ten minute walk of the centre.
  - (ii) District level services are located to service a population of approximately 20,000 – 50,000 people.

**NOTE 15.3.4B**

District level services are usually staged to respond to the achievement of population thresholds, with numbers sufficient to support their provision.

- (iii) District Level Services include—
  - (A) shops and commercial services;
  - (B) a high school and other learning facilities;
  - (C) civic and cultural facilities;
  - (D) entertainment, leisure, sporting and recreation facilities;
  - (E) a range of medical and community health services;
  - (F) individual and family support services, and services addressing particular issues such as welfare, legal aid, employment, housing;
  - (G) facilities and services for particular sections of the population, such as young people, older people, people with a disability, and people from culturally and linguistically diverse communities; and
  - (H) places of worship.
- (iv) City Wide (sub-regional) level services are located to service a population of approximately 80,000 -120,000 people.
- (v) City Wide level services include—
  - (A) major shopping centres;
  - (B) major cultural and civic facilities – e.g. performing art venue, local government branch office and library;
  - (C) specialist higher order entertainment and leisure facilities;
  - (D) public health services and facilities;
  - (E) tertiary education facilities – vocational training facility and university;
  - (F) major recreation and sporting facilities – e.g. football stadium regional park; and
  - (G) regional community care including a full range of community and ambulatory health services and outpatient clinics.



- (e) The Ripley Valley incorporates a wide range of housing options that meet the needs and expectations of the full range of household types and population groups.
- (f) Housing forms provide for the following—
- (i) small and very small dwellings and dwelling types that are inherently low-cost (eg. shop-top housing, garage/studio apartments);
  - (ii) higher-density housing, which is—
    - (A) particularly targeted to smaller households, and
    - (B) concentrated in accessible locations around the Urban Core and Secondary Urban Centres.
- NOTE 15.3.4C**

The Ripley Valley provides for the following aspirational housing outcomes.

  - (1) A minimum of 12% of housing is demonstrably affordable to households in the lowest 40% of the income range.
  - (2) The 12% affordable housing includes delivery of options suited to—
    - (a) social housing clients;
    - (b) long term affordable rental through community-based organisations; and
    - (c) affordable purchase.
  - (3) The Ripley Valley provides for public and community housing, at a rate of provision at least equivalent to the Queensland average (3.5% of dwellings).
  - (4) Where advance commitment of funds is not possible, flexibility is retained to permit eventual spot purchase or site acquisitions for public and community housing.
  - (5) A significant proportion of new dwellings in the Ripley Valley feature Universal Housing Design principles to maximise accessibility, flexibility and useability for all sections of the population, including older people, children, and people with a disability.
  - (6) A minimum of 15% of dwellings meet the principles of Universal Housing Design.
  - (7) The provision of accommodation that is especially suited to older people (including independent housing, supported accommodation and residential care);
- (g) An integrated open space network is provided as set out in Figure 15.3.
- (h) The provision of open space meets Council's Desired Standards of Service for Public Park Infrastructure.
- (i) The parkland typologies for Traditional Neighbourhood Design are provided as set out below—
- (i) Urban Core – City Wide Recreation Park
    - (A) is the most diverse park in terms of its function and character;
    - (B) includes both a formal parks and gardens setting and informal recreation areas;
    - (C) provides linear open space along Bundamba Creek; and
    - (D) may include some civic buildings along certain street edges.
  - (ii) Urban Core and Secondary Urban Centre East and West – District Recreation Parks—
    - (A) are generally formal in function and character including plazas, squares and other hard urban spaces; and
    - (B) comprise key community gathering places.
  - (iii) Other District Recreation Parks are mostly informal in function and character, providing informal district recreation opportunities such as picnicking and kick and play space.
  - (iv) City Wide Sportsgrounds and Courts are the formal sportsgrounds that mostly cater for headquarter sports.
  - (v) Local Sportsgrounds and courts are primarily for organised sport and recreation at a neighbourhood level.
  - (vi) Local Recreation Parks, form the central focus of the neighbourhoods and villages through well located and designed parks.
  - (vii) Urban Core and Secondary Urban Centre Quadrant Parks—
    - (A) are located near the centre of each quadrant within the Urban Core and Secondary Urban Centres; and
    - (B) are generally formal in function and character.





**NOTE 15.3.4D**

- (1) The Urban Core and Secondary Urban Centres are typically divided into quadrants.
- (2) Depending on the specific densities, and function of these quadrants, relatively small intensively landscaped open space areas are incorporated into these quadrants.
- (3) These 'Quadrant Parks' introduce greenspace and opportunities for informal relaxation and meeting places, into the more densely developed neighbourhoods.

## (viii) City Wide and Local Linear Parklands—

- (A) define neighbourhood edges, drainage corridors and may front conservation land;
- (B) form part of the streetscape and drainage systems and green corridor connectivity linkages;
- (C) link open space areas;
- (D) provide for unstructured recreation; and
- (E) may also function as sportsgrounds and areas for civic uses and community facilities.

## (j) Places of European, Indigenous, Archaeological or Palaeontological cultural heritage significance are conserved.

## (k) New uses or works which impact on places of cultural significance take account of the significance and value of the place and the surrounding area with particular regard to—

- (i) the character, appearance, location and setting of items of cultural significance;
- (ii) whether any proposed landscaped treatment would be in keeping with the character and appearance of both the item of cultural significance and the surrounding area;
- (iii) whether the proposal is likely to cause irreversible damage to a place of cultural significance, or its setting; and
- (iv) wherever possible, new uses and works ensure the conservation, in situ, of places of cultural significance, and their setting.

**NOTE 15.3.4E**

- (1) Development complies with the Aboriginal Cultural Heritage Act 2003 and Torres Strait Islander Cultural Heritage Act 2003.

- (2) Development within the Ripley Valley must undertake an assessment for compliance with gazetted duty of care guidelines to determine if Aboriginal Cultural Heritage is located on the land.

(2) **Accessible Valley****Specific Outcomes**

- (a) An effective, efficient and integrated transport system is provided which facilitates—
  - (i) all modes of transport throughout the Ripley Valley;
  - (ii) conserves community character; and
  - (iii) enhances liveability.
- (b) The road network—
  - (i) facilitates a compact pattern of urban development and the self-containment of travel by integrating transport and land use planning;
  - (ii) creates connected communities with efficient and affordable access;
  - (iii) provides sustainable travel choices to support the accessibility needs of all members of the community; and
  - (iv) is designed to maximize community and economic benefits.
- (c) Transit orientated development delivers appropriate housing densities and a mix of uses around major transit stations.
- (d) The majority (greater than 90%) of residents are located within a 400m-600m walk of a neighbourhood transit route that connects to inter-suburban services as depicted by Figure 15.6.
- (e) A regional transit service is provided that connects the Ripley Valley to key external destinations (e.g. Ipswich CBD, Brisbane, and Springfield) as depicted by Figure 15.7.
- (f) The thoroughfare layout is designed to allow for the ultimate development of—
  - (i) a major underground transit station with a subterranean transit route through the Urban Core;
  - (ii) a partially below grade transit route and station in the Secondary Urban Centre West; and
  - (iii) above grade stations at Swanbank and Deebing Heights.



**Figure 15-6**  
Transit Plan  
Catchments

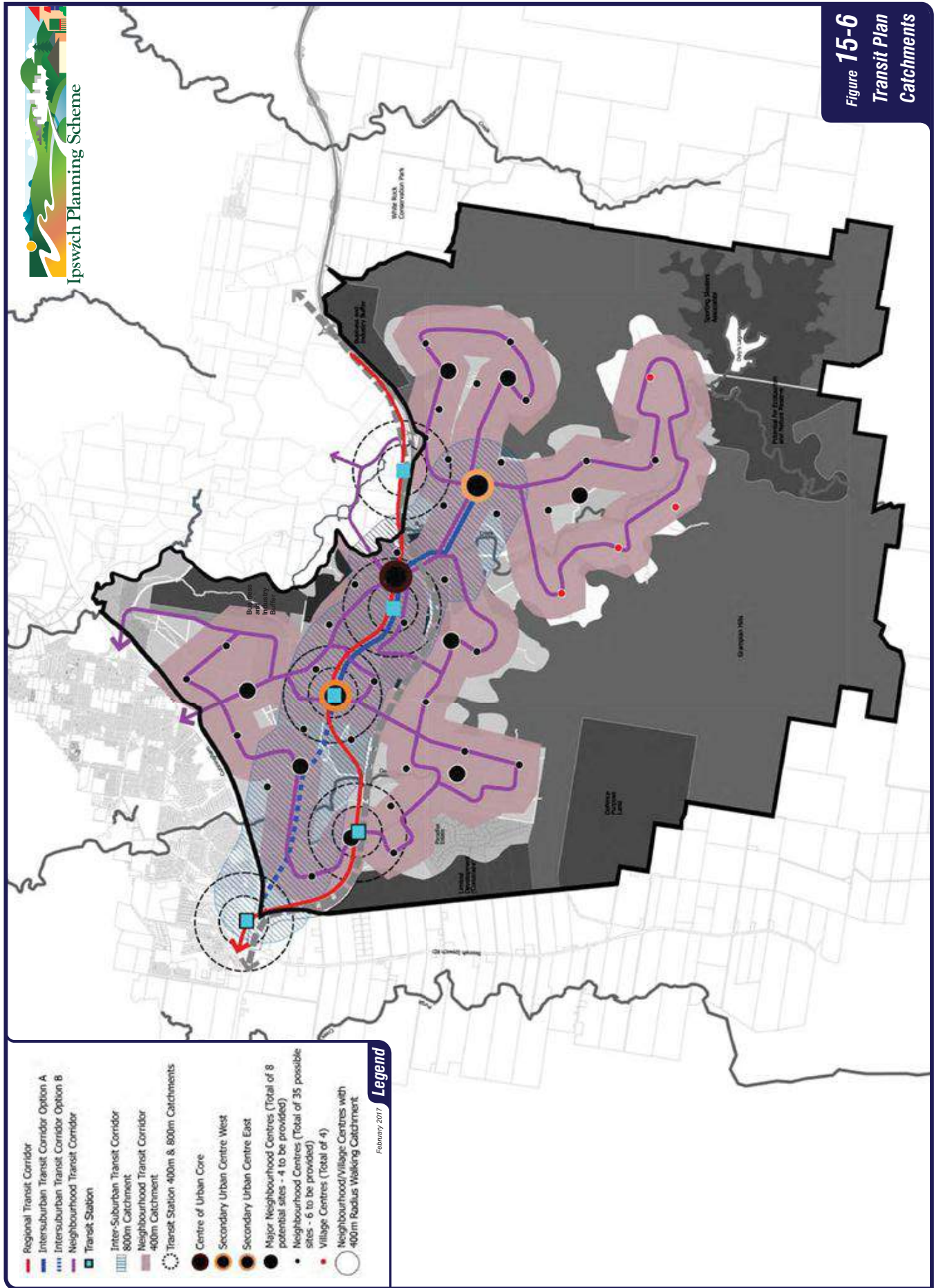
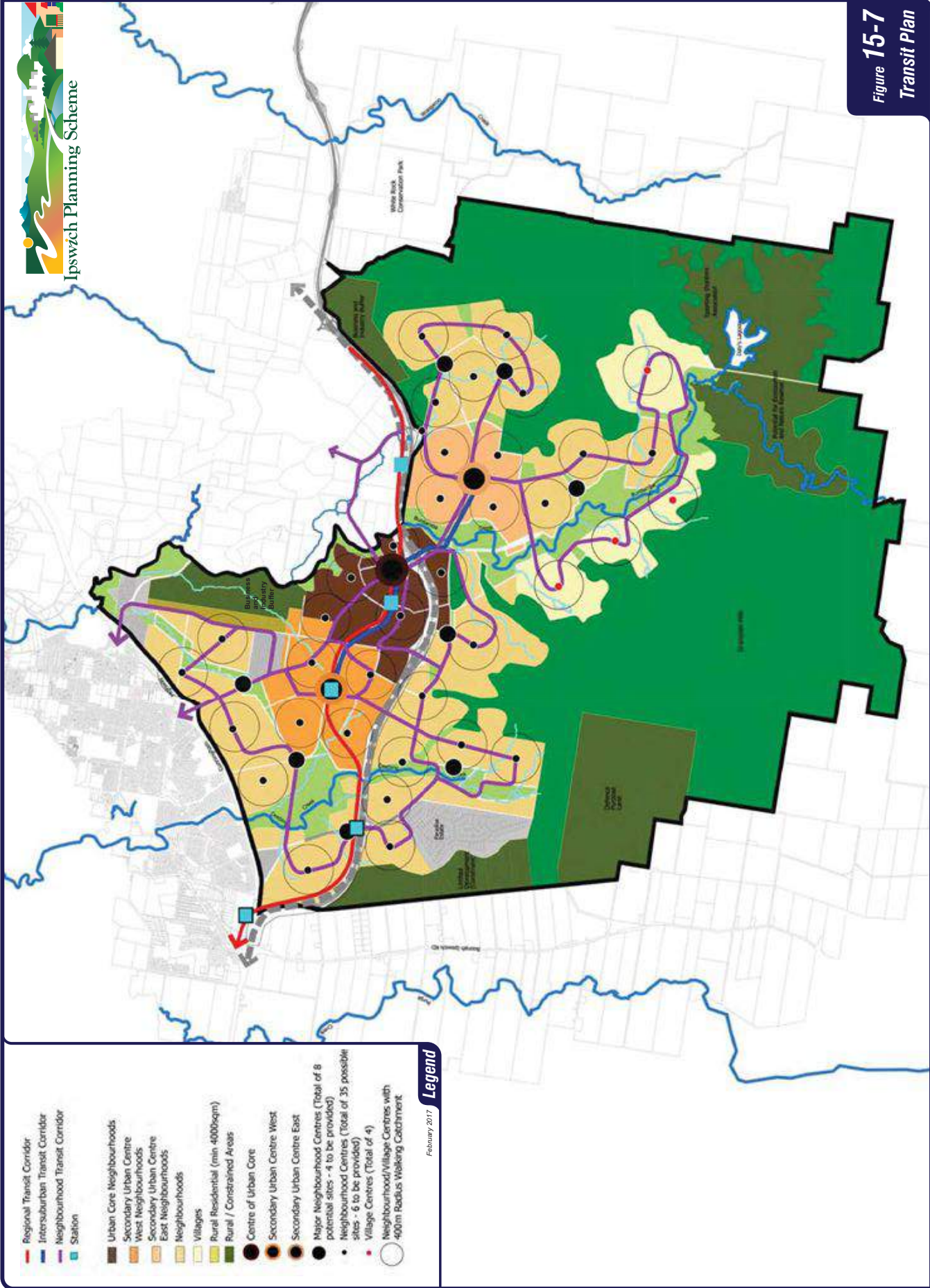


Figure 15-7  
Transit Plan



- (g) A comprehensive walk and cycle network is integrated with the external transport network, linear open space, the transit network and the neighbourhoods as depicted by Figure 15.8
- (h) All transit facilities are constructed to meet universal design standards, including the accommodation of users with limited mobility at transit stops and stations.
- (i) The road network (and road cross section) accommodate a range of users, including pedestrians, cyclists, transit vehicles and cars, either on-road or in the verge width where appropriate.
- (j) Neighbourhood ~~Master~~ Plans identify, preserve and protect infrastructure corridors and buffer areas for the indicative transport alignments in accordance with Figure 15.9—Thoroughfare Types Plan.
- (k) A functional hierarchy for the road and street network is provided in accordance with Figure 15.10, incorporating—
  - (i) parallel traffic carrying routes; and
  - (ii) a high degree of connectivity and permeability through provision of multiple access routes within neighbourhoods.

**NOTE 15.3.4F**

- (1) A primary objective of the Structure Plan is to reduce residents' dependency on their cars and encourage a modal shift to public transport, walking and cycling.
- (2) The Plan aims to achieve high modal shares to public transport, walking and cycling, and provide real alternatives to private vehicle use for residents and workers in the Ripley Valley.
- (3) Shorter travel trips are achieved through providing a mix of community, commercial and retail uses at local neighbourhood, major neighbourhood and urban centres.
- (4) Measures to reduce car parking demand are to be implemented in the Urban Core (eg. pricing schemes) and support the seamless vehicular and pedestrian movement between individual parking facilities.
- (5) Road treatments should afford priority to the transit system, pedestrians and cyclists over private motor vehicles.
- (6) The Urban Core should be pedestrian and cycle friendly by providing end of trip facilities, including cycle parking, lockers and showers, with priority afforded to the pedestrian.

- (7) Frequent, high quality connections across major roads and corridors are required (e.g. the Centenary Highway) to connect neighbourhood centres, schools and other high activity areas so as to achieve integration between communities.
- (8) The Centenary Highway intermediate and ultimate design shown on the Ripley Structure Plan caters for the following options—
  - (a) connections to the Centenary Highway at regular and convenient spacings to ensure compatibility with the Ripley Valley Thoroughfare Plan;
  - (b) a new interchange with Centenary Highway to the west of Ripley Road (near Wensley Road);
  - (c) an overpass only (ie. no interchange) at the Centenary Highway /Ripley Road, noting that a roundabout with all movements would still exist as an interim measure;
  - (d) an eastern off ramp at the interchange to the Centenary Highway to Swanbank (in the vicinity of the current Abrahams Road alignment); and
  - (e) design for the ultimate Centenary Highway interchange in the vicinity the current Wensley Road alignment to accommodate a subterranean highway through the Urban Core.
- (9) Because of the long term nature of the ultimate development of the Ripley Valley, it is probable that trip generation patterns, modal split and car ownership patterns could significantly change, consequently the implementation of these options are indicative only.

**(3) Designed Valley****Specific Outcomes**

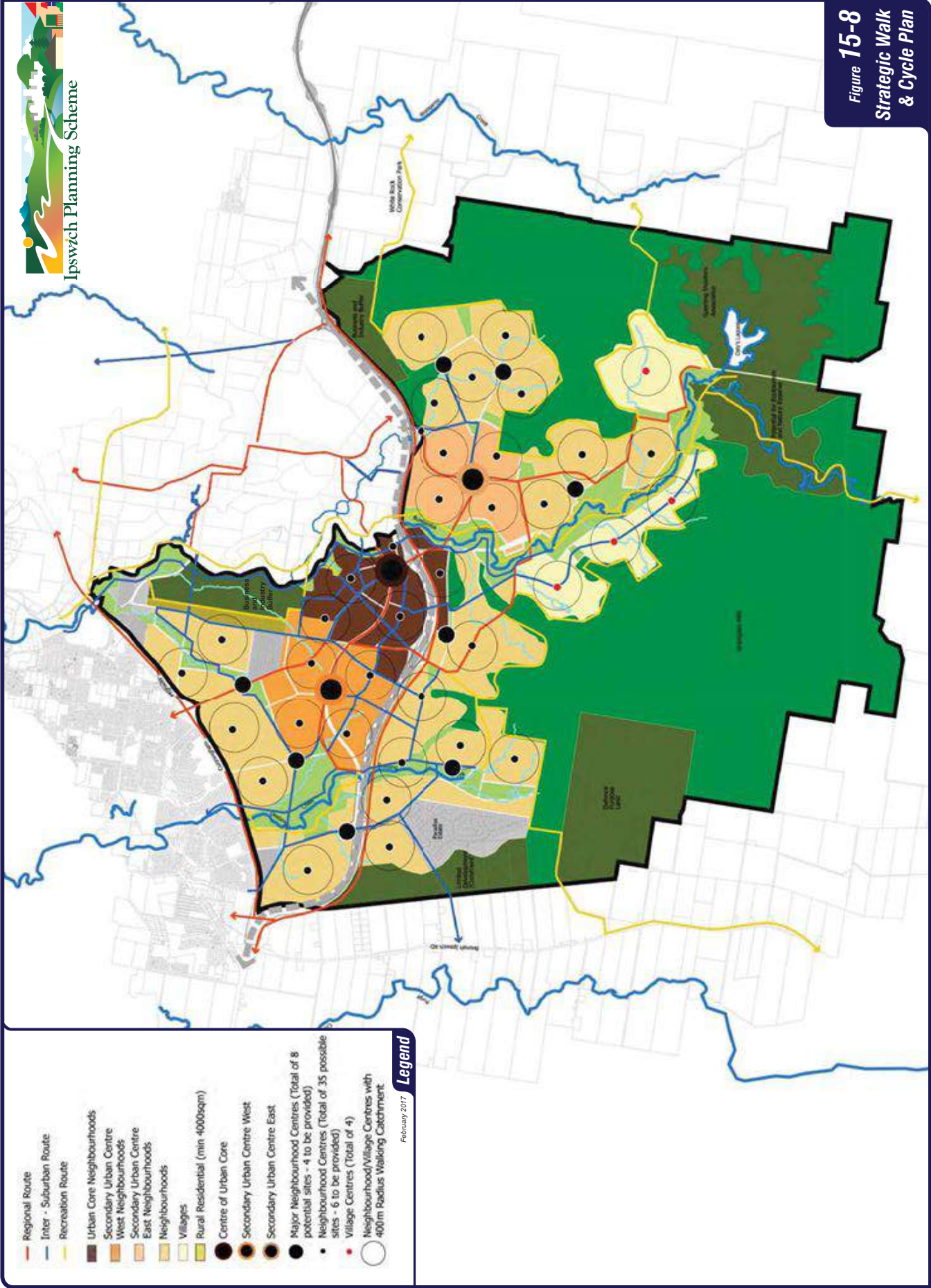
- (a) The Ripley Valley is designed, based on Traditional Neighbourhood Design principles.

**NOTE 15.3.4G**

- (1) Traditional Neighbourhood pedestrian friendly communities are serviced by mixed use centres.
- (2) They are connected through a network of through streets and have a variety of public spaces and civic facilities that promote self containment and a discernable community identity and sense of place.
- (3) Traditional neighbourhoods have the following features—



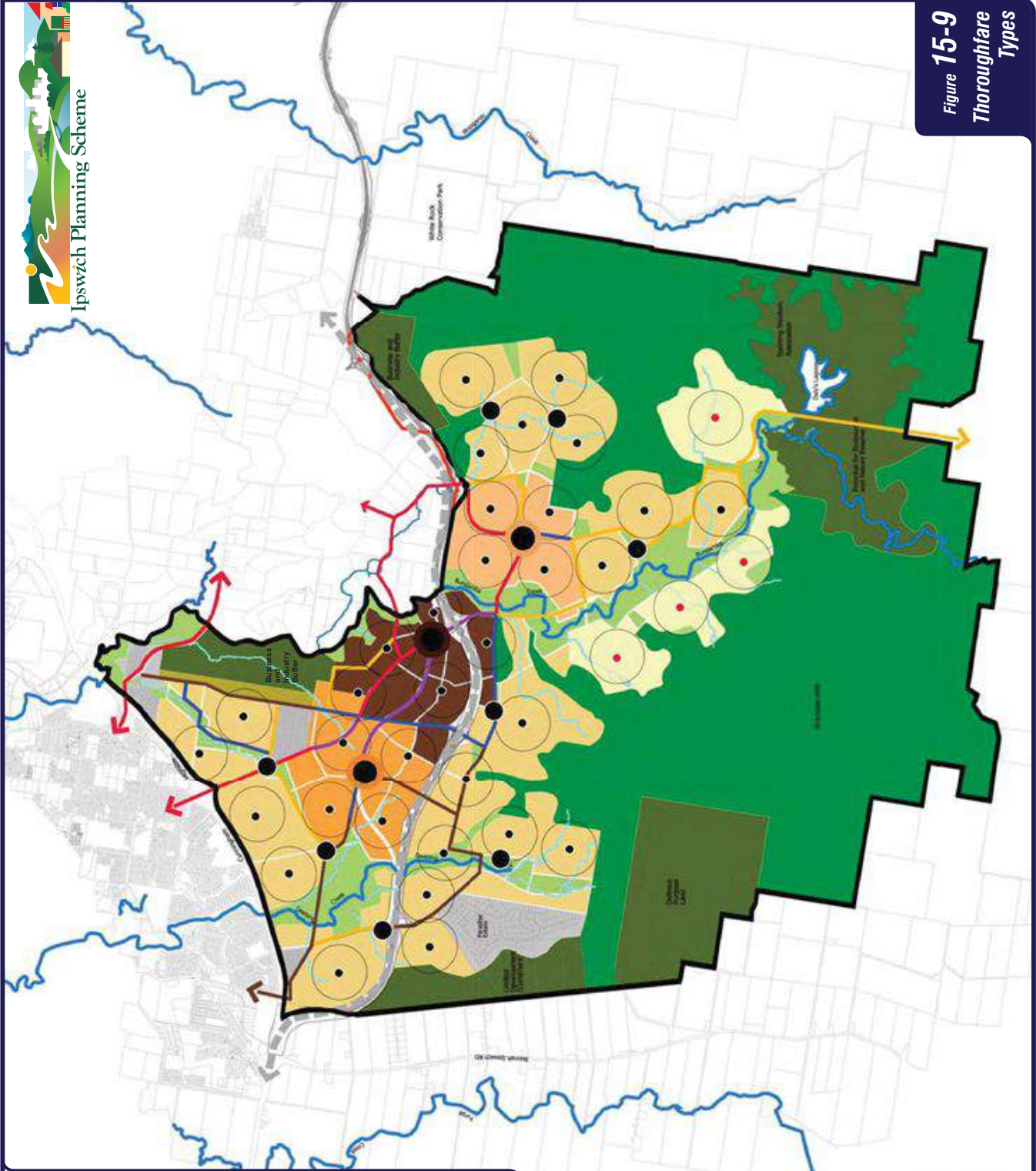
Figure 15-8  
Strategic Walk  
& Cycle Plan



- Regional Route
- Inter - Suburban Route
- Recreation Route
- Urban Core Neighbourhoods
- Secondary Urban Centre
- West Neighbourhoods
- Secondary Urban Centre East
- Neighbourhoods
- Villages
- Rural Residential (min 4000sqm)
- Centre of Urban Core
- Secondary Urban Centre West
- Secondary Urban Centre East
- Major Neighbourhood Centres (Total of 8 potential sites - 4 to be provided)
- Neighbourhood Centres (Total of 35 possible sites - 6 to be provided)
- Village Centres (Total of 4)
- Neighbourhood/Village Centres with 400m Radius Walking Catchment

February 2017  
**Legend**

Figure 15-9  
Thoroughfare  
Types

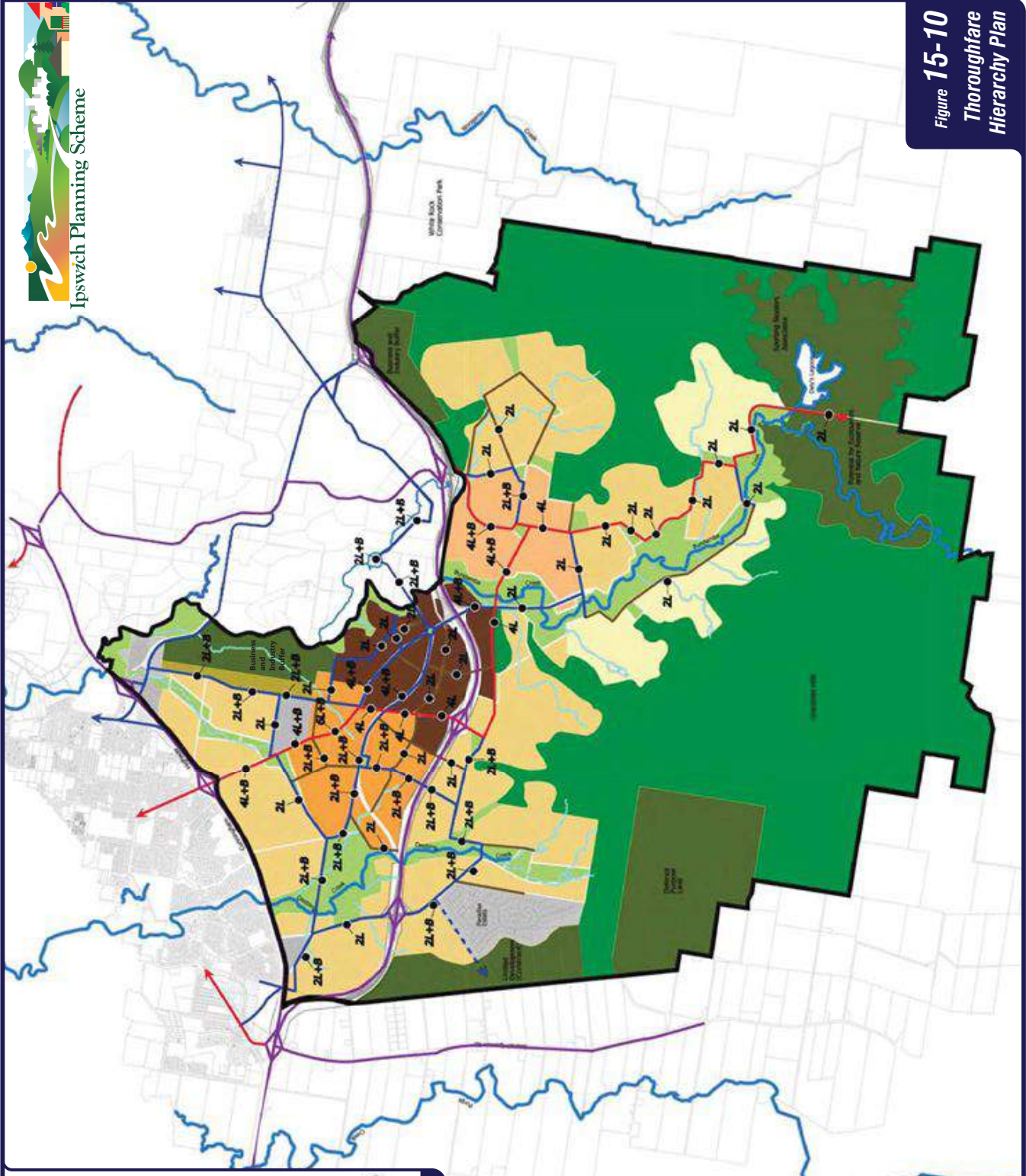





















- Avenue 1: 4 lane + median (with transit) + service lane (with travel lane)
- Avenue 2: 4 lane + parking (with transit) + median
- Avenue 3: 4 lane (shared transit) + parking + median
- Road: 2 lane (shared transit) + parking
- Road: 2 lane (shared transit) + parking
- Urban Core Neighbourhoods
- Secondary Urban Centre
- West Neighbourhoods
- East Neighbourhoods
- Neighbourhoods
- Villages
- Rural Residential (min 4000sqm)
- Rural / Constrained Areas
- Centre of Urban Core
- Secondary Urban Centre West
- Secondary Urban Centre East
- Major Neighbourhood Centres (Total of 8 potential sites - 4 to be provided)
- Neighbourhood Centres (Total of 35 possible sites - 6 to be provided)
- Village Centres (Total of 4)
- Neighbourhood/Village Centres with 400m Radius Walking Catchment

February 2017

Legend

**Figure 15-10**  
**Thoroughfare**  
**Hierarchy Plan**



- |   |                                 |
|---|---------------------------------|
|  | Interchange                     |
|  | Regional Link                   |
|  | Intersuburban Link              |
|  | Suburban Link                   |
|  | Neighbourhood Link              |
|  | Local Street                    |
|  | Two Lane Road                   |
|  | Four Lane Road                  |
|  | Six Lane Road                   |
|  | Plus Bus Lanes                  |
|  | Urban Core Neighbourhoods       |
|  | Secondary Urban Centre          |
|  | West Neighbourhoods             |
|  | Secondary Urban Centre          |
|  | East Neighbourhoods             |
|  | Neighbourhoods                  |
|  | Villages                        |
|  | Rural Residential (min 4000sqm) |
|  | Rural / Constrained Areas       |

**Legend**

February 2017

- (a) there is a discernable centre, in the form of a plaza, square, green; or a busy or memorable intersection;
- (b) a transit bus stop is located at the centre;
- (c) buildings at the centre of the neighbourhood are placed close to the footpath and to each other, creating an urban spatial definition;
- (d) buildings at the edges of the neighbourhood are positioned further away from the footpath and further apart from each other, creating a sub-urban spatial definition;
- (e) the majority of the dwellings are within a five-minute walk from the centre;
- (f) the pedestrian shed or area people find comfortable to walk, averages 400-600m metres radius from the centre of the neighbourhood;
- (g) there are a variety of dwelling types, including houses, attached houses and apartments, so that the young and the elderly, singles and families, poor and wealthy, can find suitable places to live;
- (h) there are places to work in the form of commercial or live/work units;
- (i) there are shops sufficiently varied to supply the daily needs of households such as a convenience store, cafe and post office;
- (j) small ancillary buildings are located within the backyard of houses which are used for rental accommodation, accessory bedroom, granny flat or as a place to work;
- (k) playgrounds or green spaces are located generally not more than 500 metres from every dwelling; and
- (l) a primary school is located generally not more than 1000 metres from every dwelling.

- (b) Development within the Ripley Valley is spatially allocated according to Transect Based Planning techniques—
  - (i) neighbourhoods are designed in accordance with Transect Based principles from the least urban to the most urban in accordance with Figure 15.11 - The Transect; and
  - (ii) each neighbourhood contains a minimum of 2 but desirably 3 Transect Zones.
- (c) The Ripley Valley is designed as an assembly of neighbourhoods which vary in density and mix of uses in accordance with Figure 15.12.

**NOTE 15.3.4H**

- (1) The character of each community varies according to its density and uses.
  - (a) There are three types of communities—
    - (i) an Urban Core and Secondary Urban Centres – the most dense, diverse and mixed use areas;
    - (ii) Neighbourhoods – also diverse and mixed use but of less intensity than the urban core; and
    - (iii) Villages – diverse and mixed use but with much less intensity than the neighbourhoods.
  - (b) Neighbourhood centres, and urban centres form where multiple neighbourhoods abut each other as shown in Figure 15.12.
  - (c) Neighbourhoods have the following attributes—
    - (i) a range of activities including shopping, employment opportunities, access to active and passive recreation options and schooling;
    - (ii) a variety of housing opportunities for a broad range of lifestyles and incomes;
    - (iii) a defined centre and edge, based typically on a five minute walk;
    - (iv) an interconnected network of fine grained thoroughfares, designed for both pedestrians and the automobile;
    - (v) reservation of prominent sites for civic buildings; and
    - (vi) the provision of public open space in the form of greens, parks, squares and plazas.

**(4) Prosperous Valley****Specific Outcomes**

- (a) The Ripley Valley contains a vibrant and successful economy with an extensive employment network providing occupations including—
  - (i) retail—
    - (A) chore, impulse and personal retail;
    - (B) retail services;
    - (C) food and beverage services;
  - (ii) entertainment;
  - (iii) recreation;





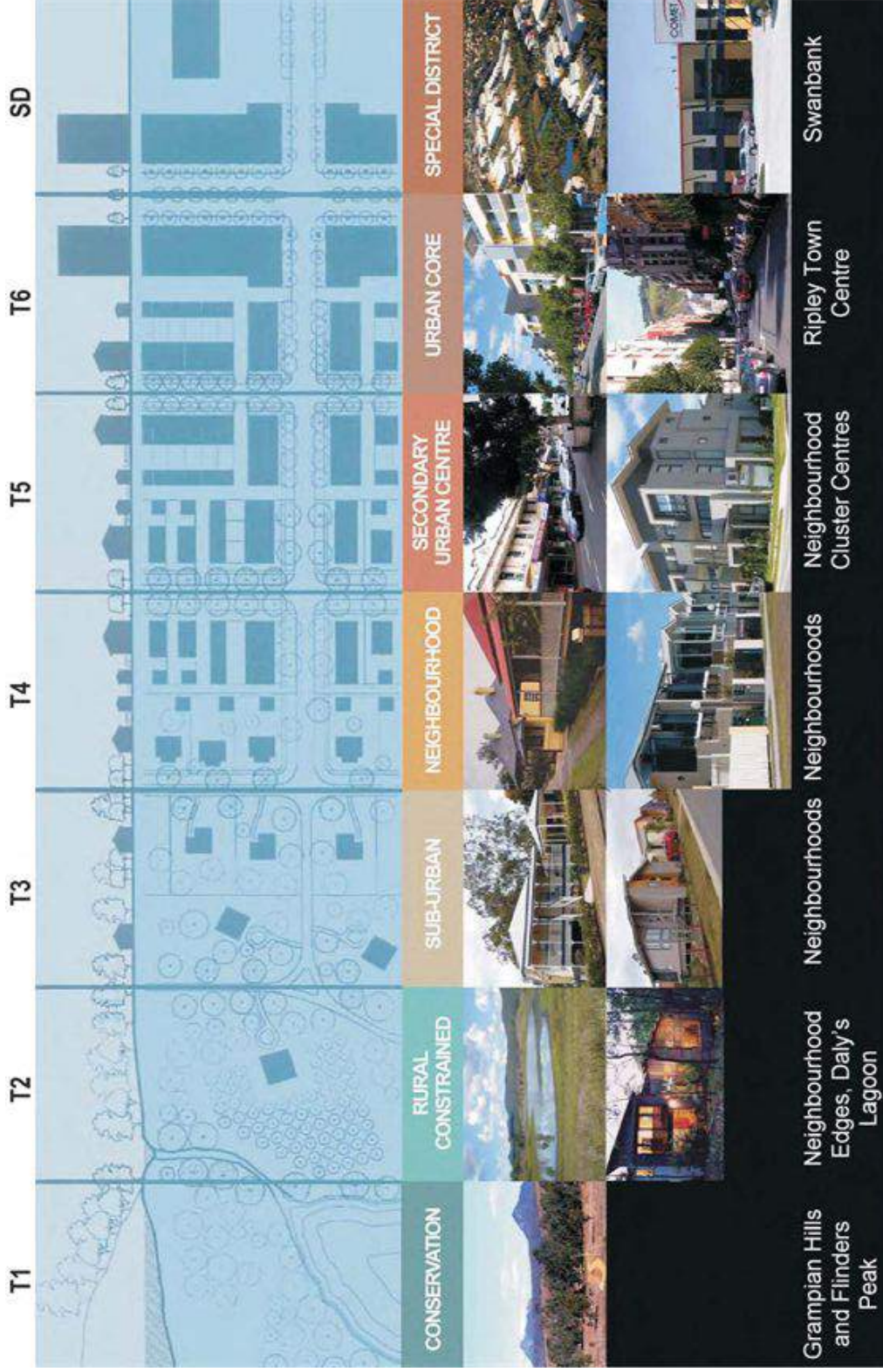
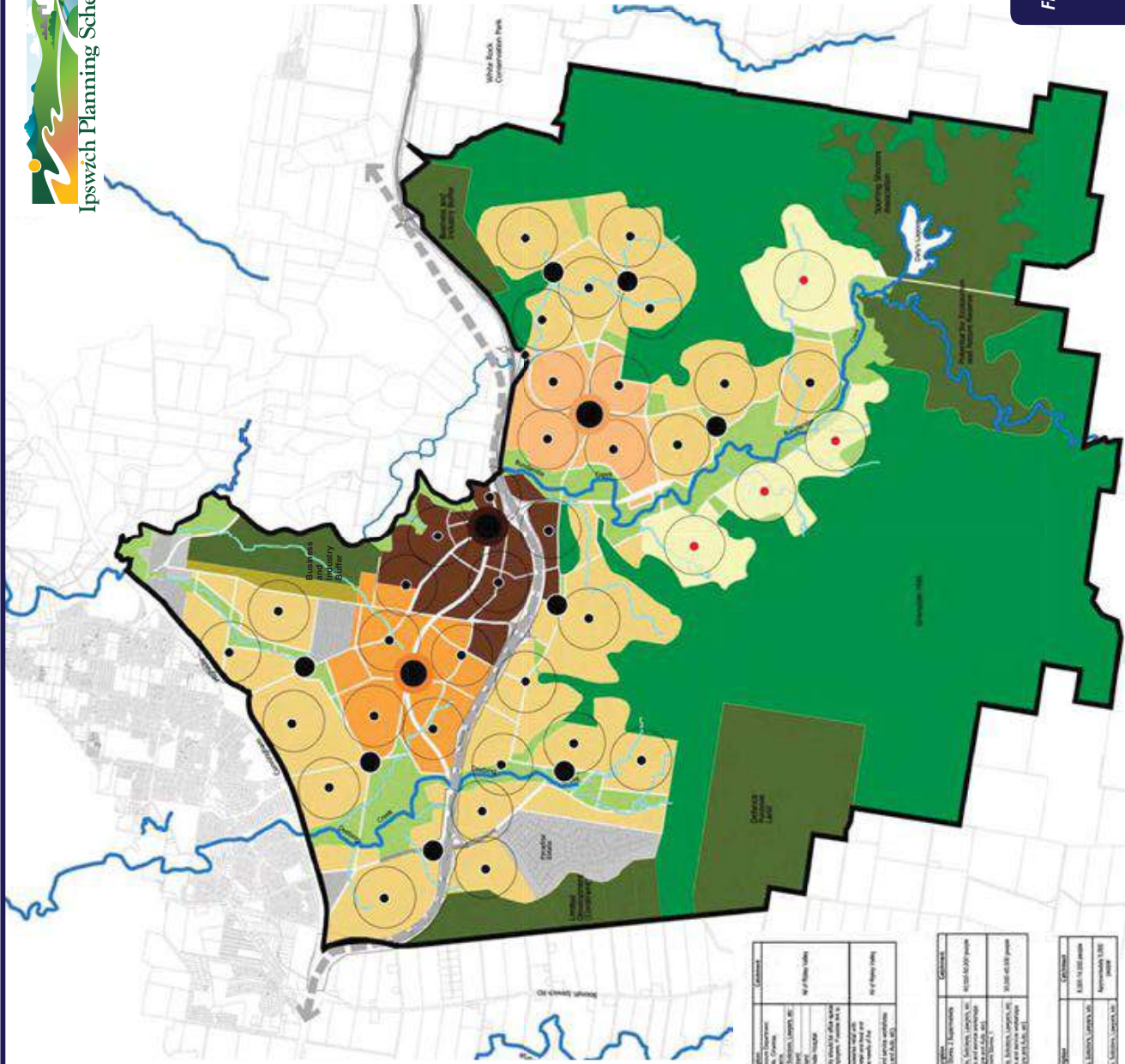


Figure 15-11  
The Transect

Figure 15-12  
Centres and  
Employment



- Urban Core Neighbourhoods
- Secondary Urban Centre
- West Neighbourhoods
- Secondary Urban Centre
- East Neighbourhoods
- Neighbourhoods
- Villages
- Rural Residential (min 4000sqm)
- Rural / Constrained Areas
- Centre of Urban Core
- Secondary Urban Centre West
- Secondary Urban Centre East
- Major Neighbourhood Centres (Total of 8 potential sites - 4 to be provided)
- Neighbourhood Centres (Total of 35 possible sites - 6 to be provided)
- Village Centres (Total of 4)
- Neighbourhood/Village Centres with -400m Radius Walking Catchment

February 2017 Legend

**Centres**

Centre	Area (ha)	Population	Employment	Notes
Urban Core	1,000 - 1,500	10,000 - 15,000	1,000 - 1,500	Includes the central business district and surrounding areas.
Major Neighbourhood Centres	100 - 200	1,000 - 2,000	100 - 200	8 potential sites, 4 to be provided.
Neighbourhood Centres	50 - 100	500 - 1,000	50 - 100	35 possible sites, 6 to be provided.
Village Centres	10 - 20	100 - 200	10 - 20	4 potential sites.

Centre	Area (ha)	Population	Employment	Notes
Centre 1	100	1,000	100	Location 1
Centre 2	150	1,500	150	Location 2
Centre 3	200	2,000	200	Location 3
Centre 4	250	2,500	250	Location 4
Centre 5	300	3,000	300	Location 5
Centre 6	350	3,500	350	Location 6
Centre 7	400	4,000	400	Location 7
Centre 8	450	4,500	450	Location 8

There are a number of location options for these as shown on the plan

- (iv) service including—
  - (A) civic;
  - (B) community; and
  - (C) education uses.
- (v) commercial and professional services; and
- (vi) health services.
- (b) A range of local employment opportunities are provided through the network of neighbourhood and urban centres as set out in Figure 15.12.

**NOTE 15.3.4I**

- (1) 50% of all residents of the Ripley Valley will require some form of employment.
- (2) With an ultimate population of 120,000 people, it is anticipated that approximately 60,000 people residing in the Ripley Valley will require employment.
- (3) It is anticipated that 40% (24,000 people) of the Ripley Valley working population will be employed within the Ripley Valley, in population serving activities such as education, health and other community services.
- (4) It is also anticipated that the remaining 60% of workers (36,000 people) will be employed in business and industry areas external to the Ripley Valley such as Swanbank, Ebenezer, Amberley and the Ipswich CBD.
- (5) There may also be some 'escape employment' to adjacent specialist employment centres outside of the Ipswich Local Government Area, especially to the Brisbane CBD.
- (6) It is anticipated as the Ripley Valley reaches its ultimate development that it would be achieving a minimum of 60% (36,000 people) of the Ripley Valley working population being employed within the Valley.

- (c) Neighbourhood and urban centres contain the full suite of community functions including retail, commercial, residential, civic, community and education uses and open space areas, transit routes, pedestrian paths and cycleways.
- (d) The Ripley Valley comprises a contributing community whereby the Centres network functions with between 70% and 80% self containment of retail expenditure and demand generated by the population of the Ripley Valley.

**(5) Functional Valley****Specific Outcomes**

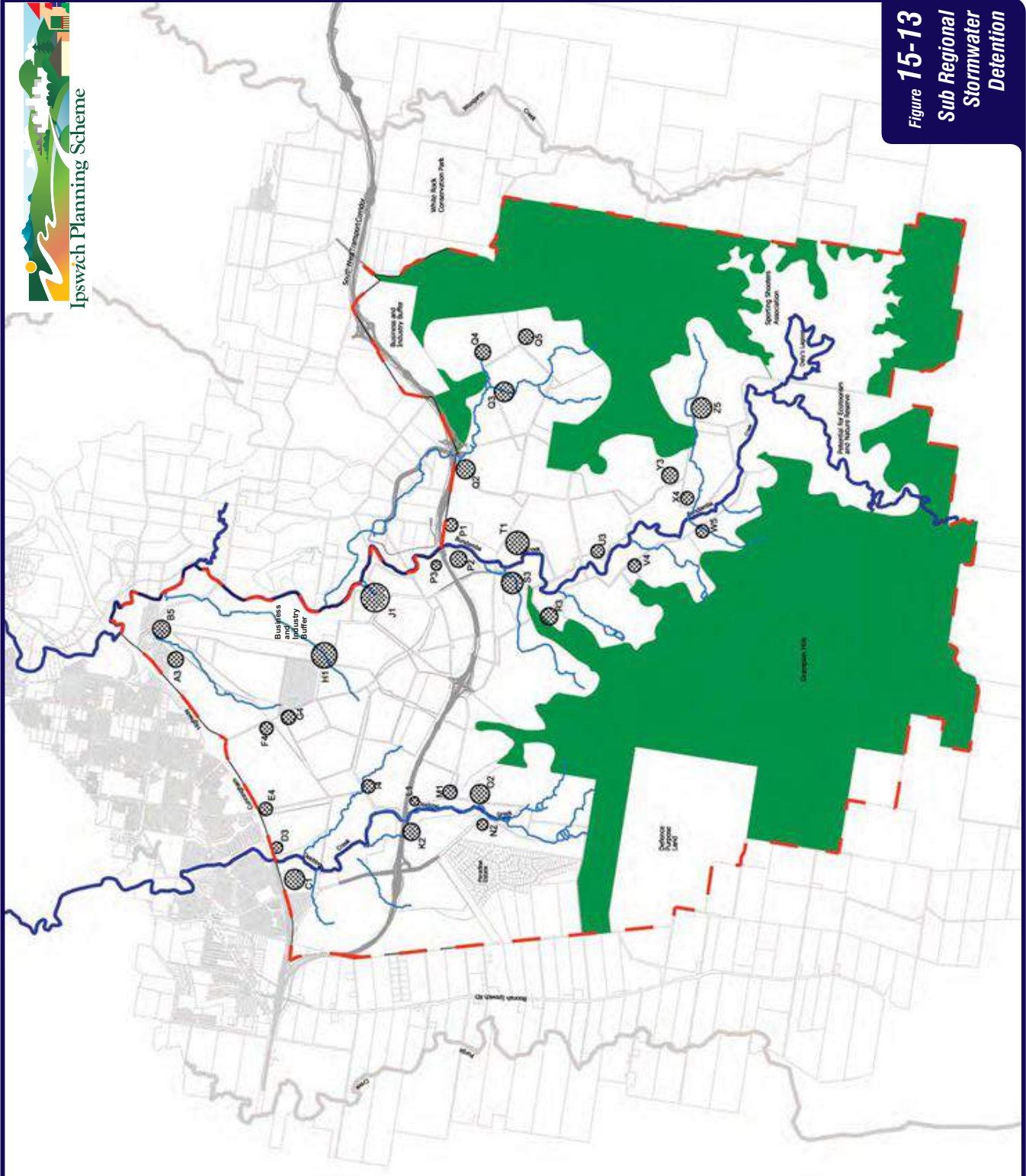
- (a) The Ripley Valley provides an integrated water cycle management solution that protects, maintains and enhances the natural functions and environmental, social and economic values of the area's waterways, wetlands, riparian corridors and floodplains.
- (b) An effective, efficient and integrated water cycle management solution ensures that—
  - (i) there is no worsening of flooding downstream of catchments;
  - (ii) stormwater discharges are managed to ensure the control of in-stream erosion and bank stability of unlined gullies;
  - (iii) any proposed filling or channel works is assessed against the current base case model; and
  - (iv) water is treated as a valuable and finite resource to be managed on a total water cycle basis.
- (c) The Structure Plan achieves Integrated Water Cycle management through—
  - (i) the application of Water Sensitive Urban Design by—
    - (A) ensuring the treatment of stormwater runoff and protection of stream geomorphology (low flows and high flows) in accordance with best management practices;
    - (B) the implementation of a sub-regional approach to the siting of detention basins, in accordance with Figure 15.13;
    - (C) minimising the impact of development upon flow rates within and downstream of catchments;
    - (D) siting and constructing water quality treatment devices to maximise bio-retention and bio-extended retention.

**NOTE 15.3.4J**

- (1) The treatment of runoff from development areas that discharge to designated second order streams is to be in accordance with the "Water Sensitive Design Technical Design Guidelines. for South East Queensland (Version 1 June 2006)".
- (2) Water efficient devices are mandated in accordance with State Government Water Regulations.



**Figure 15-13**  
**Sub Regional**  
**Stormwater**  
**Detention**



**Legend**

February 2017

-  Doebing & Bundamba Creeks
-  Second Order Streams
-  Sub-Regional Detention
-  Ripley Valley Area
-  Conservation Areas  
Source: Ipswich Planning Scheme  
 January 1998 - April 2016

- (3) Rainwater tanks are mandated in accordance with the minimum requirements set out in the Queensland Development Code Part 25.
- (4) Phased augmentation of the Bundamba Creek trunk sewer occurs in line with Ipswich City Council augmentations and capital works programme.
- (5) Where practicable, provision is made for a 'recycle water ring main' and network that utilises recycle water from the adjoining Swanbank/New Chum Enterprise Park to promote the use of recycled water in the Urban Core and Secondary Urban Centres.
- (6) Recycled water may supply commercial end users and high use recreational parks and open space in and adjacent to the Urban Core.
- (7) Where practicable, development in the Ripley Valley is phased to maximise the benefits of constructing trunk infrastructure that will service both the Ripley Valley and development in the adjoining Swanbank/New Chum Enterprise Park.
- (8) Consideration may be given to the construction of open water bodies subject to the proposals meeting environmental, amenity and management best practice.
- (9) Development in the Ripley Valley is to comply with the *Water Supply (Safety and Reliability) Act*, which aims to further strengthen the safety and reliability of Queensland's water supplies by establishing new regulatory frameworks for recycled water and drinking water.
- (10) Due to the rainfall patterns prevalent in the region and likely evaporation rates, it is unlikely to be viable to collect stormwater runoff for re-use other than from roof water.
- (11) Network planning assumes that infrastructure provision will emanate from the Urban Core, with the exception of the existing commitments in the Deebing Creek area.

**NOTE 15.3.4K**

- (1) The Ripley Valley provides energy transmission and distribution capacity to meet the needs of the population.
- (2) Alternative energy generation initiatives are supported.
- (3) The Ripley Valley provides the communication distribution capacity to meet the needs of the population.
- (4) The Ripley Valley provides waste management services to meet the needs of the population.

**(6) Natural Valley****Specific Outcomes**

- (a) The significant natural assets of the Ripley Valley are conserved and where practicable enhanced, enabling the local natural environmental values to flourish and define the boundaries of Neighbourhood areas and the Valley itself.
- (b) The Ripley Valley provides an integrated open space network, which ensures parks and reserves align with pedestrian and cycleway routes.
- (c) Each neighbourhood has at its centre a park which serves as the focal point for the local recreation needs of residents.
- (d) Linear parks provide inter-urban breaks and pedestrian and cyclist connectivity between neighbourhoods.

**NOTE 15.3.4L**

- (1) The Ripley Valley is intended to provide the following Natural Greenspace/Conservation outcomes—
  - (a) Repair of Country
    - (i) The Ripley Valley provides for the management of programs for the rehabilitation and repair of the Bundamba and Deebing Creeks degraded creek systems.
  - (b) Conservation Reserves
    - (i) The Ripley Valley Conservation Areas are conserved and enhanced.
    - (ii) Additional Public Open Space areas are to be provided as outlined in the Structure Plan to provide linkages between Conservation Reserves and the major watercourses of Deebing Creek and Bundamba Creek;
    - (iii) The layout of the road network and other infrastructure networks minimises fragmentation of Conservation Areas and where impacts are unavoidable, proposals are developed to rehabilitate affected areas or provide offsets.



- (iv) For conservation and bushfire management purposes, residential lots are physically separated from the Conservation Areas through the establishment of perimeter roadways along the interface between urban areas and Conservation Reserves.
- (v) Ecological assessment reports are required in support of any major land developments, including infrastructure projects.

## (e) Koala Habitat

- (i) The Ripley Valley provides key habitat linkages between areas of Koala habitat to facilitate the movement of Koalas within and external to the Ripley Valley Structure Plan area.
- (ii) Within Urban Koala Areas competing land uses, development and conservation outcomes are reconciled by—
  - (A) recognising existing development commitments afforded by existing urban land use zonings;
  - (B) retention of key habitat linkages, particularly along riparian corridors and linkages to vegetated ridgelines;
  - (C) minimizing road and utility crossings through key habitat corridors and designing and maintaining fauna sensitive crossing points;
  - (D) undertaking supplementary planting/rehabilitation of key habitat linkages and associated landscaping works inclusive of use of local, endemic plant species and Koala food trees; and
  - (E) utilizing a sequential clearing technique as outlined in the Nature Conservation (Koala) Conservation Plan.

## (f) Remnant Vegetation

- (i) Development within the Ripley Valley caters for the management of remnant vegetation in a manner that is consistent with the *Vegetation Management Act*.

## (g) Watercourse Corridors

- (i) The ecological values and functions of both Deebling Creek and Bundamba Creek are conserved and enhanced.
- (ii) The ecological values and functions of selected tributaries of Deebling Creek and Bundamba Creek, that provide strategically important linkages between the major creek systems and habitats contained within Conservation areas, are conserved and enhanced.
- (iii) Vegetated open space buffers are established to watercourses that, at a minimum, provide for the retention, or if required the rehabilitation, of native vegetation on land within—
  - (A) the banks of the watercourse;
  - (B) the natural flood plain of the watercourse (i.e. land below the adopted flood level);
  - (C) fifty (50) metres from the top of bank for Bundamba and Deebling Creeks (i.e. a minimum 100 metre wide corridor); and
  - (D) thirty (30) metres from the top of bank of other significant watercourses (i.e. a minimum sixty (60) metre wide corridor).
- (iv) Watercourse corridors are managed in a manner that also provides recognition of their important roles as—
  - (A) areas of public open space that provide a mixture of passive and active recreation opportunities;
  - (B) areas for the collection, treatment and conveyance of stormwater run-off; and
  - (C) areas through which it may be necessary to establish some essential community infrastructure (e.g. sewers, roadways etc).

## (h) Ecological Assessment Reports

- (i) Where necessary, ecological assessment reports are prepared by appropriately qualified and experienced persons and include:
  - (A) assessment of koala habitat values and functions;
  - (B) the presence, extent and status of any remnant vegetation; and



- (c) the condition of watercourses and wetlands located within or adjacent to the site.

(i) Bushfire Management

**NOTE 15.3.4M**

The majority of the Valley's remnant vegetation and bushfire prone land is included within conservation zones so that these areas are not developed for urban purposes.

- (i) Urban development is concentrated within those parts of the valley that have relatively low bushfire hazard levels due to the combined effect of gentle topography and past vegetation clearance activities.
- (ii) An extensive network of roadways and a reticulated water supply schemes are established as part of urban development to assist in the management of bushfires that may occur at the interface between Conservation Reserves and urban areas.
- (iii) Bushfire Management Plans are prepared include an assessment of the bushfire hazard levels that are associated with all land located within designated Bushfire Risk Areas.

**NOTE 15.3.4N**

Refer to Map OV1 and Part 11 to determine whether a proposal is affected by the Bushfire Risk Areas overlay.

(k) Visual Character

- (i) Development in the Ripley Valley is sympathetic with the natural land form, taking into account the protection and where possible enhancement of the natural environment.
- (ii) Important areas of ecological significance and the overall greenspace setting of the Valley is protected through the retention of native vegetation on the visually prominent hillsides and ridgelines.
- (iii) The biodiversity values of watercourses and riparian corridors are rehabilitated and conserved.
- (iv) A distinctive 'sense of place' is created through appropriate landscaping, streetscaping, urban design and building design, particularly within designated centres.

- (v) The Centenary Highway and Ipswich to Springfield Transit Corridor provides planted buffers and mounding to development adjoining the corridor reserve.
- (vi) Noise attenuation fencing is screened with plantings that are endemic to the area.

**NOTE 15.3.4P**

- (1) The Open Space and Conservation Network, Repair of Country and other environmental protection initiatives are at the forefront of the land use planning of the Ripley Valley.
- (2) The liveability of the Ripley Valley results from application of Traditional Neighbourhood Design, Transect based planning principles and enhanced natural environment outcomes.

### 15.3.5 Infrastructure and Services

#### 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 45 Part 44 Infrastructure Planning and Funding of the agreements pursuant to the Planning Act 2016](#), to ensure that all [appropriate necessary](#) infrastructure, including temporary infrastructure, is provided in an integrated and timely manner.
- (iv) [Infrastructure Charges are to be paid in accordance with the prescribed amount in Schedule 16 of the Planning Regulation 2017 and Section 112 of the Planning Act 2016.](#)



- (b) Energy
  - (i) Development achieves energy outcomes through—
    - (A) The use of solar water heating, energy efficient appliances and climate responsive subdivision design and lot layout; and
    - (B) the utilisation of photovoltaic and other green power sources as the economic viability of these technologies become readily available to the market.
  - (ii) Large scale wind turbine energy generation is not promoted owing to visual amenity impacts and locational constraints.
- (c) Communication
  - (i) Development achieves communication outcomes through the roll out of high speed broadband throughout the Ripley Valley.
- (d) Waste
  - (i) Development achieves waste management objectives by ensuring all lots can be serviced by approved waste provider services.
- (e) Community Facilities
  - (i) Development achieves the community outcomes by insuring that—
    - (A) land for community facilities is provided, located and accessible to the community that it is meant to serve; and
    - (B) land allocations for State and non-government primary and secondary schools is provided.

### 15.3.6 Development Sequencing

#### Specific Outcome

- (1) Development occurs in an orderly and efficient manner that reflects the indicative development phasing and infrastructure rollout as depicted in Figure 15.14.

#### NOTE 15.3.5B6A

- (1) The indicative phasing plan (Figure 15.14) is based on the existing commitments by Council for—
  - (a) development in the north-western/Deebling Creek catchment; and

- (b) the north-east Bundamba Creek catchment.
- (2) Whilst development is proposed to be generally driven by a combination of infrastructure servicing and land assembly, the Ripley Valley Structure Plan recommends a two front approach to sequencing, with development emanating from the Urban Core and from Deebling Heights on the western side of the Valley.
- (3) The Urban Core front ensures that higher than normal densities can be achieved in the early stages of development, supporting the early provision of public transport and associated transit orientated outcomes.
- (4) On the western side of the Valley, Ipswich City Council has a number of existing development commitments and Ipswich Water Queensland Urban Utilities has planned investment in water and sewer infrastructure.

### 15.3.7 Sustainability

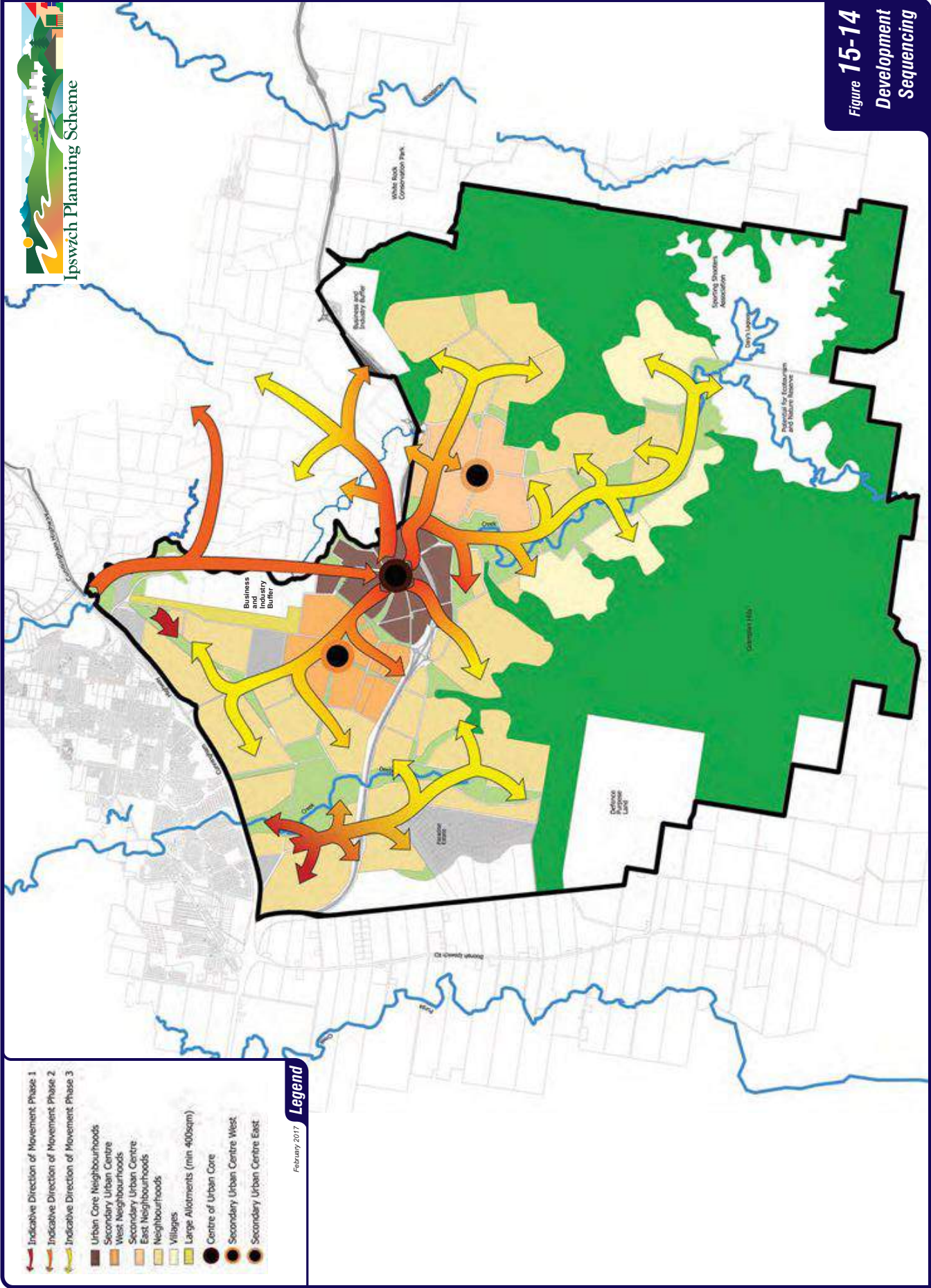
#### Specific Outcomes

- (1) Development addresses equitably the environmental, social and economic objectives of the Ripley Valley Vision by utilising the Vision as a verification system for all key decisions relating to the planning, development and future of the Ripley Valley.
- (2) A Sustainability Management System is implemented at an early stage to ensure that the Vision for the development of the Ripley Valley is held for the life of the development and beyond.
- (3) The Sustainability Management System provides the following key outcomes—
  - (a) high level commitments and targets to achieve the sustainability Vision for the Ripley Valley; and
  - (b) a framework for the implementation of the management system, including performance monitoring, reporting and review.
- (4) The Sustainability Management System is fully integrated into the long term management process for the Ripley Valley by ensuring that development—
  - (a) reflects both local and regional commitments to sustainability; and
  - (b) integrates these commitments with planning and development.





**Figure 15-14**  
Development Sequencing



- Indicative Direction of Movement Phase 1
- Indicative Direction of Movement Phase 2
- Indicative Direction of Movement Phase 3
- Urban Core Neighbourhoods
- Secondary Urban Centre
- West Neighbourhoods
- Secondary Urban Centre
- East Neighbourhoods
- Neighbourhoods
- Villages
- Large Allotments (min 400sqm)
- Centre of Urban Core
- Secondary Urban Centre West
- Secondary Urban Centre East

February 2017 **Legend**

## **Division 4 - Future Urban Zone: Assessment Criteria and Assessment Tables**

### **15.4.1 Future Urban Zone**

- (1) The provisions in this division relate to the Future Urban Zone as follows—
- (a) overall outcomes (section 15.4.2);
  - (b) specific outcomes and probable solutions as follows—
    - (i) effects of development - general (section 15.4.3); and
    - (ii) consistent and inconsistent uses, use classes and other development (section 15.4.4); and
  - (c) assessment tables (Tables 15.4.1 and 15.4.2).

#### **NOTE 15.4.1A**

- (1) The Future Urban Zone comprises areas which have been identified as having potential for urban development within the Ripley Valley.
- (2) These identified areas are subject to a variety of issues and constraints which will require significant investigation prior to any approval for urban uses or works being given.
- (3) Detailed investigation of these issues and constraints may or may not preclude some parts of the land from future urban uses.
- (4) Should future urban uses be precluded, and in the case of interim uses, the existing low intensity natural or rural nature of the identified areas is to be maintained.

### **15.4.2 Overall Outcomes for the Future Urban Zone**

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

#### **NOTE 15.4.2A**

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 Future Urban Zone are the following—
- (a) The Future Urban Zone provides for integrated urban development on large and strategically located parcels of land.

- (b) The Future Urban Zone caters primarily for urban uses and works that are—
  - (i) based on Traditional Neighbourhood Design principles; and
  - (ii) developed spatially according to Transect Based Planning principles.

#### **NOTE 15.4.2B**

- (1) Traditional Neighbourhood Design (TND) and Transect Planning are the cornerstone of the master planning for urban development within the Ripley Valley— refer to section 15.3.3 of this Part.
- (2) The Transect is a framework that identifies a continuous range of habitats from natural to highly urban.
- (3) The continuum of the Transect is subdivided into zoning categories (T1- T6).
- (4) These T- zones identify the desired intensity of building form and include standards that encourage land use diversity, reflecting what is seen in vibrant traditional neighbourhoods, towns and cities.
- (5) The primary urban form supporting the Transect approach is the Traditional Neighbourhood.
- (6) The social and environmental benefits of a Traditional Neighbourhood Design (TND) results from its physical and organizational structure.
- (7) This approach is distinctly different to single use zoning practices.
- (8) An authentic TND neighbourhood includes most of the following—
  - (a) a safe and comfortable environment especially for pedestrians and cyclists;
  - (b) most of the dwellings are within a five minute walk (400 metres) of a discernable centre which may be represented by a square or green, a transit stop or a general store;
  - (c) there are a mix of densities and variety of dwelling types within the neighbourhood, including detached houses, row houses and apartments;
  - (d) a mix of uses including:
    - (i) shops and offices are located at the edge or towards the centre of the neighbourhood; and
    - (ii) home occupations;
- (9) A small ancillary building may be permitted within the backyard of each house.



- |  |   |
|--|---|
| <ul style="list-style-type: none"> <li>(10) This may take the form of a granny flat, relatives accommodation, student accommodation or the like, and may be used as a rental unit, or as a place to work.</li> <li>(11) There is a primary school close enough (e.g. within 1.5 km) so that most children can walk from their homes.</li> <li>(12) There are playgrounds and open space near all dwellings.</li> <li>(13) The streets within the neighbourhood—             <ul style="list-style-type: none"> <li>(a) are a connected network not a rigidly designated hierarchy;</li> <li>(b) provide a variety of access routes as well as dispersing traffic congestion;</li> <li>(c) are relatively narrow and often shaded by trees; and</li> <li>(d) are designed to reduce the overall traffic speed, creating a safe and pleasant environment for the pedestrian and the cyclist.</li> </ul> </li> <li>(14) Buildings within the neighbourhood centre are placed close to the street, thereby creating a strong sense of place.</li> <li>(15) Parking lots and garage doors are rarely at the frontage of streets.</li> <li>(16) Parking is normally consigned to the rear of buildings, usually accessed by lanes.</li> <li>(17) Certain prominent sites are reserved for civic buildings.</li> <li>(18) Buildings for meeting, education, religion or culture are located at the termination of street vistas or at the neighbourhood centre.</li> <li>(19) The Transect approach and TND is highly supportive of public transport, especially passenger rail or light rail services.</li> <li>(20) The success of increased residential densities is greatly enhanced through the provision of public transport in the early stages of development.</li> </ul> | <ul style="list-style-type: none"> <li>(i) ensures that the overall pattern of development is based on Traditional Neighbourhood Design principles; and</li> <li>(ii) ensures that development is spatially allocated according to Transect Based Planning principles.</li> </ul> <ul style="list-style-type: none"> <li>(e) Residential uses within the Future Urban Zone—             <ul style="list-style-type: none"> <li>(i) provide a mix of low to medium density housing types and lot sizes in response to community housing needs; and</li> <li>(ii) are concentrated at higher densities around centres, public transport nodes and other community focal points in accordance with Traditional Neighbourhood Design principles.</li> </ul> </li> <li>(f) Interim uses and works maintain the current low intensity rural nature and setting.</li> <li>(g) Interim uses and works retain the existing large rural lot sizes.</li> <li>(h) Interim uses and works do not compromise the future urban land use potential or patterns of development by—             <ul style="list-style-type: none"> <li>(i) contaminating land;</li> <li>(ii) fragmenting land;</li> <li>(iii) continuing to operate after urban uses commence, if they are likely to adversely impact on future residential amenity (e.g. through intensive animal husbandry, or significant industrial activities);</li> </ul> </li> <li>(iv) deleteriously impacting upon scenic values; or</li> <li>(v) compromising future transport and public utility networks or corridors.</li> </ul> <ul style="list-style-type: none"> <li>(i) Urban uses are provided with full urban services, including reticulated water, sewerage, sealed roads, an integrated open space network, community facilities, electricity and telecommunications.</li> <li>(j) Sustainable water usage is facilitated, particularly where relating to water sensitive urban design.</li> <li>(k) Uses and works are located and designed to maximise the efficient extension and safe operation of infrastructure.</li> </ul> |
|--|---|
- (c) Development occurs in accordance with comprehensive neighbourhood ~~master~~ planning and detailed site planning which—
    - (i) achieves an orderly, integrated and coordinated settlement pattern; and
    - (ii) resolves any physical land constraints.
  - (d) Non-residential uses are appropriately located and designed and service the day to day needs of the local community, or form part of a designated commercial or business centre that—



- (l) Uses and works are located, designed and managed to—
- (i) maintain residential amenity;
  - (ii) maintain or enhance important aspects of local character and places of cultural significance or streetscape value;
  - (iii) be compatible with other uses and works;
  - (iv) avoid significant adverse effects on the natural environment;
  - (v) encourage the appropriate mixing of residential and business uses; and
  - (vi) maintain the safety of people, buildings and works.
- NOTE 15.4.2C**
- (1) The land within the Future Urban Zone is affected by development constraints, including flooding and drainage issues, mining, steep slopes and significant native vegetation.
  - (2) Refer to the overlay maps and Part 11 to determine whether a proposal is affected by an overlay.
- (b) Urban uses and works maintain the amenity of the surrounding area, support the desired character outcomes and protect and enhance important view corridors, landmark features and landscape elements having regard to—
- (i) building height;
  - (ii) dwelling density;
  - (iii) lot sizes and dimensions;
  - (iv) boundary clearances and the provision of space around buildings;
  - (v) access to natural light and ventilation;
  - (vi) privacy;
  - (vii) noise attenuation;
  - (viii) vegetation protection;
  - (ix) landscape treatment;
  - (x) places of cultural significance or streetscape value; and
  - (xi) the form, scale, bulk, style, siting, orientation, roof lines, materials and detailing of buildings.

**(3) Non Residential Uses****Specific Outcome**

- (a) Each non-residential use—
- (i) fulfils a local community need in the immediate neighbourhood or is situated within a designated business or commercial centre;
  - (ii) is accessible to the population it serves;
  - (iii) where possible, co-locates with other non residential uses but does not contribute to undesirable commercial ribbon development;
  - (iv) does not have a significant detrimental impact on the amenity of nearby residents, including through the generation of—
    - (A) odours;
    - (B) noise;
    - (C) waste products;
    - (D) dust;
    - (E) traffic;
    - (F) chemical spray drift;
    - (G) electrical interference; or
    - (H) lighting;

**15.4.3 Effects of Development - General****NOTE 15.4.3A**

The specific outcomes which are sought to apply generally throughout the Future Urban Zone are set out below.

**(1) Integrated Development and Resolution of Constraints****Specific Outcome**

- (a) Comprehensive neighbourhood ~~master~~ planning and detailed site planning are undertaken to provide—
- (i) an integrated development outcome; and
  - (ii) the resolution of any physical land constraints.

**NOTE 15.4.3B**

Refer to Section 15.4.8 for details on the preparation of Neighbourhood ~~Master~~ Plans.

**(2) Uses and Works - Density and Character****Specific Outcome**

- (a) Interim uses and works maintain the current low intensity/rural nature of land within the zone.



- (v) maintains a scale and appearance in keeping with the residential amenity and character of the locality with adequate buffering or screening to nearby residential uses (both existing and proposed); and
- (vi) supports the identified hierarchy of centres in accordance with Figure 15.2 or on an approved Neighbourhood ~~Master Plan~~ in accordance with this Division.

#### (4) Vegetation and Landscaping

##### Specific Outcomes

- (a) Appropriate landscaping, including street trees, is used to—
  - (i) soften building outlines and enhance the overall appearance of the area;
  - (ii) buffer areas of potential impact such as roads and transport corridors; and
  - (iii) provide separation and definition of clearly identified and discrete residential neighbourhoods.
- (b) All significant trees are retained, where possible.

#### (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) 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 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; and
  - (iii) 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~~.

#### (7) Interface Treatment of Future Urban and Conservation Areas

##### Specific Outcomes

- (a) Urban Areas, uses and works which adjoin land zoned Conservation (T1) zone or significant stands of vegetation are designed in accordance with the provisions of Section 11.4.4 to minimise Bushfire Risks.
- (b) Particular attention is given to—
  - (i) the development of perimeter roads and an interconnected network of streets in order to facilitate multiple escape routes in times of bushfire emergency; and
  - (iii) the design, siting and construction of buildings and the creation of fire protection buffers to urban uses and works.



(8) Neighbourhood ~~Master~~ Plans

## Specific Outcomes

## Note 15.4.3C

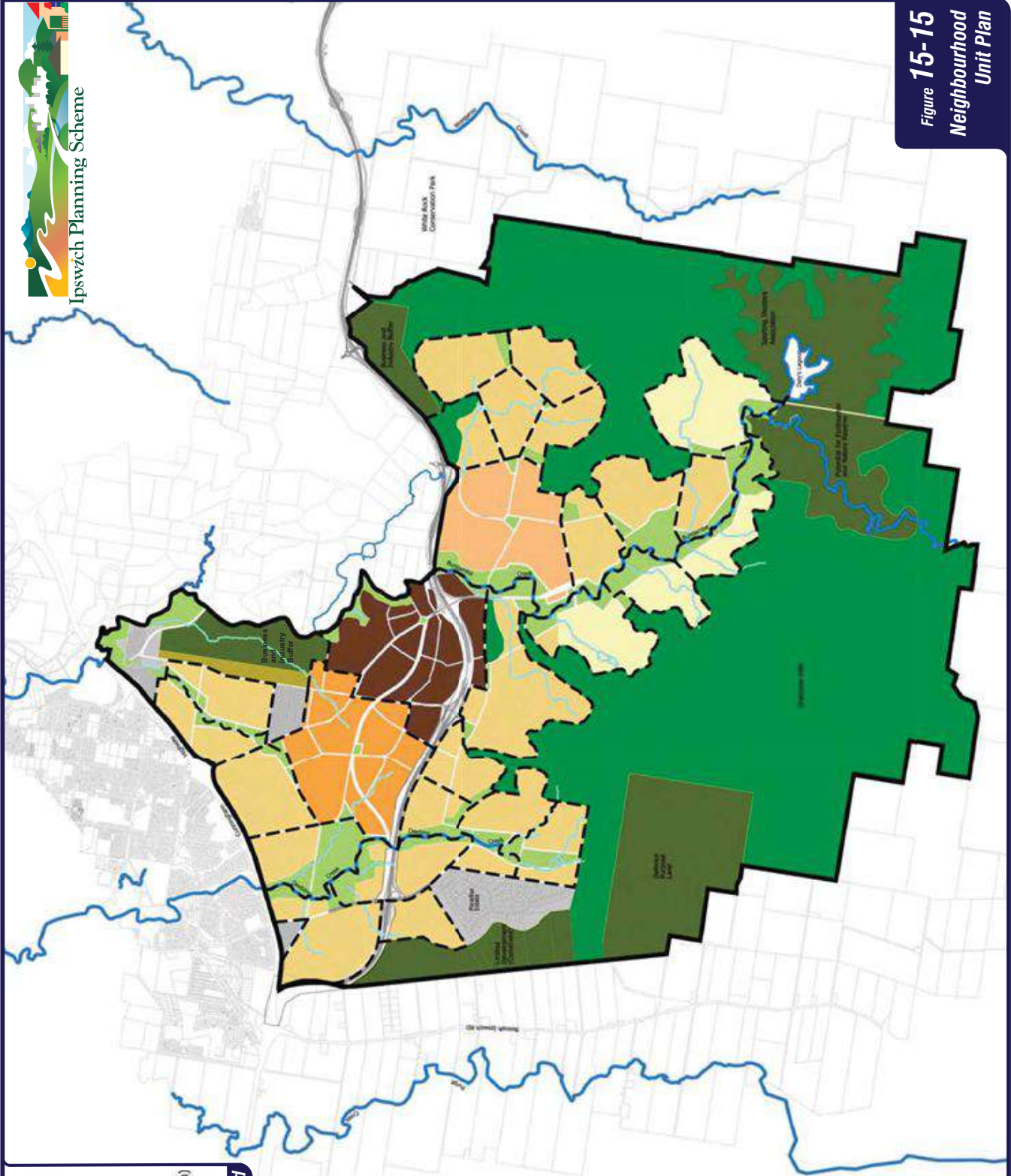
- (1) Development Assessment in the Ripley Valley is to be carried out pursuant to the Planning Act 2016.
- (2) A Neighbourhood Plan is required prior to urban development occurring in the Future Urban Zone.
- (3) Neighbourhood Plans are required to spatially allocate land from the Future Urban Zone to the Conservation (T1) Zone, Rural/Constrained (T2) Zone, Sub-Urban (T3) Zone, General Urban (T4) Zone, Urban Centre (T5) Zone, Urban Core (T6) Zone, Special District Zone, Recreation Zone and Special Uses Zone.
- ~~(4)~~(4) The Neighbourhood ~~Master~~ Plan should demonstrate compliance with and delivery of the intended outcomes in accordance with —
- (a) Division 3-Overall and Specific Outcomes for the Ripley Valley Area, as a whole, of this Part; and
- (b) where detailed background information is required, the Ripley Valley Structure Plan.
- (5) Where development is proposed which is inconsistent with an approved Neighbourhood Plan a new Neighbourhood Plan must be prepared for the land the subject of the change through making a variation request application.
- (6) Where a proponent elects to apply for a further variation request approval (Neighbourhood Plan) it must consider the entire Neighbourhood Unit giving due regard to the approved Neighbourhood Plan as it relates to land not included in the variation request and to adjoining and nearby neighbourhoods.

- (a) Each Neighbourhood ~~Master~~ Plan—
- (i) ~~delineates the boundaries of the Neighbourhood Master Plan Area;~~
- (ii) ~~has a coverage that generally accords with the neighbourhood boundaries identified in the Figure 15.15 – Neighbourhood Unit Plan;~~
- (iii) ~~encompasses~~ considers the whole of the neighbourhood, or neighbourhoods that the development is located within as identified in Figure 15.15 – Neighbourhood Unit Plan; and
- (iv) gives due regard to its context within the Ripley Valley Structure Plan and demonstrates how it
- relates to adjoining and nearby neighbourhoods.
- (b) The Neighbourhood ~~Master~~ Plan takes into account—
- (i) the intent and objectives of the Ripley Valley Structure Plan for the land the subject of the Neighbourhood ~~Master~~ Plan;
- (ii) existing or proposed development immediately adjacent to the land covered by the Neighbourhood ~~Master~~ Plan;
- (iii) an approved Neighbourhood Plan; and
- (iv) the orderly implementation of infrastructure.
- (c) The Neighbourhood ~~Master~~ Plan ~~map~~ provides a detailed “land budget” and the corresponding equivalent population or occupancy rates of T—zones and Sub Areas designated on the Neighbourhood ~~Master~~ Plan; and
- (d) The Neighbourhood ~~Master~~ Plan ~~map~~ designates, at the “super lot” level, the location and where appropriate the dimensions and area of—
- (i) road networks, including public transport routes and stops;
- (ii) potable water, sewerage and drainage networks;
- (iii) the stormwater management system including any sub-regional detention facilities;
- (iv) open space including sportsgrounds and courts, recreation parks, and linear parkland, in accordance with Section 15.3.3(6), Part 13—Local Government Infrastructure Plan, the Priority Infrastructure Plan and Planning Scheme Policy 3—General Works Part 5—Parks; and
- (v) the infrastructure connectivity relationships to adjoining, and ~~where appropriate~~ nearby Neighbourhoods;
- (e) The Neighbourhood ~~Master~~ Plan provides supporting documentation describing—
- (i) the way in which the application of Traditional Neighbourhood Design principles achieves a distinctive ‘sense of place’ through appropriate—
- (A) townscape design;
- (B) urban design;



- (C) the application of climate responsive design;
- (D) building design; and
- (E) landscape design considerations;
- (ii) the proposed phasing of development (including infrastructure);
- (iii) the type of land uses proposed, their nature and intensity;
- (iv) public utilities infrastructure;
- (v) the implementation of Integrated Water Cycle Management, including—
  - (A) the application of a sub-regional approach to the management of stormwater detention;
  - (B) identification of the Q20 ARI and 1% AEP + climate change stormwater/flood event design flood levels (pre and post-development, including any areas to be filled), drainage corridors and the location of any water bodies; and





- - - Neighbourhood Boundaries
- Urban Core Neighbourhoods
- Secondary Urban Centre
- West Neighbourhoods
- Secondary Urban Centre
- East Neighbourhoods
- Neighbourhoods
- Villages
- Rural Residential (min 4000sqm)
- Rural / Constrained Areas

February 2017

Legend



- (vi) the connectivity between proposed new infrastructure and that required to service adjoining and nearby neighbourhoods and the associated linkages to the existing Ipswich City infrastructure networks.

**NOTE 15.4.3D**

- (1) There is sufficient capacity within the redefined flow path of Bundamba Creek to ensure that in-stream measures can be incorporated into the design of the catchment, however development is to ensure that there is no net loss in flood capacity.
- (2) Where practical, water infrastructure network planning is to be coordinated with development in the Swanbank New Chum Enterprise Park.
- (3) All development proposals should be designed incorporating water efficiency devices.
- (4) Where a water body is proposed, a detailed environmental study will be necessary to accompany the ~~Major~~-Neighbourhood Plan which specifies and such plan is to specify the water quality performance criteria for the water body and the associated water quality outcomes.

- (vii) the implementation of Traditional Neighbourhood Design to create a road network that—
  - (A) maximises opportunities for walking and cycling;
  - (B) creates connected communities;
  - (C) ensures commuters have access to multiple modes of transport;
  - (D) maximises opportunities for transit oriented development
  - (E) connects with adjoining and nearby neighbourhoods and the existing Ipswich road infrastructure network; and
  - (F) generally avoids cul-de-sacs;

**NOTE 15.4.3E**

- (1) The primary objective of the Ripley Valley Structure Plan - Transport, Mobility and Access Strategy is to reduce the need to use private motor vehicles especially for local trips.

- (2) To ensure that the Ripley Valley is serviced with public transport options at the onset of development, it is necessary that there is a collaborative approach between the development community, public transport providers, the Local Government and relevant State Agencies to transport planning.

- (viii) a Sustainability Management System which provides—
  - (A) a verification system that all key decisions relating to the environmental, social and economic objectives of the Ripley Valley Vision are held for the life of the development;
  - (B) a framework for the implementation of the sustainability management system, including performance monitoring, reporting and review;
- (ix) how community facilities are provided and located to ensure that they are accessible to the community that they are meant to serve;
- (x) how housing diversity, affordability and adaptability outcomes are to be achieved;
- (xi) the location, intent and function of mixed use centres;
- (xii) how development delivers a range of economic and employment opportunities into neighbourhoods;
- (xiii) how cultural heritage places, including indigenous and early settler sites are respected and where appropriate conserved;
- (xiv) the way development—
  - (A) is sympathetic with the natural land form, taking into account the protection and where possible enhancement of the natural environment;
  - (B) ensures that areas of ecological significance and the overall greenspace setting of the Valley are protected through the retention of native vegetation on the visually prominent hillsides and ridgelines;



- (C) ensures that the biodiversity values of watercourses and riparian corridors are protected and rehabilitated; and
  - (D) ensures that planted buffers and mounding are provided to the Centenary Highway and where applicable the proposed public transit corridor.
- (f) The Neighbourhood ~~Master~~ Plan –
- (i) provides a clear and comprehensive plan making process that is fair and equitable to all interests, including the proponents, affected property owners, neighbours, the Local Government and State Agencies;
  - (ii) provides a detailed interpretation of the Ripley Valley Master Planned Area Structure Plan for the development of the neighbourhood(s) which enable specific land use and development outcomes to be determined;
  - (iii) ensures that the overall pattern of development is based on traditional neighbourhood design principles;
  - (iv) ensures that development is spatially allocated according to Transect Based Planning principles;
  - (v) provides a level of detail sufficient to demonstrate thorough and integrated planning outcomes’
  - (vi) determines the infrastructure needed to service the neighbourhood;
  - (vii) ensures that infrastructure is provided in an orderly and efficient manner that reflects the indicative development phasing and infrastructure rollout generally in accordance with Figure 15.14;
  - (viii) provides a master plan map that gives a spatial dimension to the allocation of T-zones in accordance with this Part; and
  - (ix) states the development entitlements and development obligations for the nominated T-zones in accordance with this Part.

(9) Preparation of Neighbourhood ~~Master~~ Plans

**NOTE 15.4.3F**

- (1) The process of preparing a Neighbourhood ~~Master~~ Plan should include effective consultation with all affected land owners, neighbours, community groups, the Local Government and relevant State Agencies.
- (2) This consultation process should complement the variation request application process pursuant to the Planning Act 2016.

**Specific Outcomes**

- (a) Neighbourhood ~~Master~~ Plans must be prepared for the following parts of the Ripley Valley Master Planned Area:
  - (i) Urban Core Neighbourhoods;
  - (ii) Secondary Urban Centre West Neighbourhoods;
  - (iii) Secondary Urban Centre East Neighbourhoods;
  - (iv) Neighbourhoods;
  - (v) Villages.

**NOTE 15.4.3G**

- (1) The Neighbourhood ~~Master~~ Plan is the mechanism whereby the development implementation of the Ripley Valley Master Planned Area Structure Plan area is put into effect.
- (2) The primary function of the Neighbourhood ~~Master~~ Plan is to produce an integrated plan for the development of the particular area covered by the plan.
- (3) The ~~process of drafting the~~ Neighbourhood ~~Master~~ Plan ensures that planning within the Neighbourhood ~~Master~~ Plan area will be carried out on an integrated basis, consistent with the intent of the Ripley Valley Master Planned Area Structure Plan.

- (b) Figure 15.15 provides guidance on the likely boundaries for the individual Neighbourhood ~~Master~~ Plans required by subsection (a).

**NOTE 15.4.3H**

- (1) The Neighbourhood Unit Plan as shown on Figure 15.15 is intended to create discrete communities based on identifiable catchments and physical boundaries.
- (2) The boundaries of each Neighbourhood unit are generally depicted as a broken line indicating that the boundary is subject to further detailed assessment as part of the preparation of a Neighbourhood ~~Master~~ Plan.

- (c) To the extent provided by Table 15.4.1 an approved Neighbourhood Master Plan may change the level of assessment for development.



**NOTE 15.4.3I**

- (1) Given the current, predominantly rural nature of the Ripley Valley area, it is anticipated that the provision of key infrastructure will be governed by Infrastructure Agreements.
- (2) Before urban development takes place, Infrastructure Agreements will need to be entered into between the developer(s) and landowners, the Local Government and where appropriate the State Government to ensure that all necessary infrastructure, including temporary infrastructure, is provided in an integrated and timely manner prior to development proceeding in accordance with an approved Neighbourhood Master Plan.

**NOTE 15.4.3J**

- (1) The consultation process for the preparation of a Neighbourhood ~~Master~~ Plan involves—
  - (i) notification to all land owners within the nominated Neighbourhood Unit Area that a Neighbourhood ~~Master~~ Plan is proposed to be prepared;
  - (ii) an offer by the proponent of the Neighbourhood ~~Master~~ Plan for all land owners within the nominated Neighbourhood Unit Area to become active members in the preparation and funding of the Neighbourhood ~~Master~~ Plan;
  - (iii) holding one or more meetings with all land owners within the nominated Neighbourhood Unit Area to discuss the intent, structure, project management and funding of the Neighbourhood ~~Master~~ Plan;
  - (iv) holding one or more meetings with all land owners within the nominated Neighbourhood Unit Area to discuss the preliminary outcomes of the Neighbourhood ~~Master~~ Plan; and
  - (v) holding one or more meetings with all land owners within the nominated Neighbourhood Unit Area to discuss the draft final outcomes of the Neighbourhood ~~Master~~ Plan.
- (2) The preferred format for effective consultation is for the proponent to facilitate a Charrette or Enquiry by Design (EbD) program.
- (3) A Charrette or EbD should be a public meeting facilitated by the proponent in a forum intended to seek and utilise public input.
- (4) It is desirable that all meetings are held as close to the Neighbourhood as possible.
- (5) The EbD process is divided into three phases:

## Phase 1:

Research, Education and EbD Preparation

- (a) This involves—
  - (i) establishment of a Project Management Team;
  - (ii) development of the project assessment and organisation;
  - (iii) determining the project mission (with reference to the Ripley Valley Vision Statement);
  - (iv) producing a statement of the expected project outcomes;
  - (v) the collation or commissioning of key project documentation to support the EbD, including water cycle management, transport, mobility and access, energy, communication, waste management, community facilities, public parks and public domain, and sequencing of development;
  - (vi) the collation or commissioning of relevant documentation to inform the supporting strategies that will be addressed in the EbD including sustainability, community development, housing, centres, economic development and employment, environmental management, cultural heritage, visual character, place making and urban design;
  - (vii) preparation of an Objectives, Measures and Strategies document that—
    - (A) represents a shared agreement of the primary stakeholders for an agreed set of clear, specific, measurable and achievable objectives; and
    - (B) which is underpinned by draft guidelines that establish the assumptions, principles and standards that inform the development of the built environment from the neighbourhood scale to the building scale.
- (b) All design principles are to be informed by Traditional Neighbourhood Design and Transect Based Planning principles.

## Phase 2

Holding the Charrette

- (a) This involves a multi-day collaborative planning event that includes all affected parties and agencies to create and support a feasible plan for future development.



Phase 3
Plan Implementation
(a) This involves—
(i) final public presentation of a draft plan,
(ii) determination of an agreed planning position and areas of potential refinement;
(iii) post Charrette plan refinement
(iv) completion of the Charrette report; and
(v) preparation of the Neighbourhood <del>Master</del> -Plan documentation.

- (e) Where the Local Government is not the initiator of the Neighbourhood ~~Master~~ Plan—
  - (i) the proponent of the Neighbourhood ~~Master~~-Plan will ensure that the Local Government is informed of all aspects of the preparation of the Neighbourhood ~~Master~~-Plan; and
  - (ii) the Local Government is to be provided with evidence of ~~the any~~ consultation which occurred.

(10) **Coordinating agency and participating agencies Transitioning the Economic Development Act 2012 planning and development approval powers to Ipswich City Council**

- ~~(a) All Neighbourhood Master Plan applications are required to be assessed by the State.~~
- ~~(b) The coordinating agency for each Neighbourhood Master Plan is the chief executive of the entity stated in table 1, column 1.~~
- ~~(c) The coordinating agency's jurisdiction for each Neighbourhood Master Plan is stated in table 1, column 2, but does not include a referral agency jurisdiction stated in table 1, column 3.~~
- ~~(d) The participating agency's for each Neighbourhood Master Plan are the chief executives of the entities stated in table 2, column 1.~~
- ~~(e) The participating agency's jurisdiction for each Neighbourhood Master Plan is stated in table 2, column 2, but does not include a referral agency jurisdiction stated in table 2, column 3.~~

**NOTE 15.4.3K**

- (1) Part 15 – Ripley Valley Master Planned Area Structure Plan took effect on 18 September 2009 pursuant to the structure planning process included in the *Integrated Planning Act 1997* providing the development assessment framework for the Ripley Valley based upon Transect Based Planning and Traditional Neighbourhood Design principles.
- (2) The Ripley Valley Urban Development Area (UDA) was declared by regulation on 8 October 2010 with development in the Ripley Valley UDA regulated initially by the Ripley Valley UDA Interim Land Use Plan and subsequently by the Ripley Valley UDA Development Scheme pursuant to the *Urban Land Development Authority Act 2007*.
- (3) The Economic Development Act 2012 came into effect on 1 February 2013 with the Ripley Valley UDA being converted to a Priority Development Area (PDA).
- (4) On ~~XXX~~, planning and development assessment for the Ripley Valley has been transitioned back to Ipswich City Council, with development to be regulated by the Ipswich Planning Scheme and the *Planning Act 2016*.
- (5) Context Plans endorsed under the *Urban Land Development Authority Act 2007* or the *Economic Development Act 2012* have the status of an approved Neighbourhood Plan for the purpose of development assessment pursuant to the Ipswich Planning Scheme and the *Planning Act 2016*.

A referral agency jurisdiction referred to in column 3 of table 1 and table 2 below will be applicable for subsequent development applications assessed under IDAS.

**Specific Outcomes**

- (a) The endorsed Context Plans listed below and depicted in Figures 15.15A1, 15.15B1, 15.15C1, 15.15D1, 15.15E1, 15.15F1, **15.15G1 and 15.15H1** and the associated Neighbourhood T Zone Equivalence Plans depicted in Figures 15.15A2, 15.15B2, 15.15C2, 15.15D2, 15.15E2, 15.15F2, **15.15G2 and 15.15H2** are approved Neighbourhood Plans—
  - (i) Context Plan 1 – Urban Core (refer Figures 15.15A1 & A2).
  - (ii) Context Plan 2 – Secondary Urban Centre East (refer Figures 15.15B1 & B2).
  - (iii) Context Plan 3 – Secondary Urban Centre West (refer Figures 15.15C1 & C2).
  - (iv) Context Plan 4 (refer Figures 15.15D1 & D2).



- (v) Context Plan 5 (refer Figures 15.15E1 & E2).
  - (vi) Context Plan 6 (refer Figures 15.15F1 & F2).
  - (vii) Context Plan 7 (refer Figures 15.15G1 & G2).
  - (viii) Context Plan 8 (refer Figures 15.15H1 & H2).
- (b) The approved Context Plans may be amended using the variation request application process as identified for the preparation of Neighbourhood Plans.

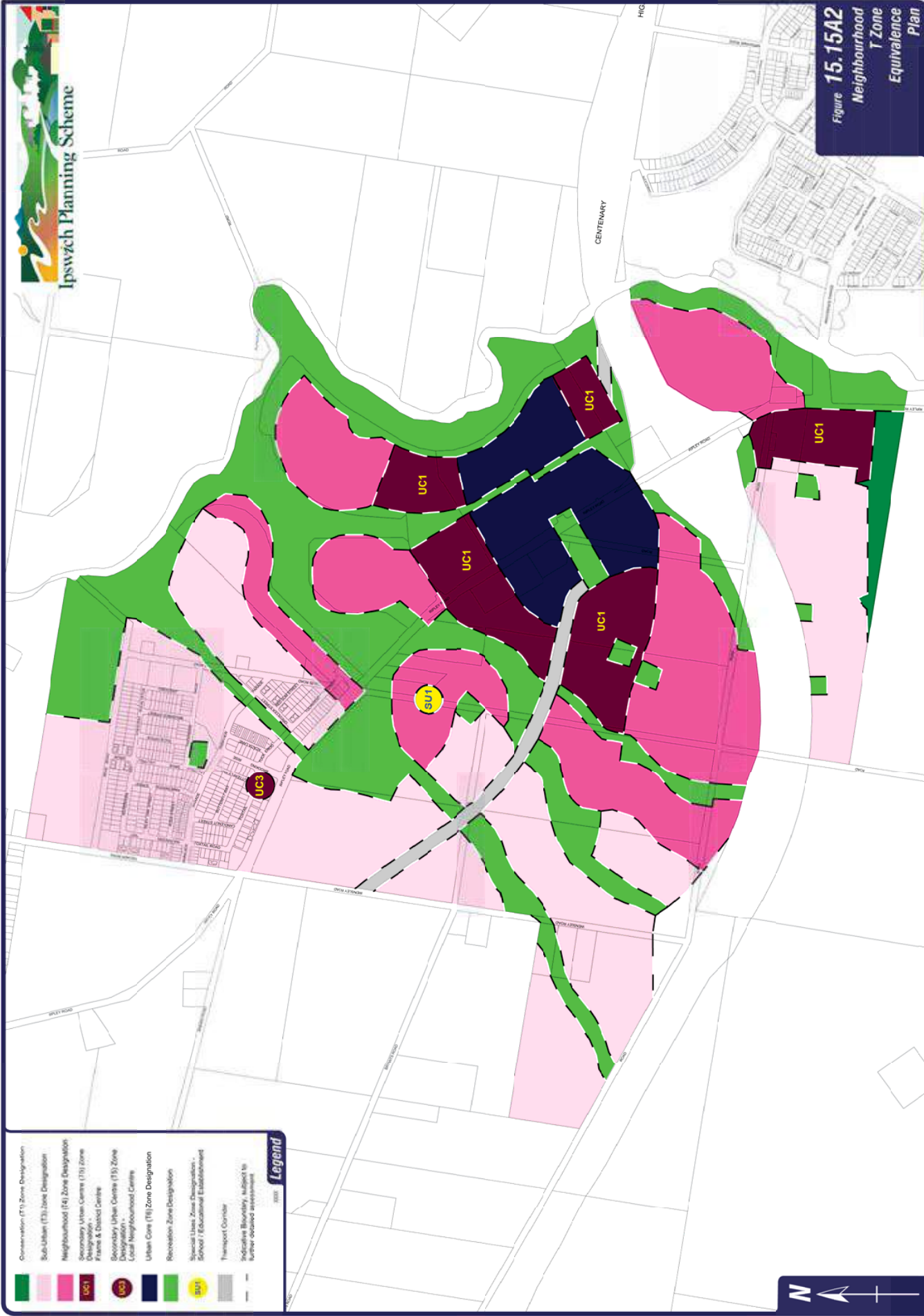


RIPLEY VALLEY URBAN CORE CONTEXT PLAN

- Legend
- Neighbourhood Focus Area
  - Urban Core Development Parcels
  - Transit Corridor
  - Urban Core Frame
  - Park
  - Future Connection
  - Community Infrastructure
  - Town Plaza / Transit Square
  - Urban Core Precinct Park
  - Commercial Mixed Use
  - Flood Management Mixed Use
  - Town Plaza / Town Squares



Figure 15.15A2  
Neighbourhood  
T Zone  
Equivalence  
Plan



- Legend**
- Conservation (E1) Zone Designation
  - Sub-Urban (E2) Zone Designation
  - Neighbourhood (E4) Zone Designation
  - Secondary Urban Centre (E5) Zone Designation - Frame & District Centre
  - Secondary Urban Centre (E5) Zone Designation - Local Neighbourhood Centre
  - Urban Core (E6) Zone Designation
  - Recreation Zone Designation
  - Special Uses Zone Designation - School / Educational Establishment
  - Transport Corridor
  - Indicative Boundary, subject to further detailed assessment



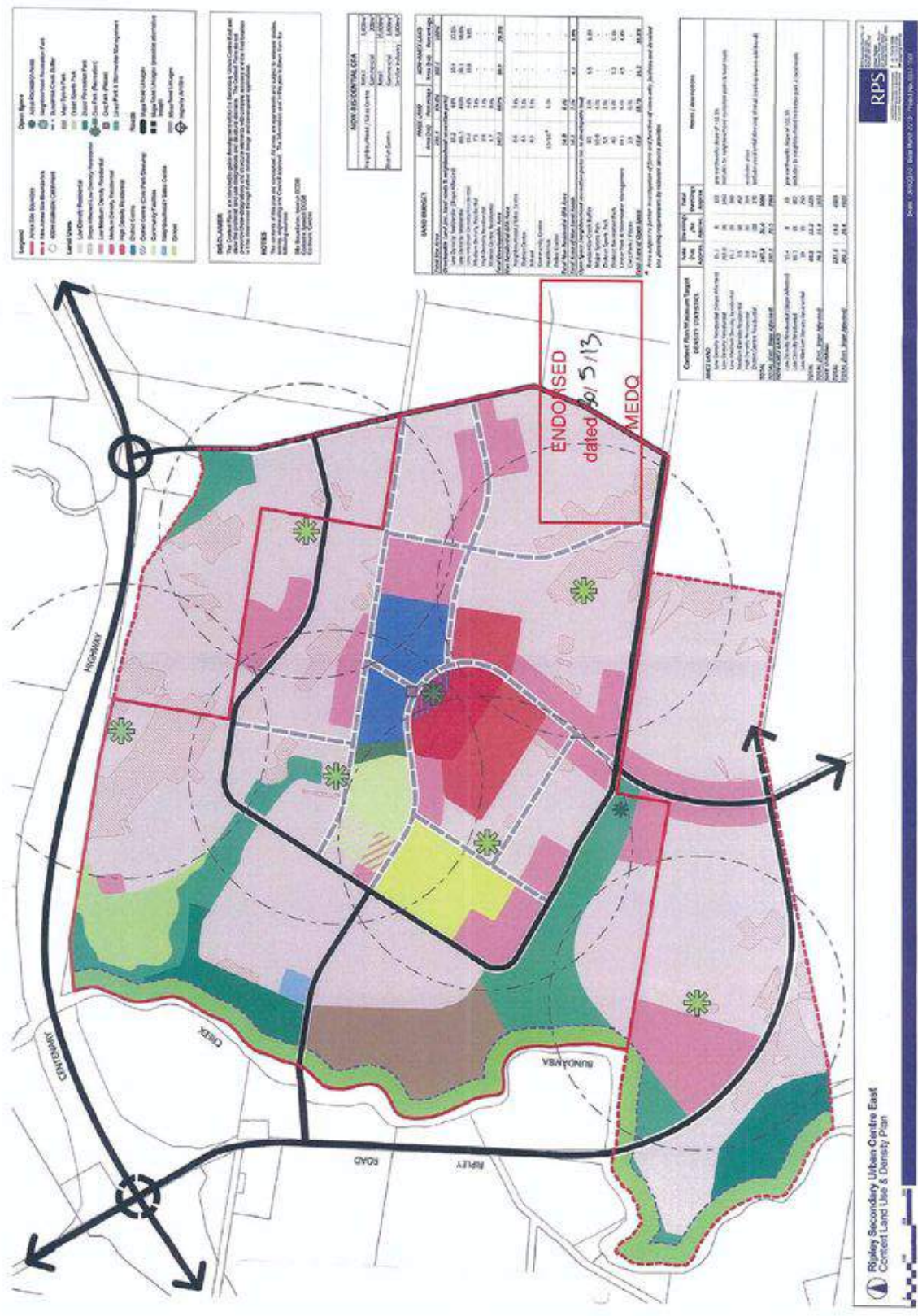
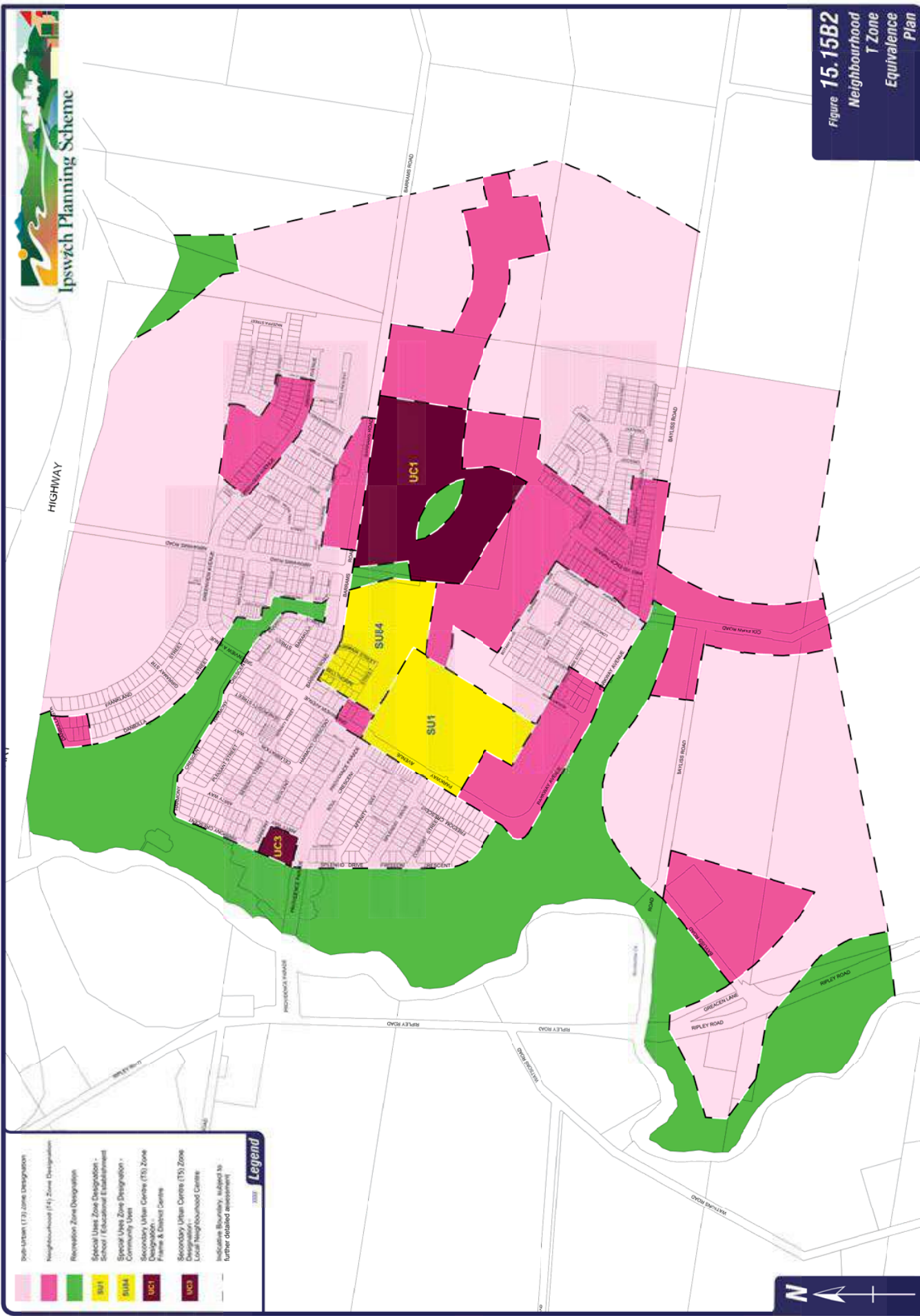


Figure 15.15B1 Endorsed Context Plan



Figure 15.15B2  
Neighbourhood  
T Zone  
Equivalence  
Plan



- Legend**
- Suburban (T3) Zone Designation
  - Neighbourhood (H) Zone Designation
  - Recreation Zone Designation
  - Special Uses Zone Designation - School / Educational Establishment
  - Special Uses Zone Designation - Community Uses
  - Secondary Urban Centre (SU) Zone Designation - Primary & Limited Centre
  - Secondary Urban Centre (SU) Zone Designation - Local Neighbourhood Centre
  - Indicative Boundary, subject to further detailed assessment



- ULDA Boundary
- Urban Core
- Secondary Urban Core
- Neighbourhoods West
- SUCW Residential 35-55 dw/ha
- SUCW Residential Medium
- Density 20-35 dw/ha
- Commercial Mixed Use
- Education - Primary
- Education - Secondary
- Neighbourhood Park
- Urban Plaza
- Open Space & Water Management
- Constrained Land
- Energy Estimation
- 400m Neighbourhood Catchment
- Intersuburban Link
- Suburban Link
- Neighbourhood Link (ICCI)
- Motorway Corridor
- Proposed Rail Corridor
- Proposed Railway Station



SUCW CONTEXT PLAN

R.J. COOPER & SON PTY LIMITED  
 RIPLEY SECONDARY URBAN CENTRE WEST NEIGHBOURHOODS  
 28<sup>th</sup> NOVEMBER 2012 - DRAWING NUMBER 18

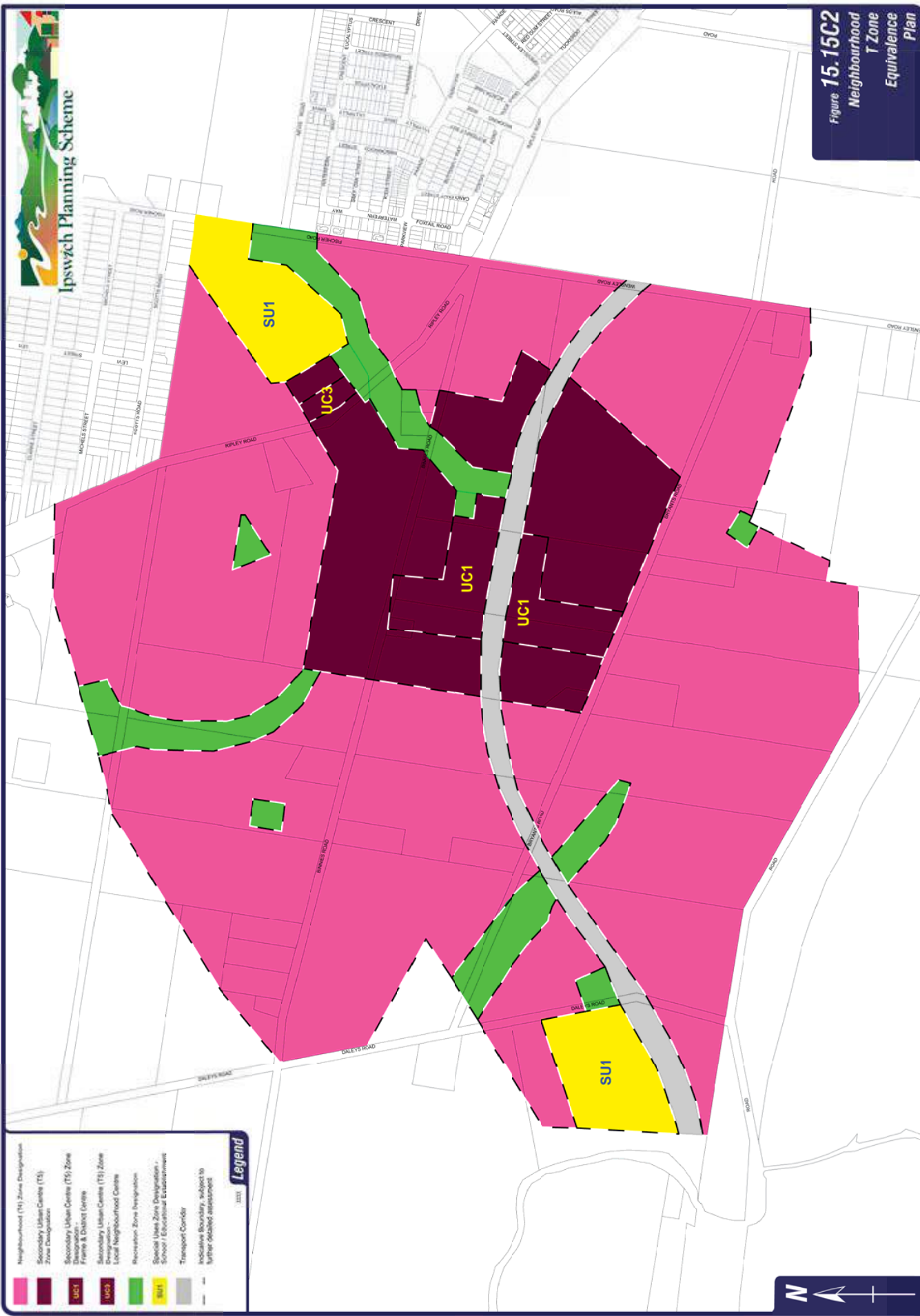


Figure 15.15C1 Endorsed Context Plan



Ipswich Planning Scheme

**Figure 15.15C2**  
Neighbourhood  
T Zone  
Equivalence  
Plan



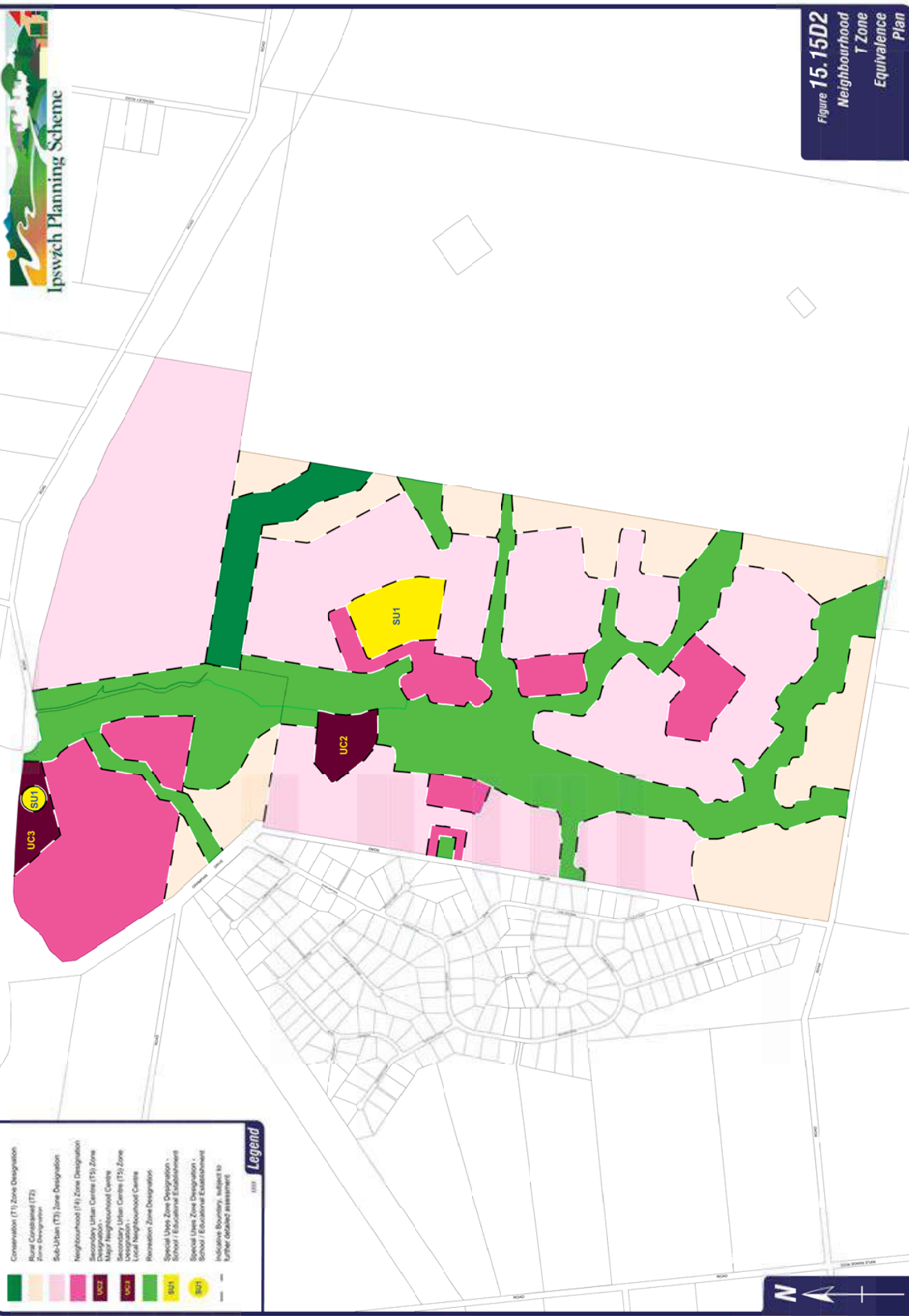
- Neighbourhood (N) Zone Designation
- Secondary Urban Centre (S) Zone Designation
- UC3
- UC1
- UC3
- Recreation Zone Designation
- Special Uses Zone Designation - School / Educational Establishment
- Transport Corridor
- Indicative Boundary, subject to further detailed assessment

**Legend**





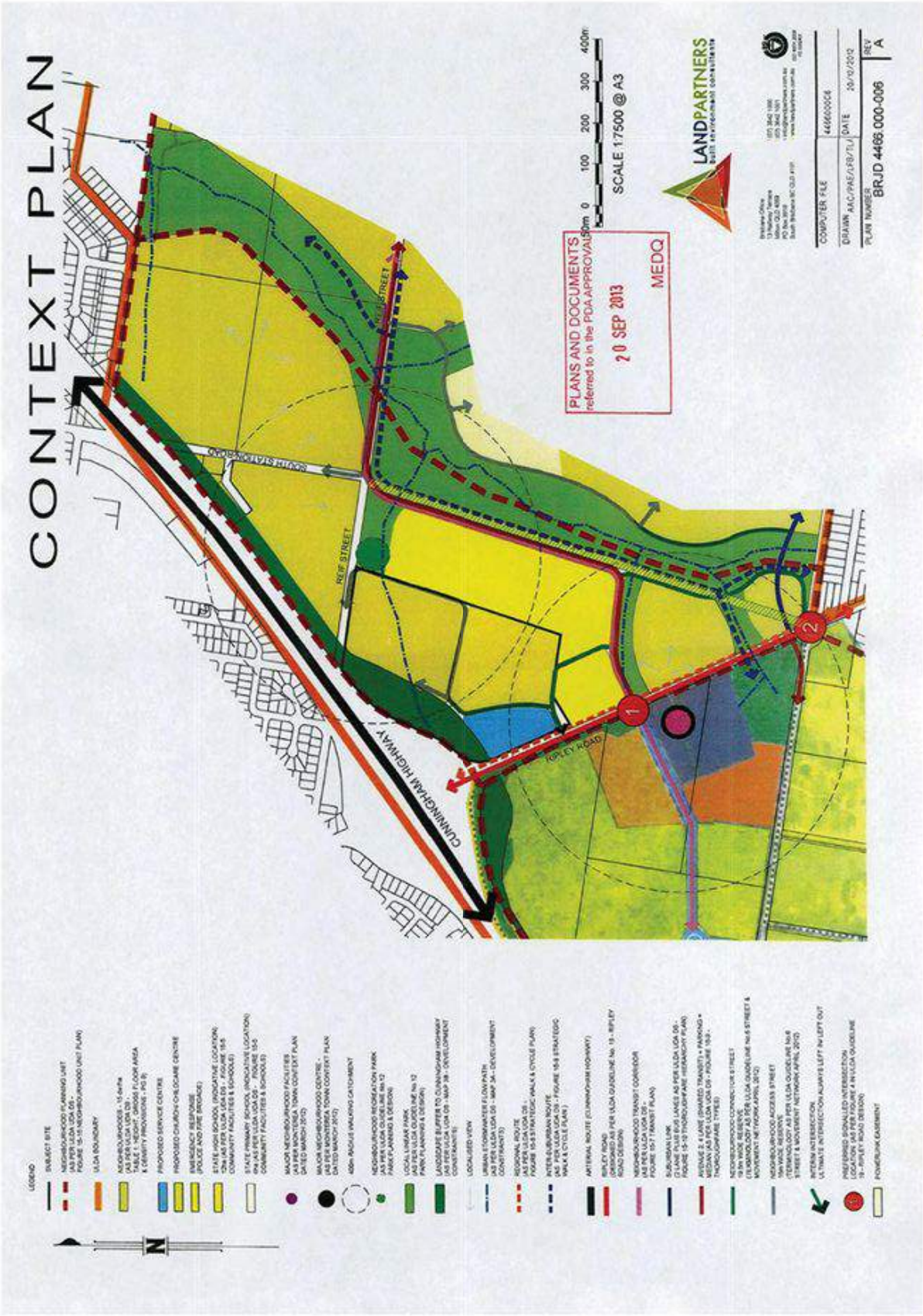
**Figure 15.15D2**  
Neighbourhood  
T Zone  
Equivalence  
Plan



- Legend**
- Conservation (T1) Zone Designation
  - Rural Contained (T2) Zone Designation
  - Sub-Urban (T3) Zone Designation
  - Neighbourhood (T4) Zone Designation
  - Secondary Urban Centre (SU) Zone Designation
  - Major Neighbourhood Centre
  - Secondary Urban Centre (SU) Zone
  - Local Neighbourhood Centre
  - Recreation Zone Designation
  - Special Urban Zone Designation - School / Educational Establishment
  - Special Urban Zone Designation - School / Educational Establishment
  - Indicative Boundary, subject to further detailed assessment



# CONTEXT PLAN



- LEGEND**
- SWANLOT SITE
  - NEIGHBOURHOOD PLANNING UNIT (AS PER ULA OR TABLE 1 OF NEIGHBOURHOOD UNIT PLAN)
  - ULA BOUNDARY
  - LOCALITY (SCALE 1:62500) AS PER ULA OR TABLE 1 OF NEIGHBOURHOOD UNIT PLAN
  - PROPOSED SERVICE CENTRE
  - PROPOSED CHURCH/CHURCH CENTRE
  - PROPOSED SERVICE CENTRE (POLICE AND FIRE STATION)
  - STATE HIGH SCHOOL (PROXIMATE LOCATION) (AS PER ULA OR TABLE 1 OF NEIGHBOURHOOD UNIT PLAN)
  - STATE PRIMARY SCHOOL (INDICATIVE LOCATION) (AS PER ULA OR TABLE 1 OF NEIGHBOURHOOD UNIT PLAN)
  - MAJOR NEIGHBOURHOOD FACILITIES (AS PER MONTANA TOWN CONCEPT PLAN DATED MARCH 2012)
  - MAJOR NEIGHBOURHOOD CENTRE (AS PER MONTANA TOWN CONCEPT PLAN DATED MARCH 2012)
  - 600-800M HEALTHCARE DETACHMENT
  - NEIGHBOURHOOD RECREATION PARK (AS PER ULA OR TABLE 1 OF NEIGHBOURHOOD UNIT PLAN)
  - LOCAL LINEAR PARK (AS PER ULA OR TABLE 1 OF NEIGHBOURHOOD UNIT PLAN)
  - LOCALISED VIEW
  - URBAN FORMWATER FLOW PATH (AS PER ULA OR TABLE 1 OF NEIGHBOURHOOD UNIT PLAN)
  - REGIONAL ROUTE (AS PER ULA OR TABLE 1 OF NEIGHBOURHOOD UNIT PLAN)
  - ARTERIAL ROUTE (CUMMINGS ROAD)
  - SPUR ROAD (AS PER ULA OR TABLE 1 OF NEIGHBOURHOOD UNIT PLAN)
  - AVENUE 2 LANE (SHARED TRAVEL) + PARKING + THROUGHFARE TILES
  - AVENUE 2 LANE (SHARED TRAVEL) + PARKING + THROUGHFARE TILES
  - NEIGHBOURHOOD CONNECTOR STREET (30M WIDE RESERVE)
  - NEIGHBOURHOOD ACCESS STREET (TERMINOLOGY AS PER ULA OR TABLE 1 OF NEIGHBOURHOOD UNIT PLAN)
  - ULTIMATE INTERSECTION (ULTIMATE INTERSECTION ALWAYS LEFT IN LEFT OUT LOCATION AS PER ULA OR TABLE 1 OF NEIGHBOURHOOD UNIT PLAN)
  - POWERLINE CASEMENT

PLANS AND DOCUMENTS referred to in the PDA APPROVAL 20 SEP 2013 MEDQ

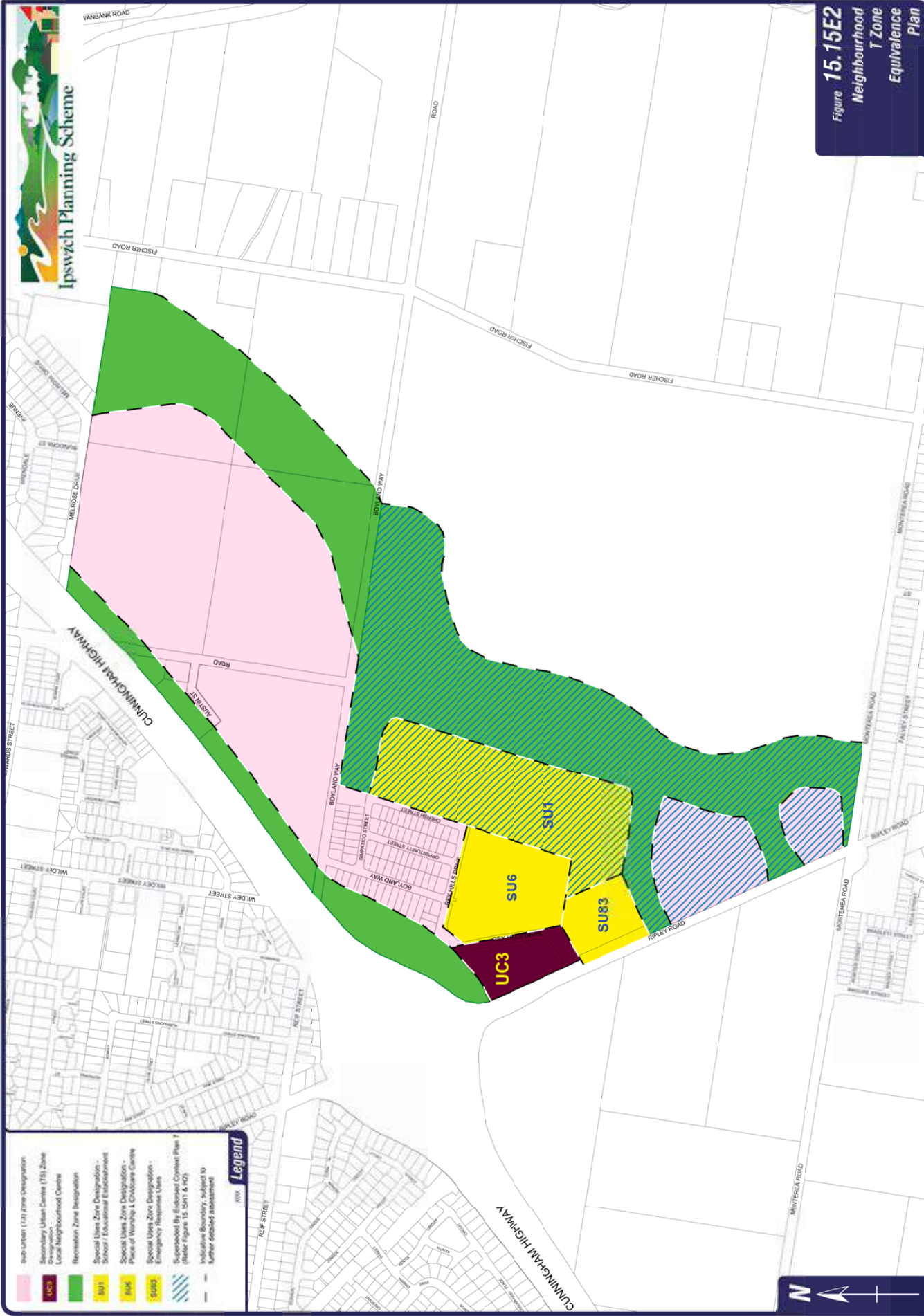
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PLAN NUMBER BRJD 4466 000-006

Figure 15.15E1 Endorsed Context Plan



**Legend**

	Suburban (L1) Zone Designation
	UC3 Zone Designation - Special Urban Centre (T5) Zone Local Neighbourhood Centre
	Recreation Zone Designation
	SU1 Zone Designation - School / Educational Establishment
	SU6 Zone Designation - Place of Worship & Childcare Centre
	SU2 Zone Designation - Special Urban Centre
	SU3 Zone Designation - Emergency Response Unit
	Superseded By Endorsed Coverd Plan 7 (Refer Figure 15, SPT 1 & 2)
	Indicative Boundary, subject to further detailed assessment

**Figure 15.15E2**  
Neighbourhood  
T Zone  
Equivalence  
Plan





Legend	
	Monterea Neighbourhood Boundary
	PDA Boundary
	Existing Boundaries
Land Uses	
	Residential - TS Density
	Open Space
	Community Use
	Neighbourhood Centre
	Commercial
Road Hierarchy	
	Inter-suburban Link (6 lanes + shared transit)
	Suburban Link (2 lanes + shared transit)
	Neighbourhood Link (2 lanes with shared on street parking & cycle lanes)
	Minor Neighbourhood Link (2 lanes)
	Future Services Road
	Signalised Intersection
	Roundabout Intersection

**General Notes:**  
 Arrows, dimensions and boundaries shown herein are approximate only and subject to detailed design final survey and relevant approvals.

Pursuant to Section 89 of the Economic Development Act 2012, this plan forms part of Council's approval for

Approval No: 29/13/PDA

Date: 30 May 2012

Signed:

Date: 8 December 2014

Western section of Binnies Road depicted as neighbourhood Link must be ultimately designed to function as a suburban link (2 lanes + shared transit)

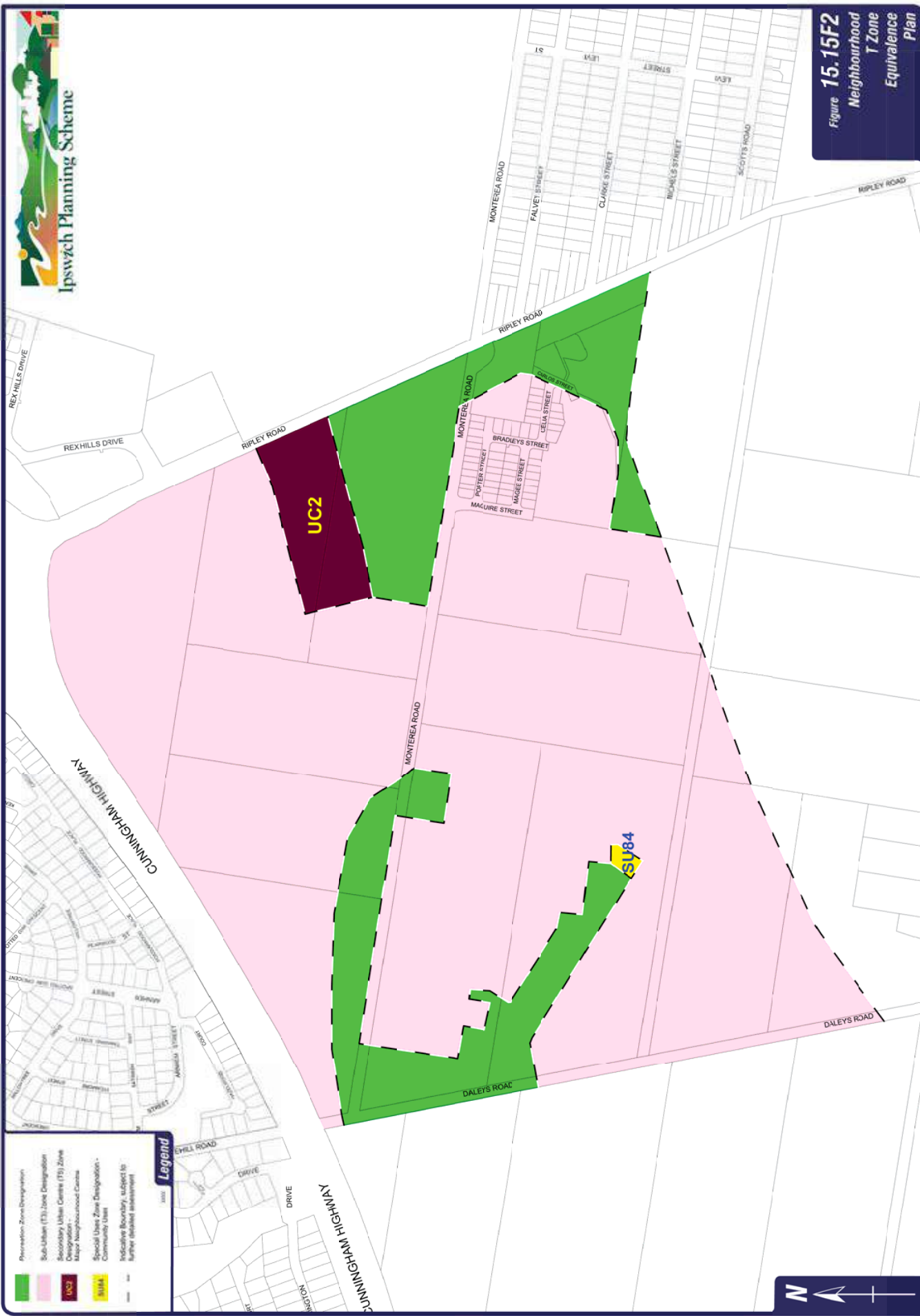
Figure 15.15F1 Endorsed Context Plan







**Figure 15.15F2**  
Neighbourhood  
T Zone  
Equivalence  
Plan



- Legend**
- Recreation Zone Designation
  - Sub-Urban (SU) Zone Designation
  - Secondary Urban Centre (UC) Zone Designation
  - Major Neighbourhood Centre
  - Special Uses Zone Designation - Community Use
  - Indicative Boundary, subject to further detailed assessment





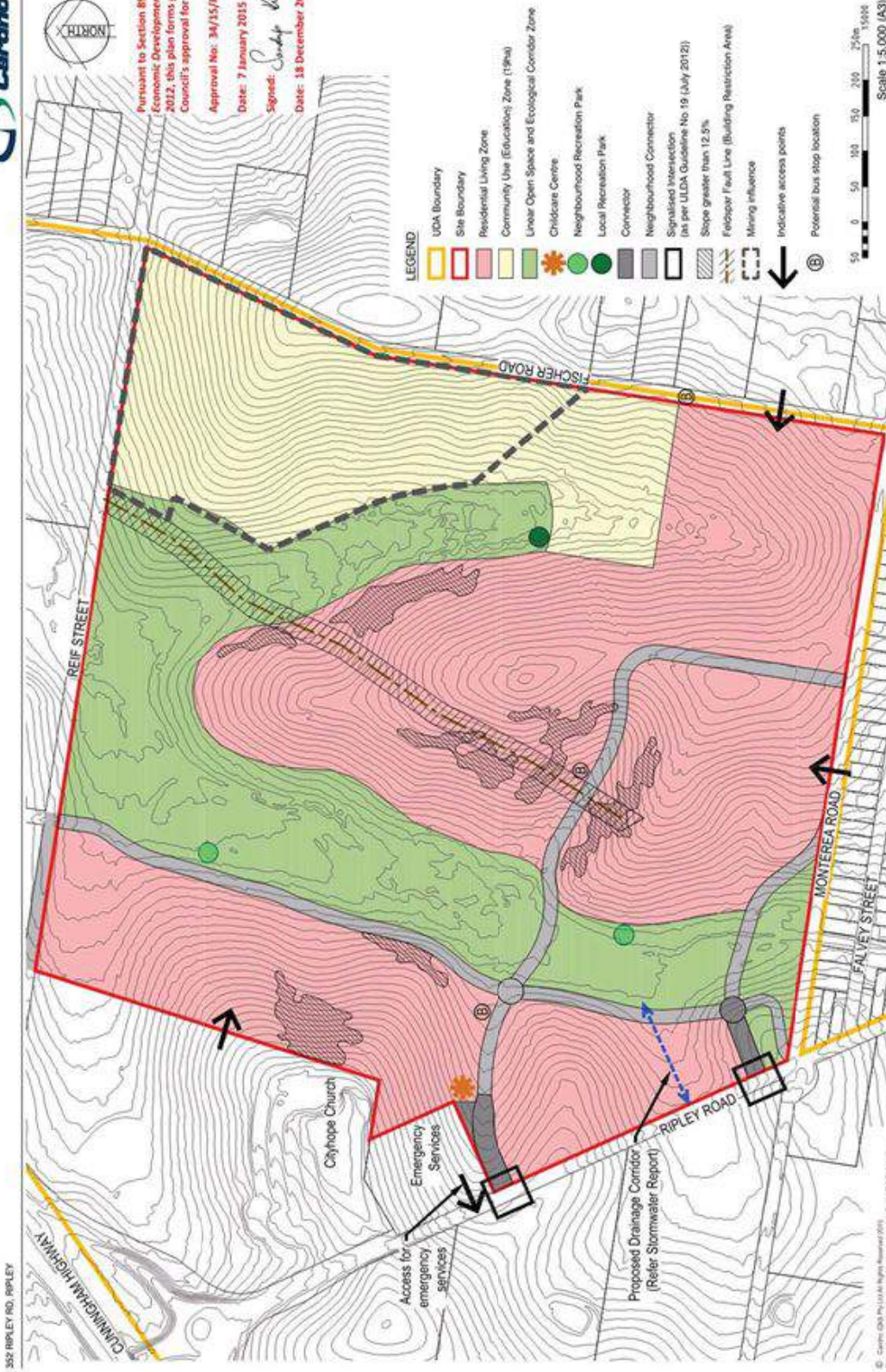
Pursuant to Section 89 of the Economic Development Act 2012, this plan forms part of Council's approval for

Approval No: 34/15/PDA

Date: 7 January 2015

Signed: *Sandy Kinnaird*

Date: 18 December 2015



LEGEND

- UDA Boundary
- Site Boundary
- Residential Living Zone
- Community Use (Educable) Zone (19ha)
- Linear Open Space and Ecological Corridor Zone
- Childcare Centre
- Neighbourhood Recreation Park
- Local Recreation Park
- Connector
- Neighbourhood Connector
- Signalised Intersection (as per ULDA Guideline No 19 (July 2012))
- Slope greater than 12.5%
- Feldder Fault Line (Building Restriction Area)
- Mining Influence
- Indicative access points
- Potential bus stop location



LAND USE (ZONING) PLAN

Project No: 01/02/03

Map Date: 18 Dec 2015

352 RIPLEY RD, RIPLEY

CLANNAMAHONEY HIGHWAY

REIF STREET

FISCHER ROAD

Caihope Church

Access for emergency services

Emergency Services

Proposed Drainage Corridor (Refer Stormwater Report)

RIPLEY ROAD

MONTEREY ROAD

FALVEY STREET

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Rev: 0 | Drawn: J.M.A.T | Checked: N.T.J | Date: 28/04/2015

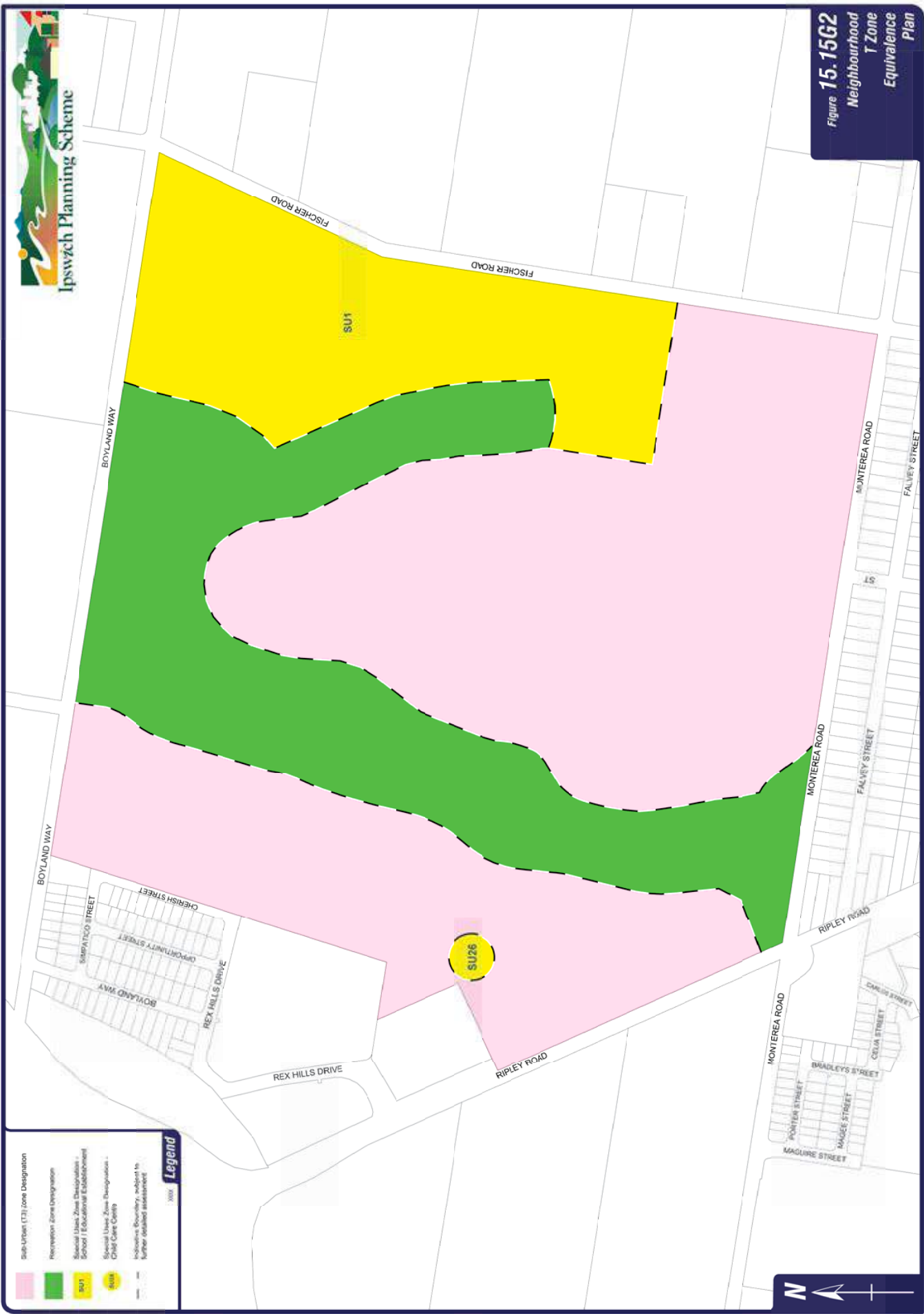
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Figure 15.15G1 Endorsed Context Plan



**Figure 15.15G2**  
Neighbourhood  
T Zone  
Equivalence  
Plan

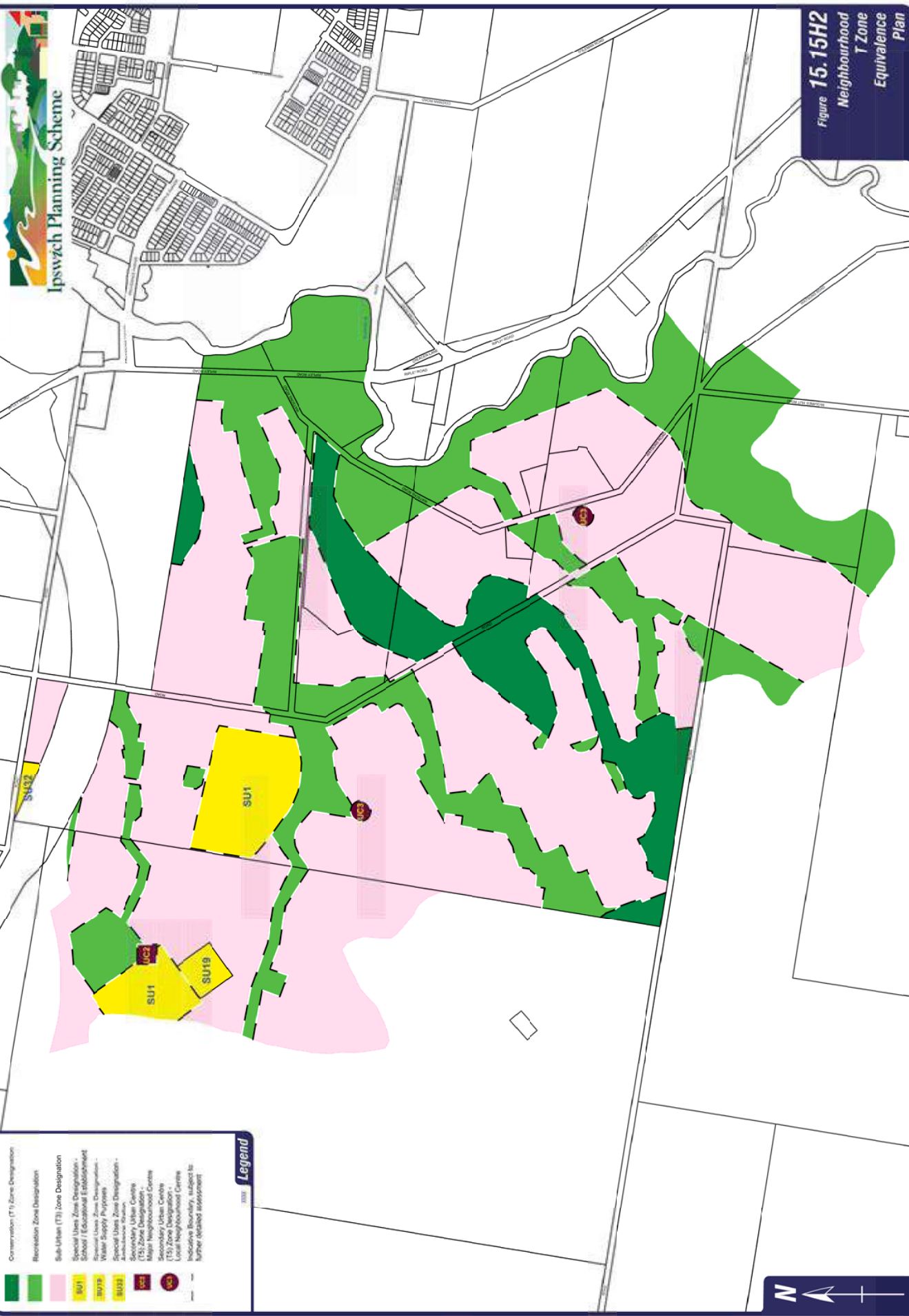


**Legend**

- Sub-Urban (T3) Zone Designation
- Recreation Zone Designation
- SU1
- SU26
- Indicative Boundary, subject to further detailed assessment







**Figure 15.15H2**  
 Neighbourhood  
 T Zone  
 Equivalence  
 Plan

- Conservation (T) Zone Designation**
- Conservation (T) Zone Designation
- Recreation Zone Designation**
- Recreation Zone Designation
- Sub-Urban (T) Zone Designation**
- Sub-Urban (T) Zone Designation
- Special Uses Zone Designation**
- Special Uses Zone Designation - School T (Educational Establishment)
  - Special Uses Zone Designation - Special (Employment)
  - Special Uses Zone Designation - Amusement Centre
  - Special Uses Zone Designation - Secondary Urban Centre (SU1)
  - Special Uses Zone Designation - Tertiary Urban Centre (SU19)
  - Special Uses Zone Designation - Major Neighbourhood Centre (SU2)
- School T (Educational Establishment) Zone Designation**
- School T (Educational Establishment) Zone Designation
- Indicative Boundary, subject to further detailed assessment**

**Legend**

**Table 1: Referral Agency Jurisdiction Coordinating Agency**

Column-1 Coordinating Agency	Column-2 Jurisdiction for Master Plan Application	Column-3 Referral Agency Jurisdiction
Department of Infrastructure and Planning	<ul style="list-style-type: none"> <li>● Planning for and management of development under the <i>Integrated Planning Act 1997</i> and the <i>State Development and Public Works Organisation Act 1971</i>.</li> <li>● Planning for and management of infrastructure under the <i>Integrated Planning Act 1997</i> and the <i>State Development and Public Works Organisation Act 1971</i>.</li> <li>● Coordinated and integrated planning at the State, regional and local level as provided for under the <i>Integrated Planning Act 1997</i>.</li> <li>● Planning for and management of the effects of development (including planning for and managing the use of premises) as provided for under the <i>Integrated Planning Act 1997</i>.</li> <li>● Managing the process by which development occurs as provided for under the <i>Integrated Planning Act 1997</i>.</li> <li>● Ensuring planning and development meets the objectives of the <i>South East Queensland Regional Plan</i> and associated State Planning Regulatory Provisions.</li> <li>● Planning for and management of land for industrial purposes as provided for under the <i>Industrial Development Act 1963</i>.</li> <li>● Planning for and management of koalas in an interim koala habitat management areas under the <i>SEQ Koala State Planning Regulatory Provision</i>.</li> <li>● Referral agency jurisdiction stated in the <i>Integrated Planning Regulation 1998</i>, with the exception of those matters mentioned in column 3 of this table.</li> </ul>	<ul style="list-style-type: none"> <li>● Nil</li> </ul>



**Table 2: Referral Agency Jurisdiction – Participating Agency**

Column-1 Participating Agency	Column-2 Jurisdiction for Master Plan Application	Column-3 Referral Agency Jurisdiction
Department of Education and Training	<ul style="list-style-type: none"> <li>● <del>Planning for and management of development to meet the education needs of the community as provided for under the <i>Education (General Provisions) Act 2006</i>.</del></li> <li>● Planning for and management of development to meet the training and arts needs of the community.</li> </ul>	<ul style="list-style-type: none"> <li>● Nil</li> </ul>
Department of Community Safety	<ul style="list-style-type: none"> <li>● <del>Planning for and management of development to provided ambulance, fire and rescue services as provided for under the <i>Ambulance Service Act 1991</i> and the <i>Fire Rescue Act 1990</i>.</del></li> <li>● <del>Planning for and management of development as provided under the State Planning Policy 1/03 Mitigating adverse impacts of bushfire, flooding and landslide.</del></li> <li>● <del>Planning for and management of development as provided to mitigate the effects of disasters as provided for under the <i>Disaster Management Act 2003</i>.</del></li> <li>● Planning for and management of major hazard facilities as provided for under the <i>Dangerous Goods Safety Management Act 2001</i>.</li> </ul>	<ul style="list-style-type: none"> <li>● <del>IPA, sch 8, part 1, table 4, item 5</del></li> <li>● <del>IP Reg, sch 2, table 2, item 7</del></li> <li>● <del>IP Reg, sch 2, table 2, item 17</del></li> </ul>
Department of Health	<ul style="list-style-type: none"> <li>● Planning for and management of development to meet the health needs of the community.</li> </ul>	<ul style="list-style-type: none"> <li>● Nil</li> </ul>
Department of Communities	<ul style="list-style-type: none"> <li>● Planning for and management of development to meet the housing needs of the community as provided for in <i>State Planning Policy 1/07 Housing and residential development</i> and the <i>Queensland Housing Affordability Strategy</i>.</li> </ul>	<ul style="list-style-type: none"> <li>● Nil</li> </ul>
Department of Transport and Main Roads	<ul style="list-style-type: none"> <li>● <del>Planning for and management of the existing and future national and State road infrastructure under the <i>Transport Infrastructure Act 1994</i>.</del></li> <li>● <del>Planning for and management of safety and community access to the State road infrastructure under the <i>Transport Infrastructure Act 1994</i>.</del></li> <li>● <del>Integration of land use and transport in accordance with the objectives of Part 2 of the <i>Transport Planning and Coordination Act 1994</i>.</del></li> <li>● <del>Impact on development from environmental emissions generated by existing and future transport infrastructure.</del></li> <li>● Referral agency jurisdiction stated in the <i>Integrated Planning Regulation 1998</i>, with the exception of those matters mentioned in column 3 of this table.</li> </ul>	<ul style="list-style-type: none"> <li>● <del>IP Reg, sch 2, table 2, item 3</del></li> <li>● <del>IP Reg, sch 2, table 3, item 1(b)</del></li> <li>● <del>IP Reg, Schedule 2, table 3, item 3 where items 25, 26, 27, 28, 29, 30, 31, 32, 33, 35 in Schedule 5 of the <i>Integrated Planning Regulation 1998</i> for a material change of use and reconfiguration of a lot</del></li> <li>● <del>IP Reg, sch 2, table 3, item 3 for operational work not associated with a material change of use or reconfiguration of a lot</del></li> <li>● <del>IP Reg, sch 2, table 3, item 14 for operational work not associated with a material change of use or reconfiguration of a lot</del></li> </ul>



Column-1 Participating Agency	Column-2 Jurisdiction for Master Plan Application	Column-3 Referral Agency Jurisdiction
<p>Department of Environment and Resource Management</p>	<ul style="list-style-type: none"> <li>● <del>Planning for and management of vegetation under the <i>Vegetation Management Act 1999</i>.</del></li> <li>● <del>Planning for and management of the environment under the <i>Environmental Protection Act 1994</i>.</del></li> <li>● <del>Planning for and management of koalas under the <i>Nature Conservation Act 1992</i>.</del></li> <li>● <del>Planning for and management of water, dams, catchments and quarry material under the <i>Water Act 2000</i>.</del></li> <li>● <del>Planning for and management of land to control pests as provided for under the <i>Land Protection (Pest and Stock Route Management) Act 2002</i>.</del></li> <li>● Referral agency jurisdiction stated in the <i>Integrated Planning Regulation 1998</i>, with the exception of those matters mentioned in column 3 of this table.</li> </ul>	<ul style="list-style-type: none"> <li>● <del><i>IPA</i>, sch 8, part 1, table 2, item 1</del></li> <li>● <del><i>IPA</i>, sch 8, part 1, table 4, items 1A to 1G</del></li> <li>● <del><i>IPA</i>, sch 8, part 1, table 4, item 3</del></li> <li>● <del><i>IPA</i>, sch 8, part 1, table 5, item 1</del></li> <li>● <del><i>IPA</i>, sch 8, part 1, table 5, items 3 and 4</del></li> <li>● <del><i>IPA Reg</i>, sch 2, table 2, item 1</del></li> <li>● <del><i>IPA Reg</i>, sch 2, table 2, item 5</del></li> <li>● <del><i>IPA Reg</i>, sch 2, table 2, item 8</del></li> <li>● <del><i>IPA Reg</i>, sch 2, table 2, item 9</del></li> <li>● <del><i>IPA Reg</i>, sch 2, table 2, item 10</del></li> <li>● <del><i>IPA Reg</i>, sch 2, table 2, item 11</del></li> <li>● <del><i>IPA Reg</i>, sch 2, table 2, item 12</del></li> <li>● <del><i>IPA Reg</i>, sch 2, table 2, item 18 where building work or operational work</del></li> <li>● <del><i>IPA Reg</i>, sch 2, table 2, item 19</del></li> <li>● <del><i>IPA Reg</i>, sch 2, table 2, item 21</del></li> <li>● <del><i>IPA Reg</i>, sch 2, table 2, item 22</del></li> <li>● <del><i>IPA Reg</i>, sch 2, table 2, item 23</del></li> <li>● <del><i>IPA Reg</i>, sch 2, table 2, item 33</del></li> <li>● <del><i>IPA Reg</i>, sch 2, table 2, item 34</del></li> <li>● <del><i>IPA Reg</i>, sch 2, table 3, item 5</del></li> <li>● <del><i>IPA Reg</i>, sch 2, table 3, item 18</del></li> <li>● <i>IPA Reg</i>, sch 2, table 3, item 19</li> </ul>





Column-1 Participating Agency	Column-2 Jurisdiction for Master Plan Application	Column-3 Referral Agency Jurisdiction
<p>Department of Employment, Economic Development and Innovation</p>	<ul style="list-style-type: none"> <li>● Planning for and management of primary industries (excluding all matters under the <i>Fisheries Act 1994</i>).</li> <li>● Planning for and management of land to control pests as provided for under the <i>Land Protection (Pest and Stock Route Management) Act 2002</i></li> <li>● Planning for and management of primary industries.</li> <li>● Referral agency jurisdiction stated in the <i>Integrated and Planning Regulation 1998</i>, with the exception of those matters mentioned in column 3 of this table.</li> <li>● Planning of and managing development for the generation and distribution of electricity as provided for under the <i>Electrical Safety Act 2002</i>.</li> <li>● Referral agency jurisdiction stated in the <i>Integrated Planning Regulation 1998</i>, with the exception of those matters mentioned in column 3 of this table.</li> </ul>	<ul style="list-style-type: none"> <li>● <i>IPA Reg, sch 2, table 3, item 8</i> where development requires assessment by a distribution entity</li> <li>● <i>IPA Reg, sch 2, table 3, item 9</i> where development requires assessment by a distribution entity</li> <li>● <i>IPA Reg, sch 2, table 3, item 10</i></li> <li>● <i>IPA Reg, sch 2, table 2, item 20</i></li> <li>● <i>IPA Reg, sch 2, table 2, item 20</i> where development requires assessment by a distribution entity</li> </ul>



~~(11) Request for information from applicant~~

- ~~(a) The time for a participating agency to comply with section 2.5B.24(2) of the Integrated Planning Act 1997 is 20 business days.~~

~~(12) Participating agency's response~~

- ~~(a) For the purpose of section 2.5B.35(2) of the Integrated Planning Act 1997 the required period is 30 business days.~~

#### 15.4.4 Consistent and Inconsistent Uses, Use Classes and Other Development

##### (1) Specific Outcomes

The following are consistent uses, use classes and other development categories in the Future Urban Zone—

- (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) caretaker residential;
- (d) 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;
- (e) clearing of vegetation which complies with the Vegetation Management Code;
- (f) earthworks not associated with a material change of use, and which complies with the Earthworks Code;
- (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 residential and commercial use (large scale); and
- (k) mixed residential and commercial use (small scale)—
  - (i) if located within an existing building approved for residential and commercial use (small scale); and
  - (ii) if involving a business use (café, cake shop, fast food premises, food delivery service, hot bread shop, laundromat, medical centre, office, professional office, restaurant, shop, snack bar, or takeaway food premises) or general store operating between the hours of 6.00 a.m. to 9.00 p.m.; and
  - (iii) if the requisite number of parking spaces are provided for the use in accordance with the Traditional Neighbourhood Design Code (Part 12, division 3);
- (l) park, if not involving illuminated sporting activities;
- (m) placing an advertising device on premises which complies with the Advertising Devices Code;
- (n) plant nursery (wholesale), if the lot is one hectare or more in area;
- (o) service trades, if—
  - (i) located within an existing building approved for service trades use; and
  - (ii) operating between the hours of 7.00 a.m. to 6.00 p.m.; and
  - (iii) the requisite number of parking spaces are provided for the use in accordance with the Traditional Neighbourhood Design Code (Part 12, division 3);



- (p) single residential, if—
- (i) on a lot with a frontage width of 12 metres or greater on land designated Sub-Urban (T3) on an approved Neighbourhood ~~Master~~ Plan; or
  - (ii) on a lot with a frontage width of 6 metres or greater on land designated General Urban (T4) or Urban Centre (T5) on an approved Neighbourhood ~~Master~~ Plan; or
  - (iii) where outside of the areas referred to in clauses (a) and (b) above; and
    - (A) on a lot connected to a reticulated sewer network with a frontage width of 15 metres or greater and an area of 450m<sup>2</sup> or greater; or
    - (B) on a lot which is not connected to a reticulated sewerage network and with an area of 4,000 m<sup>2</sup> or greater
- (2) The following uses, use classes and other development categories are consistent with the outcomes sought for the Future Urban 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 less than one hectare in area;
  - (b) animal husbandry, if the lot is less than one hectare in area;
  - (c) business use, other than as set out in section (3);
  - (d) carpark;
  - (e) carrying out operational work for reconfiguring a lot or in association with a material change of use;
  - (f) community use, unless a cemetery, or crematorium;
  - (g) display housing;
  - (h) dual occupancy;
  - (i) entertainment use, where situated on land designated Urban Centre (T5), Urban Core (T6) or Special District in an approved Neighbourhood ~~Master~~ Plan;
  - (j) general store;
  - (k) institutional residential, where in the form of a detached dwelling or dual occupancy;
  - (l) major utility;
  - (m) mixed residential and commercial use (large scale), unless involving an auction depot, bulky goods sales, broadcasting station, farm supply outlet, funeral premises, garden centre, hotel, produce/ craft market, service station, vehicle sales premises, or veterinary clinic;
  - (n) mixed residential and commercial use (small scale), unless involving an auction depot, bulky goods sales, broadcasting station, farm supply outlet, funeral premises, garden centre, hotel, produce/ craft market, service station, vehicle sales premises, or veterinary clinic;
  - (o) multiple residential;
  - (p) night court;
  - (q) park, if involving illuminated sporting activities;
  - (r) plant nursery (wholesale), if the lot is less than one hectare in area;
  - (s) recreation use if—
    - (i) outdoor recreation, where situated on land designated Sub-Urban (T3) or General Urban (T4) on an approved Neighbourhood ~~Master~~ Plan; or
    - (ii) other than equestrian and coursing sports or motor sports on land designated Urban Centre (T5), Urban Core (T6) or Special District on an approved Neighbourhood ~~Master~~ Plan;
  - (t) reconfiguring a lot;
  - (u) shopping centre if—
    - (i) involving the use of up to 6,000m<sup>2</sup> gross floor area on land designated Urban Centre (T5) UC2 Sub Area (Major Neighbourhood Centre) on an approved Neighbourhood ~~Master~~ Plan; or
    - (ii) involving the use of up to 3,000m<sup>2</sup> gross floor area on land designated Urban Centre (T5) UC3 Sub Area (Local Neighbourhood Centre) on an approved Neighbourhood ~~Master~~ Plan; or
    - (iii) involving land designated Urban Centre (T5) UC1 Sub Area, Urban Core (T6) or Special District on an approved Neighbourhood ~~Master~~ Plan;



- (v) single residential, other than as set out in section (1) above;
- (w) service trade use, if situated on land designated Special District on an approved Neighbourhood ~~Master~~ Plan;
- (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 Future Urban Zone; and constitute undesirable development which is unlikely to be approved—
- (a) aviation use;
- (b) business use where involving the use of more than
- (i) 6,000m<sup>2</sup> of gross floor area for retailing or 500m<sup>2</sup> of gross floor area for office on land designated Urban Centre (T5) UC2 Sub Area (Major Neighbourhood Centre) on an approved Neighbourhood ~~Master~~ Plan; or
- (ii) 3,000m<sup>2</sup> of gross floor area for retailing or 200m<sup>2</sup> of gross floor area for office on land designated Urban Centre (T5) UC3 Sub Area (Local Neighbourhood Centre) on an approved Neighbourhood ~~Master~~ Plan;
- (c) community use, if a cemetery, or crematorium;
- (d) correctional centre;
- (e) entertainment use, other than as set out in section (2) above;
- (f) extractive industry;
- (g) forestry;
- (h) general industry;
- (i) intensive animal husbandry;
- (j) institutional residential, other than in (2) above;
- (k) mixed residential and commercial use (large scale), if involving an auction depot, bulky goods sales, broadcasting station, farm supply outlet, funeral premises, garden centre, hotel, produce/ craft market, service station, vehicle sales premises, or veterinary clinic;
- (l) mixed residential and commercial use (small scale), if involving an auction depot, bulky goods sales, broadcasting station, farm supply outlet, funeral premises, garden centre, hotel, produce/ craft market, service station, vehicle sales premises, or veterinary clinic;
- (m) nuclear industry;
- (n) recreation use, other than as set out in section (2) above;
- (o) service trades use, other than as set out in section (1) and (2) above;
- (p) shopping centre, other than as set out in sections (2) above;
- (q) special industry.



**Table 15.4.1: Assessment Categories and Relevant Assessment Criteria for Future Urban Zone—Making a Material Change of Use**

Column 1 Defined use or use class <sup>4</sup>	Column 2 Assessment category <sup>5</sup>	Column 3 Relevant assessment criteria <sup>6</sup> —applicable code if development is self-assessable or requires code assessment
<b>RESIDENTIAL</b>		
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 Future Urban Zone (division 4) Traditional Neighbourhood Design Code (Part 12, division 3)
Display Housing	Code Assessable where situated on land designated Sub-Urban (T3), General Urban (T4), Urban Centre (T5), Urban Core (T6) or Special District on an approved Neighbourhood <del>Master-Plan</del> . Impact Assessable otherwise	Ripley Valley Master Planned Area Structure Plan Code (Part 15)—particularly the specific outcomes in section 15.3.3 and the Future Urban Zone (division 4) 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 Future Urban Zone (division 4) 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. If Code 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 Future Urban Zone (division 4). (c) Traditional Neighbourhood Design Code (Part 12, division 3)
Institutional Residential—	Code Assessable where in the form of a detached dwelling or dual occupancy situated on land designated Sub-Urban (T3), General Urban (T4), Urban Centre (T5), Urban Core (T6) or Special District on an approved Neighbourhood <del>Master-Plan</del> . Impact Assessable otherwise	Ripley Valley Master Planned Area Structure Plan Code (Part 15)—particularly the specific outcomes in section 15.3.3 and the Future Urban Zone (division 4) Traditional Neighbourhood Design Code (Part 12, division 3)
Mixed Residential and Commercial Use (Large scale)—inconsistent use class if auction depot, bulky goods sales, broadcasting station, farm supply outlet, funeral premises, garden centre, hotel, produce/craft market, service station, vehicle sales premises, or veterinary clinic [refer s 15.7.4(3)]	Exempt if— (a) located within an existing building approved for mixed residential and commercial use (large scale); and (b) involving a business use—café, cake shop, fast food premises, food delivery service, hot bread shop, laundromat, medical centre, office, professional office, restaurant, shop, snack bar, or takeaway food premises or general store operating between the hours of 6.00 a.m. to 9.00 p.m.; and	Ripley Valley Master Planned Area Structure Plan Code (Part 15)—particularly the specific outcomes in section 15.3.3 and the Future Urban Zone (division 4) Traditional Neighbourhood Design Code (Part 12, division 3)

<sup>4</sup> See Schedule 1 (dictionary), division 1 (defined uses and use classes).

<sup>5</sup> Assessment categories may also be affected by overlays. See overlay maps to determine whether the land is affected.

<sup>6</sup> 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 <sup>4</sup>	Column 2 Assessment category <sup>5</sup>	Column 3 Relevant assessment criteria <sup>6</sup> —applicable code if development is self-assessable or requires code assessment
	<p>(c) the requisite number of parking spaces are provided for the use in accordance with the Traditional Neighbourhood Design Code (Part 12, division 3).</p> <p>Code Assessable where situated on land designated Urban Centre (T5), Urban Core (T6) or Special District on an approved Neighbourhood <del>Master</del>-Plan.</p> <p>Impact Assessable otherwise</p>	
<p>Mixed Residential and Commercial Use (Small scale), —inconsistent use class if auction depot, bulky goods sales, broadcasting station, farm supply outlet, funeral premises, garden centre, hotel, produce/ craft market, service station, vehicle sales premises, or veterinary clinic [refer s 15.7.4(3)]</p>	<p>Exempt if—</p> <p>(a) located within an existing building approved for mixed residential and commercial use (small scale); and</p> <p>(b) involving a business use— café, cake shop, fast food premises, food delivery service, hot bread shop, laundromat, medical centre, office, professional office, restaurant, shop, snack bar, or takeaway food premises or general store operating between the hours of 6.00 a.m. to 9.00 p.m; and</p> <p>(c) the requisite number of parking spaces are provided for the use in accordance with the Traditional Neighbourhood Design Code (Part 12, division 3).</p> <p>Code Assessable where situated on land designated Urban Centre (T5), Urban Core (T6) or Special District on an approved Neighbourhood <del>Master</del>-Plan.</p> <p>Impact Assessable otherwise</p>	<p>Ripley Valley Master Planned Area Structure Plan Code (Part 15)—particularly the specific outcomes in section 15.3.3 and the Future Urban Zone (division 4)</p> <p>Traditional Neighbourhood Design Code (Part 12, division 3)</p>
<p>Multiple Residential</p>	<p>Code Assessable where situated on land designated General Urban (T4), Urban Centre (T5), Urban Core (T6) or Special District on an approved Neighbourhood <del>Master</del>-Plan, unless caravan park</p> <p>Impact Assessable<sup>7</sup> otherwise</p>	<p>Ripley Valley Master Planned Area Structure Plan Code (Part 15)—particularly the specific outcomes in section 15.3.3 and the Future Urban Zone (division 4)</p> <p>Traditional Neighbourhood Design Code (Part 12, division 3)</p>
<p>Single Residential</p>	<p>Self Assessable if—</p> <p>(a) on a lot with a frontage width of 12 metres or greater on land designated Sub-Urban (T3) on an approved Neighbourhood <del>Master</del>-Plan; or</p> <p>(b) on a lot with a frontage width of 6 metres or greater on land designated General Urban (T4) or Urban Centre (T5) on an approved Neighbourhood <del>Master</del>-Plan; or</p> <p>(c) where outside of the areas referred to in clauses (a) and (b) above; and</p> <p>(i) on a lot connected to a reticulated sewer network with a frontage width of 15 metres or greater and an area of 450m<sup>2</sup> or greater; or</p>	<p>If Self Assessable—acceptable solutions in the Traditional Neighbourhood Design Code (Part 12, division 17)</p> <p>If Code Assessable—</p> <p>(a) Ripley Valley Master Planned Area Structure Plan Code (Part 15)—particularly the specific outcomes in section 15.3.3 and the Future Urban Zone (division 4)</p> <p>(b) Traditional Neighbourhood Design Code (Part 12, division 3)</p>



Column 1 Defined use or use class <sup>4</sup>	Column 2 Assessment category <sup>5</sup>	Column 3 Relevant assessment criteria <sup>6</sup> —applicable code if development is self-assessable or requires code assessment
	(ii) on a lot which is not connected to a reticulated sewerage network and with an area of 4,000 m <sup>2</sup> or greater  Code Assessable if— (a) if the use does not meet the criteria for self assessable development as outlined above; or (b) the applicable Code for Self Assessable development is not complied with.	
Temporary Accommodation	Code Assessable where situated on land designated General Urban (T4), Urban Centre (T5), Urban Core (T6) or Special District on an approved Neighbourhood <del>Master</del> Plan, unless camping ground, caravan park or farm stay accommodation. Impact Assessable <sup>7</sup> otherwise	Ripley Valley Master Planned Area Structure Plan Code (Part 15)—particularly the specific outcomes in section 15.3.3 and the Future Urban Zone (division 4)  Traditional Neighbourhood Design Code (Part 12, division 3)
<b>COMMERCIAL / INDUSTRIAL</b>		
Business Use—inconsistent use class if involving the use of  (a) more than 6,000m <sup>2</sup> of gross floor area for retailing or 500m <sup>2</sup> of gross floor area for office on land designated Urban Centre (T5) UC2 Sub Area (Major Neighbourhood Centre) on an approved Neighbourhood <del>Master</del> Plan; or  (b) more than 3,000m <sup>2</sup> of gross floor area for retailing or 200m <sup>2</sup> of gross floor area for office on land designated Urban Centre (T5) UC3 Sub Area (Local Neighbourhood Centre) on an approved Neighbourhood <del>Master</del> Plan  [refer s 15.4.4(3)]	Exempt if— (a) located within an existing building approved for business use; and (b) operating between the hours of 6.00 a.m. to 9.00 p.m; and (c) the requisite number of parking spaces are provided for the use in accordance with the Traditional Neighbourhood Design Code (Part 12, division 3).  Code Assessable if, other than in an existing building approved for a business use and— (a) involving the use of up to 6,000m <sup>2</sup> of gross floor area for retailing or up to 500m <sup>2</sup> of gross floor area for offices on land designated Urban Centre (T5) UC2 Sub Area (Major Neighbourhood Centre) on an approved Neighbourhood <del>Master</del> Plan; or (b) involving the use of up to 3,000m <sup>2</sup> of gross floor area for retailing or up to 200m <sup>2</sup> of gross floor area for offices on land designated Urban Centre (T5) UC3 Sub Area (Local Neighbourhood Centre) on an approved Neighbourhood <del>Master</del> Plan; or (c) involving the use of land designated Urban Centre (T5) UC1 Sub Area, or Urban Core (T6) or Special District on an approved Neighbourhood <del>Master</del> Plan.  Impact Assessable <sup>7</sup> otherwise	Ripley Valley Master Planned Area Structure Plan Code (Part 15)—particularly the specific outcomes in section 15.3.3 and the Future Urban Zone (division 4)  Traditional Neighbourhood Design Code (Part 12, division 3)
Extractive Industry—inconsistent use [refer s 15.4.4(3)]	Impact Assessable	Ripley Valley Master Planned Area Structure Plan Code (Part 15)—particularly the specific outcomes in section 15.3.3 and the Future Urban Zone (division 4)



Column 1 Defined use or use class <sup>4</sup>	Column 2 Assessment category <sup>5</sup>	Column 3 Relevant assessment criteria <sup>6</sup> —applicable code if development is self-assessable or requires code assessment
General Industry— inconsistent use class [refer s 15.4.4(3)]	Impact Assessable	Ripley Valley Master Planned Area Structure Plan Code (Part 15)—particularly the specific outcomes in section 15.3.3 and the Future Urban Zone (division 4) Traditional Neighbourhood Design Code (Part 12, division 3)
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 9.00 p.m; and (c) the requisite number of parking spaces are provided for the use in accordance with the Traditional Neighbourhood Design Code (Part 12, division 3). Code Assessable if other than in an existing building approved for business use or a general store, where situated on land designated Urban Centre (T5), Urban Core (T6) or Special District on an approved Neighbourhood <del>Master</del> -Plan. Impact Assessable <sup>7</sup> otherwise	Ripley Valley Master Planned Area Structure Plan Code (Part 15)—particularly the specific outcomes in section 15.3.3 and the Future Urban Zone (division 4) Traditional Neighbourhood Design Code (Part 12, division 3)
Nuclear Industry— inconsistent use [refer s 15.4.4(3)]	Impact Assessable	Ripley Valley Master Planned Area Structure Plan Code (Part 15)—particularly the specific outcomes in section 15.3.3 and the Future Urban Zone (division 4) Traditional Neighbourhood Design Code (Part 12, division 3)
Plant Nursery (Wholesale)	Exempt if— (a) the lot is one hectare or more in area; and (b) does not involve the clearing of more than 0.5 hectares of native vegetation in any five year period; and (c) where involving vegetation clearing, complies with the acceptable solutions applicable to clauses (1) to (3) in column 2 of Table 12.4.1 in the Vegetation Management Code (Part 12, division 4). 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 Future Urban Zone (division 4); (b) Vegetation Management Code (Part 12, division 4); (c) Traditional Neighbourhood Design Code (Part 12, division 3)
Service Trades Use— inconsistent use class, [refer s 15.4.4(3)]	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 if, other than in an existing building approved for a service trades use on land designated Special District on an approved Neighbourhood <del>Master</del> -Plan. Impact Assessable <sup>7</sup> otherwise	Ripley Valley Master Planned Area Structure Plan Code (Part 15)—particularly the specific outcomes in section 15.3.3 and the Future Urban Zone (division 4) Traditional Neighbourhood Design Code (Part 12, division 3)





Column 1 Defined use or use class <sup>4</sup>	Column 2 Assessment category <sup>5</sup>	Column 3 Relevant assessment criteria <sup>6</sup> —applicable code if development is self-assessable or requires code assessment
<p>Shopping Centre— inconsistent use class if involving the use of</p> <p>(a) more than 6,000m<sup>2</sup> of gross floor area for retailing on land designated Urban Centre (T5) UC2 Sub Area (Major Neighbourhood Centre) on an approved Neighbourhood <del>Master</del>-Plan; or</p> <p>(b) more than 3,000m<sup>2</sup> of gross floor area for retailing on land designated Urban Centre (T5) UC3 Sub Area (Local Neighbourhood Centre) on an approved Neighbourhood <del>Master</del>-Plan,</p> <p>[refer s 15.4.4(3)]</p>	<p>Code Assessable if—</p> <p>(a) involving the use of up to 6,000m<sup>2</sup> of gross floor area for retailing on land designated Urban Centre (T5) UC2 Sub Area (Major Neighbourhood Centre) on an approved Neighbourhood <del>Master</del>-Plan; or</p> <p>(b) involving the use of up to 3,000m<sup>2</sup> of gross floor area for retailing on land designated Urban Centre (T5) UC3 Sub Area (Local Neighbourhood Centre) on an approved Neighbourhood <del>Master</del>-Plan; or</p> <p>(c) involving the use of land designated Urban Centre (T5) UC1 Sub Area, Urban Core (T6) or Special District on an approved Neighbourhood <del>Master</del>-Plan.</p> <p>Impact Assessable<sup>7</sup> otherwise</p>	<p>Ripley Valley Master Planned Area Structure Plan Code (Part 15)—particularly the specific outcomes in section 15.3.3 and the Future Urban Zone (division 4)</p> <p>Traditional Neighbourhood Design Code (Part 12, division 3)</p>
<p>Special Industry— inconsistent use class [refer s 15.4.4(3)]</p>	<p>Impact Assessable</p>	<p>Ripley Valley Master Planned Area Structure Plan Code (Part 15)—particularly the specific outcomes in section 15.3.3 and the Future Urban Zone (division 4)</p> <p>Traditional Neighbourhood Design Code (Part 12, division 3)</p>
<p>Temporary Sales Office</p>	<p>Code Assessable</p>	<p>Ripley Valley Master Planned Area Structure Plan Code (Part 15)—particularly the specific outcomes in section 15.3.3 and the Future Urban Zone (division 4)</p> <p>Traditional Neighbourhood Design Code (Part 12, division 3)</p>
<b>RECREATION / ENTERTAINMENT</b>		
<p>Entertainment Use— inconsistent use class, where situated on land designated Sub-Urban (T3) or General Urban (T4) on an approved Neighbourhood <del>Master</del>-Plan [refer s 15.4.4(3)]</p>	<p>Code Assessable if—</p> <p>(a) where situated on land designated Urban Centre (T5) on an approved Neighbourhood <del>Master</del>-Plan and the use operates between the hours of 6.00 a.m. to 10.00 p.m.; or</p> <p>(b) where situated on land designated Urban Core (T6) or Special District on an approved Neighbourhood <del>Master</del>-Plan and the use operates between the hours of 6.00 a.m. to midnight;</p> <p>Impact Assessable<sup>7</sup> otherwise</p>	<p>Ripley Valley Master Planned Area Structure Plan Code (Part 15)—particularly the specific outcomes in section 15.3.3 and the Future Urban Zone (division 4)</p> <p>Traditional Neighbourhood Design Code (Part 12, division 3)</p>
<p>Night Court</p>	<p>Code Assessable, if the use is—</p> <p>(a) located on a site which is greater than 1ha in area; and</p> <p>(b) situated not less than 20 metres from the property boundary.</p> <p>Impact Assessable otherwise.</p>	<p>Ripley Valley Master Planned Area Structure Plan Code (Part 15)—particularly the specific outcomes in section 15.3.3 and the Future Urban Zone (division 4)</p> <p>Traditional Neighbourhood Design Code (Part 12, division 3)</p>

<sup>7</sup> A preliminary approval under Section 3.1.6 of IPA may determine the assessment category (e.g. code assessment) to be followed for subsequent development. Also refer to Note 4.8.4L which deals with Concept Plans.



Column 1 Defined use or use class <sup>4</sup>	Column 2 Assessment category <sup>5</sup>	Column 3 Relevant assessment criteria <sup>6</sup> —applicable code if development is self-assessable or requires code assessment
Park	Exempt unless involving illuminated sporting activities. 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 Future Urban Zone (division 4); (b) Recreation and Entertainment Code (Part 12, division 11); (c) Traditional Neighbourhood Design Code (Part 12, division 3)
Recreation Use— inconsistent use class, if — (a) motor sports; or (b) other than outdoor recreation, where situated on land designated Sub-Urban (T3) or General Urban (T4) on an approved Neighbourhood <del>Master</del> Plan [refer s 15.4.4(3)]	Code Assessable, if other than equestrian and coursing sports or motor sports on land designated Urban Centre (T5), Urban Core (T6) or Special District on an approved Neighbourhood <del>Master</del> Plan. Impact Assessable <sup>7</sup> 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 Future Urban Zone (division 4); (b) Recreation and Entertainment Code (Part 12, division 11); (c) Traditional Neighbourhood Design Code (Part 12, division 3)
<b>RURAL</b>		
Agriculture	Exempt if— (a) the lot is one hectare or more in area; and (b) does not involve fruit farming or turf farming within 8km of RAAF Base Amberley; and (c) does not involve the clearing of more than 0.5 hectares of native vegetation in any five year period; and (d) where involving vegetation clearing, complies with the acceptable solutions applicable to clauses (1) to (3) in column 2 of Table 12.4.1 in the Vegetation Management Code (Part 12, division 4). 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 Future Urban Zone (division 4); (b) Vegetation Management Code (Part 12, division 4).
Animal Husbandry	Exempt if— (a) the lot is one hectare or more in area; and (b) does not involve the clearing of more than 0.5 hectares of native vegetation in any five year period; and (c) where involving vegetation clearing, complies with the acceptable solutions applicable to clauses (1) to (3) in column 2 of Table 12.4.1 in the Vegetation Management Code (Part 12, division 4). 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 Future Urban Zone (division 4); (b) Vegetation Management Code (Part 12, division 4).
Forestry—inconsistent use class, [refer s 15.4.4(3)]	Impact Assessable	Ripley Valley Master Planned Area Structure Plan Code (Part 15)—particularly the specific outcomes in section 15.3.3 and the Future Urban Zone (division 4)



Column 1 Defined use or use class <sup>4</sup>	Column 2 Assessment category <sup>5</sup>	Column 3 Relevant assessment criteria <sup>6</sup> —applicable code if development is self-assessable or requires code assessment
Intensive Animal Husbandry—inconsistent use class, unless a stable, [refer s 15.4.4(3)]	Code Assessable, if a stable and 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 Future Urban Zone (division 4) Intensive Animal Husbandry Code (Part 12, division 4) Traditional Neighbourhood Design Code (Part 12, division 3)
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 Future Urban Zone (division 4) Traditional Neighbourhood Design Code (Part 12, division 3)
<b>OTHER</b>		
Aviation Use—inconsistent use class, unless a helipad [refer s 15.4.4(3)]	Impact Assessable	Ripley Valley Master Planned Area Structure Plan Code (Part 15)—particularly the specific outcomes in section 15.3.3 and the Future Urban Zone (division 4)
Carpark	Code Assessable	Ripley Valley Master Planned Area Structure Plan Code (Part 15)—particularly the specific outcomes in section 15.3.3 and the Future Urban Zone (division 4) Traditional Neighbourhood Design Code (Part 12, division 3)
Community Use—inconsistent use, if a cemetery or crematorium [refer s 15.4.4(3)]	Code Assessable, if other than a cemetery, crematorium or emergency services depot on land designated Urban Centre (T5), Urban Core (T6) or Special District on an approved Neighbourhood Master Plan. Impact Assessable otherwise	Community Use Code (Part 12, division 12) Ripley Valley Master Planned Area Structure Plan Code (Part 15)—particularly the specific outcomes in section 15.3.3 and the Future Urban Zone (division 4) Traditional Neighbourhood Design Code (Part 12, division 3)
Correctional Centre—inconsistent use [refer s 15.4.4(3)]	Impact Assessable	Ripley Valley Master Planned Area Structure Plan Code (Part 15)—particularly the specific outcomes in section 15.3.3 and the Future Urban Zone (division 4) 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 Future Urban Zone (division 4) Traditional Neighbourhood Design Code (Part 12, division 3)
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 Future Urban Zone (division 4)
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 Future Urban Zone (division 4) Traditional Neighbourhood Design Code (Part 12, division 3) Recreation and Entertainment Code (Part 12, division 11)
<b>Other (not defined)</b>	<b>Assessment Category</b>	<b>Relevant assessment criteria<sup>8</sup>—applicable code if development is self-assessable or requires code assessment</b>
All except use for a road <sup>9</sup>	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 Future Urban Zone (division 4)

<sup>8</sup> 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.

<sup>9</sup> 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 15.4.2: Assessment Categories and Relevant Assessment Criteria for Future Urban Zone—Other Development**

Column 1 Type of development	Column 2 Assessment category <sup>10</sup>	Column 3 Relevant assessment criteria <sup>11</sup> —applicable code if development is self-assessable or requires code assessment
Carrying out building work not associated with a material change of use <sup>12</sup>	<p>Self Assessable<sup>13</sup>, if there is an existing building on site.</p> <p>Code Assessable if—</p> <p>(a) the Planning Scheme Building Matters Code is not complied with; or</p> <p>(b) no existing building on the site.</p>	<p>If Self Assessable—Planning Scheme Building Matters Code (Part 12, division 16).</p> <p>If Code Assessable— Ripley Valley Master Planned Area Structure Plan Code (Part 15)—particularly the specific outcomes in section 15.3.3 and the Future Urban Zone (division 4).</p>
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> <p>(a) involving the clearing of 0.5 hectares or less of native vegetation in any five year period; and</p> <p>(b) the acceptable solutions of the applicable code for Self Assessable Development are complied with.</p> <p>Code Assessable if—</p> <p>(a) involving the clearing of more than 0.5 hectares of native vegetation in any five year period; or</p> <p>(b) the applicable code for Self Assessable Development is not complied with.</p>	<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> <p>(a) Ripley Valley Master Planned Area Structure Plan Code (Part 15)—particularly the specific outcomes in section 15.3.3 and the Future Urban Zone (division 4);</p> <p>(b) Vegetation Management Code (Part 12, division 4).</p>
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 Future Urban Zone (division 4)</p>
Minor Building Work	<p>Exempt, if—</p> <p>(a) the Planning Scheme Building Matters Code is complied with; and</p> <p>(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> <p>Code Assessable otherwise.</p>	<p>If Code Assessable—</p> <p>(a) Ripley Valley Master Planned Area Structure Plan Code (Part 15)—particularly the specific outcomes in section 15.3.3 and the Future Urban Zone (division 4);</p> <p>(b) Planning Scheme Building Matters Code (Part 12, division 16);</p> <p>(c) Traditional Neighbourhood Design Code (Part 12, division 3)).</p>
Placing an advertising device on premises	<p>Exempt if an advertising device which meets the criteria set out in Schedule 9, Part 1.</p> <p>Impact Assessable if a billboard with a signface area of more than 6.0m<sup>2</sup>.</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 Future Urban Zone (division 4)</p>



Column 1 Type of development	Column 2 Assessment category <sup>10</sup>	Column 3 Relevant assessment criteria <sup>11</sup> —applicable code if development is self-assessable or requires code assessment
Reconfiguring a lot <sup>14</sup>	Code Assessable, if – (a) situated on land designated Sub-Urban (T3), General Urban (T4), Urban Centre (T5), Urban Core (T6) or Special District on an approved Neighbourhood <del>Master</del> Plan; or (b) involving a reconfiguration which does not create more than one (1) additional lot. Impact Assessable otherwise. <sup>15</sup>	Ripley Valley Master Planned Area Structure Plan Code (Part 15)—particularly the specific outcomes in section 15.3.3 and the Future Urban Zone (division 4) 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 <sup>14</sup>	Code Assessable if the reconfiguring or material change of use is assessable development.	Reconfiguring a Lot Code (Part 12, division 5) Traditional Neighbourhood Design Code (Part 12, division 3) Earthworks Code (Part 12, division 15) <b>NOTE</b> The provisions of Planning Scheme Policy 3 – General Works may also apply depending on the nature of the operational work.
Other	Exempt	

<sup>10</sup> Assessment categories may also be affected by overlays. See overlay maps to determine whether the land is affected.

<sup>11</sup> 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.

<sup>12</sup> See Ipswich Planning Scheme Users Guide 2 for examples that explain the type of development involved in different proposals.

<sup>13</sup> 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.

<sup>14</sup> 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.

<sup>15</sup> A preliminary approval under Section 3.1.6 of IPA may determine the assessment category (e.g. code assessment) to be followed for subsequent development. Also refer to Note 4.8.4L which deals with Concept Plans.



## Division 5—Conservation (T1) Zone: Assessment Criteria and Assessment Tables

### 15.5.1 Conservation (T1) Zone

The provisions in this division relate to the Conservation (T1) Zone as follows—

- overall outcomes (section 15.5.2);
- specific outcomes and probable solutions as follows—
  - effects of development – general (section 15.5.3);
  - consistent and inconsistent uses, use classes and other development (section 15.5.4);
- assessment tables (Tables 15.5.1 and 15.5.2).

### 15.5.2 Overall Outcomes for Conservation (T1) Zone

- (1) The overall outcomes are the purpose of the Conservation (T1) Zone.

#### NOTE 15.5.2A

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 Conservation (T1) Zone are the following—

- (a) The Conservation (T1) Zone provides for the protection and management of the Principal Nature Conservation Areas within or adjoining urban areas, including—
- (i) areas or features of particular habitat significance;
  - (ii) the diversity of habitats for flora and fauna;
  - (iii) land which acts as wildlife corridors;
  - (iv) important areas of remnant, endangered, vulnerable, rare and other significant vegetation;
  - (v) significant wetlands; and
  - (vi) natural areas of particular importance in terms of scenic amenity;

to the general exclusion of the majority of land uses.

#### NOTE 15.5.2B

- (1) The Conservation (T1) Zone is depicted in two ways—
- (a) unbroken lines – representing committed conservation areas; and
  - (b) broken lines – indicative and subject to further detailed assessment.
- (2) Some of the land within the Conservation (T1) Zone is affected by development constraints, particularly bushfire hazard and flooding.
- (3) Refer to the overlay maps and Part 11 to determine whether a proposal is affected by an overlay.

- (b) Recreational activities are located and designed to avoid significant adverse impacts on environmental values, visual and scenic amenity values and ecological values.
- (c) Provision is made for nature based recreation experiences and other ecologically sustainable land uses where appropriate to the capacity of the land.
- (d) Uses and works within the Conservation (T1) Zone are located, designed and managed to—
  - (i) conserve the natural features/values of the land;
  - (ii) maintain the conservation status of the land;
  - (iii) be compatible with surrounding uses and work, in particular any declared nature conservation areas, regional recreation parks or areas subject to a conservation agreement;
  - (iv) minimise soil erosion, landslip and siltation of watercourses and achieve sound catchment management practices;
  - (v) avoid modification of riparian areas;
  - (vi) maintain the scenic value and visual quality of areas within the zone, particularly prominent ridgelines and escarpments;
  - (vii) maintain the safety of people, buildings and works; and
  - (viii) avoid significant adverse effects on the natural environment.
- (e) Reconfigurations in the Conservation (T1) Zone are generally limited to the 'amalgamation' or 'consolidation' of existing lots to the general exclusion of most other lot reconfigurations.



**NOTE 15.5.2C**

- (1) Land within the zone is eligible for a land management payment from Council which is equivalent to 66% of the general rate, subject to entering into a Partnering Agreement.
- (2) Land within the zone may be eligible for a land management payment from Council which is equivalent to 100% of the general rate, subject to an on-ground assessment and entering into a Nature Conservation Agreement.

**15.5.3 Effects of Development – General****NOTE 15.5.3A**

The specific outcomes which are sought to apply generally throughout the Conservation (T1) Zone are set out below.

**(1) Management Plans****Specific Outcome**

- (a) Bushland management plans and strategies are prepared and implemented for significant areas of native vegetation to deal with issues such as—
  - (i) introduced plants and animals;
  - (ii) fire control;
  - (iii) fragmentation – loss of contiguous habitat;
  - (iv) eutrophication of stormwater runoff;
  - (v) supplementary planting and natural regeneration;
  - (vi) appropriate public access, public use and low impact recreational activities which do not diminish environmental values;
  - (vii) restoring a diversification of habitat; and
  - (viii) dumping of rubbish.

**(2) Uses and Works****Specific Outcome**

- (a) Uses and works (including any clearing) protect the native flora and fauna found in the area, blend with the surrounding landscape and conserve or enhance the scenic quality of the land having regard to—
  - (i) building height;
  - (ii) the colour and type of materials;
  - (iii) boundary clearances, in particular the potential affect on adjoining land;
  - (iv) building setbacks from the road network, in particular along Designated Roads;

- (v) vegetation protection; and
- (vi) the form, scale, bulk, style and siting of buildings, particularly within any bushfire risk areas.

- (b) Uses and works abutting conservation areas provide for compatible activity at the interface with the conservation areas, including provision for effective buffering measures, bushfire management plans and restricted access.
- (c) Wherever possible, sites used for buildings, and related works for eco-tourism and other uses encompass cleared land, or land outside the Conservation Zone (T1).

**(3) Building Design and Placement****Specific Outcome**

The design and placement of buildings ensures—

- (a) buildings generally remain subservient to and do not dominate the open landscape;
- (b) buildings maintain the visual prominence of any significant landmarks and conserve important view corridors;
- (c) buildings are not significantly affected by flooding or stormwater drainage;
- (d) buildings are sympathetic and respectful to places of cultural significance or streetscape value;
- (e) effective community safety measures are incorporated;
- (f) large expanses of blank wall are avoided, particularly where visually prominent;
- (g) obsolete or extraneous buildings are removed and/or screened from view;
- (h) attention is given to the design of roof forms and the placement of plant and equipment on sites with sloping topography or where areas are readily viewed from above;
- (i) buildings are generally limited to 1 storey in height and are kept low scale;
- (j) an additional storey is not provided unless appropriate with—
  - (i) the scale of adjoining development;
  - (ii) the extent of fall across the land; and
  - (iii) the character and amenity of the area and the overall townscape.

**(4) Operation of Road Network and Access****Specific Outcome**

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) not unduly interfere with ecological or hydrological processes or scenic values.

**(5) Effluent Treatment and Disposal**

**Specific Outcome**

- (a) Uses and lots are able to be provided with adequate on-site effluent treatment and disposal.

**NOTE 15.5.3B**

For further information about the requirements for on-site effluent treatment and disposal, refer to Standard Sewerage law and On-Site Sewerage Code.

**(6) Residential Amenity**

**Specific Outcome**

- (a) Non residential uses and works do not have a significant detrimental impact on the amenity of the surrounding area, including through the—
  - (i) operation of machinery or equipment;
  - (ii) emission of odours, noise, dust, waste products, light, electrical interference or otherwise;
  - (iii) disposal of sewerage effluent/wastewater and stormwater drainage into ground and surface waters; or
  - (iv) generation of traffic (including dust) travelling to or from the use.
- (b) Carpark areas are designed so not to detract from the visual amenity of conservation areas or to detract from the amenity of nearby residential areas.
- (c) Wherever possible, shared use of carparking areas occurs.

**(7) Tourism or Major Recreation Facilities**

**Specific Outcome**

- (a) Conservation areas are protected as a managed open space system integrating conservation and recreation opportunities and other sustainable land uses in keeping with the environmental and scenic values of the area.
- (b) Any tourist or major recreation facility—

- (i) is provided with an adequate on-site potable water supply system of sufficient pressure and size to cater for both facility use and fire fighting purposes;
- (ii) is provided with an adequate on-site effluent treatment and disposal system which does not adversely effect surface and groundwater;
- (iii) is designed and positioned to ameliorate any adverse impacts on the environment and nearby residents;
- (iv) maintains the character of the area, in particular that buildings 'blend' with the natural landscape and are of a scale that they do not dominate/affect the landscape, any view corridors or the appearance of the vegetated hillsides and ridgelines;
- (v) are sympathetic and respectful of any places of cultural significance within or adjoining the land;
- (vi) ensure, as far as possible, that the attraction should be the site's proximity to natural areas not the tourist facility itself;
- (vii) is provided with all weather vehicular access;
- (viii) provides a suitable number of 'pedestrian' access points to any trail destination parks, Environmental Education Visitor Centres or Regional Park;
- (ix) does not diminish public access;
- (x) ensure, as far as possible, that the location of vehicular access points does not permit traffic from entering the land via any unmade or unmaintained roads; and
- (xi) wherever possible, utilises existing cleared land for the placement of buildings and related works, in lieu of clearing existing vegetation.

**(8) Provision of Infrastructure**

**Specific Outcome**

- (a) General—
  - (i) development in the Conservation (T1) zone that requires urban infrastructure in order to mitigate environmental impacts ensures that—
    - (A) the infrastructure is provided in a timely, orderly, integrated and coordinated manner to support urban uses and works;





- (B) 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); and
- (C) before development takes place, Infrastructure Agreements must be entered into with the Local Government and any other relevant infrastructure providers under [Chapter 45 Part 44 Infrastructure Planning and Funding of the Act](#) [agreements pursuant to the Planning Act 2016](#), to ensure that all [appropriate necessary](#) 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.
- (c) carrying out building work not associated with a material change of use, if building work on an existing building on site and if complying with the Planning Scheme Building Matters Code;
- (d) clearing of vegetation if complying with the Vegetation Management Code;
- (e) earthworks if complying with the Earthworks Code;
- (f) home based activity which complies with the Home Based Activities Code;
- (g) minor building work;
- (h) minor utility;
- (i) placing an advertising device on premises which complies with the Advertising Devices Code.
- (2) The following uses, use classes and other development categories are consistent with the outcomes sought for the Conservation (T1) 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) animal husbandry, if the lot is less than one hectare in area;
  - (b) business use, if a broadcasting station;
  - (c) carpark, if relating to 'natural area tourism' or 'ecotourism';
  - (d) carrying out operational work for reconfiguring a lot or in association with a material change of use;
  - (e) dual occupancy;
  - (f) intensive animal husbandry, if a riding establishment or stable;
  - (g) major utility;
  - (h) night court;
  - (i) park;
  - (j) recreation use, if for the purposes of bush walking or nature observation;
  - (k) reconfiguring a lot, if for farm restructuring or a 'consolidated lot' forming part of a 'rural property relocation subdivision';
  - (l) single residential;
  - (m) temporary accommodation;
  - (n) temporary use;
  - (o) tourist facility, if relating to 'natural area tourism' or 'ecotourism'.

#### 15.5.4 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 Conservation (T1) Zone—
- (a) caretaker residential;
  - (b) animal husbandry, if the lot is one hectare or more in area;



- (3) The following uses, use classes and other development categories are inconsistent with the outcomes sought and are not located within the Conservation (T1) Zone; and constitute undesirable development which is unlikely to be approved—
- (a) agriculture;
  - (b) aviation use;
  - (c) business use, unless a broadcasting station;
  - (d) carpark, unless relating to 'natural area tourism' or 'ecotourism';
  - (e) clearing of vegetation if not complying with the acceptable solutions in the Vegetation Management Code;
  - (f) community use;
  - (g) correctional centre;
  - (h) display housing;
  - (i) entertainment use;
  - (j) extractive industry;
  - (k) forestry;
  - (l) general industry;
  - (m) general store;
  - (n) institutional residential;
  - (o) intensive animal husbandry, unless a riding establishment or stable;
  - (p) mixed residential and commercial (large scale)
  - (q) mixed residential and commercial (small scale)
  - (r) multiple residential;
  - (s) nuclear industry;
  - (t) plant nursery (wholesale);
  - (u) reconfiguring a lot unless for farm restructuring or for a 'rural property relocation subdivision';
  - (v) recreation use, unless for the purposes of bush walking or nature observation;
  - (w) service trades use;
  - (x) shopping centre;
  - (y) special industry;
  - (z) temporary sales office;
  - (aa) tourist facility, unless relating to 'natural area tourism' or 'ecotourism';
  - (ab) wine making.



**Table 15.5.1: Assessment Categories and Relevant Assessment Criteria for Conservation (T1) Zone—Making a Material Change of Use**

Column 1 Defined use or use class <sup>16</sup>	Column 2 Assessment category <sup>17</sup>	Column 3 Relevant assessment criteria <sup>18</sup> —applicable code if development is self-assessable or requires code assessment
<b>RESIDENTIAL</b>		
Caretaker Residential	Exempt	Ripley Valley Master Planned Area Structure Plan Code (Part 15)—particularly the specific outcomes in section 15.3.3 and the Conservation (T1) Zone (division 5) Traditional Neighbourhood Design Code (Part 12, division 3)
Display Housing—inconsistent use class [refer s 15.5.4(3)]	Impact Assessable	Ripley Valley Master Planned Area Structure Plan Code (Part 15)—particularly the specific outcomes in section 15.3.3 and the Conservation (T1) Zone (division 5) Traditional Neighbourhood Design Code (Part 12, division 3)
Dual Occupancy	Impact Assessable	Ripley Valley Master Planned Area Structure Plan Code (Part 15)—particularly the specific outcomes in section 15.3.3 and the Conservation (T1) Zone (division 5) 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. If Code 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 Conservation (T1) Zone (division 5)
Institutional Residential—inconsistent use class [refer s 15.5.4(3)]	Impact Assessable	Ripley Valley Master Planned Area Structure Plan Code (Part 15)—particularly the specific outcomes in section 15.3.3 and the Conservation (T1) Zone (division 5) Traditional Neighbourhood Design Code (Part 12, division 3)
Mixed Residential and Commercial (Small Scale)—inconsistent use class [refer s 15.7.4(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 Conservation (T1) Zone (division 5) Traditional Neighbourhood Design Code (Part 12, division 3)
Mixed Residential and Commercial (Large Scale)—inconsistent use class [refer s 15.7.4(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 Conservation (T1) Zone (division 5) Traditional Neighbourhood Design Code (Part 12, division 3)
Multiple Residential—inconsistent use class [refer s 15.5.4(3)]	Impact Assessable	Ripley Valley Master Planned Area Structure Plan Code (Part 15)—particularly the specific outcomes in section 15.3.3 and the Conservation (T1) Zone (division 5) 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 Conservation (T1) Zone (division 5) Traditional Neighbourhood Design Code (Part 12, division 3)

<sup>16</sup> See Schedule 1 (dictionary), division 1 (defined uses and use classes).

<sup>17</sup> Assessment categories may also be affected by overlays. See overlay maps to determine whether the land is affected.

<sup>18</sup> 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 <sup>16</sup>	Column 2 Assessment category <sup>17</sup>	Column 3 Relevant assessment criteria <sup>18</sup> —applicable code if development is self-assessable or requires code assessment
Temporary Accommodation	Impact Assessable	Ripley Valley Master Planned Area Structure Plan Code (Part 15)—particularly the specific outcomes in section 15.3.3 and the Conservation (T1) Zone (division 5) Traditional Neighbourhood Design Code (Part 12, division 3)
<b>COMMERCIAL / INDUSTRIAL</b>		
Business Use—inconsistent use class, unless a broadcasting station [refer s 15.5.4(3)]	Impact Assessable	Ripley Valley Master Planned Area Structure Plan Code (Part 15)—particularly the specific outcomes in section 15.3.3 and the Conservation (T1) Zone (division 5) Traditional Neighbourhood Design Code (Part 12, division 3)
Extractive Industry—inconsistent use [refer s 15.5.4(3)]	Impact Assessable	Ripley Valley Master Planned Area Structure Plan Code (Part 15)—particularly the specific outcomes in section 15.3.3 and the Conservation (T1) Zone (division 5)
General Industry—inconsistent use class [refer s 15.5.4(3)]	Impact Assessable	Ripley Valley Master Planned Area Structure Plan Code (Part 15)—particularly the specific outcomes in section 15.3.3 and the Conservation (T1) Zone (division 5) Traditional Neighbourhood Design Code (Part 12, division 3)
General Store—inconsistent use class [refer s 15.5.4(3)]	Impact Assessable	Ripley Valley Master Planned Area Structure Plan Code (Part 15)—particularly the specific outcomes in section 15.3.3 and the Conservation (T1) Zone (division 5) Traditional Neighbourhood Design Code (Part 12, division 3)
Nuclear Industry—inconsistent use [refer s 15.5.4(3)]	Impact Assessable	Ripley Valley Master Planned Area Structure Plan Code (Part 15)—particularly the specific outcomes in section 15.3.3 and the Conservation (T1) Zone (division 5) Traditional Neighbourhood Design Code (Part 12, division 3)
Plant Nursery (Wholesale)—inconsistent use class [refer s 15.5.4(3)]	Impact Assessable	Ripley Valley Master Planned Area Structure Plan Code (Part 15)—particularly the specific outcomes in section 15.3.3 and the Conservation (T1) Zone (division 5) Traditional Neighbourhood Design Code (Part 12, division 3)
Service Trades Use—inconsistent use class [refer s 15.5.4(3)]	Impact Assessable	Ripley Valley Master Planned Area Structure Plan Code (Part 15)—particularly the specific outcomes in section 15.3.3 and the Conservation (T1) Zone (division 5) Traditional Neighbourhood Design Code (Part 12, division 3)
Shopping Centre—inconsistent use [refer s 15.5.4(3)]	Impact Assessable	Ripley Valley Master Planned Area Structure Plan Code (Part 15)—particularly the specific outcomes in section 15.3.3 and the Conservation (T1) Zone (division 5) Traditional Neighbourhood Design Code (Part 12, division 3)
Special Industry—inconsistent use class [refer s 15.5.4(3)]	Impact Assessable	Ripley Valley Master Planned Area Structure Plan Code (Part 15)—particularly the specific outcomes in section 15.3.3 and the Conservation (T1) Zone (division 5) Traditional Neighbourhood Design Code (Part 12, division 3)
Temporary Sales Office—inconsistent use class [refer s 15.5.4(3)]	Impact Assessable	Ripley Valley Master Planned Area Structure Plan Code (Part 15)—particularly the specific outcomes in section 15.3.3 and the Conservation (T1) Zone (division 5) Traditional Neighbourhood Design Code (Part 12, division 3)



Column 1 Defined use or use class <sup>16</sup>	Column 2 Assessment category <sup>17</sup>	Column 3 Relevant assessment criteria <sup>18</sup> —applicable code if development is self-assessable or requires code assessment
<b>RECREATION / ENTERTAINMENT</b>		
Entertainment Use— inconsistent use class [refer s 15.5.4(3)]	Impact Assessable	Ripley Valley Master Planned Area Structure Plan Code (Part 15)— particularly the specific outcomes in section 15.3.3 and the Conservation (T1) Zone (division 5)  Recreation and Entertainment Code (Part 12, division 11)  Traditional Neighbourhood Design Code (Part 12, division 3)
Night Court	Code Assessable	Ripley Valley Master Planned Area Structure Plan Code (Part 15)— particularly the specific outcomes in section 15.3.3 and the Conservation (T1) Zone (division 5)
Park	Code Assessable	Ripley Valley Master Planned Area Structure Plan Code (Part 15)— particularly the specific outcomes in section 15.3.3 and the Conservation (T1) Zone (division 5)  Recreation and Entertainment Code (Part 12, division 11)  Traditional Neighbourhood Design Code (Part 12, division 3)
Recreation Use— inconsistent use class, unless for the purpose of bush walking or nature observation [refer s 15.5.4(3)]	Exempt, if for the purposes of bush walking or nature observation.  Impact Assessable otherwise.	Ripley Valley Master Planned Area Structure Plan Code (Part 15)— particularly the specific outcomes in section 15.3.3 and the Conservation (T1) Zone (division 5)  Recreation and Entertainment Code (Part 12, division 11)  Traditional Neighbourhood Design Code (Part 12, division 3)
<b>RURAL</b>		
Agriculture—inconsistent use class [refer s 15.5.4(3)]	Impact Assessable	Ripley Valley Master Planned Area Structure Plan Code (Part 15)— particularly the specific outcomes in section 15.3.3 and the Conservation (T1) Zone (division 5)
Animal Husbandry	Exempt if continuation of an existing use unless involving vegetation clearing which does not comply with the 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).  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 Conservation (T1) Zone (division 5);  (b) Vegetation Management Code (Part 12, division 4).
Forestry—inconsistent use class [refer s 15.5.4(3)]	Impact Assessable	Ripley Valley Master Planned Area Structure Plan Code (Part 15)— particularly the specific outcomes in section 15.3.3 and the Conservation (T1) Zone (division 5)
Intensive Animal Husbandry—inconsistent use class unless a riding establishment or stable [refer s 15.5.4(3)]	Code Assessable if a stable.  Impact Assessable otherwise	Ripley Valley Master Planned Area Structure Plan Code (Part 15)— particularly the specific outcomes in section 15.3.3 and the Conservation (T1) Zone (division 5)  Intensive Animal Husbandry Code (Part 12, division 8)  Traditional Neighbourhood Design Code (Part 12, division 3)
Wine Making—inconsistent use class [refer s 15.5.4(3)]	Impact Assessable	Ripley Valley Master Planned Area Structure Plan Code (Part 15)— particularly the specific outcomes in section 15.3.3 and the Conservation (T1) Zone (division 5)  Traditional Neighbourhood Design Code (Part 12, division 3)
<b>OTHER</b>		
Aviation Use—inconsistent use class [refer s 15.5.4(3)]	Impact Assessable	Ripley Valley Master Planned Area Structure Plan Code (Part 15)— particularly the specific outcomes in section 15.3.3 and the Conservation (T1) Zone (division 5)



Column 1 Defined use or use class <sup>16</sup>	Column 2 Assessment category <sup>17</sup>	Column 3 Relevant assessment criteria <sup>18</sup> —applicable code if development is self-assessable or requires code assessment
Carpark—inconsistent use class unless relating to 'natural area tourism' or 'ecotourism' [refer s 15.5.4(3)]	Impact Assessable	Ripley Valley Master Planned Area Structure Plan Code (Part 15)—particularly the specific outcomes in section 15.3.3 and the Conservation (T1) Zone (division 5) Traditional Neighbourhood Design Code (Part 12, division 3)
Community Use—inconsistent use [refer s 15.5.4(3)]	Impact Assessable	Ripley Valley Master Planned Area Structure Plan Code (Part 15)—particularly the specific outcomes in section 15.3.3 and the Conservation (T1) Zone (division 5) Community Use Code (Part 12, division 12) Traditional Neighbourhood Design Code (Part 12, division 3)
Correctional Centre—inconsistent use [refer s 15.5.4(3)]	Impact Assessable	Ripley Valley Master Planned Area Structure Plan Code (Part 15)—particularly the specific outcomes in section 15.3.3 and the Conservation (T1) Zone (division 5)
Major Utility	Impact Assessable	Ripley Valley Master Planned Area Structure Plan Code (Part 15)—particularly the specific outcomes in section 15.3.3 and the Conservation (T1) Zone (division 5)
Minor Utility	Exempt	Ripley Valley Master Planned Area Structure Plan Code (Part 15)—particularly the specific outcomes in section 15.3.3 and the Conservation (T1) Zone (division 5)
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 Conservation (T1) Zone (division 5)
Tourist Facility—inconsistent use class, unless relating to 'natural area tourism' or 'ecotourism' [refer s 15.5.4(3)]	Impact Assessable	Ripley Valley Master Planned Area Structure Plan Code (Part 15)—particularly the specific outcomes in section 15.3.3 and the Conservation (T1) Zone (division 5) Recreation and Entertainment Code (Part 12, division 11) Traditional Neighbourhood Design Code (Part 12, division 3)
<b>Other (not defined)</b>	<b>Assessment Category</b>	<b>Relevant assessment criteria<sup>19</sup>—applicable code if development is self-assessable or requires code assessment</b>
All except use for a road <sup>20</sup>	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 Conservation (T1) Zone (division 5)
Road	Exempt if the use for a road is associated with the construction (including maintenance, rehabilitation or repair work) of existing roads. Code Assessable otherwise.	Ripley Valley Master Planned Area Structure Plan Code (Part 15)—particularly the specific outcomes in section 15.3.3 and the Conservation (T1) Zone (division 5)

<sup>19</sup> 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.

<sup>20</sup> 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 15.5.2: Assessment Categories and Relevant Assessment Criteria for Conservation (T1) Zone—Other Development**

Column 1 Type of development	Column 2 Assessment category <sup>21</sup>	Column 3 Relevant assessment criteria <sup>22</sup> —applicable code if development is self-assessable or requires code assessment
Carrying out building work not associated with a material change of use <sup>23</sup>	<p>Self Assessable<sup>24</sup> if building work on an existing building on site.</p> <p>Code Assessable if—</p> <p>(a) the Planning Scheme Building Matters Code is not complied with; or</p> <p>(b) building work other than on an existing building on the site.</p>	<p>If Self Assessable—Planning Scheme Building Matters Code (Part 12, division 16)</p> <p>If Code Assessable—</p> <p>(a) Ripley Valley Master Planned Area Structure Plan Code (Part 15)—particularly the specific outcomes in section 15.3.3 and the Conservation (T1) Zone (division 5);</p> <p>(b) Planning Scheme Building Matters Code (Part 12, division 16)</p>
Clearing of Vegetation—not associated with a material change of use—inconsistent development unless it complies with the Vegetation Management Code [refer s 15.5.4(3)]	<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 the acceptable solutions of the applicable code for Self Assessable Development are complied with.</p> <p>Code Assessable if—</p> <p>(a) the applicable code for self assessable development is not complied with; and</p> <p>(b) involving the clearing of no more than 0.5 hectares of native vegetation in any five year period.</p> <p>Impact Assessable otherwise.</p>	<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 or Impact Assessable—</p> <p>(a) Vegetation Management Code (Part 12, division 4);</p> <p>(b) Ripley Valley Master Planned Area Structure Plan Code (Part 15)—particularly the specific outcomes in section 15.3.3 and the Conservation (T1) Zone (division 5).</p>
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 Code (Part 15)—particularly the specific outcomes in section 15.3.3 and the Conservation (T1) Zone (division 5)</p>
Minor Building Work	<p>Exempt, if—</p> <p>(a) the Planning Scheme Building Matters Code is complied with; and</p> <p>(b) the requisite number of parking spaces are provided for the use in accordance with Table 12.9.1 of the Parking Code (Part 12, division 9).</p> <p>Code Assessable otherwise.</p>	<p>If Code Assessable—</p> <p>(a) Ripley Valley Master Planned Area Structure Plan Code (Part 15)—particularly the specific outcomes in section 15.3.3 and the Conservation (T1) Zone (division 5);</p> <p>(b) Planning Scheme Building Matters Code (Part 12, division 16);</p> <p>(c) Traditional Neighbourhood Design Code (Part 12, division 3)</p>
Placing advertising device on premises	<p>Exempt if an advertising device which meets the criteria set out in Schedule 9, Part 1.</p> <p>Impact Assessable if a billboard with a signface area of more than 8.0m<sup>2</sup>.</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 Conservation (T1) Zone (division 5)</p>



Column 1 Type of development	Column 2 Assessment category <sup>21</sup>	Column 3 Relevant assessment criteria <sup>22</sup> —applicable code if development is self-assessable or requires code assessment
Reconfiguring a lot— inconsistent development unless reconfiguration for farm restructuring or for a 'rural property relocation subdivision' [references 15.5.4(3)] <sup>25</sup>	Code Assessable if the reconfiguring is for farm restructuring or for a 'rural property relocation subdivision'. Impact Assessable otherwise.	Ripley Valley Master Planned Area Structure Plan Code (Part 15)— particularly the specific outcomes in section 15.3.3 and the Conservation (T1) Zone (division 5) 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 <sup>25</sup>	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 Conservation (T1) Zone (division 5) Traditional Neighbourhood Design Code (Part 12, division 3) Earthworks Code (Part 12, division 15) <b>NOTE</b> The provisions of Planning Scheme Policy 3 – General Works may also apply depending on the nature of the operational work.
Other	Exempt	

<sup>21</sup> Assessment categories may also be affected by overlays. See overlay maps to determine whether the land is affected.

<sup>22</sup> 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.

<sup>23</sup> See Ipswich Planning Scheme Users Guide 2 for examples that explain the type of development involved in different proposals.

<sup>24</sup> 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.

<sup>25</sup> 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.





## Division 6—Rural/Constrained (T2) Zone: Assessment Criteria and Assessment Tables

### 15.6.1 Rural/Constrained (T2) Zone

The provisions in this division relate to the Rural/Constrained (T2) Zone as follows—

- overall outcomes (section 15.6.2);
- specific outcomes and probable solutions as follows—
  - effects of development – general (section 15.6.3);
  - effects of development within Sub Areas (section 15.6.4);
  - consistent and inconsistent uses, use classes and other development (section 15.6.5);
- assessment tables (Tables 15.6.1 and 15.6.2).

### 15.6.2 Overall Outcomes for Rural/Constrained (T2) Zone

- (1) The overall outcomes are the purpose of the Rural/Constrained (T2) Zone.

#### NOTE 15.6.2A

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 Rural/Constrained (T2) Zone are the following—
- (a) The Rural/Constrained (T2) Zone caters for—
    - (i) land where the future use cannot be definitively stated at this time;
    - (ii) the use and management of sites which perform a land use transition or buffering role; or
    - (iii) promoting a flexible approach to uses and works on land which is constrained.
  - (b) Uses and works within the Rural/Constrained (T2) Zone are located, designed and managed to—
    - (i) be compatible with the amenity and character of surrounding lands;
    - (ii) maintain townscape character and amenity;

- (iii) maintain the safety of people, buildings and works; and
- (iv) avoid significant adverse effects on the natural environment.

#### NOTE 15.6.2B

- (1) Some of the land within the Rural/Constrained (T2) Zone is affected by development constraints, particularly flooding, mining, steep slopes and matters associated with noise impacts from the operations of the RAAF Base Amberley.
- (2) Refer to the overlay maps and Part 11 to determine whether a proposal is affected by an overlay.

### 15.6.3 Effects of Development – General

#### NOTE 15.6.3A

- (1) The specific outcomes which are sought to apply generally throughout the Rural/Constrained (T2) Zone are set out below.
- (2) It is important that short term decisions regarding the Sub Areas do not prejudice the realisation of the listed opportunities for each Sub Area.

- (1) **Character and Amenity**

#### Specific Outcomes

- (a) Uses and works reflect the local character, protect the amenity of the surrounding area and protect and enhance views along important view corridors and 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) building setbacks from the road network;
  - (v) avoiding large expanses of blank walls, particularly where visually prominent; and
  - (vi) 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 are generally up to two storeys in height.
- (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) Buildings are setback a minimum of 6 metres from the street alignment, unless otherwise specified.

**(2) Plan of Development**

**Specific Outcomes**

All land included in the Rural/Constrained (T2) Zone is developed in accordance with a Plan of Development indicating—

- (a) the type and location of uses on the site; and
- (b) the density and/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 onto and through the site.

**NOTE 15.6.3B**

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**

- (a) Uses and works are located and designed to—
  - (i) ensure the safe and efficient operation of the road network; and
  - (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.

**(4) Provision of Infrastructure**

**Specific Outcomes**

- (a) General, development in the Rural/Constrained (T2) Zone that requires urban infrastructure in order to mitigate environmental impacts ensures that—
  - (i) the 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); and
  - (iii) before development takes place, Infrastructure Agreements must be entered into with the Local Government and any other relevant infrastructure providers under **Chapter 54 Part 44 Infrastructure Planning and Funding of the Act** agreements pursuant to the *Planning Act 2016*, to ensure that all **appropriate necessary** 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.

**(5) Effluent Treatment and Disposal**

**Specific Outcome**

- (a) Uses are able to be—
  - (i) connected to the reticulated sewerage network; or



- (ii) provided with adequate on-site effluent treatment and disposal<sup>26</sup>.

(6) **Vegetation/Landscaping**

**Specific Outcome**

- (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.

**15.6.4 Effects of Development within Sub Areas**

**NOTE 15.6.4A**

- (1) The Rural/Constrained (T2) Zone includes four (4) Sub Areas, as outlined below.
- (2) The location of the Sub Areas are—
  - (a) depicted on the Zoning Maps Z24, Z25, Z33, Z34, Z42; and
  - (b) described below.

(1) **Sub Area RC1RV – Fischer Road, South Ripley**

**NOTE 15.6.4B**

- (1) The Sub Area includes land providing a buffer to business and industrial activities at Swanbank.
- (2) There is potential to site large lot home sites adjacent to Fischer Road, subject to geotechnical and acoustic investigations to determine actual house sites and appropriate methods of construction.
- (3) Most of the land is to be retained in its natural state, thereby providing a buffer to business and industrial activities at Swanbank and Bundamba Creek in order to support a wildlife corridor.

**Specific Outcome**

- (a) Land adjacent to Fisher Road may potentially be developed for rural housing style allotments, with—
  - (i) a minimum lot size of 4,000m<sup>2</sup>;
  - (ii) building envelopes and houses positioned close to Fisher Road; and
  - (iii) the rear of the allotments forming part of a buffer to the Regionally Significant Business and Industry Area to the east.

(2) **Sub Area RC2RV – Picturesque Rural Valley, South Ripley**

**NOTE 15.6.4C**

- (1) This area comprises a picturesque valley to the south east of Bundamba Creek, at the southern extremity of the Ripley Valley.
- (2) The area has significant potential for eco-tourism and nature and rural based recreation.
- (3) Detailed, careful consideration will need to be given to any proposal for intensive animal husbandry to ensure that there is no significant adverse effects on the amenity of existing or planned future development or the scenic rural character of the area.
- (4) Such proposals may also warrant time limitations in order to enable subsequent review.

- (a) Reconfigurations in the RC2RV Sub Area are generally limited to the 'amalgamation' or 'consolidation' of existing lots to the general exclusion of most other lot reconfigurations

**Specific Outcomes**

- (a) New uses and works are designed, constructed and located to—
  - (i) protect the scenic rural character of the area;
  - (ii) ensure that buildings remain as unobtrusive elements in the rural landscape;
  - (iii) conceal or screen large buildings behind existing vegetation; and
  - (iv) utilise building materials that match the natural colours which predominate in the area's landscape and avoid the use of building materials which cause glare or contain primary colours.
- (b) Suitable uses for the area may include—
  - (i) low intensity rural land use activities such as grazing and the growing of fodder crops;
  - (ii) eco-tourism and nature based recreation; and
  - (iii) rural based recreation, including farm stay accommodation and riding establishments.

<sup>26</sup> For further information about requirements for on-site effluent treatment and disposal, refer to Standard Sewerage Law and On-Site Sewerage Code.



(3) **Sub Area RC3RV – Swanbank Buffer**

**NOTE 15.6.4D**

- (1) The land was originally situated within the business and industry buffer for the Swanbank/New Chum enterprise park, however the land has been isolated from the proposed enterprise park by the Centenary Highway and the Ipswich Springfield Transit Corridor.
- (2) It is necessary to retain an amenity buffer to both the enterprise park and the Centenary Highway and Ipswich Springfield Transit Corridor.
- (3) Most of the land is to be retained in its natural state.
- (4) The area is constrained by difficult topography of 15-25% slope, bushfire risk and underground mining and mining influence.
- (5) Geotechnical and acoustic issues are to be further investigated to determine suitable uses for the area.

**Specific Outcome**

- (a) New uses and works are designed, constructed and located to—
  - (i) protect the scenic character of the area;
  - (ii) ensure that buildings remain as unobtrusive elements in the landscape;
  - (iii) conceal or screen large buildings behind existing vegetation; and
  - (iv) utilise building materials that match the natural colours which predominate in the area's landscape and avoid the use of building materials which cause glare or contain primary colours.
- (b) Uses and works within the RC3RV Sub Area are located, designed and managed to—
  - (i) conserve the natural features/values of the land;
  - (ii) be compatible with surrounding uses and works;
  - (iii) minimise soil erosion, landslip and siltation of watercourses and achieve sound catchment management practices;
  - (iv) avoid modification of riparian areas;
  - (v) maintain the scenic value and visual quality of areas within the zone, particularly prominent ridgelines and escarpments;
  - (vi) maintain the safety of people, buildings and works; and

(vii) avoid significant adverse effects on the natural environment.

- (c) Reconfigurations in those parts of the RC3RV Sub Area that are subject to development constraints are generally limited to the 'amalgamation' or 'consolidation' of existing lots to the general exclusion of most other lot reconfigurations.
- (d) Uses and works avoid land with slopes greater than 20% or on geologically unstable land.
- (e) Road access to the Swanbank Interchange is avoided.

(4) **Sub Area RC4RV – RAAF Base Amberley Noise Buffer**

- (a) The RC4RV Sub Area contains land affected by noise impacts from RAAF Base Amberley.
- (b) Further housing or reconfigurations of a lot are generally discouraged.
- (c) Uses generally comprise those of a low intensity non-urban/rural nature, with urban residential, commercial and industrial uses discouraged.
- (d) Recreation uses may be appropriate subject to an assessment of access/traffic considerations and likely impact on the amenity of nearby residences.
- (e) Uses within the RC4RV Sub Area are provided with a level of infrastructure appropriate to the zone, in particular suitable road access, electricity, telecommunications and adequate water supply, on-site effluent treatment and disposal and garbage disposal.
- (f) Uses and works within RC4RV are located, designed and managed to—
  - (i) be compatible with the amenity and character of surrounding lands;
  - (ii) maintain the safety of people, buildings and works;
  - (iii) conserve places of cultural significance and streetscape value;
  - (iv) maintain views to places of cultural significance and streetscape value; and
  - (v) avoid significant adverse effects on the natural environment.



**NOTE 15.6.4E**

(1) The land within the Rural/Constrained Sub Area 4 is affected by significant development constraints, particularly defence requirements.

Refer to—

- (a) Map OV7B;
- (b) State Planning Policy 1/02 – Development in the Vicinity of Certain Airports and Aviation Facilities; and
- (c) Table 11.4.2, section 11.4.9 (Defence Facilities), Part 11 (Overlays) of this Planning Scheme.

- (g) New dwellings, if any, are designed and sited to minimise impacts on residential amenity, having particular regard to—
  - (i) noise attenuation and other noise abatement measures; and
  - (ii) use of intervening vegetation.
- (h) The owner/applicant for a new dwelling provides a written acknowledgment of the likely impacts on residential amenity.
- (i) Buildings are generally limited to one to two storeys in height.
- (j) 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.

- (f) earthworks, not associated with a material change of use and which complies with the Earthworks Code;
- (g) home based activity, if complying with the Home Based Activities Code;
- (h) intensive animal husbandry, if within RC2RV and—
  - (i) a stable; or
  - (ii) a horse training/riding establishment;
- (i) minor building work;
- (j) minor utility;
- (k) park, if not involving illuminated sporting activities;
- (l) placing an advertising device on premises which complies with the Advertising Devices Code; and
- (m) plant nursery (wholesale), if within RC2RV.

(2) The following defined uses, use classes and other development categories are consistent with the outcomes sought for the Rural/Constrained (T2) 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 less than one hectare in area, unless fruit farming or turf farming within 8km of RAAF Base Amberley;
- (b) animal husbandry, if the lot is less than one hectare in area;
- (c) aviation use, if a helipad in RC2RV;
- (d) carpark;
- (e) carrying out operational work for reconfiguring a lot or in association with a material change of use;
- (f) dual occupancy;
- (g) forestry;
- (h) general store;
- (i) intensive animal husbandry, unless listed—
  - (i) as consistent in section (1) above; or
  - (ii) as inconsistent in section (3) below;
- (j) major utility;
- (k) mixed residential and commercial residential (large scale)—
  - (i) if located within an existing building approved for mixed commercial and residential large; and
  - (ii) operating between the hours of 6.00 a.m. to 9.00 p.m.; and
  - (iii) if the requisite number of parking spaces are provided for the use in accordance with the Traditional Neighbourhood Design Code (Part 12, division 3);

**15.6.5 Consistent and Inconsistent Uses, Use Classes and Other Development**

**Specific Outcomes**

(1) The following defined uses, use classes and other development categories are consistent uses in the Rural/ Constrained (T2) Zone —

- (a) agriculture, if the lot is one hectare or more in area, unless fruit farming or turf farming within 8km of RAAF Base Amberley;
- (b) animal husbandry if the lot is one hectare or more in area;
- (c) caretaker residential;
- (d) carrying out building works not associated with a material change of use, if building work on existing buildings on site and which comply with the Planning Scheme Building Matters Code;
- (e) clearing of vegetation which complies with the Vegetation Management Code;



- (l) mixed residential and commercial residential (small scale)—
    - (i) if located within an existing building approved for mixed commercial and residential small; and
    - (ii) operating between the hours of 6.00 a.m. to 9.00 p.m., and
    - (iii) if the requisite number of parking spaces are provided for the use in accordance with the Traditional Neighbourhood Design Code (Part 12, division 3);
  - (m) night court;
  - (n) park, if involving illuminated sporting activities;
  - (o) plant nursery (wholesale) in RC1RV or RC3RV;
  - (p) reconfiguring a lot;
  - (q) recreation use, unless listed as inconsistent in section (3) below;
  - (r) single residential;
  - (s) temporary accommodation;
  - (t) temporary sales office;
  - (u) tourist facility; and
  - (v) 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 Rural/Constrained (T2) Zone ; and constitute undesirable development which is unlikely to be approved—
- (a) aviation use, unless a helipad a helipad in RC2RV;
  - (b) business use;
  - (c) community use;
  - (d) correctional centre;
  - (e) display housing;
  - (f) entertainment use;
  - (f) extractive industry;
  - (g) general industry;
  - (h) institutional residential;
  - (i) intensive animal husbandry, unless within RC2RV and—
    - (i) a stable; or
    - (ii) a horse training/riding establishment;
  - (j) multiple residential;
  - (k) nuclear industry;
  - (l) recreation use, if motor sports complex;
  - (m) service trades use;
  - (n) shopping centre; or
  - (o) special industry.



**Table 15.6.1: Assessment Categories and Relevant Assessment Criteria for Rural/ Constrained (T2) Zone —Making a Material Change of Use**

Column 1 Defined use or use class <sup>27</sup>	Column 2 Assessment category <sup>28</sup>	Column 3 Relevant assessment criteria <sup>29</sup> —applicable code if development is self-assessable or requires code assessment
<b>RESIDENTIAL</b>		
Caretaker Residential	Exempt	Ripley Valley Master Planned Area Structure Plan Code (Part 15)—particularly the specific outcomes in section 15.3.3 and the Rural/ Constrained (T2) Zone (division 6) 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 Rural/ Constrained (T2) Zone (division 6) 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 Rural/ Constrained (T2) Zone (division 6) 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. If Code 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 Rural/ Constrained (T2) Zone (division 6)
Institutional Residential— inconsistent use class.	Impact Assessable	Ripley Valley Master Planned Area Structure Plan Code (Part 15)—particularly the specific outcomes in section 15.3.3 and the Rural/ Constrained (T2) Zone (division 6) Traditional Neighbourhood Design Code (Part 12, division 3)
Mixed Residential and Commercial (Large Scale)— inconsistent use class if auction depot, bulky goods sales, broadcasting station, funeral premises, hotel, medical centre, office, professional office, service station, vehicle sales premises, or veterinary clinic [refer s 15.6.5(3)]	Code Assessable if— (a) located within an existing building approved for Mixed Residential and Commercial (Large Scale); and (b) operating between the hours of 6.00 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 Rural/ Constrained (T2) Zone (division 6) Traditional Neighbourhood Design Code (Part 12, division 3)

<sup>27</sup> See Schedule 1 (directory), division 1 (defined uses and use classes).

<sup>28</sup> Assessment categories may also be affected by overlays. See overlay maps to determine whether the land is affected.

<sup>29</sup> 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 <sup>27</sup>	Column 2 Assessment category <sup>28</sup>	Column 3 Relevant assessment criteria <sup>29</sup> —applicable code if development is self-assessable or requires code assessment
Mixed Residential and Commercial (Small Scale)—inconsistent use class if auction depot, bulky goods sales, broadcasting station, funeral premises, hotel, medical centre, office, professional office, service station or vehicle sales premises, [refer s 15.6.5(3)]	Code if— (a) located within an existing building approved for Mixed Residential Commercial (Small Scale)— ; and (b) operating between the hours of 6.00 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 Rural/Constrained (T2) Zone (division 6)  Traditional Neighbourhood Design Code (Part 12, division 3)
Multiple Residential— inconsistent use class [refer s 15.6.5(3)]	Impact Assessable	Ripley Valley Master Planned Area Structure Plan Code (Part 15)—particularly the specific outcomes in section 15.3.3 and the Rural/Constrained (T2) Zone (division 6)  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 Rural/Constrained (T2) Zone (division 6)  Traditional Neighbourhood Design Code (Part 12, division 3)
Temporary Accommodation[	Impact Assessable	Ripley Valley Master Planned Area Structure Plan Code (Part 15)—particularly the specific outcomes in section 15.3.3 and the Rural/Constrained (T2) Zone (division 6)  Traditional Neighbourhood Design Code (Part 12, division 3)
<b>COMMERCIAL / INDUSTRIAL</b>		
Business Use—inconsistent use [refer s 15.6.5(3)]	Impact Assessable	Ripley Valley Master Planned Area Structure Plan Code (Part 15)—particularly the specific outcomes in section 15.3.3 and the Rural/Constrained (T2) Zone (division 6)  Traditional Neighbourhood Design Code (Part 12, division 3)
Extractive Industry—inconsistent use [refer s 15.6.5(3)]	Impact Assessable.	Ripley Valley Master Planned Area Structure Plan Code (Part 15)—particularly the specific outcomes in section 15.3.3 and the Rural/Constrained (T2) Zone (division 6)
General Industry—inconsistent use [refer s 15.6.5(3)]	Impact Assessable.	Ripley Valley Master Planned Area Structure Plan Code (Part 15)—particularly the specific outcomes in section 15.3.3 and the Rural/Constrained (T2) Zone (division 6)  Traditional Neighbourhood Design Code (Part 12, division 3)
General Store	Impact Assessable	Ripley Valley Master Planned Area Structure Plan Code (Part 15)—particularly the specific outcomes in section 15.3.3 and the Rural/Constrained (T2) Zone (division 6)  Traditional Neighbourhood Design Code (Part 12, division 3)
Nuclear Industry—inconsistent use [refer s 15.6.5(3)]	Impact Assessable	Ripley Valley Master Planned Area Structure Plan Code (Part 15)—particularly the specific outcomes in section 15.3.3 and the Rural/Constrained (T2) Zone (division 6)  Traditional Neighbourhood Design Code (Part 12, division 3)





Column 1 Defined use or use class <sup>27</sup>	Column 2 Assessment category <sup>28</sup>	Column 3 Relevant assessment criteria <sup>29</sup> —applicable code if development is self-assessable or requires code assessment
Plant Nursery (Wholesale)	Exempt if— (a) located within RC2RV; and (b) the lot is one hectare or more in area; and (c) does not involve the clearing of more than 0.5 hectares of native vegetation in any five year period; and (d) where involving vegetation clearing, complies with the acceptable solutions applicable to clauses (1) to (3) in column 2 of Table 12.4.1 in the Vegetation Management Code (Part 12, division 4).  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 Rural/ Constrained (T2) Zone (division 6); (b) Vegetation Management Code (Part 12, division 4); (c) Traditional Neighbourhood Design Code (Part 12, division 3).
Service Trades Use— inconsistent use [refer s 15.6.5(3)]	Impact Assessable	Ripley Valley Master Planned Area Structure Plan Code (Part 15)—particularly the specific outcomes in section 15.3.3 and the Rural/ Constrained (T2) Zone (division 6)  Traditional Neighbourhood Design Code (Part 12, division 3)
Shopping Centre— inconsistent use [refer s 15.6.5(3)]	Impact Assessable	Ripley Valley Master Planned Area Structure Plan Code (Part 15)—particularly the specific outcomes in section 15.3.3 and the Rural/ Constrained (T2) Zone (division 6)  Traditional Neighbourhood Design Code (Part 12, division 3)
Special Industry— inconsistent use class [refers 15.6.5(3)]	Impact Assessable	Ripley Valley Master Planned Area Structure Plan Code (Part 15)—particularly the specific outcomes in section 15.3.3 and the Rural/ Constrained (T2) Zone (division 6)  Traditional Neighbourhood Design Code (Part 12, division 3)
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 Rural/ Constrained (T2) Zone (division 6)  Traditional Neighbourhood Design Code (Part 12, division 3)
<b>RECREATION / ENTERTAINMENT</b>		
Entertainment Use— inconsistent use [refer s 15.6.5(3)]	Impact Assessable	Ripley Valley Master Planned Area Structure Plan Code (Part 15)—particularly the specific outcomes in section 15.3.3 and the Rural/ Constrained (T2) Zone (division 6)  Recreation and Entertainment Code (Part 12, division 11)  Traditional Neighbourhood Design Code (Part 12, division 3)
Night Court	Code Assessable	Ripley Valley Master Planned Area Structure Plan Code (Part 15)—particularly the specific outcomes in section 15.3.3 and the Rural/ Constrained (T2) Zone (division 6)
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 Rural/ Constrained (T2) Zone (division 6)  Recreation and Entertainment Code (Part 12, division 11)  Traditional Neighbourhood Design Code (Part 12, division 3)
Recreation Use— inconsistent use class if a motor sports complex [refer s 15.6.5(3)]	Impact Assessable	Ripley Valley Master Planned Area Structure Plan Code (Part 15)—particularly the specific outcomes in section 15.3.3 and the Rural/ Constrained (T2) Zone (division 6)  Recreation and Entertainment Code (Part 12, division 11)  Traditional Neighbourhood Design Code (Part 12, division 3)



Column 1 Defined use or use class <sup>27</sup>	Column 2 Assessment category <sup>28</sup>	Column 3 Relevant assessment criteria <sup>29</sup> —applicable code if development is self-assessable or requires code assessment
<b>RURAL</b>		
Agriculture	Exempt if— <ul style="list-style-type: none"> <li>(a) the lot is one hectare or more in area; and</li> <li>(b) does not involve the clearing of 0.5 hectares or less of native vegetation in any five year period; and</li> <li>(c) does not involve fruit farming or turf farming within 8km of RAAF Base Amberley; and</li> <li>(d) where involving vegetation clearing, complies with the acceptable solutions applicable to clauses (1) to (3) in column 2 of Table 12.4.1 in the Vegetation Management Code (Part 12, division 4).</li> </ul> Code Assessable otherwise.	If Code Assessable— <ul style="list-style-type: none"> <li>(a) Ripley Valley Master Planned Area Structure Plan Code (Part 15)—particularly the specific outcomes in section 15.3.3 and the Rural/ Constrained (T2) Zone (division 6);</li> <li>(b) Vegetation Management Code (Part 12, division 4).</li> </ul>
Animal Husbandry	Exempt if— <ul style="list-style-type: none"> <li>(a) the lot is one hectare or more in area; and</li> <li>(b) does not involve the clearing of 0.5 hectares or less of native vegetation in any five year period; and</li> <li>(c) where involving vegetation clearing, complies with the acceptable solutions applicable to clauses (1) to (3) in column 2 of Table 12.4.1 in the Vegetation Management Code (Part 12, division 4).</li> </ul> Code Assessable otherwise.	If Code Assessable— <ul style="list-style-type: none"> <li>(a) Ripley Valley Master Planned Area Structure Plan Code (Part 15)—particularly the specific outcomes in section 15.3.3 and the Rural/ Constrained (T2) Zone (division 6);</li> <li>(b) Vegetation Management Code (Part 12, division 4).</li> </ul>
Forestry	Impact Assessable	Ripley Valley Master Planned Area Structure Plan Code (Part 15)—particularly the specific outcomes in section 15.3.3 and the Rural/ Constrained (T2) Zone (division 6)
Intensive Animal Husbandry—inconsistent use class unless— <ul style="list-style-type: none"> <li>(a) within RC2RV and a stable; or a horse training/riding establishment.</li> </ul> [refer s 15.6.5(3)]	Code Assessable if involving the use of additional land or the erection of new buildings; or within RC2RV and a horse training/riding establishment. Impact Assessable otherwise.	Ripley Valley Master Planned Area Structure Plan Code (Part 15)—particularly the specific outcomes in section 15.3.3 and the Rural/ Constrained (T2) Zone (division 6) Intensive Animal Husbandry Code (Part 12, division 8) Traditional Neighbourhood Design Code (Part 12, division 3)
Wine Making	Code Assessable if within RC2RV Impact Assessable otherwise.	Ripley Valley Master Planned Area Structure Plan Code (Part 15)—particularly the specific outcomes in section 15.3.3 and the Rural/ Constrained (T2) Zone (division 6) Traditional Neighbourhood Design Code (Part 12, division 3)



Column 1 Defined use or use class <sup>27</sup>	Column 2 Assessment category <sup>28</sup>	Column 3 Relevant assessment criteria <sup>29</sup> —applicable code if development is self-assessable or requires code assessment
<b>OTHER</b>		
Aviation Use—inconsistent use class unless a helipad [refer s 15.6.5(3)]	Impact Assessable	Ripley Valley Master Planned Area Structure Plan Code (Part 15)—particularly the specific outcomes in section 15.3.3 and the Rural/Constrained (T2) Zone (division 6) Traditional Neighbourhood Design Code (Part 12, division 3)
Carpark	Code Assessable within RC2RV Impact Assessable otherwise.	Ripley Valley Master Planned Area Structure Plan Code (Part 15)—particularly the specific outcomes in section 15.3.3 and the Rural/Constrained (T2) Zone (division 6) Traditional Neighbourhood Design Code (Part 12, division 3)
Community Use—inconsistent use [refer s 15.6.5(3)]	Impact Assessable	Ripley Valley Master Planned Area Structure Plan Code (Part 15)—particularly the specific outcomes in section 15.3.3 and the Rural/Constrained (T2) Zone (division 6) Community Use Code (Part 12, division 12) Traditional Neighbourhood Design Code (Part 12, division 3)
Correctional Centre—inconsistent use [refer s 15.6.5(3)]	Impact Assessable	Ripley Valley Master Planned Area Structure Plan Code (Part 15)—particularly the specific outcomes in section 15.3.3 and the Rural/Constrained (T2) Zone (division 6)
Major Utility—inconsistent use [refer s 15.6.5(3)], if involving treatment or disposal of putrescibles waste.	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 Rural/Constrained (T2) Zone (division 6)
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 Rural/Constrained (T2) Zone (division 6)
Tourist Facility	Code Assessable if within RC2RV. Impact Assessable otherwise.	Ripley Valley Master Planned Area Structure Plan Code (Part 15)—particularly the specific outcomes in section 15.3.3 and the Rural/Constrained (T2) Zone (division 6) Recreation and Entertainment Code (Part 12, division 11) Traditional Neighbourhood Design Code (Part 12, division 3)
<b>Other (not defined)</b>	<b>Assessment Category</b>	<b>Relevant assessment criteria<sup>30</sup>—applicable code if development is self-assessable or requires code assessment</b>
All except use for a road <sup>31</sup>	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 Rural/Constrained (T2) Zone (division 6)

<sup>30</sup> 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.

<sup>31</sup> 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 15.6.2: Assessment Categories and Relevant Assessment Criteria for Rural/ Constrained (T2) Zone —Other Development**

Column 1 Type of development	Column 2 Assessment category <sup>32</sup>	Column 3 Relevant assessment criteria <sup>33</sup> —applicable code if development is self-assessable or requires code assessment
Carrying out building work not associated with a material change of use <sup>34</sup>	Self Assessable <sup>35</sup> if building work on an existing building on site. Code Assessable if— (a) the Planning Scheme Building Matters Code is not complied with; or (b) building work other than on an 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 Rural/ Constrained (T2) Zone (division 6); (b) Planning Scheme Building Matters Code (Part 12, division 16)
Clearing of Vegetation—not associated with a material change of use	Exempt if involving vegetation clearing which complies with the acceptable solutions applicable to clause (5) in column 2 of Table 12.4.1 in the Vegetation Management Code (Part 12, division 4). Self Assessable if— (a) involving the clearing of 0.5 hectares or less of native vegetation in any five year period; and (b) the acceptable solutions of the applicable code for Self Assessable Development are complied with. Code Assessable if— (a) involving the clearing of more than 0.5 hectares of native vegetation in any five year period; or (b) the applicable code for Self Assessable Development is not complied with.	If Self Assessable—acceptable solutions applicable to clauses (1) to (4) in column 2 of Table 12.4.1 in the Vegetation Management Code (Part 12, division 4). If Code Assessable— (a) Ripley Valley Master Planned Area Structure Plan Code (Part 15)—particularly the specific outcomes in section 15.3.3 and the Rural/ Constrained (T2) Zone (division 6); (b) Vegetation Management Code (Part 12, division 4).
Earthworks—not associated with a material change of use	Exempt if earthworks which meet the criteria set out in Schedule 8. Code Assessable if the criteria for exempt do not apply.	Earthworks Code (Part 12, division 15) Ripley Valley Master Planned Area Structure Plan Code (Part 15)—particularly the specific outcomes in section 15.3.3 and the Rural/ Constrained (T2) Zone (division 6)
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 Table 12.9.1 of the Parking Code (Part 12, division 9). 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 Rural/ Constrained (T2) Zone (division 6); (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 6. Impact Assessable if a billboard with a signface area of more than 8.0m <sup>2</sup> . 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 Rural/ Constrained (T2) Zone (division 6)



Column 1 Type of development	Column 2 Assessment category <sup>32</sup>	Column 3 Relevant assessment criteria <sup>33</sup> —applicable code if development is self-assessable or requires code assessment
Reconfiguring a lot <sup>36</sup>	<p>Code Assessable if</p> <p>(a) in Sub Area RC1RV and the lot has a minimum area of 4000m<sup>2</sup> to land fronting Fischer Road;</p> <p>(b) in Sub Area RC2RV RC3RV or RC4RV and the reconfiguration is for boundary realignment or for a farm restructuring lot.</p> <p>Impact Assessable otherwise.</p>	<p>For land in the Sub Areas of RC1RV, RC2RV, RC3RV, Reconfiguring a Lot code Part 12 Division 5 Section 5 specific outcomes and probable solution for rural reconfiguring.</p> <p>For land in the Sub Area RC4RV Reconfiguring a lot code Part 12 division 5 section 4 specific outcomes and probable solutions for residential, commercial, industrial and other types of Urban Reconfiguring.</p> <p>Traditional Neighbourhood Design Code (Part 12, division 3)</p> <p>Ripley Valley Master Planned Area Structure Plan Code (Part 15)—particularly the specific outcomes in section 15.3.3 and the Rural/ Constrained (T2) Zone (division 6)</p>
Carrying out operational work for reconfiguring a lot or in association with a material change of use <sup>36</sup>	Code Assessable if the reconfiguring or material change of use is assessable development.	<p>For land in the Sub Areas of RC1RV, RC2RV, RC3RV, Reconfiguring a Lot code Part 12 division 5 section 5 specific outcomes and probable solution for rural reconfiguring.</p> <p>For land in the Sub Area RC4RV Reconfiguring a lot code Part 12 division 5 section 4 specific outcomes and probable solution for residential, commercial, Industrial and Other types of Urban Reconfiguring.</p> <p>Ripley Valley Master Planned Area Structure Plan Code (Part 15)—particularly the specific outcomes in section 15.3.3 and the Rural/ Constrained (T2) Zone (division 6)</p> <p>Earthworks Code (Part 12, division 15)</p> <p><b>NOTE</b></p> <p>The provisions of Planning Scheme Policy 3 – General Works may also apply depending on the nature of the operational work.</p>
Other	Exempt	

<sup>32</sup> Assessment categories may also be affected by overlays. See overlay maps to determine whether the land is affected.

<sup>33</sup> 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.

<sup>34</sup> See Ipswich Planning Scheme Users Guide 2 for examples that explain the type of development involved in different proposals

<sup>35</sup> 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.

<sup>36</sup> 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.





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

**15.7.1 Sub-Urban (T3) Zone**

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

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

**15.7.2 Overall Outcomes for Sub-Urban (T3) Zone**

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

**NOTE 15.7.2A**

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

**NOTE 15.7.2B**

- (1) The Sub-Urban (T3) Zone is similar to conventional suburban areas and provides a transition in character between the more dense Transect zones (i.e. T4 – T6) and the surrounding rural or conservation areas (i.e. T1 and T2).
- (2) The Sub-Urban (T3) Zone comprises predominantly detached homes separated with private open space.
- (3) A variety of housing types and lot sizes are provided to meet the needs of different residents.

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

**NOTE 15.7.2C**

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

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



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

15.7.3 Effects of Development – General

NOTE 15.7.3A

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

(1) Density and Character

Specific Outcomes

- (a) Uses and works reflect the established built character, maintain amenity and protect and enhance important townscape and landscape elements within local areas having regard to—
  - (i) building height;
  - (ii) dwelling density;
  - (iii) lot sizes and dimensions;
  - (iv) boundary clearances and the provision of space around buildings;
  - (v) access to natural light and ventilation;
  - (vi) privacy;
  - (vii) noise attenuation;
  - (viii) vegetation protection;
  - (ix) landscape treatment;
  - (x) places of cultural significance or streetscape value; and
  - (xi) the form, scale, bulk, style, siting, orientation, roof lines, materials and detailing of buildings.
- (b) Auxiliary units which adjoin a lane provide passive surveillance to the lane.
- (c) Uses and works—
  - (i) in Villages provide for a density range of 8 to 10 dwellings per hectare;
  - (ii) in Neighbourhoods provide for a density range of ~~4-15~~ to 20 dwellings per hectare unless constrained by steeply sloping land (> 12.5%) where a minimum density of 8 dwellings per hectare applies;

NOTE 15.7.3B

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

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

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

Where—

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

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

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

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

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

(2) Building Configuration

Specific Outcomes

Uses and works are designed to—

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



**(3) Parking Areas****Specific Outcomes**

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

**NOTE 15.7.3C**

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

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

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

Each non-residential use—

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

- (f) maintains a scale and appearance in keeping with the residential amenity and character of the locality with adequate buffering or screening to nearby residential uses (both existing and proposed).

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

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

**(6) Pedestrian Network****Specific Outcomes**

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

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

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

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

- (a) Appropriate landscaping, including street trees, is used to soften building outlines and enhance the overall appearance of the area.
- (b) All significant trees are retained where possible.

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

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





- (ii) In order for urban development to proceed, key infrastructure such as roads, public transport, water supply, sewerage, drainage, public parks, community facilities, electricity and telecommunications must be available (or be capable of being made available).
  - (iii) Before urban development takes place, Infrastructure Agreements must be entered into with the Local Government and any other relevant infrastructure providers under **Chapter 45 Part 44 Infrastructure Planning and Funding of the Agreements pursuant to the Planning Act 2016**, to ensure that all **appropriate-necessary** infrastructure, including temporary infrastructure, is provided in an integrated and timely manner.
- (b) Infrastructure is—
- (i) provided to meet appropriate standards at the least whole-of-life cost for the requirements of the proposed development, including avoiding unnecessary duplication;
  - (ii) comprised of components and materials that are readily accessible and available from local sources where possible;
  - (iii) readily integrated with existing systems and facilitate the orderly provision of future systems; and
  - (iv) provided to the standards stated in the Traditional Neighbourhood Design Code (Part 12 division 3) or as otherwise on approved Neighbourhood **Master-Plan**.

#### (10) Reconfiguring a Lot

##### Specific Outcomes

Reconfiguring a Lot—

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

#### 15.7.4 Consistent and Inconsistent Uses, Use Classes and Other Development

##### Specific Outcomes

- (1) The following are consistent uses, use classes and other development categories in the Sub-Urban (T3) Zone—
- (a) caretaker residential;
  - (b) carrying out building work not associated with a material change of use, if there is an existing building on site and complying with the Planning Scheme Building Matters Code;
  - (c) clearing of vegetation;
  - (d) earthworks not associated with a material change of use, and which complies with the Earthworks Code;
  - (e) home based activity which complies with the Home Based Activities Code;
  - (f) minor building work;
  - (g) minor utility;
  - (h) mixed residential and commercial use (large scale)—
    - (i) if located within an existing building approved for mixed commercial and residential use; and
    - (ii) if involving a business use (café, cake shop, fast food premises, food delivery service, hot bread shop, office, professional office, restaurant, shop, snack bar, or takeaway food premises) or general store operating between the hours of 6.00 a.m. to 9.00 p.m.; and
    - (iii) if the requisite number of parking spaces are provided for the use in accordance with the Traditional Neighbourhood Design Code (Part 12, division 3);
  - (i) mixed residential and commercial use (small scale)—
    - (i) if located within an existing building approved for mixed commercial and residential use; and
    - (ii) if involving a business use (café, cake shop, fast food premises, food delivery service, hot bread shop, office, professional office, restaurant, shop, snack bar, or takeaway food premises) or general store operating between the hours of 6.00 a.m. to 9.00 p.m.; and



- (iii) if the requisite number of parking spaces are provided for the use in accordance with the Traditional Neighbourhood Design Code (Part 12, division 3);
- (j) park, if not involving illuminated sporting activities;
- (k) placing an advertising device on premises which complies with the Advertising Devices Code;
- (l) single residential, if on a lot with a frontage width of 12 metres or greater.
- (2) The following uses, use classes and other development categories are consistent with the outcomes sought for the Sub-Urban (T3) Zone if of a type and scale appropriate for the prevailing nature of the area and the particular circumstances of the site and its surrounds—
- (a) agriculture, if the lot is one hectare or more in area;
- (b) animal husbandry, if the lot is one hectare or more in area;
- (c) carpark;
- (d) carrying out operational work for reconfiguring a lot or in association with a material change of use;
- (e) community use, if a child care centre, place of worship, or school;
- (f) display housing;
- (g) dual occupancy
- (h) general store if operating between the hours of 6.00 a.m. to 9.00 p.m.;
- (i) institutional residential;
- (j) major utility;
- (k) mixed residential and commercial use (large scale), unless involving an auction depot, bulky goods sales, broadcasting station, farm supply outlet, funeral premises, garden centre, hotel, produce/ craft market, service station, vehicle sales premises, or veterinary clinic;
- (l) mixed residential and commercial use (small scale), unless involving an auction depot, bulky goods sales, broadcasting station, farm supply outlet, funeral premises, garden centre, hotel, produce/ craft market, service station, vehicle sales premises, or veterinary clinic;
- (m) multiple residential;
- (n) night court;
- (o) park, if involving illuminated sporting activities;
- (p) reconfiguring a lot;
- (q) recreation use, if outdoor recreation;
- (r) single residential, if on a lot with a frontage width of less than 12 metres;
- (s) temporary sales office;
- (t) temporary use.
- (3) The following defined uses, use classes and other development categories are inconsistent with the outcomes sought and are not located within the Sub-Urban (T3) Zone; and constitute undesirable development which is unlikely to be approved—
- (a) agriculture, if the lot is less than one hectare in area;
- (b) animal husbandry, if the lot is less than one hectare in area;
- (c) aviation use;
- (d) business use;
- (e) community use, unless a child care centre, place of worship, or school;
- (f) correctional centre;
- (g) entertainment use;
- (h) extractive industry;
- (i) forestry;
- (j) general industry;
- (k) general store if operating between the hours of 9.00 p.m. to 6.00 a.m.;
- (l) intensive animal husbandry;
- (m) mixed residential and commercial use (large scale), if involving an auction depot, bulky goods sales, broadcasting station, farm supply outlet, funeral premises, garden centre, hotel, produce/ craft market, service station, vehicle sales premises, or veterinary clinic;
- (n) mixed residential and commercial use (small scale), if involving an auction depot, bulky goods sales, broadcasting station, farm supply outlet, funeral premises, garden centre, hotel, produce/ craft market, service station, vehicle sales premises, or veterinary clinic;
- (o) nuclear industry;
- (p) plant nursery (wholesale);
- (q) recreation use, unless outdoor recreation;
- (r) service trades use;
- (s) shopping centre;
- (t) special industry;
- (u) temporary accommodation;
- (v) tourist facility;
- (w) wine making.



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

Column 1 Defined use or use class <sup>37</sup>	Column 2 Assessment category <sup>38</sup>	Column 3 Relevant assessment criteria <sup>39</sup> —applicable code if development is self-assessable or requires code assessment
<b>RESIDENTIAL</b>		
Caretaker Residential	Code Assessable	Ripley Valley Master Planned Area Structure Plan Code (Part 15)—particularly the specific outcomes in section 15.3.3 and the Sub-Urban (T3) Zone (division 7)  Traditional Neighbourhood Design Code (Part 12, division 3)
Display Housing	Code Assessable if involving only one dwelling.  Impact Assessable otherwise.	Ripley Valley Master Planned Area Structure Plan Code (Part 15)—particularly the specific outcomes in section 15.3.3 and the Sub-Urban (T3) Zone (division 7)  Traditional Neighbourhood Design Code (Part 12, division 3)
Dual Occupancy	Code Assessable	Ripley Valley Master Planned Area Structure Plan Code (Part 15)—particularly the specific outcomes in section 15.3.3 and the Sub-Urban (T3) Zone (division 7)  Traditional Neighbourhood Design Code (Part 12, division 3)
Home Based Activity	Impact Assessable if Home Industry.  Self Assessable, unless Home Industry, if the applicable code for Self Assessable development is complied with.  Code Assessable otherwise.	If Self Assessable—acceptable solutions in the Home Based Activities Code (Part 12, division 2)  If Code or Impact Assessable—  (a) Home Based Activities Code (Part 12, division 2);  (b) Ripley Valley Master Planned Area Structure Plan Code (Part 15)—particularly the specific outcomes in section 15.3.3 and the Sub-Urban (T3) Zone (division 7)
Institutional Residential	Code Assessable, where in the form of a detached dwelling or dual occupancy.  Impact Assessable otherwise.	Ripley Valley Master Planned Area Structure Plan Code (Part 15)—particularly the specific outcomes in section 15.3.3 and the Sub-Urban (T3) Zone (division 7)  Traditional Neighbourhood Design Code (Part 12, division 3)
Mixed residential and commercial use (Large scale)—inconsistent use class if involving an auction depot, bulky goods sales, broadcasting station, farm supply outlet, funeral premises, garden centre, hotel, produce/ craft market, service station, vehicle sales premises, or veterinary clinic [refer s 15.7.4(3)]	Exempt if—  (a) located within an existing building approved for mixed residential and commercial use; and  (b) involving a business use (café, cake shop, fast food premises, food delivery service, hot bread shop, office, professional office, restaurant, shop, snack bar, Laundromat, medical centre or takeaway food premises) or general store operating between the hours of 6.00 a.m. to 9.00 p.m.; and  (c) the requisite number of parking spaces are provided for the use in accordance with the Traditional Neighbourhood Design Code (Part 12, division 3).  Impact Assessable otherwise.	Ripley Valley Master Planned Area Structure Plan Code (Part 15)—particularly the specific outcomes in section 15.3.3 and the Sub-Urban (T3) Zone (division 7)  Traditional Neighbourhood Design Code (Part 12, division 3)

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

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

<sup>39</sup> 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 <sup>37</sup>	Column 2 Assessment category <sup>38</sup>	Column 3 Relevant assessment criteria <sup>39</sup> —applicable code if development is self-assessable or requires code assessment
Mixed residential and commercial use (Small scale)—inconsistent use class if involving an auction depot, bulky goods sales, broadcasting station, farm supply outlet, funeral premises, garden centre, hotel, produce/ craft market, service station, vehicle sales premises, or veterinary clinic [refer s 15.7.4(3)]	Exempt if— (a) located within an existing building approved for mixed residential and commercial use; and (b) involving a business use (café, cake shop, fast food premises, food delivery service, hot bread shop, office, professional office, restaurant, shop, snack bar, or takeaway food premises) or general store operating between the hours of 6.00 a.m. to 9.00 p.m.; and (c) the requisite number of parking spaces are provided for the use in accordance with the Traditional Neighbourhood Design Code (Part 12, division 3). Impact Assessable otherwise.	Ripley Valley Master Planned Area Structure Plan Code (Part 15)—particularly the specific outcomes in section 15.3.3 and the Sub-Urban (T3) Zone (division 7) Traditional Neighbourhood Design Code (Part 12, division 3)
Multiple Residential	Impact Assessable	Ripley Valley Master Planned Area Structure Plan Code (Part 15)—particularly the specific outcomes in section 15.3.3 and the Sub-Urban (T3) Zone (division 7) Traditional Neighbourhood Design Code (Part 12, division 3)
Single Residential	Self Assessable if on a lot with a frontage width of 12m or greater. Code Assessable if – (a) the applicable code for Self Assessable development is not complied with, or (b) on a lot with a frontage width of less than 12m.	If Self Assessable Acceptable solution in the Traditional Neighbourhood Design Code (Part 12, division 3). If Code Assessable— Ripley Valley Master Planned Area Structure Plan Code (Part 15)—particularly the specific outcomes in section 15.3.3 and the Sub-Urban (T3) Zone (division 7) Traditional Neighbourhood Design Code (Part 12, division 3)
Temporary Accommodation—inconsistent use class [refer s 15.7.4(3)]	Impact Assessable	Ripley Valley Master Planned Area Structure Plan Code (Part 15)—particularly the specific outcomes in section 15.3.3 and the Sub-Urban (T3) Zone (division 7) Traditional Neighbourhood Design Code (Part 12, division 3)
<b>COMMERCIAL / INDUSTRIAL</b>		
Business Use—inconsistent use class [refer s 15.7.4(3)]	Impact Assessable	Ripley Valley Master Planned Area Structure Plan Code (Part 15)—particularly the specific outcomes in section 15.3.3 and the Sub-Urban (T3) Zone (division 7) Traditional Neighbourhood Design Code (Part 12, division 3)
Extractive Industry—inconsistent use [refer s 15.7.4(3)]	Impact Assessable	Ripley Valley Master Planned Area Structure Plan Code (Part 15)—particularly the specific outcomes in section 15.3.3 and the Sub-Urban (T3) Zone (division 7)
General Industry—inconsistent use class [refer s 15.7.4(3)]	Impact Assessable	Ripley Valley Master Planned Area Structure Plan Code (Part 15)—particularly the specific outcomes in section 15.3.3 and the Sub-Urban (T3) Zone (division 7)
General Store—inconsistent use if operating between the hours of 9.00p.m. to 6.00a.m. [refer s 15.7.4(3)]	Impact Assessable	Ripley Valley Master Planned Area Structure Plan Code (Part 15)—particularly the specific outcomes in section 15.3.3 and the Sub-Urban (T3) Zone (division 7) Traditional Neighbourhood Design Code (Part 12, division 3)



Column 1 Defined use or use class <sup>37</sup>	Column 2 Assessment category <sup>38</sup>	Column 3 Relevant assessment criteria <sup>39</sup> —applicable code if development is self-assessable or requires code assessment
Nuclear Industry—inconsistent use class [refer s 15.7.4(3)]	Impact Assessable	Ripley Valley Master Planned Area Structure Plan Code (Part 15)—particularly the specific outcomes in section 15.3.3 and the Sub-Urban (T3) Zone (division 7)
Plant Nursery (Wholesale)—inconsistent use class [refer s 15.7.4(3)]	Impact Assessable	Ripley Valley Master Planned Area Structure Plan Code (Part 15)—particularly the specific outcomes in section 15.3.3 and the Sub-Urban (T3) Zone (division 7) Traditional Neighbourhood Design Code (Part 12, division 3)
Service Trades Use—inconsistent use class [refer s 15.7.4(3)]	Impact Assessable	Ripley Valley Master Planned Area Structure Plan Code (Part 15)—particularly the specific outcomes in section 15.3.3 and the Sub-Urban (T3) Zone (division 7) Traditional Neighbourhood Design Code (Part 12, division 3)
Shopping Centre—inconsistent use class [refer s 15.7.4(3)]	Impact Assessable	Ripley Valley Master Planned Area Structure Plan Code (Part 15)—particularly the specific outcomes in section 15.3.3 and the Sub-Urban (T3) Zone (division 7) Traditional Neighbourhood Design Code (Part 12, division 3)
Special Industry—inconsistent use class [refer s 15.7.4(3)]	Impact Assessable	Ripley Valley Master Planned Area Structure Plan Code (Part 15)—particularly the specific outcomes in section 15.3.3 and the Sub-Urban (T3) Zone (division 7)
Temporary Sales Office	Code Assessable	Ripley Valley Master Planned Area Structure Plan Code (Part 15)—particularly the specific outcomes in section 15.3.3 and the Sub-Urban (T3) Zone (division 7) Traditional Neighbourhood Design Code (Part 12, division 3)
<b>RECREATION / ENTERTAINMENT</b>		
Entertainment Use—inconsistent use class [refer s 15.7.4(3)]	Impact Assessable	Ripley Valley Master Planned Area Structure Plan Code (Part 15)—particularly the specific outcomes in section 15.3.3 and the Sub-Urban (T3) Zone (division 7) Recreation and Entertainment Code (Part 12, division 11) Traditional Neighbourhood Design Code (Part 12, division 3)
Night Court	Impact Assessable	
Park	Exempt unless involving illuminated sporting activities Code Assessable otherwise	Ripley Valley Master Planned Area Structure Plan Code (Part 15)—particularly the specific outcomes in section 15.3.3 and the Sub-Urban (T3) Zone (division 7) Recreation and Entertainment Code (Part 12, division 11) Traditional Neighbourhood Design Code (Part 12, division 3)
Recreation Use—inconsistent use class, unless outdoor recreation [refer s 15.7.4(3)]	Code Assessable if outdoor recreation Impact Assessable otherwise	Ripley Valley Master Planned Area Structure Plan Code (Part 15)—particularly the specific outcomes in section 15.3.3 and the Sub-Urban (T3) Zone (division 7) Recreation and Entertainment Code (Part 12, division 11) Traditional Neighbourhood Design Code (Part 12, division 3)
<b>RURAL</b>		
Agriculture— inconsistent use class, if the lot is less than one hectare in area [refer s 15.7.4(3)]	Exempt if— (a) the lot is one hectare or more in area; and (b) does not involve the clearing of more than 0.5 hectares of native vegetation in any five year period; and (c) where involving vegetation clearing, complies with the acceptable solutions applicable to clauses (1) to (3) in column 2 of Table 12.4.1 in the Vegetation Management Code (Part 12, division 4). Impact Assessable otherwise.	If Impact Assessable— (a) Ripley Valley Master Planned Area Structure Plan Code (Part 15)—particularly the specific outcomes in section 15.3.3 and the Sub-Urban (T3) Zone (division 7); (b) Vegetation Management Code (Part 12, division 4).



Column 1 Defined use or use class <sup>37</sup>	Column 2 Assessment category <sup>38</sup>	Column 3 Relevant assessment criteria <sup>39</sup> —applicable code if development is self-assessable or requires code assessment
Animal Husbandry—inconsistent use class, if the lot is less than one hectare in area [refer s 15.7.4(3)]	Exempt if— (a) the lot is one hectare or more in area; and (b) does not involve the clearing of more than 0.5 hectares of native vegetation in any five year period; and (c) where involving vegetation clearing, complies with the acceptable solutions applicable to clauses (1) to (3) in column 2 of Table 12.4.1 in the Vegetation Management Code (Part 12, division 4). Impact Assessable otherwise.	If Impact Assessable— (a) Ripley Valley Master Planned Area Structure Plan Code (Part 15)—particularly the specific outcomes in section 15.3.3 and the Sub-Urban (T3) Zone (division 7); (b) Vegetation Management Code (Part 12, division 4).
Forestry—inconsistent use [refer s 15.7.4(3)]	Impact Assessable	Ripley Valley Master Planned Area Structure Plan Code (Part 15)—particularly the specific outcomes in section 15.3.3 and the Sub-Urban (T3) Zone (division 7)
Intensive Animal Husbandry—inconsistent use class [refer s 15.7.4(3)]	Impact Assessable	Ripley Valley Master Planned Area Structure Plan Code (Part 15)—particularly the specific outcomes in section 15.3.3 and the Sub-Urban (T3) Zone (division 7)
Wine Making—inconsistent use class [refer s 15.7.4(3)]	Impact Assessable	Ripley Valley Master Planned Area Structure Plan Code (Part 15)—particularly the specific outcomes in section 15.3.3 and the Sub-Urban (T3) Zone (division 7)
<b>OTHER</b>		
Aviation Use—inconsistent use class [refer s 15.7.4(3)]	Impact Assessable	Ripley Valley Master Planned Area Structure Plan Code (Part 15)—particularly the specific outcomes in section 15.3.3 and the Sub-Urban (T3) Zone (division 7)
Carpark	Impact Assessable	Ripley Valley Master Planned Area Structure Plan Code (Part 15)—particularly the specific outcomes in section 15.3.3 and the Sub-Urban (T3) Zone (division 7)
Community Use— inconsistent use class unless a child care centre, place of worship, or school [refer s 15.7.4(3)]	Impact Assessable	Ripley Valley Master Planned Area Structure Plan Code (Part 15)—particularly the specific outcomes in section 15.3.3 and the Sub-Urban (T3) Zone (division 7) Community Use Code (Part 12, division 12) Traditional Neighbourhood Design Code (Part 12, division 3)
Correctional Centre—inconsistent use [refer s 15.7.4(3)]	Impact Assessable	Ripley Valley Master Planned Area Structure Plan Code (Part 15)—particularly the specific outcomes in section 15.3.3 and the Sub-Urban (T3) Zone (division 7)
Major Utility	Impact Assessable, if involving treatment or disposal of putrescible waste Code Assessable otherwise	Ripley Valley Master Planned Area Structure Plan Code (Part 15)—particularly the specific outcomes in section 15.3.3 and the Sub-Urban (T3) Zone (division 7)
Minor Utility	Exempt	Temporary Use Code (Part 12, division 13) Ripley Valley Master Planned Area Structure Plan Code (Part 15)—particularly the specific outcomes in section 15.3.3 and the Sub-Urban (T3) Zone (division 7)
Temporary Use	Code Assessable	
Tourist Facility— inconsistent use [refer s 15.7.4(3)]	Impact Assessable	Ripley Valley Locality Code (Part 15)—particularly the specific outcomes in section 15.3.3 and the Sub-Urban (T3) Zone (division 7)
<b>Other (not defined)</b>	<b>Assessment Category</b>	<b>Relevant assessment criteria<sup>40</sup>—applicable code if development is self-assessable or requires code assessment</b>
All except use for a road <sup>41</sup>	Impact Assessable (refer s 2.2)	Ripley Valley Locality Code (Part 15)—particularly the specific outcomes in section 15.3.3 and the Sub-Urban (T3) Zone (division 7)

<sup>40</sup> 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.

<sup>41</sup> All roads are included in a zone but use for a road is not defined. The table indicates that use for a road remains exempt under a planning scheme.



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

Column 1 Type of development	Column 2 Assessment category <sup>42</sup>	Column 3 Relevant assessment criteria <sup>43</sup> —applicable code if development is self-assessable or requires code assessment
Carrying out building work not associated with a material change of use <sup>44</sup>	Self Assessable <sup>45</sup> if there is an existing building on site Code Assessable if— (a) the Planning Scheme Building Matters Code is not complied with; or (b) no existing building on the site.	If Self Assessable—Planning Scheme Building Matters Code (Part 12, division 16). If Code Assessable— (a) Ripley Valley Master Planned Area Structure Plan Code (Part 15)—particularly the specific outcomes in section 15.3.3 and the Sub-Urban (T3) Zone (division 7); (b) Planning Scheme Building Matters Code (Part 12, division 16)
Clearing of Vegetation—not associated with a material change of use	Exempt if involving vegetation clearing which complies with the acceptable solutions applicable to clause (5) in column 2 of Table 12.4.1 in the Vegetation Management Code (Part 12, division 4). Self Assessable if— (a) involving the clearing of 0.5 hectares or less of native vegetation in any five year period; and (b) the acceptable solutions of the applicable code for Self Assessable Development are complied with. Code Assessable if— (a) involving the clearing of more than 0.5 hectares of native vegetation in any five year period; or (b) the applicable code for Self Assessable Development is not complied with.	If Self Assessable—acceptable solutions applicable to clauses (1) to (4) in column 2 of Table 12.4.1 in the Vegetation Management Code (Part 12, division 4). If Code Assessable— (a) Ripley Valley Master Planned Area Structure Plan Code (Part 15)—particularly the specific outcomes in section 15.3.3 and the Sub-Urban (T3) Zone (division 7). (b) Vegetation Management Code (Part 12, division 4).
Earthworks—not associated with a material change of use	Exempt if earthworks which meet the criteria set out in Schedule 8 Code Assessable if the criteria for exempt do not apply	Earthworks Code (Part 12, division 15) Ripley Valley Master Planned Area Structure Plan Code (Part 15)—particularly the specific outcomes in section 15.3.3 and the Sub-Urban (T3) Zone (division 7)
Minor Building Work	Exempt, if— (a) the Planning Scheme Building Matters Code is complied with; and (b) the requisite number of parking spaces are provided for the use in accordance with the Traditional Neighbourhood Design Code (Part 12, division 3). Code Assessable otherwise	If Code Assessable— (a) Ripley Valley Master Planned Area Structure Plan Code (Part 15)—particularly the specific outcomes in section 15.3.3 and the Sub-Urban (T3) Zone (division 7); (b) Planning Scheme Building Matters Code (Part 12, division 16); (c) Traditional Neighbourhood Design Code (Part 12, division 3)



Column 1 Type of development	Column 2 Assessment category <sup>42</sup>	Column 3 Relevant assessment criteria <sup>43</sup> —applicable code if development is self-assessable or requires code assessment
Placing advertising device on premises	Exempt if an advertising device which meets the criteria set out in Schedule 9, Part 2  Impact Assessable if a billboard with a signface area of more than 6.0m <sup>2</sup>  Code Assessable otherwise	Advertising Devices Code (Part 12, division 14)  Ripley Valley Master Planned Area Structure Plan Code (Part 15)—particularly the specific outcomes in section 15.3.3 and the Sub-Urban (T3) Zone (division 7)
Reconfiguring a lot <sup>46</sup>	Code Assessable	Ripley Valley Master Planned Area Structure Plan Code (Part 15)—particularly the specific outcomes in section 15.3.3 and the Sub-Urban (T3) Zone (division 7)  Traditional Neighbourhood Design Code (Part 12, division 3)
Carrying out operational work for reconfiguring a lot or in association with a material change of use <sup>46</sup>	Code Assessable if the reconfiguring or material change of use is assessable development.	Ripley Valley Master Planned Area Structure Plan Code (Part 15)—particularly the specific outcomes in section 15.3.3 and the Sub-Urban (T3) Zone (division 7)  Traditional Neighbourhood Design Code (Part 12, division 3)  Earthworks Code (Part 12, division 15)  <b>NOTE</b> The provisions of Planning Scheme Policy 3 – General Works may also apply depending on the nature of the operational work.
Other	Exempt	

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

<sup>43</sup> 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.

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

<sup>45</sup> 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.

<sup>46</sup> 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.







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

**15.8.1 General Urban (T4) Zone**

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

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

**15.8.2 Overall Outcomes for General Urban (T4) Zone**

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

**NOTE 15.8.2A**  
Sub-section (1) provides the link between the overall outcomes sought for the zone and the area code and the IPA code assessment rules which refer to the 'purpose' of the code [see IPA s.3.5.13(2)].

**NOTE 15.8.2B**

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

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

- (2) The overall outcomes sought for the General Urban (T4) Zone are the following—
- (a) The General Urban (T4) Zone consists of a primarily residential urban fabric with a range of building types including, but not limited to detached housing, attached housing and apartment buildings.
  - (b) Limited mixed use activities including local retail facilities may be located adjacent to open space in the centre of the neighbourhood.
  - (c) Uses within the General Urban (T4) Zone are provided with full urban services such as reticulated water, sewerage, sealed roads, parks and other community facilities.
  - (d) Uses and works within the General Urban (T4) Zone are located and designed to maximise the efficient extension and safe operation of infrastructure.
  - (e) Uses and works within the General Urban (T4) Zone are located, designed and managed to—
    - (i) maintain residential amenity and streetscape quality;
    - (ii) maximise accessibility to local services;
    - (iii) be compatible with other uses and works;
    - (iv) maintain the safety of people, buildings and works; and
    - (v) avoid significant adverse effects on the natural environment.

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

**NOTE 15.8.2C**

(1) Some of the land within the General Urban (T4) Zone is affected by development constraints.



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

**15.8.3 Effects of Development – General**

**NOTE 15.8.3A**  
The specific outcomes which are sought to apply generally throughout the General Urban (T4) Zone are set out below.

**(1) Density and Character**

**Specific Outcomes**

- (a) Uses and works reflect the established built character, maintain amenity and protect and enhance important townscape and landscape elements within local areas having regard to—
  - (i) building height;
  - (ii) dwelling density;
  - (iii) lot sizes and dimensions;
  - (iv) boundary clearances and the provision of space around buildings;
  - (v) access to natural light and ventilation;
  - (vi) privacy;
  - (vii) noise attenuation;
  - (viii) vegetation protection;
  - (ix) landscape treatment;
  - (x) places of cultural significance or streetscape value; and
  - (xi) the form, scale, bulk, style, siting, orientation, roof lines, materials and detailing of buildings.
- (b) Auxiliary units which adjoin a lane provide passive surveillance to the lane.
- (c) Uses and works—
  - (i) provide for a density range of 15 to 30 dwellings per hectare unless constrained by steeply sloping land (> 12.5%) where a minimum density of 12 dwellings per hectare applies;

**NOTE 15.8.3B**  
(1) Density expressed in dwellings per hectare excludes most non-residential development or associated support facilities including regional facilities and major land constraints such as medical facilities, education facilities, transport infrastructure with a reserve width of 20 metres or greater, open space and drainage land; but includes residential development, and associated local roads.

(2) Local roads includes roads with a reserve width of less than 20 metres.

(3) Density is calculated by the following formula—

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

Where—

Dw(T4) = Number of dwellings which will or may in the future be located within the General Urban (T4) Zone as a result of the development. [At a minimum this is the number of lots or number of dwellings proposed].

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

Z = Area of site not contained within the General Urban (T4) Zone expressed in hectares.

NRD(T4) = Area of any non residential development or associated support facilities, and [refer clause (1) above] within the General Urban (T4) Zone expressed in hectares.

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

**(2) Building Configuration**

**Specific Outcomes**

Uses and works are designed to—

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



- (f) incorporate stumps/piers in preference to slab on ground construction, where located within vegetated areas and on steeply sloping land (> 12.5%).

### (3) Parking Areas

#### Specific Outcomes

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

#### NOTE 15.8.3C

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

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

### (4) Non Residential Uses

#### Specific Outcomes

Each non-residential use—

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

- (f) maintains a scale and appearance in keeping with the residential amenity and character of the locality with adequate buffering or screening to nearby residential uses (both existing and proposed).

### (5) Operation of Road Network and Access

#### Specific Outcomes

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

### (6) Pedestrian Network

#### Specific Outcomes

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

### (7) Service and Delivery Areas

#### Specific Outcomes

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

### (8) Vegetation and Landscaping

#### Specific Outcomes

- (a) Appropriate landscaping, including street trees, is used to soften building outlines and enhance the overall appearance of the area.
- (b) All significant trees are retained where possible.

### (9) Provision of Infrastructure

#### Specific Outcomes

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



- (ii) In order for urban development to proceed, key infrastructure such as roads, public transport, water supply, sewerage, drainage, public parks, community facilities, electricity and telecommunications must be available (or be capable of being made available).
  - (iii) Before urban development takes place, Infrastructure Agreements must be entered into with the Local Government and any other relevant infrastructure providers under **Chapter 45 Part 44 Infrastructure Planning and Funding of the Agreements pursuant to the Planning Act 2016**, to ensure that all **appropriate-necessary** infrastructure, including temporary infrastructure, is provided in an integrated and timely manner.
- (b) Infrastructure is—
- (i) provided to meet appropriate standards at the least whole-of-life cost for the requirements of the proposed development, including avoiding unnecessary duplication;
  - (ii) comprised of components and materials that are readily accessible and available from local sources where possible;
  - (iii) readily integrated with existing systems and facilitates the orderly provision of future systems; and
  - (iv) provided to the standards stated in the Traditional Neighbourhood Design Code (Part 12 division 3) or as otherwise stated in an approved Neighbourhood **Master-Plan**.

#### (10) Reconfiguring a Lot

##### Specific Outcomes

Reconfiguring a Lot—

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

#### 15.8.4 Consistent and Inconsistent Uses, Use Classes and Other Development

##### Specific Outcomes

- (1) The following are consistent uses, use classes and other development categories in the General Urban (T4) Zone—
- (a) business use—
    - (i) if located within an existing building approved for business use; and
    - (ii) if involving a café, cake shop, fast food premises, food delivery service, hot bread shop, laundromat, medical centre, office, professional office, restaurant, shop, snack bar, or takeaway food premises operating between the hours of 6.00 a.m. to 9.00 p.m.; and
    - (iii) if the requisite number of parking spaces are provided for the use in accordance with the Traditional Neighbourhood Design Code (Part 12, division 3);
  - (b) caretaker residential;
  - (c) carrying out building work not associated with a material change of use, if there is an existing building on site and complying with the Planning Scheme Building Matters Code;
  - (d) clearing of vegetation;
  - (e) dual occupancy— if—
    - (i) adjoining a lane; or
    - (ii) on a lot with a frontage width of 6 metres or greater but less than 20 metres; or
    - (iii) located on a corner lot;
  - (f) earthworks not associated with a material change of use, and which complies with the Earthworks Code;
  - (g) general store—
    - (i) if located within an existing building approved for business use or a general store; and
    - (ii) if operating between the hours of 6.00 a.m. to 9.00 p.m.; and
    - (iii) if the requisite number of parking spaces are provided for the use in accordance with the Traditional Neighbourhood Design Code (Part 12, division 3);
  - (h) home based activity which complies with the Home Based Activities Code;



- (i) minor building work;
  - (j) minor utility;
  - (k) mixed residential and commercial use (large scale)—
    - (i) if located within an existing building approved for mixed commercial and residential use; and
    - (ii) if involving a business use (café, cake shop, fast food premises, food delivery service, hot bread shop, laundromat, medical centre, office, professional office, restaurant, shop, snack bar, or takeaway food premises) or general store operating between the hours of 6.00 a.m. and 9.00 p.m.; and
    - (iii) if the requisite number of parking spaces are provided for the use in accordance with the Traditional Neighbourhood Design Code (Part 12, division 3);
  - (l) mixed residential and commercial use (small scale)—
    - (i) if located within an existing building approved for mixed commercial and residential use; and
    - (ii) if involving a business use (café, cake shop, fast food premises, food delivery service, hot bread shop, laundromat, medical centre, office, professional office, restaurant, shop, snack bar, or takeaway food premises) or general store operating between the hours of 6.00 a.m. to 9.00 p.m.; and
    - (iii) if the requisite number of parking spaces are provided for the use in accordance with the Traditional Neighbourhood Design Code (Part 12, division 3);
  - (m) multiple residential, unless a caravan park;
  - (n) park, if not involving illuminated sporting activities;
  - (o) placing an advertising device on premises which complies with the Advertising Devices Code;
  - (p) single residential, if on a lot with a frontage width of 6 metres or greater but less than 20 metres.
- (2) The following uses, use classes and other development categories are consistent with the outcomes sought for the General Urban (T4) Zone if of a type and scale appropriate for the prevailing nature of the area and the particular circumstances of the site and its surrounds—
- (a) agriculture, if the lot is one hectare or more in area;
  - (b) animal husbandry, if the lot is one hectare or more in area;
  - (c) business use, unless involving an auction depot, bulky goods sales, broadcasting station, farm supply outlet, funeral premises, garden centre, hotel, produce/ craft market, service station, vehicle sales premises, or veterinary clinic;
  - (d) carpark (where an interim use);
  - (e) carrying out operational work for reconfiguring a lot or in association with a material change of use;
  - (f) community use, if a child care centre, community centre, community hall, meeting rooms, neighbourhood centre, place of worship, school, senior citizens centre, or youth centre;
  - (g) display housing;
  - (h) dual occupancy, other than as set out in section (1) above;
  - (i) general store, if operating between the hours of 6am to 9pm;
  - (j) institutional residential;
  - (k) major utility;
  - (l) mixed residential and commercial use (large scale), unless involving an auction depot, bulky goods sales, broadcasting station, farm supply outlet, funeral premises, garden centre, hotel, produce/craft market, service station, vehicle sales premises, or veterinary clinic;
  - (m) mixed residential and commercial use (small scale), unless involving an auction depot, bulky goods sales, broadcasting station, farm supply outlet, funeral premises, garden centre, hotel, produce/craft market, service station, vehicle sales premises, or veterinary clinic;
  - (n) night court;
  - (o) park, if involving illuminated sporting activities;
  - (p) reconfiguring a lot;
  - (q) single residential other than as set out in section (1) above;
  - (r) temporary accommodation, unless a camping ground, caravan park, or farm stay accommodation;
  - (s) temporary sales office;
  - (t) temporary use.



- (3) The following defined uses, use classes and other development categories are inconsistent with the outcomes sought and are not located within the General Urban (T4) Zone; and constitute undesirable development which unlikely to be approved—
- (a) agriculture, if the lot is less than one hectare in area;
  - (b) animal husbandry, if the lot is less than one hectare in area;
  - (c) aviation use;
  - (d) business use, if involving an auction depot, bulky goods sales, broadcasting station, farm supply outlet, funeral premises, garden centre, hotel, produce/craft market, service station, vehicle sales premises, or veterinary clinic;
  - (e) carpark where other than an interim use;
  - (f) community use, unless a child care centre, community centre, community hall, meeting rooms, neighbourhood centre, place of worship, school, senior citizens centre, or youth centre;
  - (g) correctional centre;
  - (h) entertainment use;
  - (i) extractive industry;
  - (j) forestry;
  - (k) general industry;
  - (l) general store, if operating between the hours of 9pm to 6am;
  - (m) heavy vehicle parking;
  - (n) intensive animal husbandry;
  - (o) mixed residential and commercial use (large scale), if involving an auction depot, bulky goods sales, broadcasting station, farm supply outlet, funeral premises, garden centre, hotel, produce/craft market, service station, vehicle sales premises, or veterinary clinic;
  - (p) mixed residential and commercial use (small scale), if involving an auction depot, bulky goods sales, broadcasting station, farm supply outlet, funeral premises, garden centre, hotel, produce/craft market, service station, vehicle sales premises, or veterinary clinic;
  - (q) multiple residential, if a caravan park;
  - (r) nuclear industry;
  - (s) plant nursery (wholesale);
  - (t) recreation use;
  - (u) service trades use;
  - (v) shopping centre;
  - (w) special industry;
  - (x) temporary accommodation, if a camping ground, caravan park, or farm stay accommodation;
  - (y) tourist facility;
  - (z) wine making.



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

Column 1 Defined use or use class <sup>47</sup>	Column 2 Assessment category <sup>48</sup>	Column 3 Relevant assessment criteria <sup>49</sup> —applicable code if development is self-assessable or requires code assessment
<b>RESIDENTIAL</b>		
Caretaker Residential	Code Assessable	Ripley Valley Master Planned Area Structure Plan Code (Part 15)—particularly the specific outcomes in section 15.3.3 and the General Urban (T4) Zone (division 8)  Traditional Neighbourhood Design Code (Part 12, division 3)
Display Housing	Code Assessable	Ripley Valley Master Planned Area Structure Plan Code (Part 15)—particularly the specific outcomes in section 15.3.3 and the General Urban (T4) Zone (division 8)  Traditional Neighbourhood Design Code (Part 12, division 3)
Dual Occupancy	Code Assessable	Ripley Valley Master Planned Area Structure Plan Code (Part 15)—particularly the specific outcomes in section 15.3.3 and the General Urban (T4) Zone (division 8)  Traditional Neighbourhood Design Code (Part 12, division 3)
Home Based Activity	Impact Assessable if Home Industry Self Assessable, unless Home Industry, if the applicable code for Self Assessable development is complied with Code Assessable otherwise	If Self Assessable—acceptable solutions in the Home Based Activities Code (Part 12, division 2) If Code or Impact Assessable— (a) Home Based Activities Code (Part 12, division 2); (b) Ripley Valley Master Planned Area Structure Plan Code (Part 15)—particularly the specific outcomes in section 15.3.3 and the General Urban (T4) Zone (division 8)
Institutional Residential	Code Assessable	Ripley Valley Master Planned Area Structure Plan Code (Part 15)—particularly the specific outcomes in section 15.3.3 and the General Urban (T4) Zone (division 8)  Traditional Neighbourhood Design Code (Part 12, division 3)
Mixed residential and commercial use (Large scale)—inconsistent use class if involves an auction depot, bulky goods sales, broadcasting station, farm supply outlet, funeral premises, garden centre, hotel, produce/ craft market, service station, vehicle sales premises, or veterinary clinic [refer s 15.8.4(3)]	Exempt if— (a) located within an existing building approved for mixed residential and commercial use; and (b) involving a business use (café, cake shop, fast food premises, food delivery service, hot bread shop, laundromat, medical centre, office, professional office, restaurant, shop, snack bar, or takeaway food premises) or general store operating between the hours of 6.00 a.m. to 9.00 p.m; and (c) the requisite number of parking spaces are provided for the use in accordance with the Traditional Neighbourhood Design Code (Part 12, division 3).  Impact Assessable otherwise	Ripley Valley Master Planned Area Structure Plan Code (Part 15)—particularly the specific outcomes in section 15.3.3 and the General Urban (T4) Zone (division 8)  Traditional Neighbourhood Design Code (Part 12, division 3)

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

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

<sup>49</sup> 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 <sup>47</sup>	Column 2 Assessment category <sup>48</sup>	Column 3 Relevant assessment criteria <sup>49</sup> —applicable code if development is self-assessable or requires code assessment
Mixed residential and commercial use (Small scale)—inconsistent use class if involves an auction depot, bulky goods sales, broadcasting station, farm supply outlet, funeral premises, garden centre, hotel, produce/ craft market, service station, vehicle sales premises, or veterinary clinic [refer s 15.8.4(3)]	Exempt if— (a) located within an existing building approved for mixed residential and commercial uses; and (b) involving a business use (café, cake shop, fast food premises, food delivery service, hot bread shop, laundromat, medical centre, office, professional office, restaurant, shop, snack bar, or takeaway food premises) or general store operating between the hours of 6.00 a.m. to 9.00 p.m.; and (c) the requisite number of parking spaces are provided for the use in accordance with the Traditional Neighbourhood Design Code (Part 12, division 3); Impact Assessable otherwise	Ripley Valley Master Planned Area Structure Plan Code (Part 15)—particularly the specific outcomes in section 15.3.3 and the General Urban (T4) Zone (division 8) Traditional Neighbourhood Design Code (Part 12, division 3)
Multiple Residential—inconsistent use class if caravan park [refer s 15.8.4(3)]	Impact Assessable if caravan park Code Assessable otherwise	Ripley Valley Master Planned Area Structure Plan Code (Part 15)—particularly the specific outcomes in section 15.3.3 and the General Urban (T4) Zone (division 8) Traditional Neighbourhood Design Code (Part 12, division 3).
Single Residential	Self Assessable if on a lot with a frontage width of 6 metres or greater but less than 20 metres. Code Assessable otherwise	If Self Assessable— acceptable solutions in the Traditional Neighbourhood Design Code (Part 12, division 17) If Code Assessable— Ripley Valley Master Planned Area Structure Plan Code (Part 15)—particularly the specific outcomes in section 15.3.3 and the General Urban (T4) Zone (division 8) Traditional Neighbourhood Design Code (Part 12, division 3)
Temporary Accommodation—inconsistent use class if camping ground, caravan park, or farm stay accommodation [refer s 15.8.4(3)]	Impact Assessable if camping ground, caravan park, or farm stay accommodation Code Assessable otherwise	Ripley Valley Master Planned Area Structure Plan Code (Part 15)—particularly the specific outcomes in section 15.3.3 and the General Urban (T4) Zone (division 8) Traditional Neighbourhood Design Code (Part 12, division 3)
<b>COMMERCIAL / INDUSTRIAL</b>		
Business Use— inconsistent use class if auction depot, bulky goods sales, broadcasting station, farm supply outlet, funeral premises, garden centre, hotel, produce/ craft market, service station, vehicle sales premises, or veterinary clinic [refer s 15.8.4(3)]	Exempt if— (a) located within an existing building approved for business use; and (b) involving a café, cake shop, fast food premises, food delivery service, hot bread shop, laundromat, medical centre, office, professional office, restaurant, shop, snack bar, or takeaway food premises operating between the hours of 6.00 a.m. to 9.00 p.m.; and	Ripley Valley Master Planned Area Structure Plan Code (Part 15)—particularly the specific outcomes in section 15.3.3 and the General Urban (T4) Zone (division 8) Traditional Neighbourhood Design Code (Part 12, division 3).





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



Column 1 Defined use or use class <sup>47</sup>	Column 2 Assessment category <sup>48</sup>	Column 3 Relevant assessment criteria <sup>49</sup> —applicable code if development is self-assessable or requires code assessment
<b>RECREATION / ENTERTAINMENT</b>		
Entertainment Use— inconsistent use class [refer s 15.8.4(3)]	Impact Assessable	Ripley Valley Master Planned Area Structure Plan Code (Part 15)— particularly the specific outcomes in section 15.3.3 and the General Urban (T4) Zone (division 8)  Recreation and Entertainment Code (Part 12, division 11)  Traditional Neighbourhood Design Code (Part 12, division 3)
Night Court	Impact Assessable	
Park	Exempt unless involving illuminated sporting activities  Code Assessable otherwise	Ripley Valley Master Planned Area Structure Plan Code (Part 15)— particularly the specific outcomes in section 15.3.3 and the General Urban (T4) Zone (division 8)  Recreation and Entertainment Code (Part 12, division 11)  Traditional Neighbourhood Design Code (Part 12, division 3)
Recreation Use— inconsistent use class [refer s 15.8.4(3)]	Impact Assessable	Ripley Valley Master Planned Area Structure Plan Code (Part 15)— particularly the specific outcomes in section 15.3.3 and the General Urban (T4) Zone (division 8)  Recreation and Entertainment Code (Part 12, division 11)  Traditional Neighbourhood Design Code (Part 12, division 3)
<b>RURAL</b>		
Agriculture— inconsistent use class, if the lot is less than one hectare in area [refer s 15.8.4(3)]	Code Assessable if—  (a) the lot is one hectare or more in area; and  (b) does not involve the clearing of more than 0.5 hectares of native vegetation in any five year period; and  (c) where involving vegetation clearing, complies with the acceptable solutions applicable to clauses (1) to (3) in column 2 of Table 12.4.1 in the Vegetation Management Code (Part 12, division 4).  Impact Assessable otherwise.	If Code Assessable—  (a) Ripley Valley Master Planned Area Structure Plan Code (Part 15)—particularly the specific outcomes in section 15.3.3 and the General Urban (T4) Zone (division 8);  (b) Vegetation Management Code (Part 12, division 4).
Animal Husbandry— inconsistent use class, if the lot is less than one hectare in area [refer s 15.8.4(3)]	Code Assessable if—  (a) the lot is one hectare or more in area; and  (b) does not involve the clearing of more than 0.5 hectares of native vegetation in any five year period; and  (c) where involving vegetation clearing, complies with the acceptable solutions applicable to clauses (1) to (3) in column 2 of Table 12.4.1 in the Vegetation Management Code (Part 12, division 4).  Impact Assessable otherwise.	If Code Assessable—  (a) Ripley Valley Master Planned Area Structure Plan Code (Part 15)—particularly the specific outcomes in section 15.3.3 and the General Urban (T4) Zone (division 8);  (b) Vegetation Management Code (Part 12, division 4).
Forestry—inconsistent use [refer s 15.8.4(3)]	Impact Assessable	Ripley Valley Master Planned Area Structure Plan Code (Part 15)— particularly the specific outcomes in section 15.3.3 and the General Urban (T4) Zone (division 8)



Column 1 Defined use or use class <sup>47</sup>	Column 2 Assessment category <sup>48</sup>	Column 3 Relevant assessment criteria <sup>49</sup> —applicable code if development is self-assessable or requires code assessment
Intensive Animal Husbandry—inconsistent use class [refer s 15.8.4(3)]	Impact Assessable	Ripley Valley Master Planned Area Structure Plan Code (Part 15)—particularly the specific outcomes in section 15.3.3 and the General Urban (T4) Zone (division 8)
Wine Making—inconsistent use class [refer s 15.8.4(3)]	Impact Assessable	Ripley Valley Master Planned Area Structure Plan Code (Part 15)—particularly the specific outcomes in section 15.3.3 and the General Urban (T4) Zone (division 8)
<b>OTHER</b>		
Aviation Use—inconsistent use class [refer s 15.8.4(3)]	Impact Assessable	Ripley Valley Master Planned Area Structure Plan Code (Part 15)—particularly the specific outcomes in section 15.3.3 and the General Urban (T4) Zone (division 8)
Carpark	Impact Assessable	Ripley Valley Master Planned Area Structure Plan Code (Part 15)—particularly the specific outcomes in section 15.3.3 and the General Urban (T4) Zone (division 8)
Community Use—inconsistent use class unless a child care centre, community centre, community hall, meeting rooms, neighbourhood centre, place of worship, school, senior citizens centre, or youth centre [refer s 15.8.4(3)]	Impact Assessable	Ripley Valley Master Planned Area Structure Plan Code (Part 15)—particularly the specific outcomes in section 15.3.3 and the General Urban (T4) Zone (division 8) Community Use Code (Part 12, division 12) Traditional Neighbourhood Design Code (Part 12, division 3)
Correctional Centre—inconsistent use [refer s 15.8.4(3)]	Impact Assessable	Ripley Valley Master Planned Area Structure Plan Code (Part 15)—particularly the specific outcomes in section 15.3.3 and the General Urban (T4) Zone (division 8)
Major Utility	Impact Assessable, if involving treatment or disposal of putrescible waste Code Assessable otherwise	Ripley Valley Master Planned Area Structure Plan Code (Part 15)—particularly the specific outcomes in section 15.3.3 and the General Urban (T4) Zone (division 8)
Minor Utility	Exempt	
Temporary Use	Code Assessable	Temporary Use Code (Part 12, division 13) Ripley Valley Master Planned Area Structure Plan Code (Part 15)—particularly the specific outcomes in section 15.3.3 and the General Urban (T4) Zone (division 8)
Tourist Facility—inconsistent use [refer s 15.8.4(3)]	Impact Assessable	Ripley Valley Master Planned Area Structure Plan Code (Part 15)—particularly the specific outcomes in section 15.3.3 and the General Urban (T4) Zone (division 8)
<b>Other (not defined)</b>	<b>Assessment Category</b>	<b>Relevant assessment criteria<sup>50</sup>—applicable code if development is self-assessable or requires code assessment</b>
All except use for a road <sup>51</sup>	Impact Assessable (refer s 2.2)	Ripley Valley Master Planned Area Structure Plan Code (Part 15)—particularly the specific outcomes in section 15.3.3 and the General Urban (T4) Zone (division 8)

<sup>50</sup> 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.

<sup>51</sup> All roads are included in a zone but use for a road is not defined. The table indicates that use for a road remains exempt under a planning scheme.



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

Column 1 Type of development	Column 2 Assessment category <sup>52</sup>	Column 3 Relevant assessment criteria <sup>53</sup> —applicable code if development is self-assessable or requires code assessment
Carrying out building work not associated with a material change of use <sup>54</sup>	Self Assessable <sup>55</sup> if there is an existing building on site Code Assessable if— (a) the Planning Scheme Building Matters Code is not complied with; or (b) no existing building on the site.	If Self Assessable—Planning Scheme Building Matters Code (Part 12, division 16) If Code Assessable— (a) Ripley Valley Master Planned Area Structure Plan Code (Part 15)—particularly the specific outcomes in section 15.3.3 and the General Urban (T4) Zone (division 8); (b) Planning Scheme Building Matters Code (Part 12, division 16)
Clearing of Vegetation—not associated with a material change of use	Exempt	
Earthworks—not associated with a material change of use	Exempt if earthworks which meet the criteria set out in Schedule 8 Code Assessable if the criteria for exempt do not apply	Earthworks Code (Part 12, division 15) Ripley Valley Master Planned Area Structure Plan Code (Part 15)—particularly the specific outcomes in section 15.3.3 and the General Urban (T4) Zone (division 8)
Minor Building Work	Exempt, if— (a) the Planning Scheme Building Matters Code is complied with; and (b) the requisite number of parking spaces are provided for the use in accordance with the Traditional Neighbourhood Design Code (Part 12, division 3) Code Assessable otherwise	If Code Assessable— (a) Ripley Valley Master Planned Area Structure Plan Code (Part 15)—particularly the specific outcomes in section 15.3.3 and the General Urban (T4) Zone (division 8); (b) Planning Scheme Building Matters Code (Part 12, division 16); (c) Traditional Neighbourhood Design Code (Part 12, division 3)
Placing advertising device on premises	Exempt if an advertising device which meets the criteria set out in Schedule 9, Part 2 Impact Assessable if a billboard with a signface area of more than 6.0m <sup>2</sup> Code Assessable otherwise	Advertising Devices Code (Part 12, division 14) Ripley Valley Master Planned Area Structure Plan Code (Part 15)—particularly the specific outcomes in section 15.3.3 and the General Urban (T4) Zone (division 8)
Reconfiguring a lot <sup>56</sup>	Code Assessable	Ripley Valley Master Planned Area Structure Plan Code (Part 15)—particularly the specific outcomes in section 15.3.3 and the General Urban (T4) Zone (division 8) Traditional Neighbourhood Design Code (Part 12, division 3)
Carrying out operational work for reconfiguring a lot or in association with a material change of use <sup>56</sup>	Code Assessable if the reconfiguring or material change of use is assessable development.	Ripley Valley Master Planned Area Structure Plan Code (Part 15)—particularly the specific outcomes in section 15.3.3 and the General Urban (T4) Zone (division 8) Traditional Neighbourhood Design Code (Part 12, division 3) Earthworks Code (Part 12, division 15) <b>NOTE</b> The provisions of Planning Scheme Policy 3 – General Works may also apply depending on the nature of the operational work.
Other	Exempt	

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

<sup>53</sup> 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.

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

<sup>55</sup> 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.

<sup>56</sup> 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.





**Division 9—Urban Centre (T5) Zone:  
Assessment Criteria and Assessment  
Tables**

**15.9.1 Urban Centre (T5) Zone**

The provisions in this division relate to the Urban Centre (T5) Zone as follows—

- overall outcomes (section 15.9.2);
- specific outcomes and probable solutions as follows—
  - effects of development – general (section 15.9.3);
  - effects of development within Sub Areas (section 15.9.4);
  - consistent and inconsistent uses, use classes and other development (section 15.9.5);
- assessment tables (Tables 15.9.1 and 15.9.2).

**15.9.2 Overall Outcomes for Urban Centre (T5) Zone**

- (1) The overall outcomes are the purpose of the Urban Centre (T5) Zone.

**NOTE 15.9.2A**  
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 15.9.2B**

(1) The Urban Centre (T5) Zone consists of a relatively dense urban environment, which typically forms the centre of a number of surrounding neighbourhoods and adjoins major thoroughfares that run between neighbourhoods.

(2) The Urban Centre (T5) Zone provides many daily community activities including shopping, business, community interaction and contains public transit tops/interchanges and attached housing types.

- (3) Parts of the Urban Centre (T5) Zone will be akin to a "Main Street" with buildings that can accommodate a variety of uses including residential, retail, commercial and community activities.
- (4) Mixed use is encouraged within buildings with shops below and commercial and residential uses above.
- (5) The streetscape is urban in character with buildings that front the street with minimal or no setback, wider footpaths, formalized on-street parking, and formally arranged street trees.
- (6) Open space is formal in design comprising for example plazas and squares.

- (2) The overall outcomes sought for the Urban Centre (T5) Zone are the following—
- (a) The Urban Centre (T5) Zone consists of a mixed-use environment which contains building types that accommodate a variety of uses including retail and office activities, attached dwellings, and apartments.
  - (b) The Urban Centre (T5) Zone provides services and facilities for the undertaking of daily community activities including shopping, business, public transit stops and community interaction.
  - (c) The Urban Centre (T5) Zone provides for vibrant retail activities, including—
    - (i) higher order comparison retail;
    - (ii) 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.
  - (d) 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.
  - (e) Uses and works within the Urban Centre (T5) Zone are located and designed to maximise the efficient extension and safe operation of infrastructure.



**NOTE 15.9.2C**

- (1) Some of the land within the Urban Centre (T5) 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.

**15.9.3 Effects of Development – General****NOTE 15.9.3A**

The specific outcomes which are sought to apply generally throughout the Urban Centre (T5) Zone are set out below.

**(1) Density and Character****Specific Outcomes**

- (a) Uses and works reflect the established built character, maintain amenity and protect and enhance important townscape and landscape elements within local areas having regard to—
  - (i) building height;
  - (ii) dwelling density;
  - (iii) lot sizes and dimensions;
  - (iv) boundary clearances and the provision of space around buildings;
  - (v) access to natural light and ventilation;
  - (vi) privacy;
  - (vii) noise attenuation;
  - (viii) vegetation protection and landscape treatment;
  - (ix) places of cultural significance or streetscape value; and
  - (x) 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 this 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 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 20 to 50 dwellings per hectare;
  - (ii) in the Secondary Urban Centre East (SUCE) provide for a density of 50+ dwellings per hectare;

(iii) in the Secondary Urban Centre West (SUCW) provide for a density of 35+ dwellings per hectare; and

(iv) in the Urban Core provide for a density range of 50-100+ dwellings per hectare within 400m of the main transit station and 20-50 dwellings per hectare outside this area.

**NOTE 15.9.3B**

- (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—

$$\text{Density} = \frac{D_w(T5)}{SA - Z - NRD(T5)}$$

Where—

$D_w(T5)$  = Number of dwellings which will or may in future be located within the Urban Centre (T5) 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 Centre (T5) Zone expressed in hectares.

$NRD(T5)$  = Area of any non residential development or associated support facilities, and [refer clause (1) above] within the Urban Centre Zone T5 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 facade at street level to respond to the human scale;
- (b) on corner lots, provide facades which acknowledge all frontages;
- (c) integrate architectural styles and details (such as roof lines and fenestration) to achieve a coherent and distinctive streetscape character;
- (d) promote pedestrian interaction through provision of a prominent building entrance with convenient pedestrian access from the street; and
- (e) address the street by incorporating active facades, with doors, windows, balconies and verandahs 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 15.9.3C

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

- (b) Where a lane is provided adjacent to the site boundary, access to the parking area is obtained from the lane.
- (c) Placement and design of car parking areas –
  - (i) minimise the impact of car parking and 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.
- (b) Significant trees are retained where possible

**(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 5.4 Part 44 Infrastructure Planning and Funding of the Act/agreements pursuant to the Planning Act 2016**, to ensure that all **appropriate-necessary** infrastructure, including temporary infrastructure, is provided in an integrated and timely manner.
- (b) Infrastructure is—
  - (i) provided to meet appropriate standards at the least whole-of-life cost for the requirements of the proposed development, including avoiding unnecessary duplication;
  - (ii) comprised of components and materials that are readily accessible and available from local sources where possible;
  - (iii) readily integrated with existing systems and facilitate the orderly provision of future systems; and
  - (iv) provided to the standards stated in the Traditional Neighbourhood Design Code (Part 12 division 3) or as otherwise stated in an approved Neighbourhood **Master**-Plan.

**(11) Reconfiguring a Lot****Specific Outcomes**

## Reconfiguring a Lot—

- (a) is generally in accordance with the approved Neighbourhood **Master**-Plan;
- (b) Public open space is provided at the locations identified on the approved Neighbourhood **Master**-Plan.
- (c) creates an interconnected grid based street 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.

**(12) Integrated Planning, Uses and Works****Specific Outcomes**

Uses and works within Urban Centre (T5) Zone occur within a comprehensive planning framework that –

- (a) ensures the orderly development of the locality;
- (b) coordinates and integrates land uses, transport, open space and other infrastructure;
- (c) incorporates transport and mobility networks that –
  - (i) are transit oriented;
  - (ii) integrate internal and external access to achieve a safe convenient, comfortable and attractive environment for public transport patrons, pedestrians and cyclists, both between elements of the Centre and to nearby areas;
  - (iii) locate stops and interchanges for public transport in the most accessible and convenient position in the Centre to promote their use;
  - (iv) provide parking areas, pedestrian paths, cycle paths, building entrances, amenities and seating to support accessibility for people with special needs;
  - (v) provide internal and external spaces that promote community integration (e.g. pedestrian spines and plaza areas);
  - (vi) provide vehicle entry, exit and circulation arrangements that minimise adverse impacts on local amenity and promote efficiency of the road and street network;





- (vii) minimise conflict between pedestrians/cyclists and vehicles and between passenger vehicles and freight/delivery/service vehicles; and
- (viii) integrate vehicle parking and circulation;
- (d) provides, where appropriate for centre based recreation and entertainment facilities;
- (e) provides for linkages to the external, district or local level open space network;
- (f) conserves valuable features such as places of culture heritage significance and important view corridors or mature vegetation;
- (g) develops a unified theme/identity/character for particular areas, though appropriate urban design, building design or landscape treatment (including street tree planting and other streetscape works);
- (h) provides for the Centre to act as a community focus and meeting place and as a place that caters for the social needs of the community it serves;
- (i) provides for the Centre to act as a focus of economic activity and community service delivery;
- (j) incorporates a development concept that does not quarantine or promote a focus on an enclosed shopping mall to the detriment of other component parts of the Centre;
- (k) promotes community safety, with particular attention to landscaping, building location and design, lighting and pedestrian movement, public transport and car parking facilities;
- (l) provide where appropriate, for opportunities for permanent or temporary accommodation, inclusive of mitigation measures relating to the protection of residential amenity;
- (m) provides for integration with public utilities and streetscape works; and
- (n) where appropriate, integrates with adjoining properties in order to –
  - (i) enhance the development of the Centre as a whole; and
  - (ii) provide finish levels that integrate and coordinate access between adjoining sites, uses or works.

## 15.9.4 Effects of Development within Sub Areas

### NOTE 15.9.4A

- (1) The Urban Centre (T5) Zone includes three (3) Sub Areas being:
  - (a) Frame and District Centres UC1;
  - (b) Major Neighbourhood Centres UC2; and
  - (c) Local Neighbourhood Centres UC3.
- (2) In the Secondary Urban Centres East and West the gross floor area of non-residential uses comprises approximately—
  - (a) 15-20,000 m<sup>2</sup> gross floor area of retail in the Secondary Urban Centre West; and

- (b) 10-15,000 m<sup>2</sup> gross floor area of retail in the Secondary Urban Centre East;
- (c) 1,000 m<sup>2</sup> gross floor area of office and professional services in each centre; and
- (d) 5,000 m<sup>2</sup> gross floor area of service industry in each centre.
- (3) This gross floor area may be developed as a combination of—
  - (a) Frame and District Centres UC1;
  - (b) Major Neighbourhood Centres UC2; and
  - (c) Local Neighbourhood Centres UC3.

### (1) Sub Area UC1 – Frame and District Centres

#### Specific Outcomes

- (a) The Frame and District Centres are multifunctional and serve a large portion of the population of the Ripley Valley providing a broad range of retail, commercial, community and service industry activities.
- (b) The central spine of the Frame and District Centres Main Street is the retail and commercial sector.
- (c) Footpaths are wide and facilitate pedestrian movement.
- (d) Formal open spaces including plazas and squares are the focal points for the community.
- (e) Civic buildings are located in or adjacent to the plazas and squares.
- (f) Buildings in the Frame and District Centres—
  - (i) provide mixed-use, active street fronts supporting active street life, offering residents and visitors shopping and street dining;



- (ii) create consistent streetscapes by fronting building of similar scale, form and mass to both sides of the thoroughfares and key intersections;

**NOTE 15.9.4B**

These may be a mix of commercial and residential uses in the same building.

- (iii) in addition to on-off street parking mass parking is provided behind buildings and should be concealed; and
- (iv) the majority of buildings and parking areas are serviced by lane access.

**(2) Sub Area UC2 – Major Neighbourhood Centre****Specific Outcomes**

- (a) Major Neighbourhood Centres provide services for catchments of between approximately 8,000 to 14,000 people and comprise—
  - (i) up to 6,000m<sup>2</sup> gross floor area of retail activities including a supermarket and associated impulse retail, personal retail, retail services, and food and beverage businesses; and
  - (ii) up to 500m<sup>2</sup> gross floor area of office space for professional offices and service businesses.
- (b) Within the Major Neighbourhood Centre there is a key open space area comprising a recreation park, square, playground or plaza.
- (c) The majority of buildings adjacent to the centre of each neighbourhood are serviced by lanes.
- (d) Prominent sites are allocated for civic uses.
- (e) Major Neighbourhood Centres are serviced by transit routes and stops.

**NOTE 15.9.4C**

- (1) Section 15.3.4 identifies that there is intended to be a total of four (4) major neighbourhood centres located outside of the Urban Core and the Secondary Urban Centres.

**(3) Sub Area UC3 – Local Neighbourhood Centre****Specific Outcomes**

- (a) Local Neighbourhood Centres provide services for catchments of up to approximately 5,000 people and comprise—
  - (i) up to 3,000m<sup>2</sup> gross floor area of retail activities including impulse retail, personal retail, retail services, and food and beverage businesses; and

- (ii) up to 200m<sup>2</sup> gross floor area of office space for professional offices and service businesses.

**(b) Local Neighbourhood Centres—**

- (i) provide a focus for local community interaction;
- (ii) are conveniently and safely accessible by walking, bicycle and car;
- (iii) are located near schools, parkland or community facilities; and
- (iv) are generally located on a public transport route.

**NOTE 15.9.4D**

- (1) Section 15.3.4 identifies that there is intended to be a total of six (6) local neighbourhood centres located outside of the Urban Core and the Secondary Urban Centres.

**15.9.5 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 Centre (T5) 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 10.00 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);
    - (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) community use unless cemetery, crematorium or emergency service depot;
  - (f) dual occupancy, if on a lot with a frontage width of 6 metres or greater but less than 12 metres;
  - (g) earthworks not associated with a material change of use, and which complies with the Earthworks Code;



- (h) 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 10.00 p.m.; and
    - (iii) if the requisite number of parking spaces are provided for the use in accordance with the Traditional Neighbourhood Design Code (Part 12, division 3);
  - (i) home based activity which complies with the Home Based Activities Code;
  - (j) minor building work;
  - (k) minor utility;
  - (l) mixed residential and commercial use (large scale)—
    - (i) if located within an existing building approved for missed retail and commercial use; and
    - (ii) if operating between the hours of 6.00 a.m. to 10.00 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);
    - (iv) unless involves a business use (funeral premises, service station or veterinary clinic for the keeping of animals overnight);
  - (m) mixed residential and commercial use (small scale)—
    - (i) if located within an existing building approved for missed retail and commercial use; and
    - (ii) if operating between the hours of 6.00 a.m. to 10.00 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);
    - (iv) unless involves a business use (funeral premises, service station or veterinary clinic for the keeping of animals overnight);
  - (n) multiple residential, unless a caravan park;
  - (o) park, if not involving illuminated sporting activities;
  - (p) placing an advertising device on premises which complies with the Advertising Devices Code;
  - (q) 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);
  - (r) single residential, if on a lot with a frontage width of 6 metres or greater but less than 12 metres.
- (2) The following uses, use classes and other development categories are consistent with the outcomes sought for the Urban Centre (T5) Zone if of a type and scale appropriate for the prevailing nature of the area and the particular circumstances of the site and its surrounds—
- (a) agriculture, if the lot is one hectare or more in area;
  - (b) animal husbandry, if the lot is one hectare or more in area;
  - (c) business use, if—
    - (i) involving funeral premises, or veterinary clinic for the keeping of animals overnight; or
    - (ii) in the UC2 Sub Area (Major Neighbourhood Centre) designation—
      - (A) if retail activities involving the use of up to 6,000m<sup>2</sup> gross floor area; or
      - (B) if an office space involving the use of up to 500m<sup>2</sup> gross floor area;
    - (iii) in the UC3 Sub Area (Local Neighbourhood Centre) designation—
      - (A) if retail activities involving the use of up to 3,000m<sup>2</sup> gross floor area; or
      - (B) if office space involving the use of up to 200m<sup>2</sup> gross floor area;
    - (iv) if operating after 10.00 p.m. or before 6.00 a.m.; or
    - (v) 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)
  - (d) carpark;
  - (e) carrying out operational work for reconfiguring a lot or in association with a material change of use;
  - (f) display housing;



- (g) dual occupancy, other than as set out in section (1) above;
  - (h) entertainment use;
  - (i) general store, other than as set out in section (1) above;
  - (j) institutional residential;
  - (k) major utility;
  - (l) mixed residential and commercial use (large scale)—
    - (i) if involving a business use (funeral premises, service station, or veterinary clinic for the keeping of animals overnight); or
    - (ii) in the UC2 Sub Area (Major Neighbourhood Centre) designation—
      - (A) if including retail activities involving the use of up to 6,000m<sup>2</sup> gross floor area; or
      - (B) if including office space involving the use of up to 500m<sup>2</sup> gross floor area;
    - (iii) in the UC3 Sub Area (Local Neighbourhood Centre) designation—
      - (A) if including retail activities involving the use of up to 3,000m<sup>2</sup> gross floor area; or
      - (B) if including office space involving the use of up to 200m<sup>2</sup> gross floor area;
  - (m) mixed residential and commercial use (small scale)—
    - (i) if involving a business use (funeral premises, service station, or veterinary clinic for the keeping of animals overnight); or
    - (ii) in the UC2 Sub Area (Major Neighbourhood Centre) designation—
      - (A) if including retail activities involving the use of up to 6,000m<sup>2</sup> gross floor area; or
      - (B) if a business use being office space involving the use of up to 500m<sup>2</sup> gross floor area; or
    - (iii) in the UC3 Sub Area (Local Neighbourhood Centre) designation—
      - (A) if including retail activities involving the use of up to 3,000m<sup>2</sup> gross floor area; or
      - (B) if a business use being office space involving the use of up to 200m<sup>2</sup> gross floor area;
  - (n) night court;
  - (o) park, if involving illuminated sporting activities;
  - (p) reconfiguring a lot;
  - (q) recreation use, unless equestrian and coursing sports or motor sports;
  - (r) service trades use other than as set out in section (1) above;
  - (s) shopping centre, unless listed as inconsistent in (3) below;
  - (t) single residential other than as set out in section (1) above;
  - (u) temporary accommodation, unless a camping ground, caravan park, or farm stay accommodation;
  - (v) temporary sales office;
  - (w) temporary use;
  - (x) tourist facility;
  - (y) 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 Centre (T5) Zone; and constitute undesirable development which is unlikely to be approved—
- (a) agriculture, if the lot is less than one hectare in area;
  - (b) animal husbandry, if the lot is less than one hectare in area;
  - (c) aviation use;
  - (d) business use—
    - (i) in the UC2 Sub Area (Major Neighbourhood Centre) designation—
      - (A) if retail activities involving the use of more than 6,000m<sup>2</sup> gross floor area;
      - (B) if office involving the use of more than 500m<sup>2</sup> gross floor area; or
    - (ii) in the UC3 Sub Area (Local Neighbourhood Centre) designation—
      - (A) if retail activities involving the use of more than 3,000m<sup>2</sup> gross floor area; or
      - (B) if office involving the use of more than 200m<sup>2</sup> gross floor area;
  - (e) community use, if a cemetery, crematorium, or emergency services depot;
  - (f) correctional centre;
  - (g) extractive industry;
  - (h) forestry;
  - (i) general industry;
  - (j) intensive animal husbandry;
  - (k) mixed residential and commercial use (large scale) –



- (i) in the UC2 Sub Area (Major Neighbourhood Centre) designation—
  - (A) if including retail activities involving the use of more than 6,000m<sup>2</sup> gross floor area; or
  - (B) if including office space involving the use of more than 500m<sup>2</sup> gross floor area;
- (ii) in the UC3 Sub Area (Local Neighbourhood Centre) designation—
  - (A) if including retail activities involving the use of more than 3,000m<sup>2</sup> gross floor area; or
  - (B) if including office space involving the use of more than 200m<sup>2</sup> gross floor area;
- (l) mixed residential and commercial use (small scale)—
  - (i) in the UC2 Sub Area (Major Neighbourhood Centre) designation—
    - (A) if including retail activities involving the use of more than 6,000m<sup>2</sup> gross floor area; or
    - (B) if including office space involving the use of more than 500m<sup>2</sup> gross floor area;
  - (ii) in the UC3 Sub Area (Local Neighbourhood Centre) designation—
    - (A) if including retail activities involving the use of more than 3,000m<sup>2</sup> gross floor area; or
    - (B) if including office space involving the use of more than 200m<sup>2</sup> gross floor area;
- (m) multiple residential, if a caravan park;
- (n) nuclear industry;
- (o) plant nursery (wholesale);
- (p) recreation use, if equestrian and coursing sports or motor sports;
- (q) shopping centre—
  - (i) in the UC2 Sub Area (Major Neighbourhood Centre) designation—
    - (A) if including retail activities involving the use of more than 6,000m<sup>2</sup> gross floor area; or
    - (B) if including office space involving the use of more than 500m<sup>2</sup> gross floor area; or
  - (ii) in the UC3 Sub Area (Local Neighbourhood Centre) designation—
    - (A) if including retail activities involving the use of more than 3,000m<sup>2</sup> gross floor area; or
    - (B) if including office space involving the use of more than 200m<sup>2</sup> gross floor area;
  - (r) special industry;
  - (s) temporary accommodation, if a camping ground, caravan park, or farm stay accommodation.



**Table 15.9.1: Assessment Categories and Relevant Assessment Criteria for Urban Centre (T5) Zone—Making a Material Change of Use**

Column 1 Defined use or use class <sup>57</sup>	Column 2 Assessment category <sup>58</sup>	Column 3 Relevant assessment criteria <sup>59</sup> —applicable code if development is self-assessable or requires code assessment
<b>RESIDENTIAL</b>		
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 Centre (T5) Zone (division 9) 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 Centre (T5) Zone (division 9) 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 Centre (T5) Zone (division 9) 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 Centre (T5) Zone (division 9)
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 Centre (T5) Zone (division 9) Traditional Neighbourhood Design Code (Part 12, division 3)
Mixed residential and commercial use (large scale)—inconsistent use class if— (a) in the UC2 Sub Area (Major Neighbourhood Centre) designation if— (i) including retail activities involving the use of more than 6,000m <sup>2</sup> gross floor area; or (ii) including office space involving the use of more than 500m <sup>2</sup> gross floor area.;	Exempt if— (a) located within an existing building approved for mixed residential 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 10.00 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 17)	Ripley Valley Master Planned Area Structure Plan Code (Part 15)—particularly the specific outcomes in section 15.3.3 and the Urban Centre (T5) Zone (division 9) Traditional Neighbourhood Design Code (Part 12, division 3)

<sup>57</sup> See Schedule 1 (dictionary), division 1 (defined uses and use classes) and Part 15 division 1 (definitions).

<sup>58</sup> Assessment categories may also be affected by overlays. See overlay maps to determine whether the land is affected.

<sup>59</sup> 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 <sup>57</sup>	Column 2 Assessment category <sup>58</sup>	Column 3 Relevant assessment criteria <sup>59</sup> —applicable code if development is self-assessable or requires code assessment
<p>(b) in the UC3 Sub Area (Local Neighbourhood Centre) designation if—</p> <p>(i) including retail activities involving the use of more than 3,000m<sup>2</sup> gross floor area; or</p> <p>(ii) including office space involving the use of more than 200m<sup>2</sup> gross floor area the use of more than 200m<sup>2</sup> gross floor area</p> <p>[refer s 15.9.5(3)]</p>	<p>Impact Assessable if—</p> <p>(a) involving a business use (funeral premises, service station, or veterinary clinic for the keeping of animals overnight); or</p> <p>(b) in the UC2 Sub Area (Major Neighbourhood Centre) designation if—</p> <p>(i) including retail activities involving the use of more than 6,000m<sup>2</sup> gross floor area; or</p> <p>(ii) including office space involving the use of more than 500m<sup>2</sup> gross floor area;</p> <p>(c) in the UC3 Sub Area (Local Neighbourhood Centre) designation if—</p> <p>(i) including retail activities involving the use of more than 3,000m<sup>2</sup> gross floor area; or</p> <p>(ii) including office space involving the use of more than 200m<sup>2</sup> gross floor area;</p> <p>Code Assessable otherwise</p>	
<p>Mixed residential and commercial use (small scale)—inconsistent use class if—</p> <p>(a) in the UC2 Sub Area (Major Neighbourhood Centre) designation if—</p> <p>(i) including retail activities involving the use of more than 6,000m<sup>2</sup> gross floor area; or</p> <p>(ii) including office space involving the use of more than 500m<sup>2</sup> gross floor area;</p> <p>(b) in the UC3 Sub Area (Local Neighbourhood Centre) designation if—</p> <p>(i) includes retail activities involving the use of more than 3,000m<sup>2</sup> gross floor area; or</p>	<p>Exempt if—</p> <p>(a) located within an existing building approved for mixed residential and commercial use; and</p> <p>(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. and 10.00 p.m.; and</p> <p>(c) the requisite number of parking spaces are provided for the use in accordance with the Traditional Neighbourhood Design Code (Part 12, division 3)</p> <p>Impact Assessable if—</p> <p>(a) involving a business use (funeral premises, service station, or veterinary clinic for the keeping of animals overnight);</p> <p>(b) in the UC2 Sub Area (Major Neighbourhood Centre) designation if—</p> <p>(i) including retail activities involving the use of more than 6,000m<sup>2</sup> gross floor area; or</p>	<p>Ripley Valley Master Planned Area Structure Plan Code (Part 15)—particularly the specific outcomes in section 15.3.3 and the Urban Centre (T5) Zone (division 9)</p> <p>Traditional Neighbourhood Design Code (Part 12, division 3)</p>



Column 1 Defined use or use class <sup>57</sup>	Column 2 Assessment category <sup>58</sup>	Column 3 Relevant assessment criteria <sup>59</sup> —applicable code if development is self-assessable or requires code assessment
(ii) includes office space involving the use of more than 200m <sup>2</sup> gross floor area  [refer s 15.9.5(3)]	(ii) including office space involving the use of more than 500m <sup>2</sup> gross floor area;  (c) in the UC3 Sub Area (Local Neighbourhood Centre) designation if—  (i) including retail activities involving the use of more than 3,000m <sup>2</sup> gross floor area; or  (ii) including office space involving the use of more than 200m <sup>2</sup> gross floor area;  Code Assessable otherwise	
Multiple Residential—inconsistent use class if caravan park [refer s 15.9.5(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 Centre (T5) Zone (division 9)  Traditional Neighbourhood Design Code (Part 12, division 3)
Single Residential	Self Assessable if on a lot with a frontage width of 6 metres or greater but less than 12 metres.  Code Assessable if –  (i) the applicable code for Self Assessable development is not complied with; and  (ii) on a lot with a frontage width of less than 6 metres; or  (iii) on a lot with a frontage width of 12 metres or greater.	If Self Assessable acceptable solutions in the Traditional Neighbourhood Design Code (Part 12, division 17)  If Code Assessable—  Ripley Valley Master Planned Area Structure Plan Code (Part 15)—particularly the specific outcomes in section 15.3.3 and the Urban Centre (T5) Zone (division 9)  Traditional Neighbourhood Design Code (Part 12, division 3)
Temporary Accommodation—inconsistent use class if camping ground, caravan park, or farm stay accommodation [refer s 15.9.5(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 Centre (T5) Zone (division 9)  Traditional Neighbourhood Design Code (Part 12, division 3)
<b>COMMERCIAL / INDUSTRIAL</b>		
Business Use—inconsistent use class —  (a) in the UC2 Sub Area (Major Neighbourhood Centre) designation if—  (i) retail activities involving the use of more than 6,000m <sup>2</sup> gross floor area; or  (ii) office space involving the use of more than 500m <sup>2</sup> gross floor area.;	Exempt if—  (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 10.00 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).	Ripley Valley Master Planned Area Structure Plan Code (Part 15)—particularly the specific outcomes in section 15.3.3 and the Urban Centre (T5) Zone (division 9)  Traditional Neighbourhood Design Code (Part 12, division 3)





Column 1 Defined use or use class <sup>57</sup>	Column 2 Assessment category <sup>58</sup>	Column 3 Relevant assessment criteria <sup>59</sup> —applicable code if development is self-assessable or requires code assessment
(b) in the UC3 Sub Area (Local Neighbourhood Centre) designation if— (i) retail activities involving the use of more than 3,000m <sup>2</sup> gross floor area; or (ii) office space involving the use of more than 200m <sup>2</sup> gross floor area [refer s 15.9.5(3)]	Impact Assessable— (a) if funeral premises, service station, or veterinary clinic for the keeping of animals overnight; or (b) in the UC2 Sub Area (Major Neighbourhood Centre) designation if— (i) retail activities involving the use of more than 6,000m <sup>2</sup> gross floor area; or (ii) office space involving the use of more than 500m <sup>2</sup> gross floor area; (c) in the UC3 Sub Area (Local Neighbourhood Centre) designation if— (i) retail activities involving the use of more than 3,000m <sup>2</sup> gross floor area; or (ii) office space involving the use of more than 200m <sup>2</sup> gross floor area. Code Assessable otherwise	
Extractive Industry— inconsistent use [refer s 15.9.5(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 Centre (T5) Zone (division 9)
General Industry— inconsistent use class [refer s 15.9.5(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 Centre (T5) Zone (division 9)
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. to 10.00 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 Urban Centre (T5) Zone (division 9) Traditional Neighbourhood Design Code (Part 12, division 3)
Nuclear Industry— inconsistent use class [refer s 15.9.5(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 Centre (T5) Zone (division 9)
Plant Nursery (Wholesale)— inconsistent use class [refer s 15.9.5(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 Centre (T5) Zone (division 9) Traditional Neighbourhood Design Code (Part 12, division 3)



Column 1 Defined use or use class <sup>57</sup>	Column 2 Assessment category <sup>58</sup>	Column 3 Relevant assessment criteria <sup>59</sup> —applicable code if development is self-assessable or requires code assessment
Service Trades Use	Exempt if— <ul style="list-style-type: none"> <li>(a) located within an existing building approved for service trades use; and</li> <li>(b) operating between the hours of 7.00 a.m. to 6.00 p.m; and</li> <li>(c) the requisite number of parking spaces are provided for the use in accordance with the Traditional Neighbourhood Design Code (Part 12, division 3).</li> </ul> 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 Centre (T5) Zone (division 9)  Traditional Neighbourhood Design Code (Part 12, division 3)
Shopping Centre— inconsistent use class— <ul style="list-style-type: none"> <li>(a) in the UC2 Sub Area (Major Neighbourhood Centre) designation if—               <ul style="list-style-type: none"> <li>(i) includes retail activities involving the use of more than 6,000m<sup>2</sup> gross floor area; or</li> <li>(ii) including office space involving the use of more than 500m<sup>2</sup> gross floor area.</li> </ul> </li> <li>(b) in the UC3 Sub Area (Local Neighbourhood Centre) designation if—               <ul style="list-style-type: none"> <li>(i) including retail activities involving the use of more than 3,000m<sup>2</sup> gross floor area; or</li> <li>(ii) including office space involving the use of more than 200m<sup>2</sup> gross floor area</li> </ul> </li> </ul> [refer s 15.9.5(3)]	Impact Assessable if— <ul style="list-style-type: none"> <li>(a) funeral premises, service station; or veterinary clinic for the keeping of animals overnight; or</li> <li>(b) in the UC2 Sub Area (Major Neighbourhood Centre) designation if—               <ul style="list-style-type: none"> <li>(i) retail activities involving the use of more than 6,000m<sup>2</sup>gross floor area; or</li> <li>(ii) office space involving the use of more than 500m<sup>2</sup> gross floor area;</li> </ul> </li> <li>(c) in the UC3 Sub Area (Local Neighbourhood Centre) designation if—               <ul style="list-style-type: none"> <li>(i) retail activities involving the use of more than 3,000m<sup>2</sup> gross floor area; or</li> <li>(ii) office space involving the use of more than 200m<sup>2</sup> gross floor area.</li> </ul> </li> </ul> 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 Centre (T5) Zone (division 9)  Traditional Neighbourhood Design Code (Part 12, division 3)
Special Industry— inconsistent use class [refer s 15.9.5(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 Centre (T5) Zone (division 9)
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 Centre (T5) Zone (division 9)  Traditional Neighbourhood Design Code (Part 12, division 3)



Column 1 Defined use or use class <sup>57</sup>	Column 2 Assessment category <sup>58</sup>	Column 3 Relevant assessment criteria <sup>59</sup> —applicable code if development is self-assessable or requires code assessment
<b>RECREATION / ENTERTAINMENT</b>		
Entertainment Use	Impact Assessable if operating after 10:00 p.m. 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 Centre (T5) Zone (division 9) 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 Centre (T5) Zone (division 9) 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	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 Centre (T5) Zone (division 9) Recreation and Entertainment Code (Part 12, division 11)
sports or motor sports [refer s 15.9.5(3)]		Traditional Neighbourhood Design Code (Part 12, division 3)
<b>RURAL</b>		
Agriculture— inconsistent use class, if the lot is less than one hectare in area [refer s 15.9.5(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 Centre (T5) Zone (division 9)
Animal Husbandry— inconsistent use class, if the lot is less than one hectare in area [refer s 15.9.5(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 Centre (T5) Zone (division 9)
Forestry—inconsistent use [refer s 15.9.5(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 Centre (T5) Zone (division 9)
Intensive Animal Husbandry—inconsistent use class [refer s 15.9.5(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 Centre (T5) Zone (division 9)
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 Urban Centre (T5) Zone (division 9)
<b>OTHER</b>		
Aviation Use—inconsistent use class [refer s 15.9.5(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 Centre (T5) Zone (division 9)
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 Centre (T5) Zone (division 9) Traditional Neighbourhood Design Code (Part 12, division 3)
Community Use— inconsistent use class if cemetery, crematorium, or emergency services depot [refer s 15.9.5(3)]	Impact Assessable if cemetery, crematorium, or emergency services depot 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 Centre (T5) Zone (division 9) Community Use Code (Part 12, division 12) Traditional Neighbourhood Design Code (Part 12, division 3)



Column 1 Defined use or use class <sup>57</sup>	Column 2 Assessment category <sup>58</sup>	Column 3 Relevant assessment criteria <sup>59</sup> —applicable code if development is self-assessable or requires code assessment
Correctional Centre— inconsistent use [refer s 15.9.5(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 Centre (T5) Zone (division 9)
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 Centre (T5) Zone (division 9)
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 Centre (T5) Zone (division 9)
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 Centre (T5) Zone (division 9)
Other (not defined)	Assessment Category	Relevant assessment criteria <sup>60</sup> —applicable code if development is self-assessable or requires code assessment
All except use for a road <sup>61</sup>	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 Centre (T5) Zone (division 9)

<sup>60</sup> 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.

<sup>61</sup> 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 15.9.2: Assessment Categories and Relevant Assessment Criteria for Urban Centre (T5) Zone—Other Development**

Column 1 Type of development	Column 2 Assessment category <sup>62</sup>	Column 3 Relevant assessment criteria <sup>63</sup> —applicable code if development is self-assessable or requires code assessment
Carrying out building work not associated with a material change of use <sup>64</sup>	Self Assessable <sup>65</sup> 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 Centre (T5) Zone (division 9); (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 Centre (T5) Zone (division 9)
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 17) 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 Centre (T5) Zone (division 9); (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 Centre (T5) Zone (division 9)
Reconfiguring a lot <sup>66</sup>	Code Assessable	Traditional Neighbourhood Design Code (Part 12, division 3) Ripley Valley Master Planned Area Structure Plan Code (Part 15)—particularly the specific outcomes in section 15.3.3 and the Urban Centre (T5) Zone (division 9)
Carrying out operational work for reconfiguring a lot or in association with a material change of use <sup>66</sup>	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 Centre (T5) Zone (division 9) Traditional Neighbourhood Design Code (Part 12, division 3) Earthworks Code (Part 12, division 15) <b>NOTE</b> The provisions of Planning Scheme Policy 3 – General Works may also apply depending on the nature of the operational work.
Other	Exempt	

<sup>62</sup> Assessment categories may also be affected by overlays. See overlay maps to determine whether the land is affected.

<sup>63</sup> 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.

<sup>64</sup> See Ipswich Planning Scheme Users Guide 2 for examples that explain the type of development involved in different proposals.

<sup>65</sup> 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.

<sup>66</sup> 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.





**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.

**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;

- (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 ~~40-50-100+~~ 40-50-100+ dwellings per hectare within 400m of the main transit station and 40+to 100 dwellings per hectare outside this area.

**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—

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

Where—

$D_w(T6)$  = 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).

**(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 45 Part 41 Infrastructure Planning and Funding of the Act** agreements pursuant to the *Planning Act 2016*, to ensure that all appropriate-necessary 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 <sup>67</sup>	Column 2 Assessment category <sup>68</sup>	Column 3 Relevant assessment criteria <sup>69</sup> —applicable code if development is self-assessable or requires code assessment
<b>RESIDENTIAL</b>		
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)

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

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

<sup>69</sup> 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 <sup>67</sup>	Column 2 Assessment category <sup>68</sup>	Column 3 Relevant assessment criteria <sup>69</sup> —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"> <li>(a) located within an existing building approved for mixed retail and commercial use; and</li> <li>(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</li> <li>(c) the requisite number of parking spaces are provided for the use in accordance with the Traditional Neighbourhood Design Code (Part 12, division 3).</li> </ul> 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)
<b>COMMERCIAL / INDUSTRIAL</b>		
Business Use	Exempt if— <ul style="list-style-type: none"> <li>(a) located within an existing building for business use; and</li> <li>(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</li> <li>(c) the requisite number of parking spaces are provided for the use in accordance with the Traditional Neighbourhood Design Code (Part 12, division 3).</li> </ul> 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 <sup>67</sup>	Column 2 Assessment category <sup>68</sup>	Column 3 Relevant assessment criteria <sup>69</sup> —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 <sup>67</sup>	Column 2 Assessment category <sup>68</sup>	Column 3 Relevant assessment criteria <sup>69</sup> —applicable code if development is self-assessable or requires code assessment
<b>RECREATION / ENTERTAINMENT</b>		
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)
<b>RURAL</b>		
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)
<b>OTHER</b>		
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 <sup>67</sup>	Column 2 Assessment category <sup>68</sup>	Column 3 Relevant assessment criteria <sup>69</sup> —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 <sup>70</sup> —applicable code if development is self-assessable or requires code assessment
All except use for a road <sup>71</sup>	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)

<sup>70</sup> 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.

<sup>71</sup> 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 <sup>72</sup>	Column 3 Relevant assessment criteria <sup>73</sup> —applicable code if development is self-assessable or requires code assessment
Carrying out building work not associated with a material change of use <sup>74</sup>	Self Assessable <sup>75</sup> 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 <sup>76</sup>	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 <sup>76</sup>	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) <b>NOTE</b> The provisions of Planning Scheme Policy 3 – General Works may also apply depending on the nature of the operational work.
Other	Exempt	

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

<sup>73</sup> 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.

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

<sup>75</sup> 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.

<sup>76</sup> 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.





### **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.

- (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.

- (2) 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 45 Part 44 Infrastructure Planning and Funding of the Act/agreements pursuant to the Planning Act 2016**, to ensure that all **appropriate-necessary** 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.

- (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;

(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;



**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 <sup>77</sup>	Column 2 Assessment category <sup>78</sup>	Column 3 Relevant assessment criteria <sup>79</sup> —applicable code if development is self-assessable or requires code assessment
<b>RESIDENTIAL</b>		
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)

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

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

<sup>79</sup> 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 <sup>77</sup>	Column 2 Assessment category <sup>78</sup>	Column 3 Relevant assessment criteria <sup>79</sup> —applicable code if development is self-assessable or requires code assessment
Mixed residential and commercial use (Small 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)
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)
<b>COMMERCIAL / INDUSTRIAL</b>		
Business Use	Exempt if— (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 <sup>77</sup>	Column 2 Assessment category <sup>78</sup>	Column 3 Relevant assessment criteria <sup>79</sup> —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)
<b>RECREATION / ENTERTAINMENT</b>		
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 <sup>77</sup>	Column 2 Assessment category <sup>78</sup>	Column 3 Relevant assessment criteria <sup>79</sup> —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)
<b>RURAL</b>		
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)
<b>OTHER</b>		
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 <sup>77</sup>	Column 2 Assessment category <sup>78</sup>	Column 3 Relevant assessment criteria <sup>79</sup> —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 <sup>80</sup> —applicable code if development is self-assessable or requires code assessment
All except use for a road <sup>81</sup>	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)

<sup>80</sup> 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.

<sup>81</sup> 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 <sup>82</sup>	Column 3 Relevant assessment criteria <sup>83</sup> —applicable code if development is self-assessable or requires code assessment
Carrying out building work not associated with a material change of use <sup>84</sup>	Self Assessable <sup>85</sup> 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 <sup>86</sup>	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 <sup>86</sup>	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) <b>NOTE</b> The provisions of Planning Scheme Policy 3 – General Works may also apply depending on the nature of the operational work.
Other	Exempt	

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

<sup>83</sup> 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.

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

<sup>85</sup> 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.

<sup>86</sup> 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.



## **Division 12—Recreation Zone: Assessment Criteria and Assessment Tables**

### **15.12.1 Recreation Zone**

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

- overall outcomes (section 15.12.2);
- specific outcomes and probable solutions as follows—
  - effects of development – general (section 15.12.3);
  - effects of development within Sub Areas (section 15.12.4);
  - consistent and inconsistent uses, use classes and other development (section 15.12.5);
- assessment tables (Tables 15.12.1 and 15.15.2).

### **15.12.2 Overall Outcomes for Recreation Zone**

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

#### **NOTE 15.12.2A**

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 Recreation Zone are the following—

- (a) The Recreation Zone provides for the development of an integrated open space network including the use of land for—
- (i) both active and passive recreation opportunities within parks;
  - (ii) linear/riparian corridors as open space links; and
  - (iii) private and public sporting/recreation facilities.

#### **NOTE 15.12.2B**

The recreation zone is depicted in two ways on the zoning maps—

- (1) unbroken lines – representing committed current public parks and private recreation areas; and
- (2) broken lines – indicative future recreation land, subject to further detailed assessment as part of a development application.

- (b) The Recreation Zone provides sufficient land—
  - (i) to meet the recreational needs of residents and visitors within Citywide, district and local catchments; and
  - (ii) to achieve an equitable distribution of recreational areas and facilities in suitable and accessible locations.
- (c) The Recreation Zone provides for a wide range of recreational settings, including—
  - (i) Recreation Parks;
  - (ii) Sportsgrounds and Courts; and
  - (iii) Linear Parks.
- (d) Recreation may be designed as –
  - (i) formal parks and gardens including civic spaces in association with existing or proposed centres with elements such as—
    - (A) feature planting; and
    - (B) areas for picnics, barbeques, and informal recreation.
  - (ii) informal sellers, recreational needs, including facilities for children's play, non-organised sporting activities, walking, nature appreciation, picnics and barbeques and community/cultural events, as appropriate.
- (e) Sportsgrounds and Courts provide for a range of indoor and outdoor facilities including—
  - (i) ovals, fields, multipurpose courts, club houses, fenced playgrounds, pools, shaded seating, grandstands; and
  - (ii) provision for night competition/activity as appropriate to the setting of the facility and the likely impacts on the amenity and character of the surrounding area.
- (f) Linear Parks—
  - (i) are primarily designed to serve a connectivity/linkage function, mostly, but not exclusively along selected riparian corridors; and
  - (ii) whilst they may remain predominantly in a natural setting and retain important environmental values, including an important role as wildlife corridors, are primarily intended to serve an urban recreation rather than conservation focus.
- (g) Uses and works within the Recreation Zone are located, designed and managed to—
  - (i) maintain residential amenity and streetscape quality;



- (ii) maintain or enhance aspects of local character;
  - (iii) be compatible with other uses and works;
  - (iv) encourage multi use of facilities, particularly between sporting bodies and various recreation user groups; and
  - (v) minimise impacts on environmental values and places of environmental and cultural heritage significance.
- (h) Where land within the Recreation Zone is privately owned or controlled, access to the general public may be restricted.

**NOTE 15.12.2C**

- (1) Some of the land within the Recreation Zone is affected by development constraints, particularly flooding, mining and cultural heritage.
- (2) Refer to the overlay maps and Part 11 to determine whether a proposal is affected by an overlay.

**15.12.3 Effects of Development – General****NOTE 15.12.3A**

The specific outcomes which are sought to apply generally throughout the Recreation Zone are set out below.

**(1) Integrated Planning, Uses and Works****Specific Outcomes**

- (a) Regard is had to Figure 15 in determining appropriate locations and embellishment levels for the different recreational settings for future Citywide (Level 1), District (Level 2) and Local (Level 3) parks.
- (b) Major recreational facilities are developed in an integrated manner that—
  - (i) provides, where possible, for primary and secondary recreational opportunities, including opportunities for informal recreation;
  - (ii) provides for multi use opportunities and joint use arrangements;
  - (iii) addresses likely impacts on other nearby uses and include measures to mitigate adverse impacts;
  - (iv) addresses likely impact in terms of significant landmark features, view corridors, gateways and approach routes;

**(2) Building Design and Placement****Specific Outcomes**

- (a) The design and placement of buildings ensures—
  - (i) buildings generally remain subservient to and do not dominate the open landscape;
  - (ii) buildings maintain the visual prominence of any significant landmarks and conserve important view corridors;
  - (iii) public access is generally not diminished, unless privately owned or leased;
  - (iv) buildings are not significantly affected by flooding or stormwater drainage;
  - (v) buildings are sympathetic and respectful to places of cultural heritage significance;



- (vi) effective community safety measures are incorporated; and
  - (vii) large expanses of blank wall are avoided, particularly where visually prominent.
- (b) Obsolete or extraneous buildings are removed or screened from view.
  - (c) Attention is given to the design of roof forms and the placement of plant and equipment on sites with sloping topography, or where recreation areas are readily viewed from above.
  - (d) Buildings are generally limited to 1 storey in height and are kept low scale.
  - (e) An additional storey is not provided unless appropriate with—
    - (i) the scale of adjoining development;
    - (ii) the extent of fall across the land; and
    - (iii) the character and amenity of the area and the overall townscape.
- (3) Vegetation and Landscaping**
- Specific Outcomes**
- (a) Existing plantings and mature vegetation are conserved, where possible.
  - (b) Important elements of cultural heritage fabric [e.g. historic walls and fences and indigenous scarred trees (usually called scar trees), midden sites etc] are conserved, where possible.
  - (c) Riparian vegetation is conserved where possible.
- (4) Multi Use of Recreation Areas**
- Specific Outcome**
- Recreation uses are designed to—
- (a) share facilities between different user groups;
  - (b) facilitate the co-location of different recreational settings; and
  - (c) facilitate co-location with other community facilities to create a community focal point.
- (5) Residential Amenity**
- Specific Outcomes**
- (a) Significant impacts of recreation facility operation are contained within the boundaries of existing and future sites, and appropriate on-site buffers are maintained, particularly where catering for night time activities and major spectator events.
- (b) Traffic impacts of recreation facility operation on nearby residential areas are minimised.
  - (c) Carpark areas are designed so as not to detract from the visual amenity of recreation areas or to detract from the amenity of nearby residential areas.
  - (d) Wherever possible, shared use of carparking areas occurs.
  - (e) Landscape buffers of a minimum width of ten (10) metres are provided to side and rear boundaries where the site abuts land in the Sub Urban (T3), and General Urban (T4) Zones.
  - (f) Landscape buffers include screen fences or mounding where the emission of noise, light or the visual effects of the use warrant additional screening.
  - (g) Access points, carparking, night lit facilities, spectator areas and other major noise sources are oriented and designed to minimise impacts on the amenity and character of nearby areas.
- (6) 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.
- (7) Provision of Infrastructure**
- Specific Outcomes**
- (a) General—
    - (i) development in the Conservation (T1) zone that requires urban infrastructure in order to mitigate environmental impacts ensures that—
      - (A) the infrastructure is provided in a timely, orderly, integrated and coordinated manner to support urban uses and works;





- (B) 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); and
  - (C) before development takes place, Infrastructure Agreements must be entered into with the Local Government and any other relevant infrastructure providers under **Chapter 45 Part 44 Infrastructure Planning and Funding of the Agreements pursuant to the Planning Act 2016**, to ensure that all **appropriate-necessary** infrastructure, including temporary infrastructure, is provided in an integrated and timely manner.
- (b) Infrastructure is—
- (i) provided to meet appropriate standards at the least whole-of-life cost for the requirements of the proposed development, including avoiding unnecessary duplication;
  - (ii) comprised of components and materials that are readily accessible and available from local sources where possible;
  - (iii) readily integrated with existing systems and facilitates the orderly provision of future systems; and
  - (iv) provided to the standards stated in the Traditional Neighbourhood Design Code (Part 12 division 3) or as otherwise stated in an approved Neighbourhood **Master**-Plan.

#### 15.12.4 Effects of Development within Sub Areas

##### NOTE 15.12.4A

- (1) The Recreation Zone includes four (4) Sub Areas, as outlined below.
- (2) The location of the Sub Areas are—
  - (a) depicted on the Zoning Maps Z23, Z24, Z32, Z33, Z34, Z42 and Z43; and
  - (b) described below.

#### (1) Sub Area REC1RV – Ripley Valley Recreation Spines along Bundamba and Deebing Creeks

##### NOTE 15.12.4B

- (1) There is a major opportunity to develop a central open space spine along Bundamba Creek and to a lesser extent, along Deebing Creek.
- (2) The Sub Area includes the former Deebing Creek Mission Cemetery which is an important indigenous cultural heritage site.
- (3) There is potential to link this site as part of the integrated open space network.
- (4) Further discussions should occur with local indigenous groups and the current and adjoining landowners to determine an appropriate, sensitive treatment of this site and its relationship to adjoining lands.

##### Specific Outcomes

- (a) Uses and works maximise opportunities to create a central open space spine along Bundamba and Deebing Creeks.
- (b) The central open space spine includes recreation parks, sports grounds and courts, and linear parks and may include school grounds as part of an integrated open space network.
- (c) Linear parks enhance the overall visual amenity and image of the Ripley Valley as an attractive, desirable and unique residential location.

#### (2) Sub Area REC2RV – Ripley Valley Sporting Shooters Association

##### NOTE 15.12.4C

- (1) REC2RV covers the substantial land holdings adjoining Daly's Lagoon, at the southern extremity of the Ripley Valley, predominantly occupied by the Sporting Shooters Association.
- (2) These lands offer significant opportunities for a wide range of recreational activities including—
  - (a) difficult to locate activities such as shooting and archery in a well controlled, secluded and well buffered location;
  - (b) recreation park adjoining Daly's Lagoon; and
  - (c) important nature conservation areas including Daly's Lagoon wetlands and the vegetated hillsides and ridgelines adjoining the southern and eastern perimeters of the land.
- (3) A coordinated **master**plan should be prepared and implemented for the area addressing the matters outlined below and in section 15.4512.3(1) above.



- (4) The ~~master~~-plan should be publicly notified and used for the purposes of a ~~preliminary approval under section 3.1.6 of the IPA variation request application pursuant to the Planning Act 2016.~~
- (5) The ~~master~~-plan (and any associated ~~preliminary variation request approval~~) should also determine the assessment process to be followed for the subsequent uses and works, e.g. whether further impact or code assessment is required.

#### Specific Outcomes

Recreational uses and works are designed, constructed and located to—

- (a) position 'difficult to locate' recreational activities away from other sensitive uses and to provide associated buffers, separation distances and safety imperatives (including restrictions on public access);
- (b) create recreational synergies as part of an integrated open space network;
- (c) protect and rehabilitate significant wetlands and areas of remnant native vegetation as part of a core conservation area linking Greenbank and Spring Mountain to Flinders Peak;
- (d) achieve high standards of water quality and appropriate catchment management; and
- (e) provide shared use of infrastructure and facilities, including clubhouses, parking areas and an enhanced road access.

#### (3) Sub Area REC3RV – Ripley Town Centre Park

##### Specific Outcomes

The Ripley Town Centre Park—

- (a) is located to maximise naturally occurring opportunities and is well integrated with other town centre uses;
- (b) provides civic spaces (plazas and squares) and formal gardens with feature plantings and areas for picnics, informal active recreation, barbeques, pedestrian/cycle connections, kiosks, and toilets;
- (c) includes substantive water features and other elements designed to create an attractive and distinctive sense of place; and
- (d) caters primarily for users of the town centre and residents of the Ripley Valley.

#### 15.12.5 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 Recreation Zone—

- (a) agriculture, if the lot is 1 hectare or more in area;
- (b) animal husbandry, if the lot is one hectare or more in area;
- (c) caretaker residential;
- (d) carrying out building work not associated with a material change of use, if building work on an existing building on site and complying with the Planning Scheme Building Matters Code;
- (e) clearing of vegetation which complies with the Vegetation Management Code;
- (f) community use, if a child care centre, community centre, community hall, cultural centre, gallery, information centre, library, meeting rooms, museum, senior citizens centre or youth centre within an existing building and the requisite number of parking spaces are provided for the use in accordance with the Traditional Neighbourhood Design Code (Part 12, division 3);
- (g) entertainment use, if a club, exhibition or trade fair within an existing building and the requisite number of parking spaces are provided for the use in accordance with the Traditional Neighbourhood Design Code (Part 12, division 3);
- (h) earthworks not associated with a material change of use and which complies with the Earthworks Code;
- (i) home based activity which complies with the Home Based Activities Code;
- (j) minor building work;
- (k) minor utility;
- (n) park, if—
  - (i) within a designated sportsground facility listed in Schedule 10; or
  - (ii) outside the areas listed in Schedule 10 and not involving illuminated sporting activities;
- (o) placing an advertising device on premises which complies with the Advertising Devices Code.

- (2) The following uses, use classes and other development categories are consistent with the outcomes sought for the Recreation 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 less than 1 hectare in area;
  - (b) animal husbandry, if the lot is less than one hectare in area;
  - (c) aviation use, if a helipad;



- (d) business use, if a cafe, produce/craft market, restaurant, snack bar or takeaway food premises;
  - (e) carpark;
  - (f) carrying out operational work for reconfiguring a lot or in association with a material change of use;
  - (g) community use, if not a child care centre, community centre, community hall, cultural centre, gallery, information centre, library, meeting rooms, museum, senior citizens centre or youth centre within an existing building or the requisite number of parking spaces are not provided for the use in accordance with the Traditional Neighbourhood Design Code (Part 12, division 3), or unless a cemetery, crematorium, or hospital;
  - (h) entertainment use, unless a club, exhibition, or trade fair within an existing building or the requisite number of parking spaces are not provided for the use in accordance with the Traditional Neighbourhood Design Code (Part 12, division 3);
  - (i) intensive animal husbandry, if a riding establishment or stable within Sub Area REC1RV or REC2RV;
  - (j) major utility;
  - (k) night court;
  - (l) park, if involving illuminated sporting activities outside the areas listed in Schedule 10;
  - (m) plant nursery (wholesale);
  - (n) reconfiguring a lot;
  - (o) recreation use, unless a motor sports complex;
  - (p) temporary accommodation, if a camping ground;
  - (q) temporary use;
  - (r) tourist facility;
  - (s) wine making.
- (e) display housing;
  - (f) dual occupancy;
  - (g) extractive industry;
  - (h) forestry;
  - (i) general industry;
  - (j) general store;
  - (k) Mixed residential and commercial use (large scale);
  - (l) Mixed residential and commercial use (small scale);
  - (m) institutional residential;
  - (n) intensive animal husbandry, unless a riding establishment or stable within Sub Area REC1RV or REC2RV;
  - (o) multiple residential;
  - (p) nuclear industry;
  - (q) recreation use, if a motor sports complex;
  - (r) service trades use;
  - (s) shopping centre;
  - (t) single residential;
  - (u) special industry;
  - (v) temporary accommodation, unless a camping ground;
  - (w) temporary sales office.

(3) The following uses, use classes and other development categories are inconsistent with the outcomes sought and are not located within the Recreation Zone; and constitute undesirable development which is unlikely to be approved—

- (a) aviation use, unless a helipad;
- (b) business use, unless a cafe, garden centre, produce/craft market, restaurant, snack bar or takeaway food premises;
- (c) community use, if a cemetery, crematorium, or hospital;
- (d) correctional centre;



**Table 15.12.1: Assessment Categories and Relevant Assessment Criteria for Recreation Zone—Making a Material Change of Use**

Column 1 Defined use or use class <sup>87</sup>	Column 2 Assessment category <sup>88</sup>	Column 3 Relevant assessment criteria <sup>89</sup> —applicable code if development is self-assessable or requires code assessment
<b>RESIDENTIAL</b>		
Caretaker Residential	Exempt	Ripley Valley Master Planned Area Structure Plan Code (Part 15)—particularly the specific outcomes in section 15.3.3 and the Recreation Zone (division 12) Traditional Neighbourhood Design Code (Part 12, division 3)
Display Housing—inconsistent use [refer s 15.12.5(3)]	Impact Assessable	Ripley Valley Master Planned Area Structure Plan Code (Part 15)—particularly the specific outcomes in section 15.3.3 and the Recreation Zone (division 12) Traditional Neighbourhood Design Code (Part 12, division 3)
Dual Occupancy—inconsistent use [refer s 15.12.5(3)]	Impact Assessable	Ripley Valley Master Planned Area Structure Plan Code (Part 15)—particularly the specific outcomes in section 15.3.3 and the Recreation Zone (division 12) 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. If Code 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 Recreation Zone (division 12).
Institutional Residential—inconsistent use class [refer s 15.12.5(3)]	Impact Assessable	Ripley Valley Master Planned Area Structure Plan Code (Part 15)—particularly the specific outcomes in section 15.3.3 and the Recreation Zone (division 12) Traditional Neighbourhood Design Code (Part 12, division 3)
Mixed residential and commercial use (large scale)—inconsistent use class if [refer s 15.7.4(3)]	Impact Assessable	Ripley Valley Master Planned Area Structure Plan Code (Part 15)—particularly the specific outcomes in section 15.3.3 and the Recreation Zone (division 12) Traditional Neighbourhood Design Code (Part 12, division 3)
Mixed residential and commercial use (small scale)—inconsistent use class [refer s 15.7.4(3)]	Impact Assessable	Ripley Valley Master Planned Area Structure Plan Code (Part 15)—particularly the specific outcomes in section 15.3.3 and the Recreation Zone (division 12) Traditional Neighbourhood Design Code (Part 12, division 3)
Multiple Residential—inconsistent use class [refer s 15.12.5(3)]	Impact Assessable	Ripley Valley Master Planned Area Structure Plan Code (Part 15)—particularly the specific outcomes in section 15.3.3 and the Recreation Zone (division 12) Traditional Neighbourhood Design Code (Part 12, division 3)
Single Residential—inconsistent use [refer s 15.12.5(3)]	Impact Assessable	Ripley Valley Master Planned Area Structure Plan Code (Part 15)—particularly the specific outcomes in section 15.3.3 and the Recreation Zone (division 12) Traditional Neighbourhood Design Code (Part 12, division 3)

<sup>87</sup> See Schedule 1 (dictionary), division 1 (defined uses and use classes).

<sup>88</sup> Assessment categories may also be affected by overlays. See overlay maps to determine whether the land is affected.

<sup>89</sup> 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 <sup>87</sup>	Column 2 Assessment category <sup>88</sup>	Column 3 Relevant assessment criteria <sup>89</sup> —applicable code if development is self-assessable or requires code assessment
Temporary Accommodation—inconsistent use class unless a caravan park or camping ground [refer s 15.12.5(3)]	Impact Assessable	Ripley Valley Master Planned Area Structure Plan Code (Part 15)—particularly the specific outcomes in section 15.3.3 and the Recreation Zone (division 12) Traditional Neighbourhood Design Code (Part 12, division 3)
<b>COMMERCIAL / INDUSTRIAL</b>		
Business Use—inconsistent use class, unless a cafe, produce/craft market, restaurant, snack bar or takeaway food premises [refer s 15.12.5(3)]	Impact Assessable	Ripley Valley Master Planned Area Structure Plan Code (Part 15)—particularly the specific outcomes in section 15.3.3 and the Recreation Zone (division 12) Traditional Neighbourhood Design Code (Part 12, division 3)
Extractive Industry—inconsistent use [refer s 15.12.5(3)]	Impact Assessable	Ripley Valley Master Planned Area Structure Plan Code (Part 15)—particularly the specific outcomes in section 15.3.3 and the Recreation Zone (division 12)
General Industry—inconsistent use class [refer s 15.12.5(3)]	Impact Assessable	Ripley Valley Master Planned Area Structure Plan Code (Part 15)—particularly the specific outcomes in section 15.3.3 and the Recreation Zone (division 12) Traditional Neighbourhood Design Code (Part 12, division 3)
General Store—inconsistent use [refer s 15.12.5(3)]	Impact Assessable	Ripley Valley Master Planned Area Structure Plan Code (Part 15)—particularly the specific outcomes in section 15.3.3 and the Recreation Zone (division 12) Traditional Neighbourhood Design Code (Part 12, division 3)
Nuclear Industry—inconsistent use [refer s 15.12.5(3)]	Impact Assessable	Ripley Valley Master Planned Area Structure Plan Code (Part 15)—particularly the specific outcomes in section 15.3.3 and the Recreation Zone (division 12) Traditional Neighbourhood Design Code (Part 12, division 3)
Plant Nursery (Wholesale)	Impact Assessable	Ripley Valley Master Planned Area Structure Plan Code (Part 15)—particularly the specific outcomes in section 15.3.3 and the Recreation Zone (division 12) Traditional Neighbourhood Design Code (Part 12, division 3)
Service Trades Use—inconsistent use class [refer s 15.12.5(3)]	Impact Assessable	Ripley Valley Master Planned Area Structure Plan Code (Part 15)—particularly the specific outcomes in section 15.3.3 and the Recreation Zone (division 12) Traditional Neighbourhood Design Code (Part 12, division 3)
Shopping Centre—inconsistent use [refer s 15.12.5(3)]	Impact Assessable	Ripley Valley Master Planned Area Structure Plan Code (Part 15)—particularly the specific outcomes in section 15.3.3 and the Recreation Zone (division 12) Traditional Neighbourhood Design Code (Part 12, division 3)
Special Industry—inconsistent use class [refer s 15.12.5(3)]	Impact Assessable	Ripley Valley Master Planned Area Structure Plan Code (Part 15)—particularly the specific outcomes in section 15.3.3 and the Recreation Zone (division 12) Traditional Neighbourhood Design Code (Part 12, division 3)
Temporary Sales Office—inconsistent use class [refer s 15.12.5(3)]	Impact Assessable	Ripley Valley Master Planned Area Structure Plan Code (Part 15)—particularly the specific outcomes in section 15.3.3 and the Recreation Zone (division 12) Traditional Neighbourhood Design Code (Part 12, division 3)



Column 1 Defined use or use class <sup>87</sup>	Column 2 Assessment category <sup>88</sup>	Column 3 Relevant assessment criteria <sup>89</sup> —applicable code if development is self-assessable or requires code assessment
<b>RECREATION / ENTERTAINMENT</b>		
Entertainment Use	Exempt, if – <ul style="list-style-type: none"> <li>(a) a club, exhibition or trade fair within an existing building; and</li> <li>(b) the requisite number of parking spaces are provided for the use in accordance with the Traditional Neighbourhood Design Code (Part 12, division 3).</li> </ul> Code Assessable, if – <ul style="list-style-type: none"> <li>(a) a club and not within an existing building; or</li> <li>(b) the requisite number of parking spaces are not provided for the use in accordance with the Traditional Neighbourhood Design Code (Part 12, division 3).</li> </ul> Impact Assessable otherwise.	Ripley Valley Master Planned Area Structure Plan Code (Part 15)—particularly the specific outcomes in section 15.3.3 and the Recreation Zone (division 12) Recreation and Entertainment Code (Part 12, division 11) Traditional Neighbourhood Design Code (Part 12, division 3)
Night Court	Code Assessable	Ripley Valley Master Planned Area Structure Plan Code (Part 15)—particularly the specific outcomes in section 15.3.3 and the Recreation Zone (division 12)
Park	Exempt if— <ul style="list-style-type: none"> <li>(a) within a designated sportsground facility listed in Schedule 10; or</li> <li>(b) outside the areas listed in Schedule 10 and not involving illuminated sporting activities.</li> </ul> Code Assessable otherwise.	If Code Assessable— <ul style="list-style-type: none"> <li>(a) Ripley Valley Master Planned Area Structure Plan Code (Part 15)—particularly the specific outcomes in section 15.3.3 and the Recreation Zone (division 12);</li> <li>(b) Recreation and Entertainment Code (Part 12, division 11);</li> <li>(c) Traditional Neighbourhood Design Code (Part 12, division 3)</li> </ul>
Recreation Use—inconsistent use class if motor sports complex [refer s 15.12.5(3)]	Impact Assessable if motor sports complex. Code Assessable otherwise.	Ripley Valley Master Planned Area Structure Plan Code (Part 15)—particularly the specific outcomes in section 15.3.3 and the Recreation Zone (division 12) Recreation and Entertainment Code (Part 12, division 11) Traditional Neighbourhood Design Code (Part 12, division 3)
<b>RURAL</b>		
Agriculture	Exempt if— <ul style="list-style-type: none"> <li>(a) the lot is one hectare or more in area; and</li> <li>(b) does not involve fruit farming or turf farming within 8km of RAAF Base Amberley; and</li> <li>(c) does not involve the clearing of more than 0.5 hectares of native vegetation in any five year period; and</li> <li>(d) where involving vegetation clearing, complies with the acceptable solutions applicable to clauses (1) to (3) in column 2 of Table 12.4.1 in the Vegetation Management Code (Part 12, division 4).</li> </ul> Code Assessable otherwise.	If Code Assessable— <ul style="list-style-type: none"> <li>(a) Ripley Valley Master Planned Area Structure Plan Code (Part 15)—particularly the specific outcomes in section 15.3.3 and the Recreation Zone (division 12);</li> <li>(b) Vegetation Management Code (Part 12, division 4).</li> </ul>



Column 1 Defined use or use class <sup>87</sup>	Column 2 Assessment category <sup>88</sup>	Column 3 Relevant assessment criteria <sup>89</sup> —applicable code if development is self-assessable or requires code assessment
Animal Husbandry	Exempt if— <ul style="list-style-type: none"> <li>(a) the lot is one hectare or more in area; and</li> <li>(b) does not involve the clearing of more than 0.5 hectares of native vegetation in any five year period; and</li> <li>(c) where involving vegetation clearing, complies with the acceptable solutions applicable to clauses (1) to (3) in column 2 of Table 12.4.1 in the Vegetation Management Code (Part 12, division 4).</li> </ul> Code Assessable otherwise.	If Code Assessable— <ul style="list-style-type: none"> <li>(a) Ripley Valley Master Planned Area Structure Plan Code (Part 15)—particularly the specific outcomes in section 15.3.3 and the Recreation Zone (division 12);</li> <li>(b) Vegetation Management Code (Part 12, division 4).</li> </ul>
Forestry—inconsistent use class [refer s 15.12.5(3)]	Impact Assessable	Ripley Valley Master Planned Area Structure Plan Code (Part 15)—particularly the specific outcomes in section 15.3.3 and the Recreation Zone (division 12)
Intensive Animal Husbandry—inconsistent use class unless a riding establishment or stable within REC1RV or REC2RV [refer s 15.12.5(3)]	Code Assessable if a stable. Impact Assessable otherwise.	Ripley Valley Master Planned Area Structure Plan Code (Part 15)—particularly the specific outcomes in section 15.3.3 and the Recreation Zone (division 12) Intensive Animal Husbandry Code (Part 12, division 8) Traditional Neighbourhood Design Code (Part 12, division 3)
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 Recreation Zone (division 12) Traditional Neighbourhood Design Code (Part 12, division 3)
<b>OTHER</b>		
Aviation Use—inconsistent use class unless a helipad [refer s 15.12.5(3)]	Impact Assessable	Ripley Valley Master Planned Area Structure Plan Code (Part 15)—particularly the specific outcomes in section 15.3.3 and the Recreation Zone (division 12)
Carpark	Code Assessable	Ripley Valley Master Planned Area Structure Plan Code (Part 15)—particularly the specific outcomes in section 15.3.3 and the Recreation Zone (division 12) Traditional Neighbourhood Design Code (Part 12, division 3)
Community Use—inconsistent use if a cemetery, crematorium, or hospital [refer s 15.12.5(3)]	Exempt, if – <ul style="list-style-type: none"> <li>(a) a child care centre, community centre, community hall, cultural centre, gallery, information centre, library, meeting rooms, museum, senior citizen centre or youth centre within an existing building; and</li> <li>(b) the requisite number of parking spaces are provided for the use in accordance with the Traditional Neighbourhood Design Code (Part 12, division 3).</li> </ul> Code Assessable if – <ul style="list-style-type: none"> <li>(a) a community centre or community hall and not within an existing building; or</li> </ul>	Ripley Valley Master Planned Area Structure Plan Code (Part 15)—particularly the specific outcomes in section 15.3.3 and the Recreation Zone (division 12). Community Use Code (Part 12, division 12) Traditional Neighbourhood Design Code (Part 12, division 3)



Column 1 Defined use or use class <sup>97</sup>	Column 2 Assessment category <sup>88</sup>	Column 3 Relevant assessment criteria <sup>89</sup> —applicable code if development is self-assessable or requires code assessment
	(b) the requisite number of parking spaces are not provided for the use in accordance with the Traditional Neighbourhood Design Code (Part 12, division 3). Impact Assessable otherwise.	
Correctional Centre— inconsistent use [refer s 15.12.5(3)]	Impact Assessable	Ripley Valley Master Planned Area Structure Plan Code (Part 15)—particularly the specific outcomes in section 15.3.3 and the Recreation Zone (division 12)
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 Recreation Zone (division 12)
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 Recreation Zone (division 12)
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 Recreation Zone (division 12) Recreation and Entertainment Code (Part 12, division 11) Traditional Neighbourhood Design Code (Part 12, division 3)
Other (not defined)	Assessment Category	Relevant assessment criteria <sup>90</sup> —applicable code if development is self-assessable or requires code assessment
All except use for a road <sup>91</sup>	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 Recreation Zone (division 12)

<sup>90</sup> 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.

<sup>91</sup> 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 15.12.2: Assessment Categories and Relevant Assessment Criteria for Recreation Zone—Other Development**

Column 1 Type of development	Column 2 Assessment category <sup>92</sup>	Column 3 Relevant assessment criteria <sup>93</sup> —applicable code if development is self-assessable or requires code assessment
Carrying out building work not associated with a material change of use <sup>94</sup>	<p>Self Assessable<sup>95</sup> if building work on an existing building on site.</p> <p>Code Assessable if—</p> <ul style="list-style-type: none"> <li>(a) the Planning Scheme Building Matters Code is not complied with; or</li> <li>(b) building work other than on an existing building on the site.</li> </ul>	<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"> <li>(a) Ripley Valley Master Planned Area Structure Plan Code (Part 15)—particularly the specific outcomes in section 15.3.3 and the Recreation Zone (division 12);</li> <li>(b) Planning Scheme Building Matters Code (Part 12, division 16)</li> </ul>
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"> <li>(a) involving the clearing of 0.5 hectares or less of native vegetation in any five year period; and</li> <li>(b) the acceptable solutions of the applicable code for Self Assessable Development are complied with.</li> </ul> <p>Code Assessable if—</p> <ul style="list-style-type: none"> <li>(a) involving the clearing of more than 0.5 hectares of native vegetation in any five year period; or</li> <li>(b) the applicable code for Self Assessable Development is not complied with.</li> </ul>	<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"> <li>(a) Ripley Valley Master Planned Area Structure Plan Code (Part 15)—particularly the specific outcomes in section 15.3.3 and the Recreation Zone (division 12);</li> <li>(b) Vegetation Management Code (Part 12, division 4).</li> </ul>
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 Recreation Zone (division 12)</p>
Minor Building Work	<p>Exempt, if—</p> <ul style="list-style-type: none"> <li>(a) the Planning Scheme Building Matters Code is complied with; and</li> <li>(b) the requisite number of parking spaces are provided for the use in accordance with Traditional Neighbourhood Design Code (Part 12, division 3).</li> </ul> <p>Code Assessable otherwise.</p>	<p>If Code Assessable—</p> <ul style="list-style-type: none"> <li>(a) Ripley Valley Master Planned Area Structure Plan Code (Part 15)—particularly the specific outcomes in section 15.3.3 and the Recreation Zone (division 12);</li> <li>(b) Planning Scheme Building Matters Code (Part 12, division 16);</li> <li>(c) Traditional Neighbourhood Design Code (Part 12, division 3)</li> </ul>
Placing an advertising device on premises	<p>Exempt if an advertising device which meets the criteria set out in Schedule 9, Part 1.</p> <p>Impact Assessable if a billboard with a signface area of more than 8.0m<sup>2</sup>.</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 Recreation Zone (division 12)</p>



Column 1 Type of development	Column 2 Assessment category <sup>92</sup>	Column 3 Relevant assessment criteria <sup>93</sup> —applicable code if development is self-assessable or requires code assessment
Reconfiguring a lot <sup>96</sup>	Code Assessable	Ripley Valley Master Planned Area Structure Plan Code (Part 15)—particularly the specific outcomes in section 15.3.3 and the Recreation Zone (division 12) 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 <sup>96</sup>	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 Recreation Zone (division 12) Traditional Neighbourhood Design Code (Part 12, division 3) Earthworks Code (Part 12, division 15) <b>NOTE</b> The provisions of Planning Scheme Policy 3 – General Works may also apply depending on the nature of the operational work.
Other	Exempt	

<sup>92</sup> Assessment categories may also be affected by overlays. See overlay maps to determine whether the land is affected.

<sup>93</sup> 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.

<sup>94</sup> See Ipswich Planning Scheme Users Guide 2 for examples that explain the type of development involved in different proposals.

<sup>95</sup> 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.

<sup>96</sup> 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.



## **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 45 Part 41 Infrastructure Planning and Funding of the Act agreements pursuant to the Planning Act 2016](#), to ensure that all [appropriate necessary](#) 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 **threeeight (38) 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
<u>SU6</u>	<u>Place of Worship &amp; Child Care Centre</u>
SU10	Place of Worship, including an auditorium, administration, cafe, meeting house and caretaker's residence
SU19	Water Supply Purposes
<u>SU26</u>	<u>Child Care Centre</u>
SU51	Defence Purposes – Purga Rifle Range
<u>SU83</u>	<u>Emergency Response Uses</u>
<u>SU84</u>	<u>Community Uses</u>

**(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 15.132.1](#) 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 <sup>97</sup> or specified use (refer Table 15.132.1)	Column 2 Assessment category <sup>98</sup>	Column 3 Relevant assessment criteria <sup>99</sup> —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 15.132.1 for the specified Sub Area	Exempt, if located within an existing building approved or lawfully used for a specified use listed in Table 15.123.1 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 <sup>99</sup> —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 <sup>99</sup> —applicable code if development is self-assessable or requires code assessment
All except use for a road <sup>100</sup>	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)

<sup>97</sup> See Schedule 1 (dictionary), division 1 (defined uses and use classes).

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

<sup>99</sup> 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.

<sup>100</sup> 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 <sup>101</sup>	Column 3 Relevant assessment criteria <sup>102</sup> —applicable code if development is self-assessable or requires code assessment
Carrying out building work not associated with a material change of use <sup>103</sup>	Self Assessable <sup>104</sup> if building work on an existing building on site. Code Assessable if— (a) the Planning Scheme Building Matters Code is not complied with; or (b) building work other than on an 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 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	Exempt if involving vegetation clearing which complies with the acceptable solutions applicable to clause (5) in column 2 of Table 12.4.1 in the Vegetation Management Code (Part 12, division 4). Self Assessable if— (a) involving the clearing of 0.5 hectares or less of native vegetation in any five year period; and (b) the acceptable solutions of the applicable code for Self Assessable Development are complied with. Code Assessable if— (a) involving the clearing of more than 0.5 hectares of native vegetation in any five year period; or (b) the applicable code for Self Assessable Development is not complied with.	If Self Assessable—acceptable solutions applicable to clauses (1) to (4) in column 2 of Table 12.4.1 in the Vegetation Management Code (Part 12, division 4). If Code Assessable— (a) Ripley Valley Master Planned Area Structure Plan Code (Part 15)—particularly the specific outcomes in section 15.3.3 and the Special Uses Zone (division 13); (b) Vegetation Management Code (Part 12, division 4).
Earthworks—not associated with a material change of use	Exempt if earthworks which meet the criteria set out in Schedule 8. Code Assessable if the criteria for exempt do not apply.	Earthworks Code (Part 12, division 15) Ripley Valley Master Planned Area Structure Plan Code (Part 15)—particularly the specific outcomes in section 15.3.3 and the Special Uses Zone (division 13)
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 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	Exempt if an advertising device which meets the criteria set out in Schedule 9, Part 6. Impact Assessable if a billboard with a signface area of more than 8.0m <sup>2</sup> . 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 Uses Zone (division 13)





Column 1 Type of development	Column 2 Assessment category <sup>101</sup>	Column 3 Relevant assessment criteria <sup>102</sup> —applicable code if development is self-assessable or requires code assessment
Reconfiguring a lot <sup>105</sup>	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 <sup>105</sup>	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) <b>NOTE</b> The provisions of Planning Scheme Policy 3 – General Works may also apply depending on the nature of the operational work.
Other	Exempt	

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

<sup>102</sup> 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.

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

<sup>104</sup> 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.

<sup>105</sup> 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.



### Division 3—Traditional Neighbourhood Design Code

#### 12.3.1 Traditional Neighbourhood Design Code

(1) The provisions in this division comprise the Traditional Neighbourhood Design Code. They are—

- compliance with the Traditional Neighbourhood Design Code (section 12.3.2);
- overall outcomes for the Traditional Neighbourhood Design Code (section 12.3.3);
- specific outcomes, probable solutions and acceptable solutions as follows—
  - effects of development – reconfiguration (section 12.3.4);
  - effects of development – built form (section 12.3.5);
  - effects of development – parking (section 12.3.6).

(2) Definitions

For the purposes of this Code the following terms have the meaning as set out below—

- (a) “Auxiliary Unit”
- (i) “Auxiliary Unit” means a building or part of a building used as a secondary residence not exceeding 6550m<sup>2</sup> gross floor area with a maximum of one bedroom which is attached to or associated with a dwelling on the same lot.
  - (ii) The term does not include “Dual Occupancy”, “Institutional Residential” or “Temporary Accommodation”.
- (b) “Built Form”
- (i) “Built Form” is the relationship between buildings and the public realm, the form and scale of buildings in relation to one another and the types and layout of streets and allotments.
  - (ii) Built Form comprises the following residential building types:—
    - (A) Estate House, described in Section 12.3.5(1);
    - (B) Traditional Lot Detached House, described in Section 12.3.5(1);
    - (C) Small Lot House, described in Section 12.3.5(1);
    - (D) Multiple Residential, described in Section 12.3.5(1);
  - (iii) Built Form comprises the Live Work building type, described in Section 12.3.5(1);

#### NOTE 12.3.1 A

- (1) The Live Work building type relates to the Mixed Residential and Commercial (Small Scale) Use.
- (iv) Built Form comprises the following residential, business and commercial building types:—
    - (A) Commercial / Mix Use, described in Section 12.3.5(1); and
    - (B) Large Format Commercial, described in Section 12.3.5(1).
- (c) “Dual Occupancy”
- (i) “Dual Occupancy” means the residential use of premises if there are two dwellings on any one lot where both each dwellings exceed 5065m<sup>2</sup> gross floor area or has more than one bedroom.
  - (ii) The term includes Family Day Care.
  - (iii) The term does not include “Auxiliary Unit”.
- (d) “Dwelling”
- (i) “Dwelling” means a building or part of a building used as a self contained residence which must include—
    - (A) food preparation facilities;
    - (B) bath or shower; and
    - (C) closet pan and wash basin.
  - (ii) It may include an Auxiliary Unit, includes out-buildings and works normally associated to a dwelling.



- (e) "Front Façade"
- (i) "Front Façade" is the front wall of the building facing a public right of way excluding verandahs, balconies and the like;
- (ii) A building may have more than one (1) 'front façade'.
- (f) "Greenfield Area(s)"
- (i) "Greenfield Area(s)" are undeveloped parcels of land generally within the Future Urban zone which generally do not have access to trunk infrastructure.
- (g) "Greenfield Reconfiguration"
- (i) "Greenfield Reconfiguration" is the reconfiguration of land generally within the Future Urban zone.
- (h) "Infill Reconfiguration"
- (i) "Infill Reconfiguration" is the reconfiguration of vacant or underutilised parcels of land which are bordered on at least one side by existing urban settlement pattern and have access to or can provide access to existing trunk infrastructure.
- (i) "Interim Uses"
- (i) "Interim Uses" means those uses which occur before the establishment of an urban settlement pattern.
- (ii) Such uses are generally low intensity or rural in nature and do not preclude the establishment of the preferred urban form.
- (j) "Liner Building"
- (i) A "Liner Building" is a Multiple Residential or Mixed Residential and Commercial (Large or Small scale) where used to screen a Large Format Commercial Building.
- (k) "Management Lot"
- (i) A "Management Lot" is a lot created prior to the adoption of a Neighbourhood ~~Master~~-Plan for future development purposes.
- (ii) The "Management Lot" is generally created in a Greenfield area to enable the consolidation of land that has future development potential.
- (ii) The "Management Lot" does not give rise to additional development potential until such time as a Neighbourhood ~~Master~~-Plan has been adopted.
- (l) "Management Reconfiguration"
- (i) "Management Reconfiguration" is the reconfiguration of land to create a "Management Lot".
- (m) "Mixed Residential and Commercial (Large Scale)"
- (i) "Mixed Residential and Commercial (Large Scale)" means the use of premises for a mixed use development involving any "Business Use" or "General Store" and "Multiple Residential" (i.e. three or more dwellings).
- (n) "Mixed Residential and Commercial (Small Scale)"
- (i) "Mixed Residential and Commercial (Small Scale)" means the use of premises for a mixed use development involving any "Business Use" or "General Store" on the lower levels of a building and involving no more than two dwellings, where the business use or general store may be independent of the residential use".

**NOTE 12.3.1 B**

The Mixed Residential and Commercial (Small Scale) use is associated with the Live Work building type in accordance with the Traditional Neighbourhood Design Code.

- (o) "Multistage Development"
- (i) The term is only used in conjunction with the Mixed Residential and Commercial (large scale) and Large Format Commercial Building (described in s 12.3.5 (1)).
- (ii) "Multistage Development" is a development that proposes to meet the intensity of development through a series of staged developments.
- (p) "Neighbourhood ~~Master~~-Plan"
- (i) "Neighbourhood ~~Master~~-Plan" means a ~~master~~-plan approved under section 15.4.3 (8) of the planning scheme in association with a variation request approval pursuant to the to section 242 of the 2.5B.42 of the *Integrated Planning Act (IPA) 1997* and section 151 of the *Sustainable Planning Act (SPA) 2009/Planning Act 2016*, or an endorsed Context Plan as identified in section 15.4.3(10) and depicted in Figures 15.15A1 & A2, 15.15B1 & B2, 15.15C1 & C2, 15.15D1 & D2, 15.15E1 & E2, 15.15F1 & F2, 15.15G1 & G2 and 15.15H1 & H2.



- (q) "~~Neighbourhood~~-Sector Plan"
- (i) "~~Neighbourhood~~-Sector Plan" provides a lot layout over super block(s), including proposed lot types, for all land within its bounds demonstrating compliance with the Transect and Traditional Neighbourhood Design principles.
- (r) "Primary Frontage"  
A frontage from which primary pedestrian access to the premises is gained and to which a Front Façade of a building faces.
- (s) "Secondary Frontage"  
A frontage which is not a Primary Frontage.
- (t) "Single Residential"
- (i) "Single Residential" means the residential use of premises if there is one dwelling located on its own lot.
- (ii) The term includes an "Auxiliary Unit", the keeping of domestic pets and Family Day Care.
- (u) "Super Block"
- (i) A "Super Block" is a lot designed for future reconfiguration and is either conceptually or physically bounded by roads or natural features in a Neighbourhood ~~Master~~-Plan.
- (v) "Urban Reconfigurations" –
- (a) comprise –
- (i) residential;
- (ii) mixed residential and commercial (small and large);
- (iii) commercial;
- (v) super blocks; and
- (b) are categorised as either a -
- (i) Greenfield reconfiguration where a ~~Neighbourhood~~-Sector Plan is identified in a Neighbourhood ~~Master~~ Plan; or
- (ii) Infill reconfiguration.
- (c) comprise the following lot types –
- (i) Super Block;
- (ii) Estate Lot;
- (iii) Traditional Detached Lot ;
- (iv) Small Lot;
- (v) Multiple Residential Lot;
- (vi) Live Work Lot;
- (vii) Commercial / Mix Use Lot; and
- (viii) Large Format Commercial Lot.
- (w) "Urban Uses"
- (i) "Urban Uses" means those uses which form part of an urban settlement pattern.
- (ii) Such uses include—
- (A) residential uses, inclusive of large lot detached house, small lot house, and traditional lots, Mixed Residential and Commercial (large scale) and Mixed Residential and Commercial (small scale)", dual occupancies and multiple residential uses; and
- (B) non-residential uses which service and support residential uses, including commercial and industrial uses, recreation and entertainment uses and community uses.



**12.3.2 Compliance with the Traditional Neighbourhood Design Code**

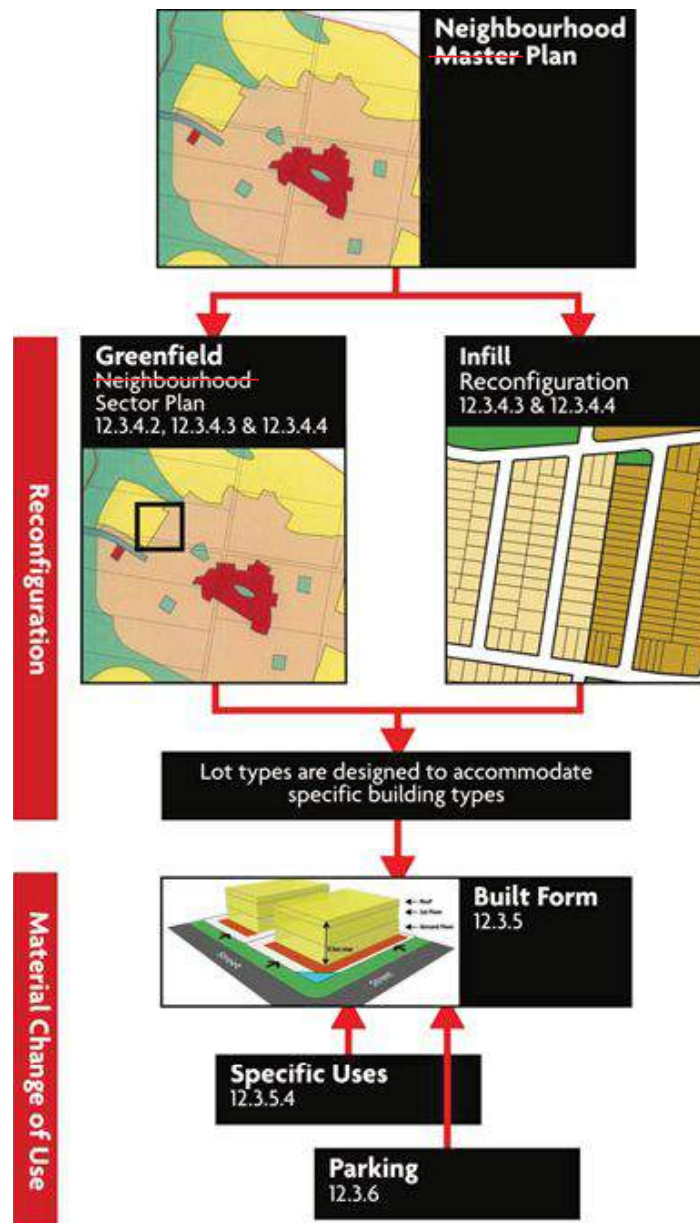
- (1) Development that in the local government's opinion is consistent with the overall outcomes in section 12.3.3 and—
  - (a) for Reconfiguring a Lot, the specific outcomes in section 12.3.4;
  - (b) for Material Change of Use, the specific outcomes in sections 12.3.5 Effects of Development – Built Form and 12.3.6 Parking; complies with the Traditional Neighbourhood Design Code.
- (2) Where any provision of any cited technical documentation (e.g. Queensland Urban Drainage Manual, etc) does not accord with this code, the provisions of this code take precedence.

**NOTE 12.3.2 A**

- (1) The Traditional Neighbourhood Design Code is a form-based code and accordingly, its provisions are designed to ensure that development will achieve a specific desired urban form.
- (2) The code provides for the creation of a predictable urban environment through stipulating the physical form and intensity of development in accordance with Traditional Neighbourhood Design and Transect Based Planning principles.
- (3) In this way, the code controls the visual outcomes shaping the experiences for residents and visitors, supporting the creation of a sense of place.
- (4) It differs from codes associated with conventional suburban development in that it is primarily concerned with built form outcomes rather than the management and segregation of land uses.
- (5) Key matters addressed by the code are the relationship between buildings and the public realm, the form and scale of buildings in relation to one another and the types and layout of streets and allotments.
- (6) The application of Traditional Neighbourhood Design and Transect Based Planning principles within this code has been calibrated to reflect Ipswich conditions and to achieve localised built form outcomes.
- (7) To be implemented correctly, the code relies on a Neighbourhood ~~Master~~-Plan having been adopted by Council in relation to any site to be developed in accordance with Traditional Neighbourhood Design principles.
- (8) Figure 12.3.2.1 is a flow diagram of the process of development for Reconfiguring a Lot and Material Change of Use.



Figure 12.3.2.1 - Process of Development for Reconfiguring a Lot and Material Change of Use



## 12.3.3 Overall Outcomes for the Traditional Neighbourhood Design Code

- (1) The overall outcomes are the purpose of the Traditional Neighbourhood Design Code.

**NOTE 12.3.3 A**

Sub-section (1) provides the link between the overall outcomes sought for the code and the SPA code assessment rules which refer to the 'purpose' of the code [see SPA s 313].

- (2) The overall outcomes sought for the Traditional Neighbourhood Design Code are the following—

- (a) A Neighbourhood ~~Master~~ Plan for the subject area is prepared and adopted by Council before the Traditional Neighbourhood Design Code is applied.

**NOTE 12.3.3 B**

- (1) A Neighbourhood ~~Master~~ Plan is required before the application of the Traditional Neighbourhood Design Code and must meet the outcomes in Part 15, Division 4, clauses (8), (9) and (10).
- (2) The T-zone and Zoning boundaries are depicted in two ways on the Neighbourhood ~~Master~~ Plan:
- (a) unbroken lines – representing committed T-zone and Zone boundaries; and
  - (b) broken lines – indicative T-zone and Zone boundaries, subject to further detailed assessment as part of either a ~~Neighbourhood~~-Sector Plan or Reconfiguration of a Lot application.

- (b) Development is designed and constructed in accordance with the Transect based planning principles that spatially define the neighbourhood, see Figure 12.3.3.1.

**NOTE 12.3.3 C**

- (1) The Transect is a system of classification deploying the conceptual range from rural to urban to arrange in useful order the typical elements of urbanism.
- (2) The Transect is an ordering system that ensures every urban element finds a place within its continuum.
- (3) The Transect is illustrated on Figure 12.3.3.1.
- (4) Spatial Definition is the way in which buildings relate to adjoining buildings and the street and their place within the neighbourhood.
- (5) Spatial Definition is created where building facades or other elements such as street trees are aligned in a consistent manner to achieve a height to width ratio and sense of enclosure (see Figure 12.3.3.1).
- (6) Buildings and frontage treatments are designed to—
- (a) create a spatial definition which reflects their location within the transect; and
  - (b) contribute to the character of the neighbourhood unit in which the building is proposed.
- (7) For example—
- (a) buildings at the centre of a neighbourhood are placed close to the footpath and to each other, creating a tighter ratio and therefore an urban spatial definition; whereas
  - (b) buildings at the edges of a neighbourhood are positioned further away from the footpath and further apart from each other, creating a broader ratio and therefore a sub-urban spatial definition.



Figure 12.3.3.1: The Transect



- (c) Development is consistent with Traditional Neighbourhood Design principles through being designed and located to—
- (i) create a discernable centre for the neighbourhood to promote community identity and a 'sense of place';
  - (ii) position dwellings within walking distance from the centre of the neighbourhood;
  - (iii) position dwellings within walking distance from open space and encourage pedestrian connectivity throughout neighbourhoods;
  - (vi) encourage the use of public transport, walking and cycling;
  - (v) provide for Auxiliary Units to attached and detached dwellings;
  - (vi) offer a variety of dwelling types to accommodate a range of people with different lifecycle and lifestyle needs;
  - (vii) position buildings in relation to the street and to other buildings at a scale commensurate with the intent of the T-zone or Zone in which the development is proposed;
  - (viii) provide local employment opportunities and support the daily needs of households with commercial activities of a type and scale commensurate with the intent of the T-zone or Zone in which the development is proposed.



**NOTE 12.3.3 D**

- (1) Traditional neighbourhoods are pedestrian friendly communities:—
- (a) serviced by mixed use centres;
  - (b) connected through a network of through streets and laneways;
  - (c) that have a variety of public spaces and civic facilities that promote self containment; and
  - (d) that have a discernable community identity and sense of place.
- (2) Traditional neighbourhoods have the following features:—
- (a) there is a discernable centre, in the form of a park, square, plaza, or green; or a busy or memorable intersection; or a mixed use centre;
  - (b) a transit stop is located at the centre;
  - (c) buildings are placed in relation to the footpath and to each other, at a height to width ratio that creates a spatial definition appropriate for the location within the transect;
  - (d) the majority of the dwellings are within a five-minute walk from the centre;
  - (e) the pedestrian shed or area people find comfortable to walk, averages 400-600 metres radius from the centre of the neighbourhood;
  - (f) there are a variety of dwelling types, including detached houses, attached houses and apartments, so that the young and the elderly, singles and families, poor and wealthy, can find suitable places to live;
  - (g) there are places to work in the form of commercial or live/work building types;
  - (h) there are shops sufficiently varied to supply the daily needs of households such as a convenience store, cafe and post office;
  - (i) small Ancillary Units are provided in association with dwelling houses;
  - (j) playgrounds or parks are located generally not more than 500 metres from every dwelling;
  - (k) a primary school is located generally not more than 1000 metres from every dwelling; and
  - (l) good physical connections to adjoining neighbourhoods and external nodes for public transport, pedestrians and cyclists.

**Residential, Commercial and Industrial Development**

- (d) The character, scale and density of development is—
- (i) commensurate with the intent of the T-zone or Zone in which the development is proposed;
  - (ii) compatible with the physical characteristics of the site and its surrounds; and
  - (iii) consistent with the intent of the adopted Neighbourhood ~~Master~~-Plan and desired character of the local area.
- (e) Residential and non-residential uses and works—
- (i) create a pleasant, safe and attractive living environment;
  - (ii) maintain, and where possible enhance, residential amenity both internal and external to the site;
  - (iii) blend new development into existing streetscapes and neighbourhoods;
  - (iv) conserve places of cultural significance or streetscape value;
  - (v) promote greater housing choice with sufficient flexibility to accommodate the diverse housing needs of the community; and
  - (vi) provide for privacy, day lighting, ventilation and natural climate control.
- (f) Commercial and industrial uses and works—
- (i) are undertaken in a manner which does not cause a nuisance or disturbance to the occupiers or users of other nearby land, particularly nearby residents and other sensitive receptors;
  - (ii) are compatible with the physical characteristics of the site where they are located and the character of the local area;
  - (iii) create a pleasant environment by establishing attractive buildings and landscaped areas adjoining the street frontages of development, railways, watercourses or other major public thoroughfares;
  - (iv) screen unsightly elements;
  - (v) provide reasonable buffers between incompatible uses within and between T-zones, Sub Areas or precincts;



- (vi) provide for the convenient, safe and efficient movement of vehicles and pedestrians within the site as well as to and from the site;
  - (vii) maintain a scale and height of development commensurate with the intent of the T-zone, Sub Area or precinct in which the development is located and which is generally compatible with surrounding development and does not adversely affect the operational airspace for RAAF Base Amberley or Archerfield Aerodrome;
  - (viii) ensure adequate on-site facilities are provided including public toilets, recreation space, child minding facilities and the like, where the size or type of the development warrants this approach;
  - (ix) conserve places of cultural significance or streetscape value;
  - (x) provide a safe and secure environment;
  - (xi) minimise the risk of exposure to harmful elements, or harmful concentrations of elements which may be produced as a result of Commercial and Industrial activities, with a particular emphasis on protection of residential areas situated in close proximity to Commercial and Industrial activities; and
  - (xii) ensure adequate provision is made for waste storage, treatment and disposal.
- (g) Commercial and Industrial uses and works are developed and managed in accordance with acceptable environmental standards.

#### Reconfiguring a Lot

- (h) Reconfigurations of land are carried out generally in accordance with an approved Neighbourhood ~~Master~~ Plan and Sector Plan, and designed to create—
- (i) safe, walkable, neighbourhoods that meet the diverse and changing needs of the community;
  - (ii) allotments that support the establishment of land uses and building types consistent with the overall and specific outcomes of the T-zone or Zone;
  - (iii) a minimum of 2 building types within each neighbourhood;
  - (iv) a diversity of services at locations that are highly accessible to all sections of the community based around neighbourhood centres;
  - (v) opportunities for local employment;
  - (vi) opportunities for walking and cycling;
  - (vii) the use of public transport;
  - (viii) neighbourhood focal points and a diverse range of activities within each commercial centre to promote a 'sense of place';
  - (ix) a distinctive identity that recognises and where relevant, conserves the natural environment and places of cultural heritage significance; and
  - (x) ecologically sustainable development.

#### NOTE 12.3.3 E

A neighbourhood centre can be a plaza, square, park, green, busy or memorable intersection or a mixed use centre. The neighbourhood centre does not need to have a retail or commercial function.

- (i) Movement networks are provided for pedestrians and cyclists, vehicles and public transport, that are integrated, cost-effective and environmentally acceptable and which minimise the impact of vehicular traffic on the residential environment.
- (j) An efficient grid road system (i.e. for major roads) is provided external to the street network within neighbourhoods.
- (k) Grid street networks are created in which the function of each street is clearly identified, providing acceptable levels of access, on-street parking, safety and convenience for all users whilst minimising the impact on the environment and maintaining and enhancing identified conservation values.
- (l) Walking and cycling are encouraged by providing safe, convenient and legible movement networks to points of attraction within and beyond the neighbourhood and to nearby centres and employment areas.
- (m) Choice in mode of transport and cost-effective and energy-efficient public transport services are provided that are accessible and convenient to the community.
- (n) Streets are designed to—
  - (i) fulfil their intended role within the grid street network consistent with their location within the neighbourhood;
  - (ii) accommodate public utility services, drainage systems and on-street carparking;
  - (iii) create acceptable levels of safety and convenience for all street users;
  - (iv) contribute towards an attractive environment;



- (v) avoid configurations of lights in areas within 6km of the RAAF Base Amberley runway that replicate the appearance of airport runways at night; and
- (vi) safely accommodate active transport users.
- (o) Attractive streetscapes are provided that—
  - (i) reinforce the location within the transect and neighbourhood;
  - (ii) enhance the amenity of premises;
  - (iii) are sensitive to:-
    - (A) the built form;
    - (B) landscape and environmental conditions; and
    - (C) character of the locality; and
  - (iv) promote safety and security.
- (p) An integrated public open space system is provided, where appropriate, that meets user needs for recreational and social activities, amenity and community identity.
- (q) Drainage systems are provided which—
  - (i) adequately protect people and the natural and built environments at an acceptable level of risk and in a cost-effective manner, in terms of initial cost and maintenance; and
  - (ii) contribute positively to the environmental enhancement of catchment areas.
- (r) Stormwater quality management systems are provided which—
  - (i) ensure that disturbance to natural riparian systems is minimised including the minimisation of erosion and scour resulting from changed water regimes; and
  - (ii) ensure stormwater discharge to receiving waters, both during construction and in developed catchments, does not degrade the quality of water in the receiving environments.
- (s) Residential and commercial areas are adequately serviced with sewerage, water, fire-fighting, electricity, gas, street lighting and communication services in a timely, cost-effective, coordinated and efficient manner that supports sustainable development practices.
- (t) A range and mix of lot sizes are provided in the T-zones and Zones to suit a variety of dwelling and household types, and commercial purposes with areas and dimensions that meet user requirements.
- (u) For residential development, lots are in keeping with the environmental values of the site (including local and regional biological diversity, where possible) and are oriented where practicable to enable microclimate management, including the application of energy conservation principles.
- (v) For commercial development, lots are consistent with the overall and specific outcomes of the respective T-zones.

**Parking**

- (w) Off-street parking areas and loading and unloading facilities are designed, constructed and maintained to—
  - (i) provide a safe environment for both pedestrians and vehicles;
  - (ii) reduce traffic congestion by ensuring adequate off street facilities including, adequate vehicle spaces, bicycle and pedestrian facilities are provided by developments which are likely to generate traffic;
  - (iii) ensure that high standards of practicability, personal safety and aesthetic value are incorporated into the construction of off street parking areas and loading and unloading facilities;
  - (iv) encourage integration with public transport facilities and non-motorised forms of transport and shared use of parking facilities in order to reduce the overall demand for parking facilities for private motor vehicles;
  - (v) provide parking facilities for people with disabilities;
  - (vi) provide facilities for the parking of bicycles and motorcycles; and
  - (vii) protect the amenity of nearby users, particularly residents.



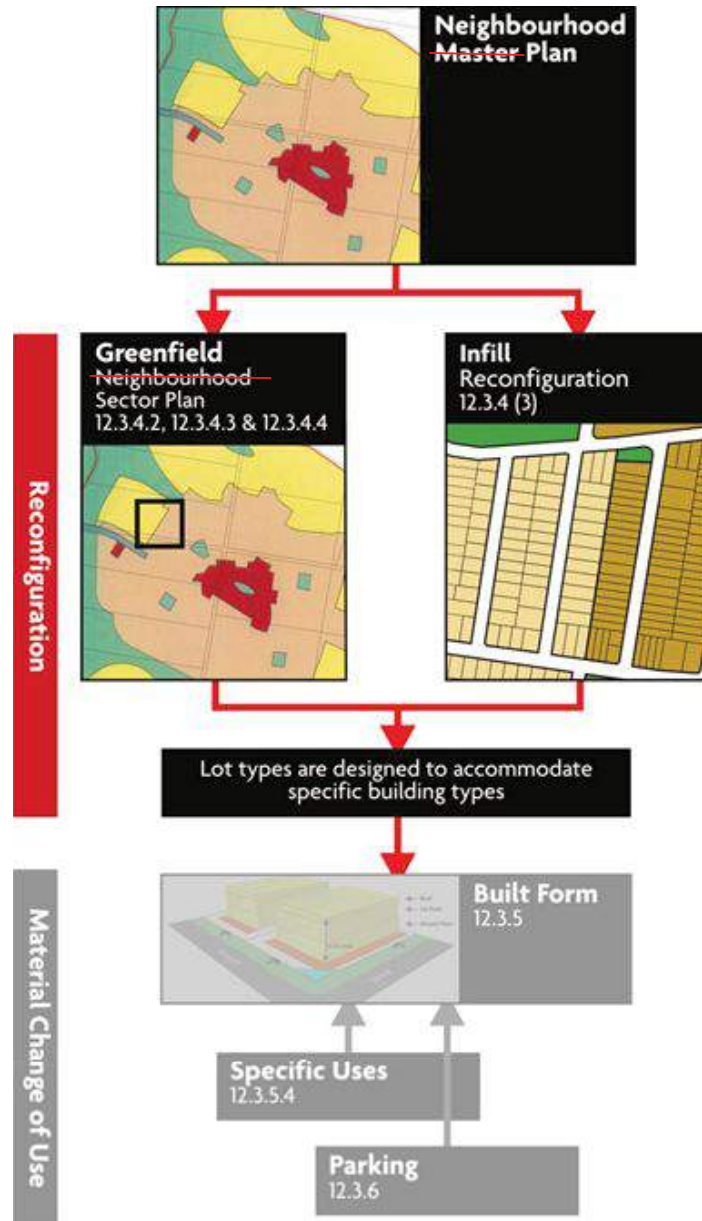
12.3.4 Effects of Development – Reconfiguration

**NOTE 12.3.4 A**

(1) This section is used in conjunction with an adopted Neighbourhood ~~Master~~-Plan for the purposes of Reconfiguring a Lot.

(2) Figure 12.3.4.1 is a flow diagram of the process of development for Reconfiguring a Lot.

Figure 12.3.4.1 - Process of Development - Reconfiguring a Lot



- (1) Development that meets the specific outcomes of Management Reconfigurations and Urban Reconfigurations, ~~Neighbourhood~~ Sector Plans and T-zone and Zones in the local government's opinion complies with the Effects of Development – Reconfiguration.
- (2) This Code has been produced for all types of reconfigurations, grouped into two (2) categories, namely Management Reconfigurations and Urban Reconfigurations.
- (3) Management Reconfigurations and Management Lots may be used for the purpose of excising an existing dwelling(s) where a ~~Neighbourhood~~ ~~Master~~ Plan has not been adopted to facilitate urban reconfigurations;
- (4) Urban Reconfigurations –
  - (a) Comprise –
    - (i) residential;
    - (ii) mixed residential and commercial (small and large);
    - (iii) commercial;
    - (v) super blocks; and
  - (b) are categorised as either a -
    - (i) Greenfield reconfiguration where a ~~Neighbourhood~~ Sector Plan is identified in a ~~Neighbourhood~~ ~~Master~~ Plan; or
    - (ii) Infill reconfiguration.
  - (c) comprise the following lot types –
    - (i) Super Block;
    - (ii) Estate Lot;
    - (v) Traditional Detached Lot;
    - (vi) Small Lot;
    - (vii) Multiple Residential Lot;
    - (viii) Live Work Lot;
    - (ix) Commercial / Mix Use Lot; and
    - (ix) Large Format Commercial Lot.

**NOTE 12.3.4 B**

For a complete description of the different classes of lot reconfiguration refer to Appendix A: Residential, Multiple Residential, Commercial / Mix Use and Large Format Lot Characteristics.

- (5) A ~~Neighbourhood~~ Sector Plan establishes the reconfiguration pattern for ~~Neighbourhood~~ ~~Master~~ Plans in Greenfield areas.

**NOTE 12.3.4 C**

- (1) Greenfield areas are future urban lands that have not previously been developed for urban purposes which require the provision of trunk infrastructure networks before urban development can proceed.
- (2) Infill reconfiguration is the reconfiguration of vacant or underutilised parcels of land which are bordered on at least one side by existing urban settlement pattern and have access to or can provide access to existing trunk infrastructure.

- (6) The specific outcomes sought for—
  - (a) management reconfigurations are set out in the Specific Outcomes Column 1 of Table 12.3.4.1 and the Probable Solutions are set out in Column 2 of Table 12.3.4.1; and
  - (b) urban reconfigurations:
    - (i) ~~Neighbourhood~~ Sector Plans are set out in the Specific Outcomes Column 1 of Table 12.3.4.2 and the Probable Solutions are set out in Column 2 of Table 12.3.4.2;
    - (ii) T-zone and Zone provisions are set out in the Specific Outcomes Column 1 of Table 12.3.4.3 and the Probable Solutions are set out in Column 2 of Table 12.3.4.3; and
    - (iii) General Provisions are set out in the Specific Outcomes Column 1 of Table 12.3.4.4 and the Probable Solutions are set out in Column 2 of Table 12.3.4.4;
- (7) Greenfield Reconfiguration comply with Tables 12.3.4.2, 12.3.4.3 and 12.3.4.4
- (8) Infill Reconfiguration comply with Tables 12.3.4.3 and 12.3.4.4.



Table 12.3.4.1: Specific Outcomes and Probable Solutions for Management Reconfigurations

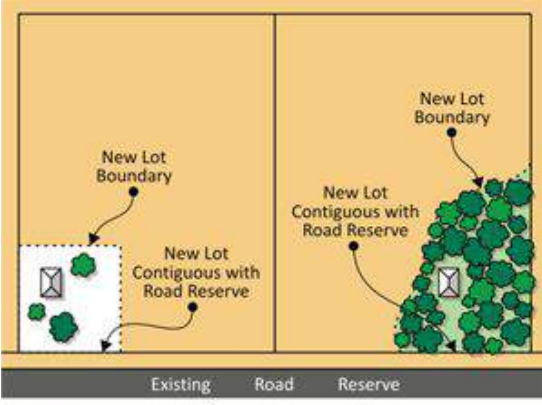
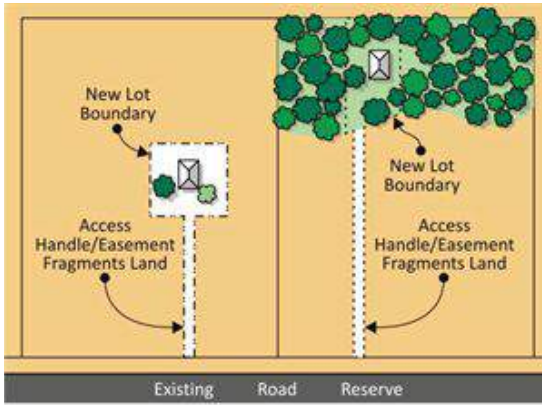
Column 1 Specific Outcomes	Column 2 Probable Solutions
<p><b>Management Reconfigurations</b></p> <p>(1) Management Reconfigurations:</p> <ul style="list-style-type: none"> <li>(a) may be a one into two lot reconfiguration that provides for the excision of an existing dwelling(s) in greenfield areas to facilitate urban development; and</li> <li>(b) provide for:                             <ul style="list-style-type: none"> <li>(i) future transport and public utility networks and corridors; and</li> <li>(ii) the continuity of existing infrastructure connectivity.</li> </ul> </li> </ul> <p>(2) New access easements and hatchet lots to existing dwellings are avoided.</p> <p><b>NOTE 12.3.4.1 A</b></p> <p>(1) Reconfigurations for Management Lots are designed to:</p> <ul style="list-style-type: none"> <li>(a) assist the assembly of land to cater for further reconfiguration for urban purposes; and</li> <li>(b) enable existing residential owners to excise an existing dwelling in certain circumstances and dispose of the balance area where the:-                             <ul style="list-style-type: none"> <li>(i) balance lot contributes to the ultimate urban development of the locality; and</li> <li>(ii) excised lot does not compromise the ultimate urban development of the locality.</li> </ul> </li> </ul> <p>(2) The creation of a new lot (through, for example, excising an existing dwelling) intended as a management reconfiguration does not gain a headwork's credit for single residential. A register of management reconfigurations is maintained by Council.</p>	<p><b>Management Reconfigurations</b></p> <p>(1) The excised lot:</p> <ul style="list-style-type: none"> <li>(a) where un-sewered, has a minimum area of 4000 square metres; and</li> <li>(b) does not require the use of an access handle or access easement (see Figure 12.3.4.1.1); and</li> <li>(c) includes all the land zoned conservation where the dwelling is situated within or adjacent to the conservation zone, refer Figure 12.3.4.1.1.</li> </ul> <p style="text-align: center;"><b>Figure 12.3.4.1.1 - Reconfiguration Pattern</b> Reconfiguration Pattern – Consistent Solutions</p>  <p style="text-align: center;"><b>Reconfiguration Pattern – Inconsistent Solutions</b></p> 



Table 12.3.4.2: Specific Outcomes and Probable Solutions for Urban Reconfigurations, Neighbourhood Sector Plans

Column 1 Specific Outcomes	Column 2 Probable Solutions
<p><b>Neighbourhood Sector Plans</b></p> <p><b>NOTE 12.3.4.2 A</b></p> <ol style="list-style-type: none"> <li>(1) Neighbourhood Sector Plans are prepared for Greenfield sites within an adopted Neighbourhood Master-Plan where the Neighbourhood Master-Plan has not provided lot layout and infrastructure network details.</li> <li>(2) The Neighbourhood Sector Plan provides a lot layout over a super block, including proposed lot types, for all land within its bounds demonstrating compliance with the Transect and Traditional Neighbourhood Design principles</li> <li>(3) A Neighbourhood Sector plan may include more than one super block identified in the Neighbourhood Master-Plan, refer to Figure 12.3.4.2.1.</li> <li>(4) A "Super block" is a lot designed for future reconfiguration either conceptually or physically bounded by roads or natural features in a Neighbourhood Master-Plan.</li> <li>(5) A Neighbourhood Sector Plan is a reconfiguration of land. A s242 development variation request application under the Sustainable Planning Act (SPA) 2009 Planning Act 2016, amendment to a Neighbourhood Master Plan or a Neighbourhood Master Plan subsequent to a Master Plan under s 155(5) under the SPA, is not required.</li> <li>(6) Once the Neighbourhood Master-Plan is adopted the proposed Reconfiguring a Lot is code assessable development against the relevant T-zone, and the applicable codes are in Part 15 – Ripley Valley Master Planned Area Structure Plan of the Planning Scheme and the Part 12 - Traditional Neighbourhood Design code Code of the Planning Scheme.</li> <li>(7) If the Reconfiguring of a Lot is approved, a Development Permit will be issued facilitating the opportunity to lodge Operational Works applications.</li> </ol> <ol style="list-style-type: none"> <li>(1) Neighbourhood Sector Plans are the mechanism whereby the Neighbourhood Master-Plan is put into effect. Neighbourhood Sector Plans function as reconfiguration or land use proposals to produce an integrated plan for the development of the particular area covered by the plan.</li> <li>(2) Specifically, development of any land included within the Neighbourhood Master-Plan area cannot take place unless-             <ol style="list-style-type: none"> <li>(a) there is a Neighbourhood Sector Plan over the land to be developed which has been approved by Council; and</li> <li>(b) the development is shown on or consistent with the approved Neighbourhood Sector Plan.</li> </ol> </li> <li>(3) The process of preparing a Neighbourhood Sector Plan ensures that planning within the Neighbourhood Master-Plan area is carried out on a broad and integrated basis consistent with the intent of the approved Neighbourhood Master-Plan which would not be possible if development were determined solely by applying conventional use rights to each site on an ad hoc basis.</li> <li>(4) Council cannot approve a Neighbourhood Sector Plan unless transport, water supply, sewerage, drainage and other utility and community service infrastructure is or will be available to service the area contained within the plan as provided for the in Infrastructure Agreements, or where approved by Council adequate interim infrastructure which does not frustrate the provision of Infrastructure under the Infrastructure Agreements, is or will be available.</li> </ol>	<p><b>Neighbourhood Sector Plan Reconfigurations</b></p> <p><b>NOTE 12.3.4.2 B</b></p> <p>The Neighbourhood Master-Plan identifies the Neighbourhood Sector Plan boundaries.</p> <ol style="list-style-type: none"> <li>(1) Neighbourhood Sector Plans achieve:             <ol style="list-style-type: none"> <li>(a) the minimum lot density identified for each super block; and</li> <li>(b) the transition in lot sizes, types and T-zones.</li> </ol> </li> </ol> <p><b>Figure 12.3.4.2.1 Neighbourhood Sector Plan/Super Block</b></p>



Column 1 Specific Outcomes	Column 2 Probable Solutions
<p>(5) Upon its approval, a <del>Neighbourhood</del>-Sector Plan-</p> <ul style="list-style-type: none"> <li>(a) authorises the reconfiguration of the land covered by the Plan in the manner indicated in the Plan; or</li> <li>(b) authorises the use of the land (or particular reconfigured parcels of the land) covered by the Plan for the purpose or purposes shown or nominated thereon, and if applicable at the location(s) or on the site or sites shown or nominated on the <del>Neighbourhood</del>-Sector Plan, provided the use of the land is in compliance with the Table of Development relating to the respective Neighbourhood <del>Master</del>-Plan designations.</li> </ul> <p>(6) Prior to any development being carried out on the land the subject of the Neighbourhood <del>Master</del>-Plan, an application must be made to the Council for approval of a <del>Neighbourhood</del>-Sector Plan which includes the land to be developed.</p> <p>(7) To make application for approval of a <del>Neighbourhood</del>-Sector Plan, a person must-</p> <ul style="list-style-type: none"> <li>(a) complete an Application form;</li> <li>(b) pay the Application Fee applicable at the date of the submission of the application in accordance with Council's annually revised Register of General Fees and Charges;</li> <li>(c) submit the proposed <del>Neighbourhood</del>-Sector Plan; and</li> <li>(d) provide such information as is necessary:- <ul style="list-style-type: none"> <li>(i) to show that the reconfiguration layout and nature of proposed uses accords with the planning intent, performance criteria and compliance standards specified in the Neighbourhood <del>Master</del>-Plan so far as they are relevant to that reconfiguration layout and those proposed uses;</li> <li>(ii) to demonstrate that the proposals for road, water supply, sewerage, drainage, open space and community facilities to be provided within the land covered by the proposed <del>Neighbourhood</del>-Sector Plan provide for interface with immediately adjacent land which has been developed or is to be developed.</li> </ul> </li> </ul> <p>(8) Each <del>Neighbourhood</del>-Sector Plan:-</p> <ul style="list-style-type: none"> <li>(a) generally accords with the boundaries identified in the Neighbourhood <del>Master</del>-Plan (<del>Neighbourhood</del>-Sector Plan, refer to Figure 12.3.4.2.1);</li> <li>(b) encompasses the whole of the area or areas that the development is located within; and</li> <li>(c) gives due regard to its context within the Neighbourhood <del>Master</del>-Plan; and</li> <li>(d) demonstrates how it relates to adjoining and nearby <del>neighbourhood</del>-sector plans; and</li> <li>(e) where extending over third party property(ies):- <ul style="list-style-type: none"> <li>(i) ensures the third party lots maintain existing lawful or mutually agreed access;</li> <li>(ii) ensures the existing third party lots are not disenfranchised through the actions of development; and</li> <li>(iii) provides supporting information in the form of a concept plan that demonstrates that third party land holdings can be reconfigured to meet the outcomes of the minimum lot and access standards for the T-zone or Zones identified in the Neighbourhood <del>Master</del> Plan.</li> </ul> </li> </ul>	<p>(2) The <del>Neighbourhood</del>-Sector Plan is prepared over one or more super block/s and provides the detailed lot layout, the transition of lot forms across T-zones and Zones, designation of lot characteristics and details of all infrastructure networks to fully service the <del>Neighbourhood</del>-Sector Plan area.</p>





Column 1 Specific Outcomes	Column 2 Probable Solutions
<p><b>NOTE 12.3.4.2 C</b></p> <p>(1) The Sector Plan may include a non-statutory subdivision layout over any balance areas of a super block/s that are not subject to the Reconfiguration of a Lot application.</p> <p>(2) The non-statutory component only identifies the preferred conceptual subdivision layout over the balance area of the <del>Super-super</del> block to determine how the subdivision pattern can proceed in an integrated manner.</p> <p>(f) where the <del>Neighbourhood</del>-Sector Plan interfaces or requires open space or drainage reserve, identified on an adopted Neighbourhood <del>Master</del>-Plan, the <del>Neighbourhood</del> Sector Plan:</p> <p>(i) includes the excision of open space and drainage reserve up to the adjoining <del>Neighbourhood</del>-Sector Plan Area;</p> <p>(ii) achieves the desired standards of service in the <del>Priority Infrastructure Plan</del> <b>Part 13—Local Government Infrastructure Plan</b> and Planning Scheme Policy 3 – General Works.</p> <p>(9) The <del>Neighbourhood</del>-Sector Plan—</p> <p>(a) achieves the intent and objectives of the Neighbourhood <del>Master</del>-Plan;</p> <p>(b) resolves the connectivity between new infrastructure and infrastructure that services existing, adjoining and nearby neighbourhoods; and</p> <p>(c) achieves the orderly implementation of all service infrastructure generally in accordance with the adopted Neighbourhood <del>Master</del>-Plan.</p> <p>(10) The <del>Neighbourhood</del>-Sector Plan is developed generally in accordance with the T-zone(s) or Zone(s) identified in the Neighbourhood <del>Master</del>-Plan.</p> <p><b>NOTE 12.3.4.2 D</b></p> <p>(1) The <del>Neighbourhood</del>-Sector Plan resolves the physical location of the T-zones and Zones identified in the Neighbourhood <del>Master</del>-Plan through the creation of specific lots compatible with the T-zone(s) and Zone(s), see Appendix A.</p> <p>(11) A <del>Neighbourhood</del>-Sector Plan identifies the location of-</p> <p>(a) road networks and frontage types including the location of public transport routes and stops;</p> <p>(b) potable water network;</p> <p>(c) sewerage networks;</p> <p>(d) stormwater management system including any –</p> <p>(i) sub-regional facilities;</p> <p>(ii) on-site facilities; and</p> <p>(iii) networks connecting on-site and sub regional facilities;</p> <p>(e) open space including sportsgrounds and courts, recreation parks and linear parkland, in accordance with <del>Section 15.3.3(6), the Priority Infrastructure Plan</del> <b>Part 13—Local Government Infrastructure Plan</b> and Planning Scheme Policy 3—General Works <del>Part 5—Parks</del>;</p> <p>(f) infrastructure connectivity; and</p> <p>(g) pedestrian and cycle networks.</p>	



Column 1 Specific Outcomes	Column 2 Probable Solutions
<p>(12) The <del>Neighbourhood</del>-Sector Plan provides supporting documentation demonstrating—</p> <ul style="list-style-type: none"> <li>(i) the application of Traditional Neighbourhood Design principles that achieves a distinctive 'sense of place' through—                             <ul style="list-style-type: none"> <li>(A) townscape design;</li> <li>(B) urban design;</li> <li>(C) the application of climate responsive design;</li> <li>(D) building design; and</li> <li>(E) landscape design considerations;</li> </ul> </li> <li>(ii) the phasing of development (including infrastructure);</li> <li>(iii) the implementation of Total Water Cycle Management, including—                             <ul style="list-style-type: none"> <li>(A) the improvement of water efficiency;</li> <li>(B) regional and sub-regional flood management, including detention/retention and conveyance, for identified design storm event(s);</li> <li>(C) satisfying water quality objectives through implementation of water sensitive urban design;</li> <li>(D) improved aquatic biodiversity;</li> <li>(E) maintenance of natural drainage lines and hydrological regimes (e.g. maximise disconnection of impervious surfaces);</li> <li>(F) enhanced mitigation of urban warmth influences through complimenting of shade, evaporation and built form strategies; and</li> <li>(G) wastewater re-use where public health and safety is not compromised.</li> </ul> </li> <li>(iv) the implementation of the Transect and Traditional Neighbourhood Design Principles to create a road and transport network that reflects the adopted Neighbourhood <del>Master</del>-Plan that—                             <ul style="list-style-type: none"> <li>(A) maximises opportunities for walking and cycling;</li> <li>(B) creates connected communities;</li> <li>(C) where ever possible ensures commuters have access to multiple modes of transport;</li> <li>(D) where associated with public transport nodes maximises opportunities for transit oriented development;</li> <li>(E) connects with adjoining and nearby neighbourhoods and the existing Ipswich road infrastructure network; and</li> <li>(F) generally avoids cul-de-sacs;</li> </ul> </li> <li>(v) the implementation of the Sustainability Management System—                             <ul style="list-style-type: none"> <li>(A) that includes a verification system that all key decisions relating to the environmental, social and economic objectives of the Ripley Valley Vision are held for the life of the development; and</li> <li>(B) including performance monitoring, reporting and review;</li> </ul> </li> <li>(vi) community facilities are located so that they are accessible to the community that they serve;</li> </ul>	



Column 1 Specific Outcomes	Column 2 Probable Solutions
<p>(vii) how housing diversity, affordability and adaptability outcomes are achieved;</p> <p>(viii) the location, intent and function of mixed use centres;</p> <p>(ix) how development delivers a range of economic and employment opportunities into neighbourhoods;</p> <p>(x) how cultural heritage places, including indigenous and early settler sites are respected and where appropriate conserved;</p> <p>(xi) the way development—</p> <p>(A) is sympathetic with the natural land form, taking into account the protection and where possible enhancement of the natural environment;</p> <p>(B) ensures that areas of ecological significance and the overall greenspace setting is protected through the retention of native vegetation on the visually prominent hillsides and ridgelines;</p> <p>(C) ensures that the biodiversity values of watercourses and riparian corridors are protected and rehabilitated; and</p> <p>(D) ensures that planted buffers and mounding are provided to regional transport corridors (both road and rail).</p> <p>(13) An application for a <del>Neighbourhood</del>-Sector Plan must comply with the requirements of the codes (if any) referred to in Divisions 3.5 and 3.6 of Part 12.</p> <p>(14) An approved <del>Neighbourhood</del>-Sector Plan may be amended at any time by the approval of a subsequent <del>Neighbourhood</del>-Sector Plan over the whole or any part of the land the subject of the <del>A</del>approved <del>Neighbourhood</del>-Sector Plan.</p>	



Table 12.3.4.3: Specific Outcomes and Probable Solutions for Urban Reconfigurations, T-Zone and Zone Provisions

Column 1 Specific Outcomes	Column 2 Probable Solutions
<p><b>Conservation (T1) Zone</b></p> <ul style="list-style-type: none"> <li>(1) The minimum lot size is 100 hectares.</li> <li>(2) Reconfiguration in the Conservation (T1) Zone is generally limited to:                             <ul style="list-style-type: none"> <li>(a) the amalgamation or consolidation of existing lots to the general exclusion of most other reconfigurations; or</li> <li>(b) Management Reconfigurations that comply with the specific outcomes and probable solutions set out in Table 12.3.4.1.</li> </ul> </li> <li>(3) Where a lot exists with one or more zones, consideration may be given to the creation of new lots where:                             <ul style="list-style-type: none"> <li>(a) the created lot meets the outcomes for adjoining zoned land; and</li> <li>(b) the outcomes of the Conservation (T1) Zone are not compromised.</li> </ul> </li> <li>(4) A building envelope is located adjacent to the road reserve and has a 'footprint' no greater than 500 square metres including out buildings.</li> </ul> <div style="border: 1px solid black; padding: 5px; margin-top: 10px;"> <p><b>NOTE 12.3.4.3 A</b></p> <ul style="list-style-type: none"> <li>(1) If a lot has access from more than one road reserve, then access is gained from the reserve which has been formed.</li> <li>(2) If the applicant wishes to locate the building envelope adjacent to an unformed road reserve then a condition requiring construction of the reserve to a rural standard should be imposed.</li> </ul> </div>	<p><b>Conservation (T1) Zone</b></p> <p>There are no recommended Probable Solutions for these specific outcomes as each situation requires an individual approach.</p>
<p><b>Rural Constrained (T2) Zone</b></p> <ul style="list-style-type: none"> <li>(1) The minimum lot size is 100 hectares except where explicitly stated in a relevant Zone Code.</li> </ul>	<p><b>Rural Constrained (T2) Zone</b></p> <p>There are no recommended Probable Solutions for these specific outcomes as each situation requires an individual approach.</p>
<p><b>Sub-Urban (T3) Zone</b></p> <ul style="list-style-type: none"> <li>(1) A mix of the following lot types is created where land is designated Sub-Urban (T3) on an adopted Neighbourhood <del>Master</del> Plan:                             <ul style="list-style-type: none"> <li>(a) Estate Lot;</li> <li>(b) Traditional Detached Lot; and</li> <li>(c) Live Work Lot.</li> </ul> </li> </ul> <div style="border: 1px solid black; padding: 5px; margin-top: 10px;"> <p><b>NOTE 12.3.4.3 B</b></p> <p>The Live Work Building type is specific to the mixed residential and commercial (small scale) use and is subject to Impact Assessment in the T3 and T4 zones</p> </div> <ul style="list-style-type: none"> <li>(2) Lots are provided in accordance with the dimensions and lot size in Appendix A.</li> <li>(3) Lot sizes and types create transitions from Estate Lots at the edge of the neighbourhood to Traditional Detached House Lot towards the centre.</li> <li>(4) Public transport nodes and other community focal points reflect their location within the Transect in accordance with the adopted Neighbourhood <del>Master</del> Plan.</li> <li>(5) The minimum development intensity identified for each Super Block in the Neighbourhood <del>Master</del> Plan are achieved.</li> <li>(6) Lots of similar proportions (size and dimension) generally face across the street.</li> <li>(7) Residential density is higher around planned public transport stops or nodes.</li> </ul>	<p><b>Sub-Urban (T3) Zone</b></p> <p>There are no recommended Probable Solutions for these specific outcomes as each situation requires an individual approach.</p>



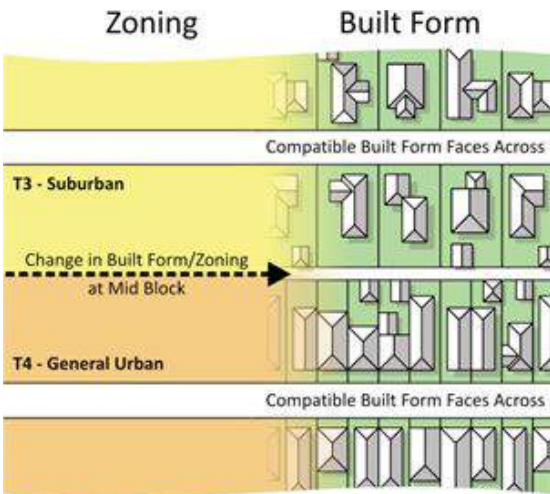
Column 1 Specific Outcomes	Column 2 Probable Solutions
<p><b>General Urban (T4) Zone</b></p> <p>(1) A mix of the following lot types is created where land is designated General Urban (T4) on an adopted Neighbourhood <del>Master</del>-Plan:</p> <ul style="list-style-type: none"> <li>(a) Traditional Detached Lot;</li> <li>(b) Small Lot;</li> <li>(c) Multiple Residential Lot;</li> <li>(d) Live Work Lot; and</li> <li>(e) Commercial / Mix Use Lot</li> </ul> <div style="border: 1px solid black; padding: 5px; margin: 5px 0;"> <p><b>NOTE 12.3.4.3 C</b></p> <p>The Live Work Building type is specific to the mixed residential and commercial (small scale) use and is subject to Impact Assessment in the T3 and T4 zones.</p> </div> <p>(2) Lots are provided in accordance with the dimensions and lot size in Appendix A.</p> <p>(3) Lot size generally transitions from Traditional Detached House Lot lots at the edge of the neighbourhood to Multiple Residential Lots towards the centre.</p> <p>(4) Public transport nodes and other community focal points reflect their location within the Transect in accordance with the adopted Neighbourhood <del>Master</del>-Plan.</p> <p>(5) The minimum development intensity identified for each Super Block in the Neighbourhood <del>Master</del>-Plan are achieved.</p> <p>(6) Lots of similar proportions (size and dimension) generally face across the street.</p> <p>(7) Vehicular access for Small Lots via a laneway is only mandatory where the frontage is &lt;9m as per Table 12.3.5.1.3.</p> <p>(8) Vehicular access for Multiple Residential lots is via a laneway where the frontage is less than 20 metres.</p>	<p><b>General Urban (T4) Zone</b></p> <p>There are no recommended Probable Solutions for these specific outcomes as each situation requires an individual approach.</p>
<p><b>Urban Centre (T5) Zone</b></p> <p>(1) A mix of the following lot types is created where land is designated Urban Centre (T5) on an adopted Neighbourhood <del>Master</del>-Plan:</p> <ul style="list-style-type: none"> <li>(a) Small Lot;</li> <li>(b) Multiple Residential Lot;</li> <li>(c) Live Work Lot; and</li> <li>(d) Commercial / Mix Use Lot.</li> </ul> <p>(2) Lots are provided in accordance with the dimensions and lot size in Appendix A.</p> <p>(3) Lot size transitions from Small Lots at the edge of the neighbourhood to Multiple Residential / Commercial / Mix Use Lots within and around:</p> <ul style="list-style-type: none"> <li>(a) the centre;</li> <li>(b) public transport nodes; and</li> <li>(c) other community focal points.</li> </ul> <p>(4) The minimum development intensity identified for each Super Block in the Neighbourhood <del>Master</del>-Plan are achieved.</p> <p>(5) Lots of similar proportions (size and dimension) generally face across the street.</p> <p>(6) Vehicular access is via a laneway, unless a block forms a single integrated development site.</p> <p>(7) Mid-block pedestrian links are provided to enhance pedestrian permeability where street blocks are greater than 200 metres in length.</p> <p>(8) Residential density is higher around planned public transport stops or nodes.</p>	<p><b>Urban Centre (T5) Zone</b></p> <p>There are no recommended Probable Solutions for these specific outcomes as each situation requires an individual approach.</p> <div style="border: 1px solid black; padding: 5px; margin: 5px 0;"> <p><b>NOTE 12.3.4.3 D</b></p> <p>Lots proposed for Civic buildings in the Urban Centre (T5) zone create lots of a similar size and dimension to adjoining or fit within the intended pattern of reconfiguration.</p> </div>



Column 1 Specific Outcomes	Column 2 Probable Solutions
<p><b>Urban Core (T6) Zone</b></p> <p>(1) A mix of the following lot types is created where land is designated Urban Core (T6) on an adopted Neighbourhood <del>Master</del>-Plan:</p> <ul style="list-style-type: none"> <li>(a) Multiple Residential Lot; and</li> <li>(b) Commercial / Mix Use Lot.</li> </ul> <p>(2) Lots are provided in accordance with the dimensions and lot size in Appendix A.</p> <p>(3) Multiple Residential / Commercial / Mix Use Lots are provided to achieve the Overall Outcomes of the Urban Core (T6) Zone.</p> <p>(4) The minimum development intensity identified for each Super Block in the Neighbourhood <del>Master</del>-Plan are achieved.</p> <p>(5) Lots of similar proportions (size and dimension) generally face across the street.</p> <p>(6) Vehicular access is via a laneway.</p>	<p><b>Urban Core (T6) Zone</b></p> <p>There are no recommended Probable Solutions for these specific outcomes as each situation requires an individual approach.</p> <div style="border: 1px solid black; padding: 5px; margin-top: 10px;"> <p><b>NOTE 12.3.4.3 G</b></p> <p>Lots proposed for Civic buildings in the Urban Core (T6) zone create lots of a similar size and dimension to adjoining or fit within the intended pattern of reconfiguration.</p> </div>
<p><b>Special District (SD) Zone</b></p> <p>(1) A mix of the following lot types is created where land is designated Special District (SD) on an adopted Neighbourhood <del>Master</del>-Plan:</p> <ul style="list-style-type: none"> <li>(a) Multiple Residential Lot;</li> <li>(b) Commercial / Mix Use Lot; and</li> <li>(c) Large Format Commercial Lot.</li> </ul> <p>(2) Large Format Commercial lots are only created within the Special District Zone.</p> <p>(3) Lots are provided in accordance with the dimensions and lot sizes in Appendix A.</p> <p>(4) Lots of similar proportions (size and dimension) generally face across the street.</p> <p>(5) Lot layout enables transition of land uses to a Urban Centre (T5) or Urban Core (T6) configuration.</p> <div style="border: 1px solid black; padding: 5px; margin-top: 10px;"> <p><b>NOTE 12.3.4.3 E</b></p> <p>(1) Lot dimensions should be kept as large as possible to enable the future transition from Special District (SD) to Urban Centre (T5) and Urban Core (T6).</p> <p>(2) The lot layout creates or enables future laneway access to the proposed lots.</p> <p>(3) Lots intended for further reconfiguration are identified as such on a plan of subdivision.</p> </div> <p>(6) The proposed mix of lots enables the residential density identified on the Neighbourhood <del>Master</del>-Plan to be achieved.</p> <div style="border: 1px solid black; padding: 5px; margin-top: 10px;"> <p><b>NOTE 12.3.4.3 F</b></p> <p>(1) The residential density may be achieved through a multi-stage development.</p> <p>(2) Where a multi-stage development is proposed the laneway should be created at the reconfiguration to facilitate the lots future transition.</p> </div>	<p><b>Special District (SD) Zone</b></p> <p>There are no recommended Probable Solutions for these specific outcomes as each situation requires an individual approach.</p>
<p><b>Recreation Zone</b></p> <p>(1) The Recreation Zone is not reconfigured into lots designed for residential or commercial or industrial purposes.</p> <p><del>(2) The minimum lot size is 10 hectares.</del></p>	<p><b>Recreation Zone</b></p> <p>There are no recommended Probable Solutions for these specific outcomes as each situation requires an individual approach.</p>
<p><b>Special Uses Zone</b></p> <p>(1) The Special Uses Zone is not reconfigured into lots designed for residential or commercial or industrial purposes.</p>	<p><b>Special Uses Zone</b></p> <p>There are no recommended Probable Solutions for these specific outcomes as each situation requires an individual approach.</p>



Table 12.3.4.4: Specific Outcomes and Probable Solutions for Urban Reconfigurations, General Provisions

Column 1 Specific Outcomes	Column 2 Probable Solutions
<p><b>Urban Reconfiguration</b></p> <p>(1) The plan of development assigns specific lot types in accordance with Appendix A.</p> <p>(2) The minimum residential dwelling density identified for each Super Block in the Neighbourhood <b>Master-Plan</b> is achieved.</p> <p><b>NOTE 12.3.4.4 A</b></p> <p>(1) The Neighbourhood <b>Master-Plan</b> identifies the minimum number of dwellings required for each Super Block to achieve the residential density for each neighbourhood.</p> <p>(2) A "Super Block" is a lot designed for future reconfiguration either conceptually or physically bounded by roads in a Neighbourhood <b>Master-Plan</b>.</p> <p>(3) Similar sized lots (and the associated building types) face across streets, the transition of lot types (size and intensity) is generally achieved through a mid block shift, refer Figure 12.3.4.4.1.</p> <p>(4) Lots have the appropriate layout, area and dimensions to—</p> <p>(a) enable the siting and construction of a built form and ancillary outbuildings, for the purposes of the designated T-zone or Zone;</p> <p>(b) enable the siting and construction of Built form and relevant building type where for the purpose of residential and commercial use;</p> <p>(c) provide for landscaping, including private outdoor recreational space in accordance with the relevant building type in Section 12.3.5;</p> <p>(d) provide convenient vehicle access from a laneway or road frontage and parking placement for the relevant building type in accordance with Section 12.3.5 and Appendix A and relevant T-zone or Zone;</p> <p>(e) take into account the slope of the land within each T-zone or Zone in particular the desirability of minimising both earthworks and retaining walls associated with building construction;</p> <p>(f) avoid or mitigate site constraints (e.g. undermining, flooding, drainage, bushfire risk, buffers to incompatible land uses etc);</p> <p>(g) conserve natural, cultural or special features (e.g. buildings, views etc);</p> <p>(h) provide housing diversity and choice and a variety of options for mixed development and non-residential development;</p> <p>(i) ensure that smaller lots and lots for multiple residential uses are located in close proximity to transit routes, public transport stops/nodes, parks, shops, employment areas or community facilities in accordance with the adopted Neighbourhood <b>Master-Plan</b>;</p> <p>(j) create transitions in lot types which reflect their location within the transect in accordance with the adopted Neighbourhood <b>Master-Plan</b>;</p> <p>(k) ensure that lot frontages are oriented towards the street or open spaces to facilitate personal safety, property security and casual surveillance of footpaths and public open space;</p>	<p><b>Urban Reconfiguration</b></p> <p><b>Figure 12.3.4.4.1 - Mid Block Shift</b></p>  <p>(1) (a) The lot size, frontage and special characteristics for the different residential lot types are as outlined in Appendix A.</p> <p><b>NOTE 12.3.4.4 B</b></p> <p>For the specific density requirements of each T-zone refer to the applicable Zone Code and approved Neighbourhood <b>Master-Plan</b>.</p> <p>(b) The lot size, frontage and special characteristics for the residential and commercial lot types are as outlined in Appendix A.</p> <p>(c) The lot size and frontage requirements for lots intended for recreation/ entertainment and other uses comply with the Residential and Commercial Mixed Use lot type as outlined in Appendix A except where there are specific requirements which justify relaxation.</p> <p><b>NOTE 12.3.4.4 C</b></p> <p>Notations or colour coding (where appropriate with building envelope outlines) should be added to each allotment to indicate the relevant building type/s.</p> <p>(d) Lots are shaped to be as regular as possible to enable buildings to address the street.</p> <p>(e) A coherent streetscape and development intensity is supported by—</p> <p>(i) providing transitions between compatible lot types; and</p> <p>(ii) arranging lots of the similar type on opposite frontages of a street.</p> <p><b>NOTE 12.3.4.4 D</b></p> <p>Compatible lot types are generally those within the adjoining category of frontage dimension as listed in Appendix A for each of the transect T-zones.</p>



Column 1 Specific Outcomes	Column 2 Probable Solutions
<p>(l) facilitate, within residential and mixed use areas (via street and lot orientation) -</p> <ul style="list-style-type: none"> <li>(i) the siting of dwellings to take advantage of microclimatic benefits;</li> <li>(ii) adequate on-site solar access; and</li> <li>(iii) access to breezes taking into account likely dwelling size and the relationship of each lot to the street;</li> </ul> <p>(m) integrate with the surrounding urban environment, and in particular compliment existing streetscapes and landscapes;</p> <p>(n) provide connectivity to facilitate shared use of public facilities by adjoining communities where possible in residential areas;</p> <p>(o) facilitate the integration of commercial development into its surroundings ensuring minimal impact on the amenity of adjacent or nearby areas; and</p> <p>(p) ensure that the layout of commercial development adjoining residential areas allows lots to be configured to ameliorate visual, noise pollution and other amenity impacts on nearby residential amenity.</p> <p>(5) Hatchet lots and lots accessed by an access easement are avoided.</p> <div style="border: 1px solid black; padding: 5px;"> <p><b>NOTE 12.3.4.4 E</b></p> <p>(1) Unless required by specific site conditions in respect of topography, parcel size, location (especially in relation to public open space), access or shape, residential hatchet lots are to be avoided.</p> <p>(2) Unless required by specific site conditions in respect of topography, parcel size location, access or shape, hatchet lots are undesirable for commercial or industrial uses.</p> </div>	
<p><b>Climatic -Design</b></p> <p>(6) Lots are oriented to facilitate siting of dwellings and private open space to take advantage of winter solar access and summer sun deflection through:</p> <ul style="list-style-type: none"> <li>(a) maximising the number of lots which have their long axis running north-south;</li> <li>(b) varying the depth of north-south oriented lots to provide longer, narrower lots on the south side and shorter, wider lots on the north side; and</li> <li>(c) dimensioning lots to achieve solar access on site, taking into account the built form associated with the lot.</li> </ul>	<p><b>Climatic Design</b></p> <p>There are no recommended Probable Solutions for this specific outcome as each situation requires an individual approach.</p>
<p><b>Movement Network</b></p> <p>(7) Active and attractive streetscapes are created with priority given to pedestrian and cycle movement.</p> <p>(8) The road network has a clear grid structure and component roads conform to their intended role in the system as outlined in Appendix B and in accordance with the approved Thoroughfare Hierarchy Plan forming part of the adopted Neighbourhood <del>Master</del> Plan.</p> <div style="border: 1px solid black; padding: 5px;"> <p><b>NOTE 12.3.4.4 F</b></p> <p>The detailed design of roads may alter the lane configurations and reserve widths identified in Appendix B e.g. where within close proximity to intersections.</p> </div>	<p><b>Movement Network</b></p> <p>There are no recommended Probable Solutions for this specific outcome as each situation requires an individual approach.</p>





Column 1 Specific Outcomes	Column 2 Probable Solutions
<p><b>NOTE 12.3.4.4 G</b></p> <p>(1) The mode share targets for Traditional Neighbourhood Design are:</p> <p>(a) Walking: 20%;</p> <p>(b) Cycle: 10%;</p> <p>(c) Public Transport: 25%; and</p> <p>(d) Private vehicle: 45%.</p> <p>(2) Where public transport is not available (within a development area) it may require that the developer(s) subsidise a public transport service to the level required to achieve the mode share targets and Department of Transport and Main Roads commences services to a commensurate level.</p> <p>(3) Neighbourhoods are designed to facilitate the easy movement of pedestrians through the urban environment. This does not preclude vehicles, rather the road cross sections used for Traditional Neighbourhood Design are designed for all users of the movement network.</p> <p>(4) Within the neighbourhood area, accessibility, pedestrian safety, lower vehicular speeds and amenity are the primary focus.</p> <p>(5) On the strategic road network, mobility, traffic capacity and efficiency are the primary focus where not impacting on (4) above.</p> <p>(6) The superior pedestrian safety of older neighbourhoods is the presence in those neighbourhoods of traditional four way intersections with tight corner radii that require additional driver attention and slower speeds from motorists. These intersections are natural traffic calming devices.</p> <p>(7) Subject to detailed design, neighbourhoods may contain forks, triangles, staggered crossings and four way intersections that slow traffic through moderating vehicle speeds.</p>	
<p>(9) Where the public transport route is identified:-</p> <p>(a) the road system has the capability to accommodate public transport services;</p> <p>(b) it has capacity to safely and efficiently accommodate projected movements as outlined in Appendix B; and</p> <p>(c) is generally in accordance with the approved Thoroughfare Hierarchy Plan forming part of the adopted Neighbourhood <del>Master</del>-Plan.</p>	<p>(9) Public transport stops are constructed in accordance with their location in the Neighbourhood <del>Master</del>-Plan and the Department of Transport and Main Roads standards.</p>
<p>(10) The road network is provided in a manner that compliments the existing road network, public transport, pedestrians and cycleways in accordance with the approved Transit Network Plan and Strategic Pedestrian and Cycle Plan forming part of the adopted Neighbourhood <del>Master</del>-Plan.</p>	<p>(10) Road types accord with the Thoroughfare Hierarchy Plan forming part of the adopted Neighbourhood <del>Master</del>-Plan.</p>
<p>(11) Safe and convenient links are provided for pedestrians and cyclists.</p>	<p>(11) (a) Pedestrian and cycle crossings are provided at all intersections.</p> <p>(b) Super Blocks with a dimension greater than 200m provide a pedestrian/cycle link a minimum of 5 metres wide at the midpoint.</p>
<p>(12) Intersections are:-</p> <p>(a) located to provide safe and efficient connection and traffic interface between pedestrians, cyclists, public transport users and motor vehicles; and</p> <p>(b) located in accordance with the Thoroughfare Hierarchy Plan forming part of the adopted Neighbourhood <del>Master</del> Plan.</p>	<p>(12) (a) Intersections are constructed generally in accordance with their location in the adopted Neighbourhood <del>Master</del>-Plan.</p> <p>(b) Round-a-bouts are avoided.</p> <div data-bbox="802 1518 1380 1637" style="border: 1px solid black; padding: 5px;"> <p><b>NOTE 12.3.4.4 H</b></p> <p>The design of round-a-bouts does not facilitate pedestrian movement through Neighbourhoods as the pedestrian is forced 'wide' from their path of travel to navigate through.</p> </div>
<p>(13) Access arrangements do not impede the traffic performance of Trunk roads identified on the approved Thoroughfare Hierarchy Plan forming part of the adopted Neighbourhood <del>Master</del>-Plan.</p>	<p>(13) (a) Residential lots do not have direct vehicle access to the Trunk roads unless:-</p> <p>(i) there are no suitable access alternatives; and</p> <p>(ii) vehicle access onto the Trunk system is capable of being made in a forward direction.</p> <p>(b) Any vehicle access for a residential lot is limited to one (1) point only (where direct access to the Arterial and Trunk system is unavoidable).</p>

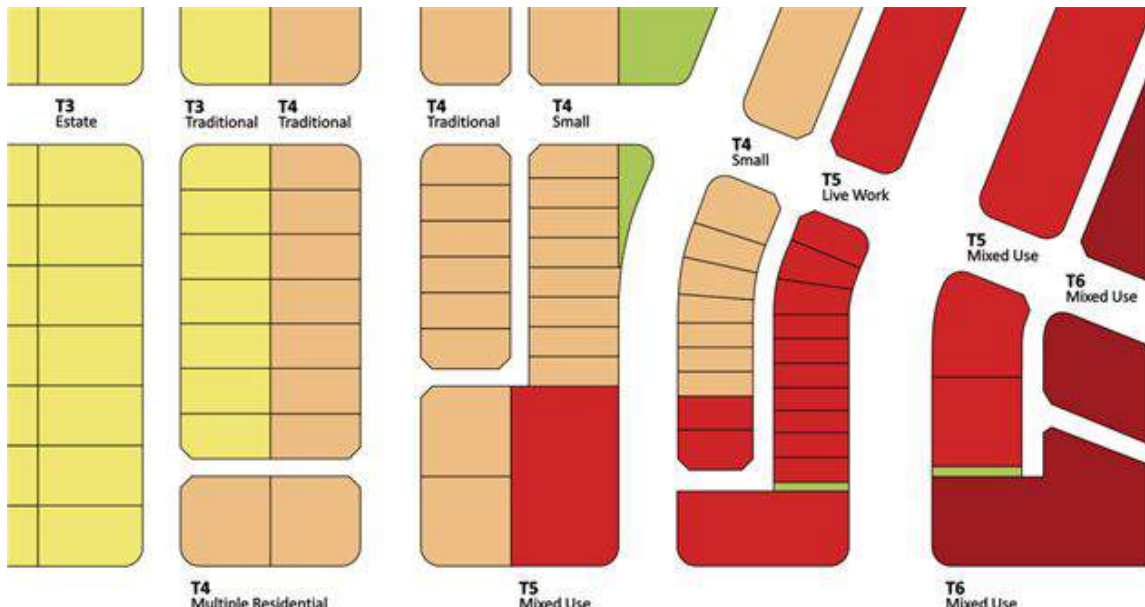


Column 1 Specific Outcomes	Column 2 Probable Solutions
	<p>(c) Mixed Residential and Commercial lots:-</p> <ul style="list-style-type: none"> <li>(i) achieve vehicular access from rear lanes or side streets;</li> <li>(ii) do not have direct vehicle access to the road system unless there are no suitable access alternatives (provided by the street system);</li> <li>(iii) vehicle access onto the Trunk system are capable of being made in a forward direction using a left turn only.</li> </ul> <p>(d) Vehicle access is sited to obtain the maximum visibility (i.e. sightlines).</p> <div style="border: 1px solid black; padding: 5px;"> <p><b>NOTE 12.3.4.4 K</b></p> <p>(1) For certain building types identified in Section 12.3.5 involving large high turnover car parking areas access from the road system to the parking area may be permitted at specifically designed access points.</p> <p>(2) Mixed Residential and Commercial buildings vehicular access is gained via a lane or side street enabling the building to fully front and activate the street.</p> </div>
<p>(14) Street networks in areas within 6km of the RAAF Base Amberley runway do not include configurations of lights that replicate the appearance of airport runways at night.</p>	<p>(14) Road networks do not include configurations of lights in straight parallel lines 500m – 1000m long in areas within 6km of the RAAF Base Amberley runway.</p>
<p>(15) The street network:</p> <ul style="list-style-type: none"> <li>(a) provides for the mixed functions of moving pedestrians and cyclists, vehicles accessing lots and laneways and parked vehicles; and</li> <li>(b) allows for the provision of public transport and for expected vehicle traffic (including heavy vehicles).</li> </ul> <div style="border: 1px solid black; padding: 5px;"> <p><b>NOTE 12.3.4.4 I</b></p> <p>Heavy vehicles would be generally expected where the street network provides access to land contained within the Urban Centre (T5), Urban Core (T6) and Special District (SD) Zones.</p> </div>	<p>(15) The road network conforms with the approved Thoroughfare Hierarchy Plan forming part of the adopted Neighbourhood Master Plan.</p>
<p>(16) The street network—</p> <ul style="list-style-type: none"> <li>(a) connects with the Trunk network to maximise movement efficiency on the main traffic routes, whilst at the same time minimising internal traffic volumes, and.</li> <li>(b) has a clear grid structure, refer to Figure 12.3.4.4.2 and the component roads conform to their intended role in the network.</li> </ul>	<p>(16) (a) Intersections between Trunk Roads and the internal road network are located so as to minimise restriction of movement on the Trunk Roads.</p> <p>(b) Laneways do not intersect with the Trunk network.</p> <p>(c) Roads align with one another across intersections to form a grid.</p>
<p>(17) The street network—</p> <ul style="list-style-type: none"> <li>(a) reflects the characteristics outlined in Appendix B;</li> <li>(b) incorporates design features that encourage driver behaviour appropriate to the intended role of each type of road.</li> </ul>	<p>(17) There are no recommended Probable Solutions for this specific outcome as each situation requires an individual approach.</p>
<div style="border: 1px solid black; padding: 5px;"> <p><b>NOTE 12.3.4.4 J</b></p> <p>(1) For subdivisions incorporating multiple residential uses, the street network is to be considered under two scenarios, namely—</p> <ul style="list-style-type: none"> <li>(a) (i) Where multiple residential uses are 'dispersed' within residential areas, they are to be treated as standard residential development using a generation rate of 6.5 trips per dwelling.</li> <li>(ii) Preferably such uses will be located adjacent to the Trunk Collector system (i.e. 'downstream' of the conventional residential areas).</li> <li>(iii) Multiple residential uses may have direct access to Trunk Collector, subject to appropriate detailed design of access and sound attenuation measures.</li> </ul> <p>(b) Where multiple residential uses are 'concentrated' within medium/higher density localities (e.g. adjacent to major public transport facilities or a Town Centre) the specific provisions relating to multiple residential uses apply.</p> </div>	



Column 1 Specific Outcomes	Column 2 Probable Solutions				
<p>(18) Intersections are spaced to create safe and convenient pedestrian and vehicle movements.</p>	<p>(18) The road network conforms with the approved Thoroughfare Hierarchy Plan forming part of the adopted Neighbourhood Master Plan.</p> <div style="border: 1px solid black; padding: 5px;"> <p><b>NOTE 12.3.4.4 L</b></p> <p>(1) The minimum truncation distance of the real property boundary at an intersection between the following street types is—</p> <table border="0"> <tr> <td style="padding-left: 20px;">(a) Local Road to Local Road</td> <td style="text-align: right;">3.5 m</td> </tr> <tr> <td style="padding-left: 20px;">(b) Local Road to Arterial and Trunk Network</td> <td style="text-align: right;">6.0 m</td> </tr> </table> <p>(2) Where the intersection angle is other than 90 degrees, the truncation is to be by a chord or chords to a circle of radius equal to the above truncation lengths.</p> <p>(3) Where the intersection is constructed as a roundabout, the truncation is to be the area required to accommodate the relevant roundabout template as outlined in the Standard Drawings forming part of Planning Scheme Policy 3—General Works.</p> <p>(4) The area truncated is to be dedicated as road reserve free of cost to, or compensation by, the local government.</p> </div>	(a) Local Road to Local Road	3.5 m	(b) Local Road to Arterial and Trunk Network	6.0 m
(a) Local Road to Local Road	3.5 m				
(b) Local Road to Arterial and Trunk Network	6.0 m				
<p>(19) The road network —</p> <ul style="list-style-type: none"> <li>(a) provides convenient movement for residents between their homes and the Trunk network;</li> <li>(b) provides for commercial development, convenient movement for vehicles (including heavy vehicles where expected);</li> <li>(c) provides an interconnected grid based layout— <ul style="list-style-type: none"> <li>(i) using a block structure supporting the particular lot types as outlined in Appendix A;</li> <li>(ii) providing alternative access points to mitigate bushfire risk;</li> <li>(iii) including laneways where required by the T-zone or particular lot types as outlined in Appendix A;</li> <li>(iv) incorporating mid-block pedestrian pathways where block length exceeds 200 metres in T3 Sub Urban, T4 General Urban, T5 Urban Centre and T6 Urban Core T-zones;</li> <li>(v) that avoids cul-de-sacs; and</li> <li>(vi) that generally avoids one way streets.</li> </ul> </li> </ul>	<p>(19) There are no recommended Probable Solutions for this specific outcome as each situation requires an individual approach.</p> <div style="border: 1px solid black; padding: 5px;"> <p><b>NOTE 12.3.4.4 M</b></p> <p>(1) Cul-de-sacs should generally be avoided, however where proposed due to topography or other physical constraints, cul-de-sac length should be as short as possible and the turning area should provide for a single movement turn, based on a minimum turning circle of a minimum 9m radius.</p> <p>(2) The cul-de-sac design should, where possible, maximise the number of lots with regular road frontages (i.e. standard or average widths parallel to the street frontage rather than narrow or angled frontages).</p> <p>(3) Circular turning heads are preferred and “T” and “Y” shaped turning heads are generally not to be used.</p> <p>(4) Generally a 5m wide pathway within an extended road reserve 15m wide should be provided at the end of every cul-de-sac to connect to the open space system, pedestrian or street network or the Designated Road system and be designed according to CPTED principles, able to be casually surveyed from nearby buildings and public areas, and be no less than 5m wide.</p> <p>(5) A minimum length of kerb frontage is required for each lot to provide for on-street parking unless alternative provision for on-street parking is made (e.g. parking bays in cul-de-sac heads indented parking, centre parking etc).</p> </div>				



Column 1 Specific Outcomes	Column 2 Probable Solutions
<p><b>NOTE 12.3.4.4 N</b> Figure 12.3.4.4.2 illustrates a typical interconnected grid based layout incorporating a variety of lot types across a condensed Transect.</p>	
<p align="center"><b>Figure 12.3.4.4.2 - Grid Based Layout</b></p> 	
<p>(20) The road layout and design—</p> <ul style="list-style-type: none"> <li>(a) takes account of the topography (especially steep land) and significant vegetation;</li> <li>(b) avoids steep slopes (i.e. greater than 15%) so as to minimise landscape disturbance and vegetation loss;</li> <li>(c) avoids penetrating and fragmenting large tracts of remnant vegetation;</li> <li>(d) respects and protects places of cultural significance or streetscape value;</li> <li>(e) takes advantage of opportunities for views and vistas;</li> <li>(f) takes account of streetscapes that may be created or that already exist; and</li> <li>(g) permits the establishment of streetscapes that blend with existing streetscapes or comply with any approved public streetscape plan.</li> </ul> <p><b>NOTE 12.3.4.4 O</b> Where the approved Neighbourhood <del>Master</del> Plan is inconsistent with the Specific Outcomes (2220), (a) – (u), the Neighbourhood <del>Master</del> Plan prevails.</p>	<p>(20) There are no recommended probable solutions for this specific outcome as each situation requires an individual approach.</p>

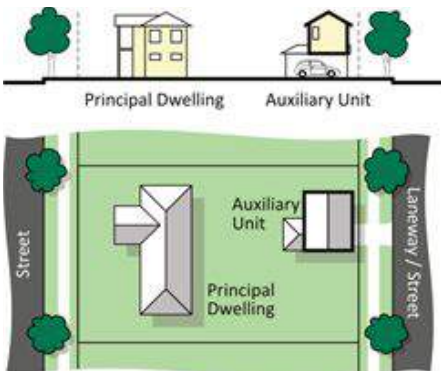
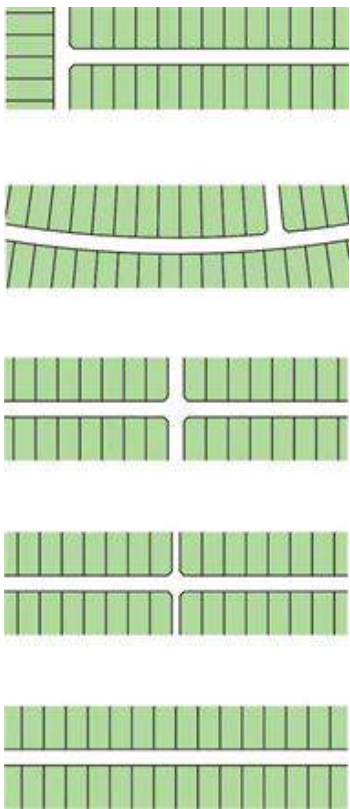
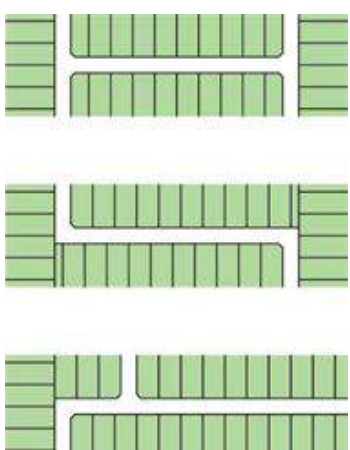


Column 1 Specific Outcomes	Column 2 Probable Solutions
<p><b>NOTE 12.3.4.4 P</b> The streetscape is to achieve—</p> <ul style="list-style-type: none"> <li>(a) the creation of attractive residential or commercial streetscape environments with clear character and identity;</li> <li>(b) respect for existing attractive streetscapes in established areas;</li> <li>(c) appropriate streetscapes in areas where the desired future character has been defined;</li> <li>(d) provision for appropriate street tree planting taking into account the image and role of the street, the environmental values of the local area, solar access requirements, soils, selection of appropriate species, and services above and below ground; and</li> <li>(e) the incorporation of unique features of the site such as views, vistas, existing vegetation, landmarks and places of cultural heritage significance.</li> </ul> <ul style="list-style-type: none"> <li>(h) takes account of natural drainage and open space systems;</li> <li>(i) avoids crossing drainage features or open space areas, particularly for access places and access streets;</li> <li>(j) is located, designed and managed to enhance the habitat and corridor requirements of native wildlife (plants and animals);</li> <li>(k) locates the streets to the least environmentally sensitive sites;</li> <li>(l) avoids extensive use of cut and fill;</li> <li>(m) avoids important stands of vegetation to minimise the loss of important trees or ecosystems;</li> <li>(n) maintains interlocking tree canopies over fauna corridors, where possible, to allow for the movement of arboreal fauna and birds;</li> <li>(o) narrows the width of the carriageway or provides a wildlife underpass/bridge where it crosses wildlife movement corridors, such as riparian zones;</li> <li>(p) at known wildlife crossing points, streets are narrowed and appropriate pavement surfacing, lighting, signage and fencing are provided to reflect the low-speed environment;</li> <li>(q) provides a high level of internal accessibility and good external connections for vehicles (including heavy vehicles in commercial and industrial areas), pedestrian and cycle movements, maintains appropriate traffic speeds, deters through-traffic and creates safe conditions for road users;</li> <li>(r) for residential development, traffic speeds and volumes are restrained through such measures as— <ul style="list-style-type: none"> <li>(i) limiting street length;</li> <li>(ii) introducing bends;</li> <li>(iii) introducing slow points; and</li> <li>(iv) intersections;</li> </ul> </li> <li>(s) ensures that traffic generated by a development is within the acceptable environmental capacity of the street network;</li> <li>(t) ensures that where within or abutting bushfire risk areas streets are designed, located and connected to allow safe and efficient movement of fire emergency vehicles; and</li> <li>(u) provides for the cost effective provision of public utilities, including water, sewerage, electricity, telecommunications and gas.</li> </ul>	



Column 1 Specific Outcomes	Column 2 Probable Solutions
(21) Roads and lots are located so that dwellings are not subject to unacceptable levels of traffic noise.	(21) Traffic noise in residential streets does not exceed 55 dB(A) L10 at the affected facade of dwellings.
<p>(22) The design of each type of road is as specified in Appendix B and the road reserve width is sufficient to cater for all road functions and site specific circumstances, including—</p> <ul style="list-style-type: none"> <li>(a) safe and efficient movement of all users, including pedestrians and cyclists;</li> <li>(b) provision for parked vehicles;</li> <li>(c) bus routes and bus stops;</li> <li>(d) provision of landscaping;</li> <li>(e) stormwater infrastructure including swales and rain gardens as outlined in SEQ Healthy Waterway; and</li> <li>(f) the location, construction and maintenance of public utilities.</li> </ul>	(22) There are no recommended Probable Solutions for this specific outcome as each situation requires an individual approach.
<p><b>NOTE 12.3.4.4 Q</b></p> <p>The detailed design of roads may alter the lane configurations and reserve widths identified in Appendix B e.g. where within close proximity to intersections.</p>	



Column 1 Specific Outcomes	Column 2 Probable Solutions
<p><b>Laneways</b></p> <p>(23) The design, location and management of laneways promotes access, parking and community safety.</p> <p>(24) Where a laneway is proposed opposite an existing laneway they align.</p> <p>(25) Laneways:</p> <ul style="list-style-type: none"> <li>(i) generally are straight,</li> <li>(ii) have more than one entrance; and</li> <li>(iii) are designed generally in accordance with Figure 12.3.4.4.4.</li> </ul> <p>(26) Laneways that create areas not visible from the road are avoided, unless unavoidable because of factors such as the intersection of major roads in which case pedestrian passages or pocket parks are provided to improve visibility, or auxiliary dwellings are design and located to provide adequate causal surveillance.</p> <div style="border: 1px solid black; padding: 5px; margin-top: 10px;"> <p><b>NOTE 12.3.4.4 R</b></p> <p>(1) Where, a laneway has an area(s) not visible from the road, refer to Figure 12.3.4.4.3, it is desirable that an Auxiliary Unit(s) is located to provide overlooking into the visually restricted area of the laneway.</p> <p>(2) To maximise the overlooking potential the Auxiliary Unit should be configured in accordance with Figure 12.3.4.4.3.</p> </div> <div style="text-align: center; margin-top: 20px;"> <p><b>Figure 12.3.4.4.3 – Auxiliary Unit</b></p>  </div>	<p><b>Laneways</b></p> <p>(23) There are no recommended Probable Solutions for this specific outcome as each situation requires an individual approach.</p> <p style="text-align: center;"><b>Figure 12.3.4.4.4 - Consistent and Inconsistent Laneways</b></p> <div style="text-align: center; margin-top: 10px;"> <p><b>Consistent Laneways</b></p>  </div> <div style="text-align: center; margin-top: 20px;"> <p><b>Inconsistent Laneways</b></p>  </div>



Column 1 Specific Outcomes	Column 2 Probable Solutions
<p><b>Bus Routes</b></p> <p>(27) Bus Routes—</p> <ul style="list-style-type: none"> <li>(a) public transport routes conform with the approved Transit Network Plan forming part of the adopted Neighbourhood <del>Master</del> Plan;</li> <li>(b) conform with Department of Transport and Main Roads requirements;</li> <li>(c) are direct and safely accessible by foot from all buildings within a neighbourhood and provide links with external areas and are efficient to operate;</li> <li>(d) are located on roads capable of accommodating regular bus services as outlined in Appendix B and which— <ul style="list-style-type: none"> <li>(i) provide for ease of movement of buses within and between neighbourhoods and for links to external areas without complicated turning manoeuvres; and</li> <li>(ii) are aligned to allow for efficient and unimpeded movement of buses without facilitating high traffic speeds;</li> </ul> </li> <li>(e) the road network offers opportunities for cost-effective operation of demand-responsive public transport services should the need arise, providing for both peak and off-peak regular services and the potential future provision of demand-responsive services;</li> <li>(f) incorporate bus stops which are located— <ul style="list-style-type: none"> <li>(i) to provide for pedestrian safety, security, comfort and convenience;</li> <li>(ii) to be able to be casually surveilled from nearby buildings; and</li> <li>(iii) to be in keeping with the character of the locality;</li> </ul> </li> <li>(g) for residential development, minimise adverse impact on the amenity of nearby dwellings;</li> <li>(h) where a bus stop is proposed, the adjoining residential density may be increased through: <ul style="list-style-type: none"> <li>(i) smaller lot sizes, where consistent with the sites location within the Transect; or</li> <li>(ii) multiple residential lots where consistent with: <ul style="list-style-type: none"> <li>(A) the zone; and</li> <li>(B) the sites location within the Transect.</li> </ul> </li> </ul> </li> </ul>	<p><b>Bus Routes</b></p> <p>(27) (a) Public transport routes conform with the approved Transit Network Plan forming part of the adopted Neighbourhood <del>Master</del> Plan.</p> <p>(b) 90% of dwellings or businesses are within 400m walking distance from an existing or potential bus route.</p> <p>(c) Where bus routes link across any road which carries in excess of 6,000 vpd, the intersection is designed with traffic signals or enables a left turn into the road from one neighbourhood followed by a right turn from the road into the adjoining neighbourhood.</p> <p>(d) For roads within residential areas, routes for regular bus services comply with the following standards for bus routes—</p> <ul style="list-style-type: none"> <li>(i) Street Carriageway Widths Two-Way: 7.50m</li> <li>(ii) Minimum Geometric Layout R12.5m for Single Bus Unit</li> </ul> <div style="border: 1px solid black; padding: 5px; margin-top: 10px;"> <p><b>NOTE 12.3.4.4 S</b></p> <p>Some routes may require geometry to suit an articulated bus.</p> <ul style="list-style-type: none"> <li>(iii) Roundabouts Maximum Desirable Pavement Crossfall: 3% Maximum Desirable Gradient: 6%</li> </ul> </div> <p>(e) Bus stops for regular peak services are, or are projected to be, at 300m spacings where the route serves residential uses, 200m spacings where the route serves commercial uses and 500m spacing where the route serves industrial uses.</p> <p>(f) The siting of bus stops is coincident to the pedestrian path network.</p>
<p><b>Pedestrian/Cycle Network</b></p> <p>(28) (a) The road layout facilitates walking and cycling within and between neighbourhoods or wider city network in accordance with the approved Strategic Pedestrian and Cycle Plan forming part of the adopted Neighbourhood <del>Master</del> Plan and taking account of the Ipswich Cycle Strategy and the Ipswich Public Parks Strategy.</p> <p>(b) Pedestrian paths and cycleways are located where there is casual surveillance and potential for the areas to be well lit.</p> <p>(c) Pedestrian, cycle and vehicular movement systems are co-located where appropriate to encourage maximum surveillance of public areas.</p> <p>(d) The location of paths are aligned to conserve trees and other significant features and where they exist, focus on vistas and landmarks whilst ensuring safe and convenient use by pedestrians and cyclists.</p>	<p><b>Pedestrian/Cycle</b></p> <p>(28) Footpaths and cyclepaths are provided in accordance with the adopted Neighbourhood <del>Master</del> Plan and to the standard of service specified in Appendix B.</p> <div style="border: 1px solid black; padding: 5px; margin-top: 10px;"> <p><b>NOTE 12.3.4.4 T</b></p> <p>(1) Pathway connections are to be concrete paved and suitably drained and may incorporate overland drainage flow corridors.</p> <p>(2) The construction of footpaths, cycleways or dual use paths should be delayed until all utilities have been installed.</p> </div>





Column 1 Specific Outcomes	Column 2 Probable Solutions
<p><b>Interface with non urban zones</b></p> <p>(29) Roads are provided between urban and non urban areas.</p> <p>(30) Roads are designed to:</p> <ul style="list-style-type: none"> <li>(a) serve as a hard interface between urban and non urban areas;</li> <li>(b) provide walking trails; and</li> <li>(c) facilitate the movement of emergency services vehicles, particularly for fire fighting purposes.</li> </ul> <p>(31) A continuous constructed road reserve is provided for the full perimeter of the urban/non urban interface, refer to Figure 12.3.4.4.5.</p>	<p><b>Interface with non urban zones</b></p> <p>(31) <b>Figure 12.3.4.4.5 - Consistent and Inconsistent Interface Solutions</b></p> <p><b>Consistent</b></p> <ul style="list-style-type: none"> <li>• A road is the interface between urban areas and non urban areas;</li> <li>• A fuel reduction zone is created.</li> </ul> <p><b>Inconsistent</b></p> <ul style="list-style-type: none"> <li>• A road does not provide continuous access to the non urban area;</li> <li>• A road creates a cul-de-sac and potential safety issue.</li> </ul>
<p><b>NOTE 12.3.4.4 U</b></p> <p>Continuous road access around the perimeter of the urban/non urban interface is critical to the management of fire and reducing urban edge impacts to areas such as the conservation estate while enabling public access.</p>	



Column 1 Specific Outcomes	Column 2 Probable Solutions
<p><b>Public Open Space</b></p> <p>(32) Parks—</p> <ul style="list-style-type: none"> <li>(a) are generally provided in accordance with—                             <ul style="list-style-type: none"> <li>(i) the approved Greenspace Plan forming part of the adopted Neighbourhood <del>Master</del> Plan; and</li> <li>(ii) <a href="#">the Priority Infrastructure Plan Part 13—Local Government Infrastructure Plan</a> and Map 1 - Principal Conservation Areas and Integrated Open Space Network in Schedule 7;</li> </ul> </li> <li>(b) provide opportunities for casual surveillance;</li> <li>(c) are, with the exception of linear or waterside parkland, easily visible from the street;</li> <li>(d) are located away from excessive noise;</li> <li>(e) generally have road frontage to all edges;</li> </ul> <div data-bbox="225 763 788 931" style="border: 1px solid black; padding: 5px;"> <p><b>NOTE 12.3.4.4 V</b></p> <p>(1) In some instances it may be appropriate for dwellings to front parks where serviced by a laneway.</p> <p>(2) Where a house fronts to a park, a foot path should be provided through the park to clearly delineate the public and private realm.</p> </div> <ul style="list-style-type: none"> <li>(f) are located and designed in accordance with the desired standards of service for each recreation setting outlined in <a href="#">the Priority Infrastructure Plan Part 13—Local Government Infrastructure Plan</a> and Planning Scheme Policy 3—General Works.</li> </ul> <div data-bbox="225 1070 788 1178" style="border: 1px solid black; padding: 5px;"> <p><b>NOTE 12.3.4.4 W</b></p> <p>As an aid in determining whether parkland dedications could be required for any proposed lot reconfiguration the explanatory note detailed in Appendix C should be used.</p> </div>	<p><b>Public Open Space</b></p> <p>(32) In lot reconfigurations where it is proposed that parkland is secured—</p> <ul style="list-style-type: none"> <li>(i) land dedications are provided (and are indicated on the Plan of Subdivision); and</li> <li>(ii) the areas, dimensions, orientation and topography of public open space are appropriate for their intended purpose; and</li> </ul> <div data-bbox="815 562 1382 672" style="border: 1px solid black; padding: 5px;"> <p><b>NOTE 12.3.4.4 X</b></p> <p>Reference should be made to the issues outlined in the section entitled 'criteria for on-site land dedication' in Appendix C – Land Dedications for Public Parks.</p> </div> <ul style="list-style-type: none"> <li>(iii) the land is not constrained by encumbrances from providing public recreation uses; and</li> </ul> <div data-bbox="815 734 1382 869" style="border: 1px solid black; padding: 5px;"> <p><b>NOTE 12.3.4.4 Y</b></p> <p>This includes cultural significance, conservation or infrastructure encumbrances (e.g. high voltage overhead power transmission lines) except where these can be incorporated to supplement or enhance the uses intended for the land.</p> </div> <ul style="list-style-type: none"> <li>(iv) the edges of the parkland are overlooked by housing or commercial or other development with active frontages that can provide effective informal surveillance, rather than adjoining the rear of the dwellings; and</li> <li>(v) for linear or waterside parkland—                             <ul style="list-style-type: none"> <li>(A) the lot layout aligns the parkland reserve along the river or creek edge;</li> <li>(B) the extent of the parkland correlates with the adopted flood level or is a minimum width of 50m (measured from the banks of the watercourse) or as much in addition to the 50m to achieve at least a 10m width with slope less than 1 in 20 (5%) to enable construction of a walking/bicycle path and to facilitate maintenance; and</li> <li>(C) the land is stable and useable for recreation and pedestrian/cycle movement, within the broader functions of drainage, conservation and visual amenity.</li> </ul> </li> </ul> <div data-bbox="815 1335 1382 1930" style="border: 1px solid black; padding: 5px;"> <p><b>NOTE 12.3.4.4 Z</b></p> <p>(1) Where land is dedicated which forms part of the adopted open space system, an infrastructure credit (offset) will apply as outlined in <a href="#">Planning Scheme Policy 5—Infrastructure</a> <a href="#">the Ipswich Adopted Infrastructure Charges Resolution</a> or in accordance with the terms of an executed Infrastructure Agreement.</p> <p>(2) Where the value of the land to be dedicated exceeds the public parks proportion of an adopted infrastructure charge obligation associated with the reconfiguration, the applicant is entitled to cash reimbursement of the infrastructure credit (offset) as outlined in <a href="#">Planning Scheme Policy 5—Infrastructure</a> <a href="#">the Ipswich Adopted Infrastructure Charges Resolution</a> or in accordance with the terms of an executed Infrastructure Agreement.</p> <p>(3) Land below the 1 in 20 Average Recurrence Interval (ARI) is considered to represent a primary drainage function and is not to be included in any public parks infrastructure credit calculations unless the land is stable, useable and free from encumbrances to provide public recreation uses.</p> <p>(4) Where the proposed open space does not immediately adjoin existing open space or land in the process of being dedicated as open space it may be necessary to include in the dedication the provision of access easements (either temporary or permanent) to the proposed open space.</p> </div>



Column 1 Specific Outcomes	Column 2 Probable Solutions
<p><b>Quadrant Park</b></p> <p>(33) Quadrant parks are located to provide informal recreation and meeting places within more densely developed neighbourhoods.</p> <p><b>NOTE 12.3.4.4 AA</b></p> <p>Quadrant parks may be accepted by Council as dedicated parkland to which contribution credits apply, providing they form part of a group of parks that together are determined to replace or supplement a neighbourhood park.</p>	<p><b>Quadrant Park</b></p> <p>(33) Quadrant parks are designed and located to:</p> <ul style="list-style-type: none"> <li>(i) be formal in function and character;</li> <li>(ii) be highly accessible and visually prominent; and</li> <li>(iii) incorporate hard surfaces and street furniture to a standard that requires minimal maintenance and cost management.</li> </ul>
<p><b>Pocket Parks</b></p> <p>(34) Pocket parks are embedded into the streetscape (i.e. road reserve) at appropriate locations to contribute to the urban vitality of a community.</p> <p><b>NOTE 12.3.4.4 AB</b></p> <ul style="list-style-type: none"> <li>(1) Pocket parks provide areas within neighbourhoods for resting along commuter and recreational paths, and for general relaxation and neighbourhood amenity.</li> <li>(2) Pocket parks do not form dedicated parkland to which contribution credits apply.</li> <li>(3) Pocket parks are to be provided as part of the adjoining road reserve.</li> <li>(4) Alternative methods of management and maintenance may be proposed.</li> <li>(5) Pocket parks provide opportunities for stormwater quality management.</li> <li>(6) Accordingly they may form part of a dedicated stormwater management system.</li> </ul>	<p><b>Pocket Parks</b></p> <p>(34) A pocket park/s are provided within each neighbourhood and are designed and located to—</p> <ul style="list-style-type: none"> <li>(i) be highly accessible along clear pedestrian networks between destinations, preferably at terminating vistas;</li> </ul> <p><b>NOTE 12.3.4.4 AD</b></p> <p>Destinations include for example, transit facilities, local neighbourhood and major neighbourhood centres, community facilities, and higher order recreation and linear parkland.</p> <ul style="list-style-type: none"> <li>(ii) provide a minimum road frontage of 40% of the perimeter;</li> <li>(iii) conserve vegetation and other landform features;</li> <li>(iv) consider topography, including opportunities for provision of stormwater infrastructure such as swales and rain gardens as outlined in Appendix D - Frontage Treatments; and</li> <li>(v) incorporate pedestrian paths, street furniture and lighting to a standard that requires minimal maintenance and cost management.</li> </ul>
<p><b>Utilities</b></p> <p>(35) Cost effective and environmentally sustainable utilities (including water, electricity, gas, street lighting and communication services) are provided to each lot in accordance with the approved key trunk water supply and sewerage infrastructure plans and supporting strategies forming part of the Neighbourhood <del>Master</del> Plan.</p> <p><b>NOTE 12.3.4.4 AC</b></p> <ul style="list-style-type: none"> <li>(1) Applicants should determine the likely demand for water from the final development layout – not just the first stage of development.</li> <li>(2) At an early stage, applicants should obtain advice on existing system heads and reserve capacity at the nominated point of connection.</li> <li>(3) At an early stage it should be determined whether any existing water supply or sewerage trunk infrastructure within the property should be relocated or suitably protected.</li> <li>(4) Adequate water supply for fire fighting purposes is to be provided.</li> <li>(5) The layout of the reconfiguration is to ensure sewerage feasibility, otherwise there may be a reduction in the area of the lot available for building construction.</li> <li>(6) Sewerage pumping stations should not obstruct existing traffic corridors for cyclist or pedestrians or be located on footpaths or within close proximity to residential or commercial development.</li> </ul>	<p><b>Utilities</b></p> <p>(35) (a) Provision is made for the—</p> <ul style="list-style-type: none"> <li>(i) reticulation of water supply to each lot;</li> <li>(ii) reticulation of sewerage to each lot;</li> <li>(iii) supply of electricity (and where applicable the supply of natural gas) to each lot;</li> <li>(iv) supply of telecommunication services to each lot; and</li> <li>(v) installation of street lighting.</li> </ul> <p><b>NOTE 12.3.4.4 AE</b></p> <ul style="list-style-type: none"> <li>(1) The location, design and construction of sewerage facilities, water supply mains and fixtures, electricity, gas and communication services are in accordance with the requirements and specifications outlined in Planning Scheme Policy 3—General Works.</li> <li>(2) Wherever possible, compatible public utility services are co-located in common trenching in order to minimise the land required and the costs for underground services.</li> <li>(3) Where development is staged, each stage is to be fully serviced before a new stage is released.</li> <li>(4) Adequate buffers or separation distances are maintained between utilities and dwellings to protect residential amenity and public health.</li> </ul> <p>(b) All utilities are to be in place or sufficient security provided before the Plan of Subdivision is approved by the local government.</p>

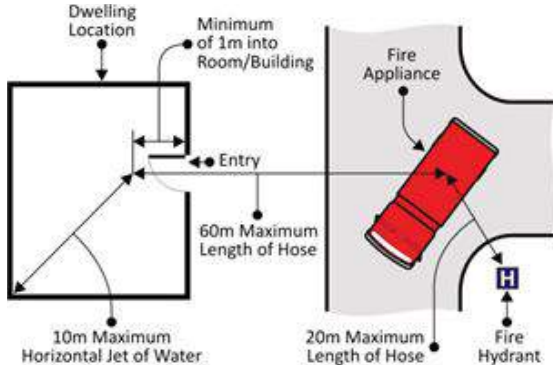


Column 1 Specific Outcomes	Column 2 Probable Solutions
<p><b>Stormwater Drainage</b></p> <p>(36) The stormwater drainage system—</p> <ul style="list-style-type: none"> <li>(a) has the capacity to safely convey stormwater flows resulting from the adopted design storm under normal operating conditions; and</li> <li>(b) is located and designed to ensure that there are no flow paths that would increase risk to public safety and property; and</li> <li>(c) is to maximise community benefit via the incorporation of parks and other less flood-sensitive land within the drainage corridor and the placement of detention basin(s) for amenity and function.</li> </ul>	<p><b>Stormwater Drainage</b></p> <p>(36) (a) The design of the stormwater drainage system is—</p> <ul style="list-style-type: none"> <li>(i) in accordance with an approved Stormwater Catchment Plan forming part of the Neighbourhood <del>Master</del>-Plan and the major drainage system is designed to safely convey stormwater flows under normal operating conditions for the 1% AEP + climate change;</li> </ul> <div style="border: 1px solid black; padding: 5px; margin: 5px 0;"> <p><b>NOTE 12.3.4.4 AF</b></p> <p>The major drainage system design is based on the provisions of QUDM and Planning Scheme Policy 3—General Works.</p> </div> <ul style="list-style-type: none"> <li>(ii) designed as part of a subregional system in accordance with an approved Stormwater Catchment Plan forming part of the Neighbourhood <del>Master</del>-Plan that:                             <ul style="list-style-type: none"> <li>(A) identifies the size and location of the storm water detention basin; and</li> <li>(B) identifies the location and dimensions of storm water gardens;</li> </ul> </li> </ul> <div style="border: 1px solid black; padding: 5px; margin: 5px 0;"> <p><b>NOTE 12.3.4.4 AG</b></p> <p>It will be sufficient at the reconfiguring a lot application stage to nominate the major drainage paths through the development and provide broad Rational Method calculations for the ARI 100 runoff in these paths.</p> </div> <ul style="list-style-type: none"> <li>(iii) to be sufficient to hydraulically convey this design flow (the 1% AEP + climate change) through the subdivision to the lawful point of discharge; and</li> </ul> <p>(b) The width of the drainage path is—</p> <ul style="list-style-type: none"> <li>(i) sufficient to contain design flows; and</li> <li>(ii) allow maintenance access.</li> </ul>



Column 1 Specific Outcomes	Column 2 Probable Solutions
<p><b>NOTE 12.3.4.4 AG</b></p> <p>(1) The essential drainage considerations for issuance of an approval to reconfigure a lot are—</p> <ul style="list-style-type: none"> <li>(a) that the proposed development, as a whole, can actually be drained;</li> <li>(b) that the stormwater management system mimic (and use the features and functions of the natural drainage system which is largely capital, energy and maintenance cost free;</li> <li>(c) that the volume, timing, velocity and pollutant load of stormwater discharged from the subdivision will not exceed the conditions which occur before development;</li> <li>(d) that the development addresses drainage from any foreshadowed development in upstream catchments which may contribute to the runoff through the development as a whole (refer to the individual drainage master plans);</li> <li>(e) where a drainage master plan does not exist, applicants may be required to analyse the whole catchment or sub-catchment taking account of the likely future development, to ensure that no worsening will occur as a result of the proposed development on the land; and</li> <li>(f) that suitable provision has been made in the lot layout to accommodate Major Drainage (as defined in QUDM).</li> </ul> <p>(2) Minor Drainage (as defined in QUDM) detailed design, whilst not required to be addressed at the reconfiguring a lot application stage is to be addressed at the Operational Works Application Stage.</p> <p>(3) The Catchment Plan should encompass the development itself plus any upstream catchments delivering runoff into the development site, and extend sufficiently downstream to indicate a lawful point of discharge for any concentrated or modified water flows leaving the development site (N.B. Increased water flows should not leave a development site unless it is part of an overall, approved drainage master plan).</p> <p>(4) Unless approved as parkland by the Local Government, detention basins are to be dedicated as 'drainage reserve' and not included within any parkland dedication.</p> <p>(37) The capture and management of the following capture depth (mm/day) from all impervious surfaces:</p> <ul style="list-style-type: none"> <li>(a) 0 to 40% impervious: Capture the first 10mm/d of runoff; or</li> <li>(b) greater than 40%: Capture first 15mm/d of runoff.</li> </ul>	
<p>(38) All lots are located above the adopted flood level to provide protection of property in accordance with the accepted level of risk.</p>	<p>(38) (a) All residential, mixed residential and commercial and commercial lots are located outside the adopted flood regulation line and urban catchment flow paths.</p> <p><b>NOTE 12.3.4.4 AI</b></p> <ul style="list-style-type: none"> <li>(1) Those areas of residential lots below the adopted flood level for the applicable T-zone or zone or Sub Area which are affected by a 'significant flood flow' are to be subject to a drainage easement.</li> <li>(2) A Drainage Reserve may be required for any part of the land conveying stormwater drainage flows to the lawful point of discharge or where significant overland flows occur.</li> </ul>



Column 1 Specific Outcomes	Column 2 Probable Solutions
<p>(39) Design of the lot layout provides for—</p> <ul style="list-style-type: none"> <li>(a) drainage which does not cause damage or nuisance flows to adjoining properties;</li> <li>(b) a drainage system that can be economically maintained;</li> <li>(c) maximum use of on-site infiltration;</li> <li>(d) the safety and convenience of people using the site; and</li> <li>(e) any dams to be wholly located within lot boundaries.</li> </ul>	<p>(39) Lot drainage is to be directed into the street drainage system.</p> <p><b>NOTE 12.3.4.4 AJ</b></p> <ul style="list-style-type: none"> <li>(1) Where site conditions do not permit lot drainage into the street drainage system, lot drainage accords with the design criteria outlined in Planning Scheme Policy 3—General Works.</li> <li>(2) The procedure for both providing and protecting Inter Lot Drainage is outlined in Planning Scheme Policy 3—General Works.</li> </ul>
<p>(40) The stormwater drainage system—</p> <ul style="list-style-type: none"> <li>(a) minimises the environmental impact of urban run-off on surface receiving water quality and on other aspects of the natural environment;</li> <li>(b) optimises the interception, retention and removal of water-borne pollutants through the use of appropriate 'fitness for use' criteria, prior to the stormwater's discharge to receiving waters;</li> <li>(c) ensures the continuation, in healthy condition, of a wide diversity of wetland environments in the urban landscape;</li> <li>(d) ensures that 'first flush' diversion or treatment systems are installed to lessen the impact of shock pollution loadings to receiving waters;</li> <li>(e) optimises the integration of stormwater infrastructure with open space management objectives.</li> </ul>	<p>(40) (a) The design and proposed implementation of the water quality control systems are in accordance with an adopted Drainage Master Plan or Catchment Management Strategy.</p> <p>(b) If there is no adopted Drainage Master Plan or Catchment Management Strategy, there are no recommended probable solutions for this specific outcome as each situation requires an individual approach.</p>
<p><b>Fire Fighting</b></p> <p>(41) Lots are designed with adequate water supply and access for fire fighting purposes.</p>	<p><b>Fire Fighting</b></p> <p>(41) Either—</p> <ul style="list-style-type: none"> <li>(a) (i) fire hydrants are located no further than— <ul style="list-style-type: none"> <li>(A) 80m apart within road reserves; and</li> <li>(B) 20m from hatchet lot handles; and</li> </ul> </li> <li>(ii) all dwellings are able to be located within the fire appliance access distances shown in Figure 12.3.4.4.6 below; or</li> <li>(b) building envelopes are created on new lots such that the building envelope meets the fire appliance access distances shown in Figure 12.3.4.4.6 below; or</li> </ul> <p style="text-align: center;"><b>Figure 12.3.4.4.6 Fire Fighting</b></p> 
<p><b>Retaining Walls</b></p> <p>(42) Where retaining walls are proposed within 1m of a side or rear boundary they are constructed with concrete (to form sleeper or structural/block walls) or boulders..</p>	<p><b>Retaining Walls</b></p> <p>There are no recommended probable solutions for this specific outcome as each situation requires an individual approach.</p>



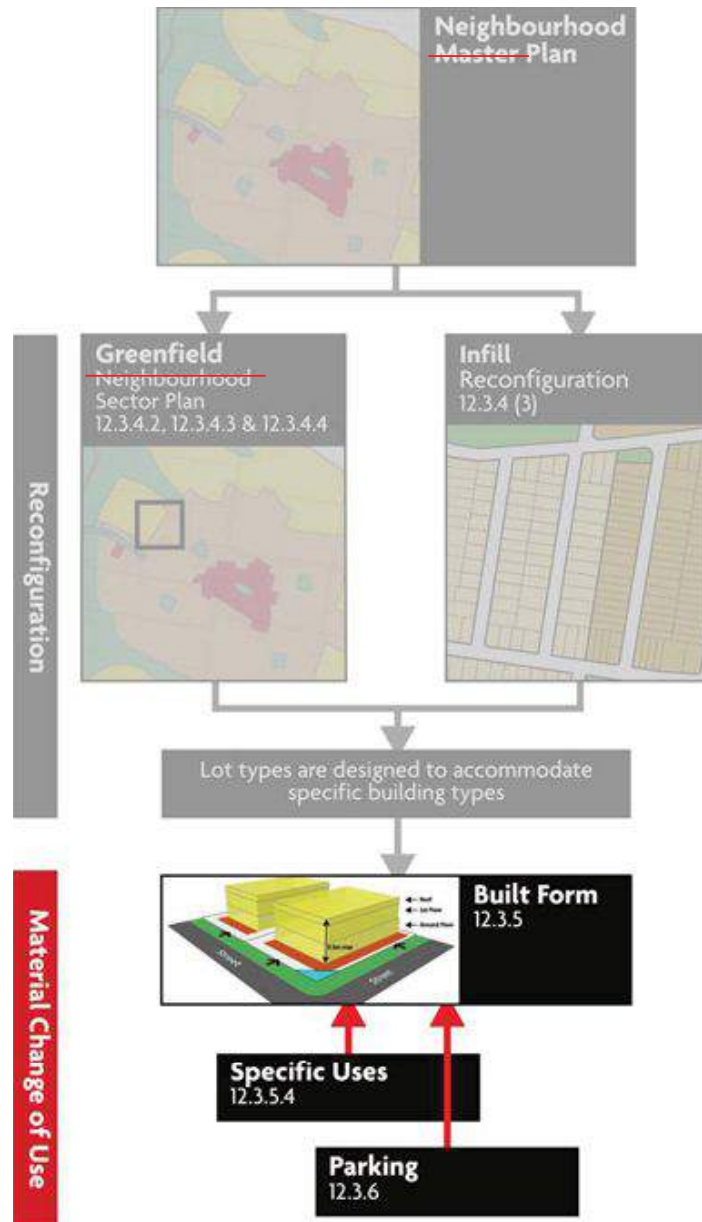
12.3.5 Effects of Development – Built Form

- (1) Development that meets the specific outcomes of the 12.3.5.1, 12.3.5.2 and 12.3.5.3 Building Types and 12.3.5.4 Specific Uses below in the local government’s opinion complies with the 12.3.5 Effects of Development – Built Form.

**NOTE 12.3.5A**

- (1) This section is used in conjunction with an adopted Neighbourhood ~~Master~~-Plan for the purposes of a Material Change of Use.
- (2) Figure 12.3.5.1 is a flow diagram of the process of development for a Material Change of Use.

Figure 12.3.5.1 - Process of Development - Material Change of Use



- (a) Residential Building Types meet the Specific Outcomes of Effects of Development – Residential 12.3.5.1 and the Built Form Requirements of:
- (i) Estate House designed and constructed in accordance with:
    - (A) Table 12.3.5.1.1 Estate House;
    - (B) Figure 12.3.5.1.17 Estate House – Lot Characteristics and Building Envelope;
    - (C) 12.3.5.4 Effects of Development – Specific Uses; and
    - (D) 12.3.6 Parking Provisions; or
  - (ii) Traditional Lot Detached House designed and constructed in accordance with:
    - (A) Table 12.3.5.1.2 Traditional Lot Detached House;
    - (B) Figure 12.3.5.1.18 Traditional Lot Detached House – Lot Characteristics and Building Envelope;
    - (C) 12.3.5.4 Effects of Development – Specific Uses; and
    - (D) 12.3.6 Parking Provisions; or
  - (iii) Small Lot House designed and constructed in accordance with:
    - (A) Table 12.3.5.1.3 Small Lot House;
    - (B) Figure 12.3.5.1.19 Small Lot House
    - (C) 12.3.5.4 Effects of Development – Specific Uses; and
    - (D) 12.3.6 Parking Provisions; or
  - (iv) Multiple Residential designed and constructed in accordance with:
    - (A) Table 12.3.5.1.4 Multiple Residential;
    - (B) Figure 12.3.5.1.20 Multiple Residential or Figure 12.3.5.1.21 Multiple Residential;
    - (C) 12.3.5.4 Effects of Development – Specific Uses; and
    - (D) 12.3.6 Parking Provisions; or
- (b) The Live Work building type meets the:
- (i) 12.3.5.2 Specific Outcomes of Effects of Development – Live Work;
  - (ii) Built Form requirements of Table 12.3.5.2.1 Live Work;
  - (iii) Figure 12.3.5.2.12 Live Work or Figure 12.3.5.2.13 Live Work;
  - (iv) 12.3.5.4 Effects of Development – Specific Uses; and
  - (v) 12.3.6 Parking Provisions.
- (c) Mixed Use Residential, Commercial and Business Building Types meet the 12.3.5.3 Specific Outcomes of Effects of Development – Mixed Residential, Commercial and Business and the Built Form requirements of:
- (i) Commercial / Mix Use designed and constructed in accordance with:
    - (A) Table 12.3.5.3.1 Commercial / Mix Use;
    - (B) Figure 12.3.5.3.13 Commercial / Mix Use;
    - (C) 12.3.5.4 Effects of Development – Specific Uses; and
    - (D) 12.3.6 Parking Provisions; or
  - (ii) Large Format Commercial designed and constructed in accordance with:
    - (A) Table 12.3.5.3.2 Large Format Commercial;
    - (B) Figure 12.3.5.3.14 Large Format Commercial;
    - (C) 12.3.5.4 Effects of Development – Specific Uses; and
    - (D) 12.3.6 Parking Provisions.

**NOTE 12.3.5 B**

Where a lot exists that has not been allocated a built form building type, the built form requirements for an Estate House should be used.





**12.3.5.1 Effects of Development –Residential**

- (1) Residential building types comprise Estate House, Traditional Lot Detached House, Small Lot House and Multiple Residential.

**Density and Diversity****(2) Specific Outcomes**

- (a) The minimum residential dwelling density identified:
- (i) for the T-zone or on the Neighbourhood ~~Master~~ Plan; or
  - (ii) on the ~~Neighbourhood~~ Sector Plan or on the Reconfiguration Plan of Development is achieved.
- (b) The building type that matches the building envelope nominated on the reconfiguration approval is constructed to the standards identified.

**(3) Acceptable/Probable Solutions – for sub section (2)**

- (a) The relevant building type of:
- (i) Estate House;
  - (ii) Traditional Lot Detached House;
  - (iii) Small Lot House; or
  - (iv) Multiple Residential;
- is used.

**Auxiliary Unit****(4) Specific Outcomes**

- (a) An Auxiliary Unit may be associated with an Estate House, Traditional Lot Detached House and Small Lot House.
- (b) Auxiliary Units -
- (i) are designed and located to provide high quality, attractive streetscapes; and
  - (ii) are not easily distinguishable from the primary dwelling within the streetscape.

**(5) Acceptable/Probable Solutions – for sub section (4)**

- (a) An Auxiliary Unit may be located adjoining, below, above or at the side or rear of a principal dwelling, refer to Figures 12.3.5.1.1 or 12.3.5.1.2 or 12.3.5.1.3 below.
- (b) Auxiliary Units are:
- (i) compatible with the design of the principal dwelling, particularly in terms of materials, detailing, colours and roof form, so as to appear as an extension to the existing residence, or
  - (ii) designed to reflect the existing character, materials, roof form, colours, scale and construction techniques of surrounding dwellings so as to appear consistent with the rhythm of the streetscape.



Figure 12.3.5.1.1 - Layout options of an Auxiliary Unit located attached to, or to the rear of the Principal Dwelling

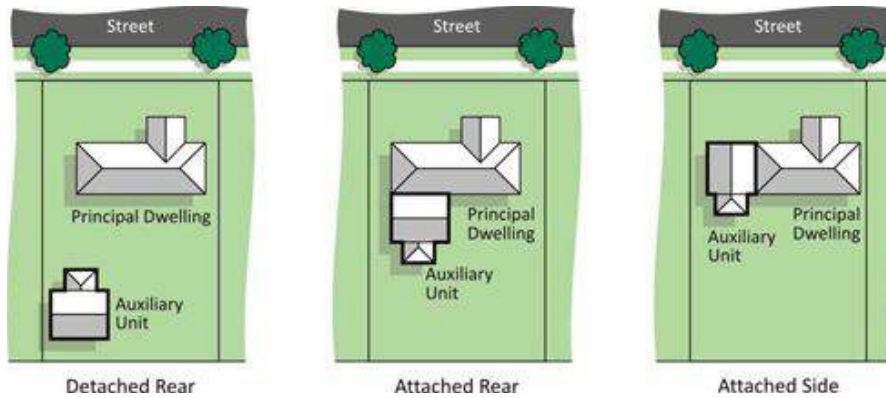


Figure 12.3.5.1.2 - Layout of an Auxiliary Unit located above a garage

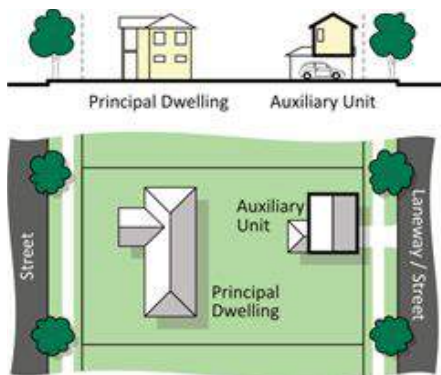
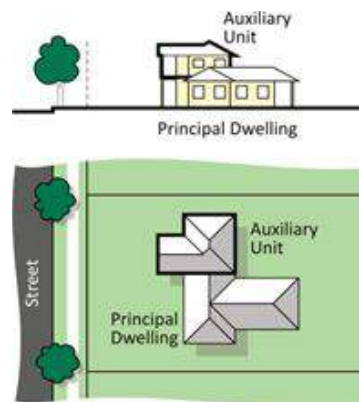


Figure 12.3.5.1.3 - Layout of an Auxiliary Unit located above the Principal Dwelling



**NOTE 12.3.5.1 A**

- (1) Where an Auxiliary Unit is proposed to be attached or located above another structure, the construction shall comply with the Fire Resistant Construction requirements of the Building Code of Australia.
- (2) The preferred location for an Auxiliary Unit is to the rear of the Principal Dwelling.
- (3) Where a reconfiguration creates a laneway that has a section(s) not visible to the street, an Auxiliary Unit is constructed in accordance with Figure 12.3.5.1.2 to provide passive surveillance of the laneway by providing windows/openings facing the laneway.

**Building Disposition**

(6) **Specific Outcomes**

- (a) Buildings are designed to respond to their physical context within the transect taking into consideration natural features, existing urban form and the intent of the T-zone or Zone in which the building is proposed, refer Figure 12.3.5.1.4.



Figure 12.3.5.1.4 – Building Disposition

**NOTE 12.3.5.1 B**

- (1) Buildings respond to their location within the transect through architectural detailing and frontage treatments as detailed in Appendix D – Frontage Types.
- (2) The building disposition for a Multiple Residential building type is subtly different for each T-zone, for example:-
  - (i) a Multiple Residential building in the General Urban (T4) T-zone is setback further from the road, is generally lower in height and has limited architectural detailing; whereas
  - (ii) a Multiple Residential building in the Urban Core (T6) T-zone is placed on the street frontage, is a minimum of 2 storeys high and has a high degree of architectural detailing.

- (b) Building height and mass generally achieves the provisions of the relevant building type unless appropriate to—
  - (i) create transitions in height and mass with adjoining buildings appropriate to the buildings location within the transect; and
  - (ii) cater to the extent of fall across the site; and
  - (iii) the character and amenity of the area and the overall townscape is not negatively affected.

**(7) Acceptable solutions for sub-section (6)**

- (a) The front façade of the building is aligned parallel to the primary street frontage.
- (b) The height and mass achieves the setbacks of the relevant building type Table or Figure, refer to either:
  - (i) Estate House, Table 12.3.5.1.1 and Figure 12.3.5.1.17;
  - (ii) Traditional Lot Detached House, Table 12.3.5.1.2 and Figure 12.3.5.1.18;
  - (iii) Small Lot House, Table 12.3.5.1.3 and Figure 12.3.5.1.19;
  - (iv) Multiple Residential, Table 12.3.5.1.4 and Figure 12.3.5.1.20 or 12.3.5.1.21.

**Corner Lots****(8) Specific Outcomes****NOTE 12.3.5.1 C**

- (1) Corner sites are of particular importance owing to their visual prominence within the grid pattern of streets.
- (2) Accordingly, the quality of the design of buildings on corner sites will have a significant impact on the achievement of the City's desired identity and character.
- (3) The Neighbourhood ~~Master~~ Plan identifies corners of particular importance at significant intersections, and as such an extra storey is permitted at these significant corners see Figure 12.3.5.1.6.

- (a) Buildings on corner sites—
  - (i) contribute to the clear definition of the street intersection;
  - (ii) use high quality, appropriate materials and detailing;
  - (iii) are accessed by pedestrians and vehicles on the 'long side' of the lot;
  - (iv) Where a Multiple Residential building is proposed, uses or works:
    - (A) are built to both street frontages and parallel to the street alignment;
    - (B) are higher, or at least as high, as those buildings adjacent;
    - (C) provide detailing on corner facades including prominent building entrances and windows;
    - (D) utilise a short splay or chamfered edge to the corner of the building closest to the intersection; or
    - (E) include other focal points such as a tower clock, visual display, or artwork.



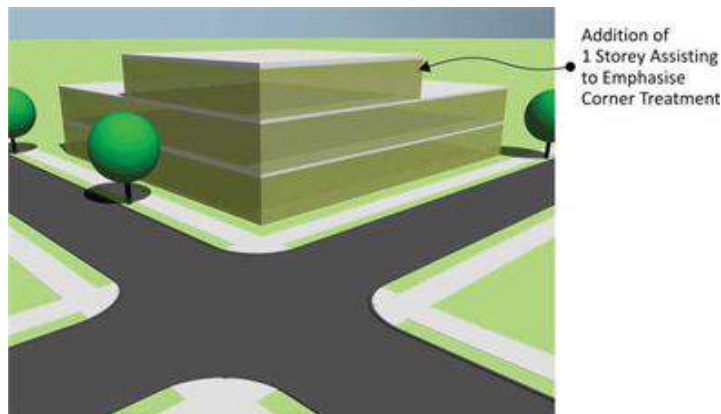
- (b) Residential development addresses both street frontages, in terms of—
- (i) orientation of habitable rooms; and
  - (ii) location of balconies, verandahs and entrances, in accordance with Figure 12.3.5.1.5.

Figure 12.3.5.1.5— Orientation of Habitable Rooms and Balconies and Verandahs to the Street



- (c) The built form for the Multiple Residential building type responds to significant corners identified on the Neighbourhood Master Plan through the building stepping one storey higher at the corner nominated - refer Figure 12.3.5.1.6.

Figure 12.3.5.1.6 – Consistent Design of Multiple Residential on Corner Lot



#### Building Articulation

##### (9) Specific Outcomes

- (a) Buildings with no variation in architectural treatment from bottom to top are avoided.
- (b) Buildings are designed to—
  - (i) articulate the building façade in proportions that compliment existing surrounding buildings;
  - (ii) articulate and detail the building façade at street level to respond to the human scale;

#### NOTE 12.3.5.1 D

- (1) Blank walls on the lower levels facing laneways and internal areas of a site are not considered to be visually prominent.
- (2) Buildings are detailed or articulated to enable individual dwellings to be identified from public streets and communal areas.

- (iii) articulate and detail the building façade on upper levels of buildings to acknowledge any significant long views of these buildings;



- (iv) avoid large expanses of blank walls, particularly in situations where such walls are likely to be visually prominent;
- (v) take into account the image presented by the backs and sides of buildings so as to ensure an attractive townscape;
- (vi) incorporate features for solar control which reinterpret traditional features such as verandahs, balconies, deep reveals, covered shades, blinds, awnings and lattice;
- (vii) integrate architectural styles and details (such as roof lines and fenestration) achieving a coherent and distinctive streetscape character;
- (viii) address the street by incorporating active facades, with doors, windows and balconies providing casual surveillance of the street and visual interest;
- (ix) provide opportunities for casual surveillance of public spaces, pedestrian paths and car parking areas;
- (x) provide a clearly delineated transition space from public spaces (e.g. the street or communal open space) to dwellings and associated private use areas;
- (xi) at the street alignment be highly detailed; and
- (xii) be attractive.

**NOTE 12.3.5.1 E**

To promote a distinctive sense of place consideration may be given to promoting similar architectural styles for each street i.e. the style of dwelling proposed should give due regard and respect the existing pattern of residential buildings in the street (adjacent and opposite).

**(10) Acceptable Solutions for sub-section (9)**

- (a) Where a Small Lot House:
  - (i) the building avoids wall lengths in excess of 15m through the use of articulation such as the use of verandahs, balconies, bay windows, window hoods or wall offsets a minimum 1m deep; or
  - (ii) has only a single side built to boundary unless the building is configured as a terrace house (built to boundary on both sides of lot).

**Outdoor Living Space****(11) Specific Outcomes**

- (a) Single residential uses have an outdoor living space to enable residents to extend their living activities outdoors.
- (b) The Multiple Residential building type has an outdoor living area with a minimum area of 8 metres squared and a minimum dimension of 2.4 metres.

**(12) Acceptable Solutions for sub-section (11)**

- (a) An Estate House, Traditional Detached House Lot or Small Lot House has a clearly defined outdoor living space having-
  - (i) an area of at least 16m<sup>2</sup>; and
  - (ii) no dimension less than 4m; and
  - (iii) access from a living area (see Figure 12.3.5.1.7).
- (b) The slope of the outdoor living space is not more than 1 in 10.

**Figure 12.3.5.1.7– Relationship of Living Area to Outdoor Space**

**Rhythm of Street – Streetscape**

**(13) Specific Outcomes**

**NOTE 12.3.5.1 F**

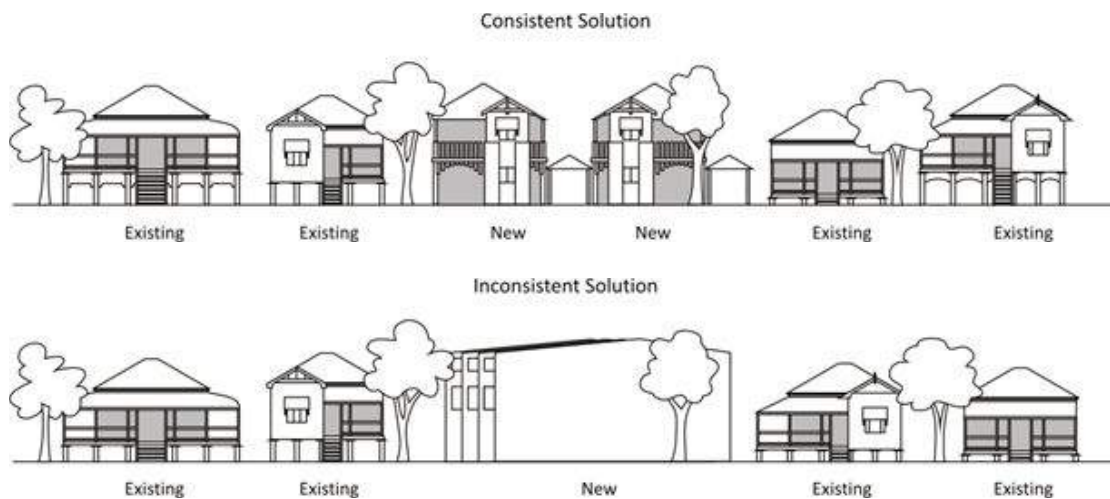
(1) Streetscape represents the inter-relationship between buildings, landscape and open spaces in the street scene.

(2) Local amenity and identity are closely linked to streetscape character.

(3) Development should recognise predominant streetscape qualities, such as building form, scale, patterns, materials and colours in order to contribute to the character and identity of the local area.

- (a) New buildings recognise and compliment the patterns and elements of facades within the street, refer Figure 12.3.5.1.8.
- (b) The design of new buildings provides visual cohesion, continuity and distinction and in particular has regard to the horizontal and vertical proportions of building elements, refer Figure 12.3.5.1.8.

**Figure 12.3.5.1.8 – Rhythm of Streetscape**



**Building Entrances**

**(14) Specific Outcomes**

- (a) Entries to buildings are oriented to the primary street frontage identified on the Neighbourhood ~~Master~~ Plan and are clearly delineated and legible.

**NOTE 12.3.5.1 G**

The principal street is the higher order transport corridor identified in the Neighbourhood ~~Master~~ Plan, for example, a dwelling that adjoins a 'Trunk Collector' and 'Access Two Way' orientates the building entry to the 'Trunk Collector'.

- (b) Building identification and numbering is prominent.
- (c) Entrances to buildings are emphasised by—
  - (i) a size of entrance of an appropriate scale and presence on the street; and
  - (ii) use of high quality materials and high levels of detailing around the entrance.

**(15) Acceptable Solutions for sub-section (14)**

- (a) The building entry faces the primary street identified on the adopted Neighbourhood ~~Master~~ Plan.

**Skyline Elements/Roof Top Design**

**(16) Specific Outcomes**

- (a) The design of the roof form is consistent with the predominant existing character or the desired character of roofs in the area.
- (b) The design of Multiple Residential roof forms ensure that—
  - (i) plant rooms and equipment are appropriately concealed; and
  - (ii) appropriately coloured roof treatments are used.



**NOTE 12.3.5.1 H**

- (1) Careful attention to design details is required if the unique skyline and visual character of the City is to evolve sympathetically.
- (2) Special attention needs to be given to the design of roof forms and the location and concealing of plant and equipment.
- (3) The design of rooftops and projections is to be treated as an integral part of the building envelope design.

**Building Materials****(17) Specific Outcomes**

- (a) External materials are of good quality, attractive and durable.
- (b) Use of highly reflective materials in facades or on roofs (e.g. unpainted zincalume) is avoided or limited to locations where they contribute to the amenity and character of adjacent properties and public or semi-public spaces.
- (c) Colours are used to unify buildings which form part of a group, and colour schemes are appropriate to the style of building.
- (d) Previously unpainted surfaces are not painted where the original finish (e.g. face brickwork) is an important part of the building's character.

**Site Amalgamation****(18) Specific Outcomes**

- (a) Where the site for the proposed Multiple Residential development comprises more than one lot, all lots are amalgamated by survey into one parcel prior to the submission of an application for the approval of building works.

**Site Suitability, Amenity and Effects on Public Utilities****(19) Specific Outcomes**

- (a) Uses or works are designed and sited to maximise site potential, minimise risk and provide a high degree of amenity.
- (b) Uses or works do not cause unreasonable, detrimental impacts on the amenity of adjacent uses, streets, or other public or semi-public spaces with respect to—
  - (i) overshadowing or loss of sunlight or natural daylight;
  - (ii) wind turbulence;
  - (iii) noise; and
  - (iv) loss of privacy.

**NOTE 12.3.5.1 I**

- (1) For Multiple Residential developments:
  - (i) the local government may require a wind analysis and a shadow analysis; and
  - (ii) adjoining properties are to receive a minimum of 3 hours sunlight in habitable rooms and at least 50% of the principal private open space between 9am and 3pm on 21 June.
- (2) Refer to Planning Scheme Policy 2—Information Local Government May Request.
- (3) Mixed-use developments incorporating residential accommodation (for short or long term residents) are designed to ensure that residents are afforded reasonable standards of on-site convenience and amenity, and safe and secure access.

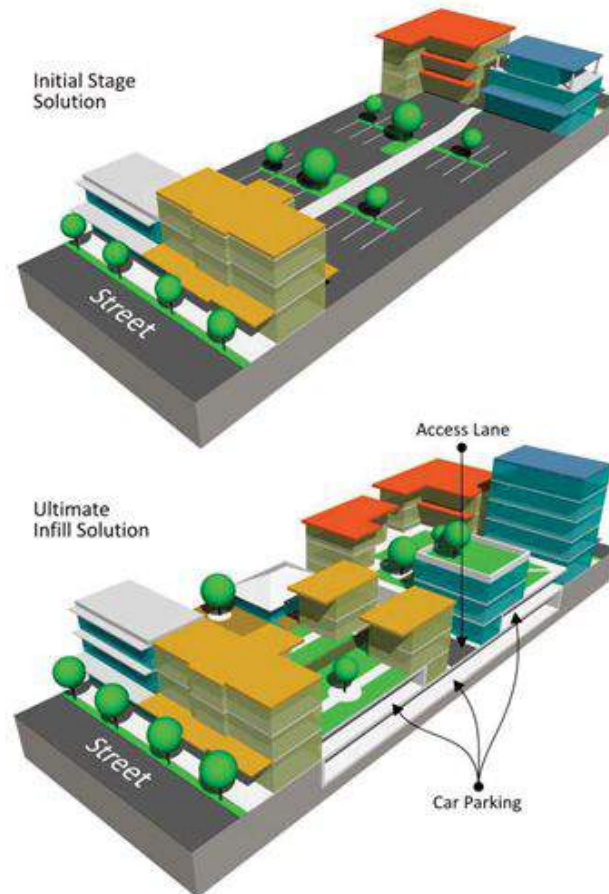
- (c) Habitable rooms are situated a minimum of 500mm above the adopted flood level.
- (d) Sites have proven, suitable surface and sub-surface stability characteristics having regard to past, present and likely future mining activity.
- (e) Buildings are sited within a lot so that the future development of the balance area of the lot (if any) is facilitated.



**NOTE 12.3.5.1 J**

Where ultimate development is not being achieved the placement of buildings on the lot should enable future infill development, refer Figure 12.3.5.1.9

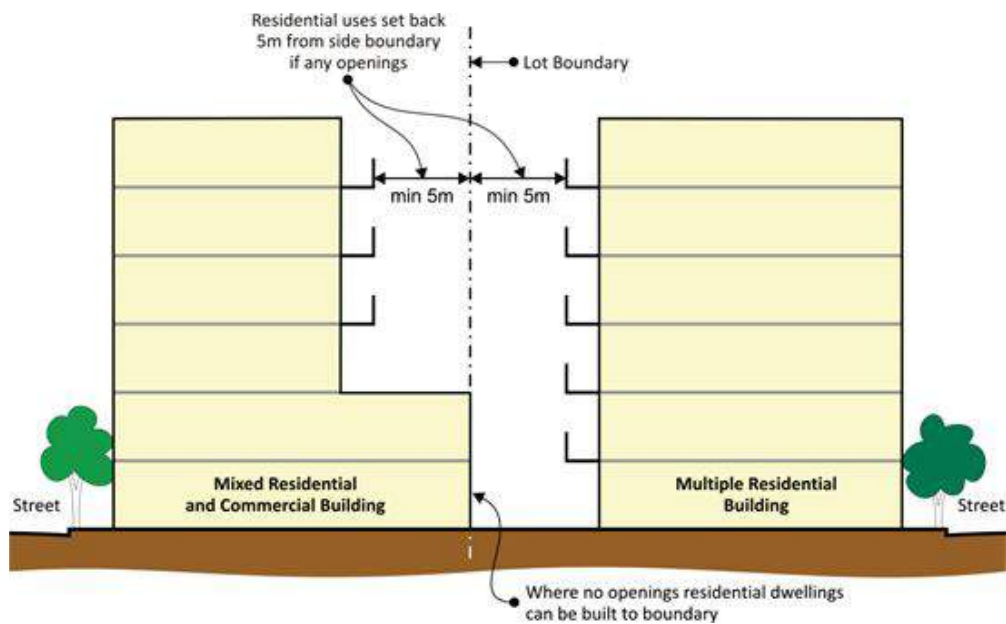
Figure 12.3.5.1.9 - Infill Development

**Privacy****(20) Specific Outcomes**

- (a) Direct overlooking of main internal living areas of other dwellings is minimised by building layout, location of entrances, location and design of windows and balconies, screening devices and landscaping or by physical separation.
- (b) Buildings are sited and designed to provide adequate visual privacy for neighbours;
- (c) Multiple Residential buildings are sited and designed:-
  - (i) to provide screening of ground floor openings;
  - (ii) where not built to boundary, be setback a minimum of 5 metres where dwellings have openings (i.e. windows or balconies) to the side and rear boundaries, refer Figure 12.3.5.1.10; and
  - (iii) create a podium level.



Figure 12.3.5.1.10 – Multiple Residential Setbacks



- (d) Dwellings are designed to face a street frontage or towards the interior of a site, rather than across side or rear boundaries to adjoining land.
- (e) Direct views between living area windows of adjacent dwellings are screened or obscured.
- (f) Direct views from living rooms of dwellings into the principal area of private recreation space of another dwelling are screened or obscured.
- (g) Each dwelling is provided with a private entrance at ground level, or alternatively, where there are shared access paths to entries, overlooking into habitable rooms is prevented by the use of screen walls or the location of windows above 1.6 metres from the floor.

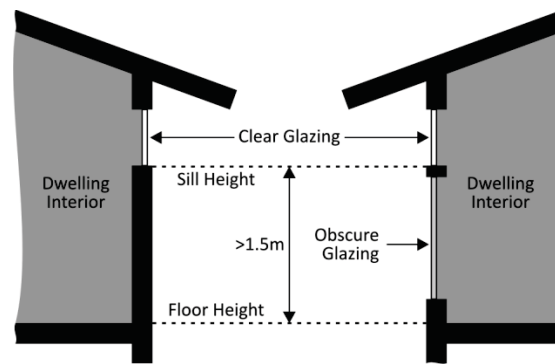
#### Acceptable Solutions for sub-section (20)

#### (21) Specific Outcomes

- (a) The screening of habitable room windows, refer Figure 12.3.5.1.11, where setback to side or rear boundary is less than 1.5 metres at ground or second storey level and less than 4.5 metres above second storey level, may be provided by one of the following measures —
  - (i) landscaping, including existing dense vegetation or new planting;
  - (ii) window screens that have a maximum area of 25% openings, which are permanently fixed and made of durable materials;
  - (iii) 1.8 m high solid fences or walls between ground floor level windows; or
  - (iv) sill heights more than 1.5m above adjacent floor level.



Figure 12.3.5.1.11 – Privacy



Adjacent Dwelling Window Openings for Visual Privacy

**Noise****(22) Specific Outcomes**

- (a) Noise from activities does not cause an environmental nuisance at noise sensitive places, including existing and future residential areas.
- (b) Site layout and building design protect internal living and sleeping areas from high levels of external noise.
- (c) Active recreation facilities, including swimming pools, spas, tennis courts and barbeque areas and equipment and machinery such as garbage chutes, pumps, compressors, air conditioning and other plant which generate high noise levels, are located away from habitable rooms in nearby dwellings or are enclosed or otherwise acoustically treated.
- (d) Where possible, driveways and parking areas are located away from the windows of habitable rooms in adjacent dwellings at the same level, or are screened to minimise noise.
- (e) Buildings are either:
  - (i) designed to mitigate exposure to unacceptable transport noise (particularly from main roads or rail corridors); or
  - (ii) designed and constructed so that acceptable living conditions are created within the dwelling.
- (f) Noise mitigation is achieved by—
  - (i) incorporating noise attenuating features into the design and layout of buildings and development sites;
  - (ii) enclosing or erecting acoustic screens around machinery, including air conditioning equipment; and
  - (iii) locating noisy operations at sufficient distance from noise sensitive areas.
- (g) Uses and works are designed and constructed to incorporate noise attenuation and other mitigation measures to minimise the impacts of adjoining uses and achieve acceptable living conditions within the dwelling.

**NOTE 12.3.5.1 K**

- (1) In some instances further information will need to be submitted to the local government, such as a noise assessment for consideration as part of the development assessment process.
- (2) Further information regarding noise assessment is contained in Planning Scheme Policy 2—Information Local Government May Request.
- (3) Acoustic fencing is the least preferred noise attenuation measure and should only be used after all other attenuation measures have been implemented and assessed (where necessary to supplement other attenuation measures) and will generally only be considered appropriate in association with regional transport corridors.
- (4) Refer to the Environmental Protection Policy (Noise) (EPP Noise) for road traffic noise criteria.



**Lighting****(23) Specific Outcomes**

- (a) Lighting is—
- (i) provided in public streets and public/communal spaces, along pedestrian and cyclist paths and within car parking areas;
  - (ii) located such that mature planting does not reduce its effectiveness;
  - (iii) aesthetically integrated into the total design with building, landscaping, signage, streetscape and public space design;
  - (iv) used to illuminate buildings, public and communal areas and other areas that may be susceptible to criminal activity, but avoids 'light spill' which would detract from the amenity of nearby areas (particularly residential uses) or contribute to hazardous traffic conditions;
  - (v) appropriately placed to avoid shadows and glare which might put pedestrians at risk. (i.e. shielded light at eye level);
  - (vi) not directed onto nearby properties;
  - (vii) downward directed;
  - (viii) appropriately shielded at its source;
  - (ix) provided to vehicular and pedestrian movement areas, including roads, paths and carparks, in order to provide visibility and safety at night; and
  - (x) provided for entry ways, and includes point-to-point lighting for pedestrian walkways.
- (b) Wall mounted light fittings or ground mounted up lights of hidden source, are used to illuminate feature buildings and structures.
- (c) Particular attention is given to the lighting of sites which are situated within 6km of the Amberley Air Base runway, so as not to cause distraction or interference with a pilot's visibility while in control of approaching or departing aircraft.

**NOTE 12.3.5.1 L**

- (1) The Local Government may require a lighting plan.
- (2) Refer to Planning Scheme Policy 2—Information Local Government May Request.
- (3) Also refer to—
  - (a) Table 11.4.2, section 11.4.9 (Defence Facilities), Part 11(Overlays) of this planning scheme; and
  - (b) State Planning Policy 1/02 – Development in the Vicinity of Certain Airports and Aviation Facilities.
- (4) For advice on how to meet aviation safety requirements refer to CASA Guideline – "Lighting in the Vicinity of Aerodromes, Advice to Lighting Designers".

**Climate Control and Energy Efficiency****(24) Specific Outcomes**

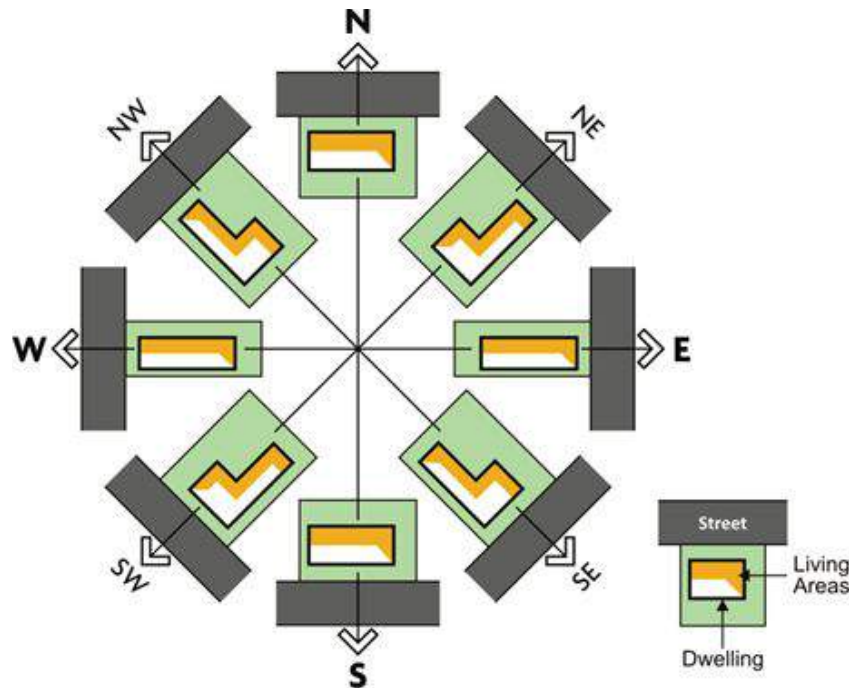
- (a) Uses and works are sited, designed and constructed to respond to Ipswich's climate in a manner which minimises reliance on non-renewable energy sources for heating, cooling or ventilation.
- (b) Habitable rooms, occupants, streets and public/communal spaces are capable of receiving adequate daylight and ventilation which maximises access to winter sunshine and summer breezes.



**NOTE 12.3.5.1 M**

- (1) Where practical the principal living area is located on the north eastern side of the dwelling, refer Figure 12.3.5.1.12.
- (2) Windows and doors in buildings are located, sized and shaded and the building layout and materials chosen to facilitate energy conservation.

Figure 12.3.5.1.12 - Location of Principal Living Area(s)



- (c) Building design where applicable incorporates architectural features such as extended eaves, awnings, pergolas and verandahs to protect windows and doorways from summer sun, glare and rain, and to provide shelter for outdoor living areas.
- (d) Habitable rooms receive adequate daylight for the carrying out of daily tasks and private recreation space receives adequate sunlight, having regard to both on-site and adjacent development.
- (e) Buildings are sited and designed—
  - (i) to maximise use of prevailing breezes for natural ventilation; and
  - (ii) so that openings (windows and doors) are located in opposite and adjacent walls wherever possible to facilitate capture of prevailing breezes and cross ventilation.

**NOTE 12.3.5.1 N**

- (1) Dwellings are sited, designed and constructed with windows—
  - (a) to face a court or other outdoor space open to the sky, or an open verandah; or
  - (b) to be placed not less than a horizontal distance of 1.5m from any facing building.

**(25) Acceptable Solutions for (24)**

- (a) The Small Lot House provides principal living areas to the north eastern side of the dwelling.

**Landscaping****(26) Specific Outcomes**

- (a) Landscaping is designed, established and maintained to—
- (i) compliment the existing or intended streetscape character and appearance and thereby assist with the integration of the development into the streetscape;
  - (ii) an appropriate scale, relative to both the street reserve width, the size and nature of the development and the intended function of the landscaping;
  - (iii) be sensitive to site attributes, such as streetscape character, cultural features, natural landform, existing vegetation, views, land capability, availability of water on site, and drainage;
  - (iv) incorporate significant existing vegetation, where possible;
  - (v) improve privacy and minimise overlooking into private spaces;
  - (vi) promote safety and casual surveillance;
  - (vii) assist in microclimate management and energy conservation and efficiency;
  - (viii) integrate and form linkages with parks, reserves and transport corridors;
  - (ix) accommodate stormwater flows and maximise absorptive landscaped areas for on-site infiltration of stormwater;
  - (x) consider lines of sight for pedestrians, cyclists and vehicles;
  - (xi) provide attractive and coordinated street furniture and facilities to meet user needs;
  - (xii) effectively screen storage and service areas from views from outside the site;
  - (xiii) achieve easy and cost effective maintenance, which is not overly dependent on the city's reticulated water supply and utilises stored rainwater and recycled treated wastewater where practicable; and
  - (xiv) avoid damage to building foundations and overhead and underground utility services.
- (b) Landscaping is designed to promote safety through—
- (i) the provision of shade and shelter which encourages the use of public and communal areas; and
  - (ii) planting which supports informal surveillance and does not obscure doors and windows overlooking public/communal spaces and isolated areas.

**NOTE 12.3.5.1 O**

- (1) The Local Government may require a Landscaping Plan to be prepared.
- (2) Refer to Planning Scheme Policy 2—Information Local Government May Request.

**Fences and Walls****(27) Specific Outcomes**

- (a) Fence types are designed giving consideration to –
- (i) the appropriateness of the fence design in its local context;
  - (ii) the role of the fence;
  - (iii) the definition of the property boundary;
  - (iv) uses on the site and on adjoining sites;
  - (v) existing or planned lighting and landscaping; and
  - (vi) site security and access identification and restriction.
- (b) For details on frontage treatment options refer to Appendix D – Frontage Types.

**Paving Materials and Street Furniture****(28) Specific Outcomes**

- (a) For Multiple Residential uses and works materials and colours used for footpath paving and street furniture are consistent with the local government's adopted standards.



**Safety and Security****(29) Specific Outcomes for Multiple Residential uses and works**

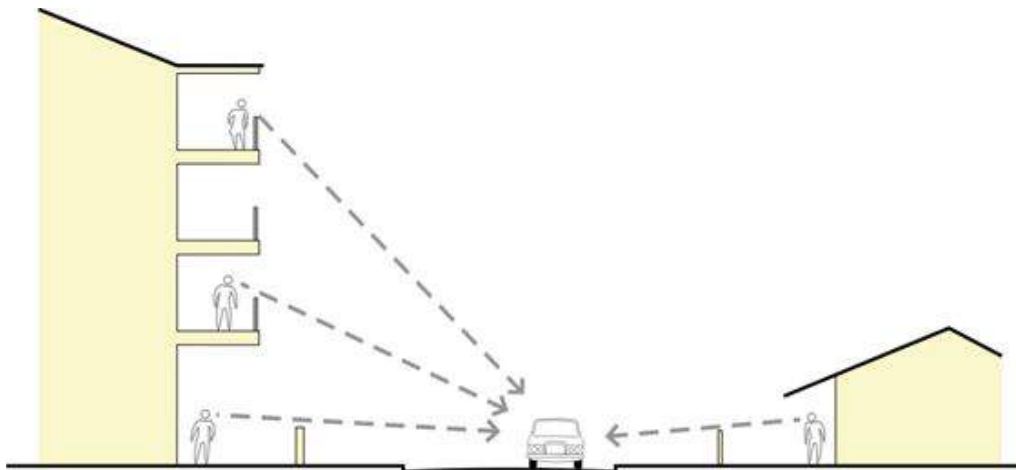
- (a) Overall Design/Legibility:
- (i) Uses and works are designed and managed to ensure that users are aware of how to safely gain access to, around and within the premises, with a particular emphasis on vulnerable groups, vulnerable elements and vulnerable settings.
  - (ii) The design increases people's awareness of their environment and potential risks to their safety.
  - (iii) The design promotes the use, construction and maintenance of an urban environment which is user friendly and safe to live, work and move in at any time of day or night.
  - (iv) Where possible, the use or works improves the opportunities to be seen through reduction in isolation, improved mix and intensity of land use and increased legitimate use of spaces.
  - (v) Buildings, spaces and infrastructure are designed to assist legibility that enables people to find building entrances and exits as well as services such as public transport, phones and public toilets without undue signage (i.e. orientation and navigation through a site or area).
  - (vi) The layout minimises the potential for crime, vandalism and fear and enhances personal safety and the individual's perception of personal safety.
  - (vii) An easy to understand pedestrian network is provided so that people can easily find their way through, and connections to, important destinations.

**NOTE 12.3.5.1 P**

Where a site provides mid-block or convenient pedestrian connections to important destinations, unrestricted 24 hour access may be required.

- (b) Surveillance and Sightlines
- (i) The development provides unimpeded sightlines, particularly along pedestrian/bicycle routes.
  - (ii) The development encourages informal surveillance from surrounding buildings and land uses refer Figure 12.3.5.1.13.

**Figure 12.3.5.1.13: Casual Surveillance of the Public Realm**



- (iii) Front fences and walls enable some outlook from buildings to the street to achieve safety and surveillance.

**NOTE 12.3.5.1 Q**

The objective of providing surveillance of the street takes precedence over the provision of physical barriers for noise mitigation purposes.

- (iv) Visibility is provided into spaces where risk to personal safety is perceived to be high, including stairwells, elevators, car parks, lobby entrances and bicycle parking facilities.

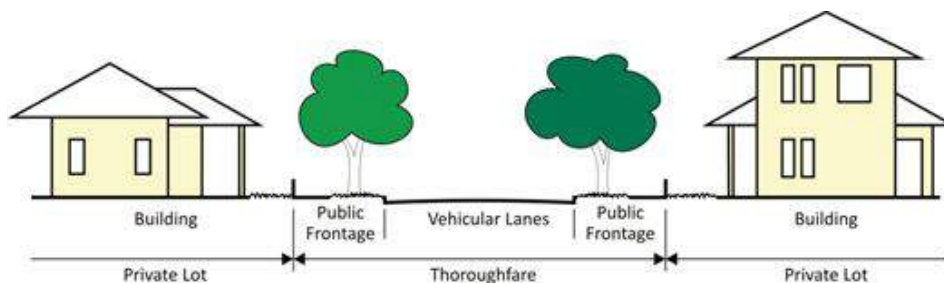


- (v) The design of the use or works avoids—
  - (A) 'blind' corners (including on stairs, in corridors or other situations where movement can be predicted);
  - (B) sudden changes of grade on pathways which reduce sightlines;
  - (C) concealment points (unless they can be secured after hours); and
  - (D) pedestrian tunnels, excepting that where unimpeded sightlines or the absence of concealment points cannot be reasonably achieved, hardware (such as security mirrors) and good lighting is provided to restore visibility.
- (vi) All barriers (including landscaping features) along principal bicycle and pedestrian routes are visually permeable (i.e. can be easily seen through) to reduce concealment points.
- (vii) Windows, verandahs, balconies and activities in buildings are directed to overlook pedestrian routes, open space areas and carparks.
- (viii) Signposted emergency telephones or alarms are provided along identified vulnerable or isolated bicycle and pedestrian routes.
- (ix) Where appropriate, street level windows and ground level uses (e.g. cafes or shops) are provided in buildings fronting onto public spaces and movement routes.

**NOTE 12.3.5.1 R**

- (1) Organised or mechanical surveillance may be appropriate in some circumstances as an adjunct to (but not as a substitute for) informal surveillance.
- (2) Organised or mechanical surveillance would generally only be considered appropriate in connection with vulnerable uses, features or areas as defined in this planning scheme.

- (c) Signage-
  - (i) Adequate, legible signage is provided to assist pedestrians, particularly older people and people with disabilities, to find their way safely.
  - (ii) Signage is legible and uses strong colours, clear contrast, standard international pictograms and symbols and simple graphics.
  - (iii) Where appropriate, signage is provided that indicates where to go for assistance and the location of telephones, taxis and bus stops.
  - (iv) Clearly visible street numbers and the name of buildings and businesses are provided.
  - (v) Signs are located at entrances and near activity nodes and so that they are not obscured by growing vegetation.
  - (vi) Clear, recognisable signage is provided at bus stops, taxi ranks and other public facilities.
  - (vii) Maps are provided in large, public open space areas and public buildings, to assist with way finding.
- (d) Clear Definition of Ownership/Boundaries
  - (i) Development promotes the security of property by clearly defining ownership, boundaries and for residential development, legitimate use of private, semi-private and public/communal space refer Figure 12.3.5.1.14;

**Figure 12.3.5.1.14: Delineation of Ownership and Legitimate Use**

- (ii) Landscaping, building features, changes of level and low to medium height fencing are used to delineate ownership boundaries.
- (iii) Street names and building identification (e.g. numbers) are clearly displayed using reflective materials, with numbers clearly located on the kerb, and building frontage.



- (e) Concealment Reduction
  - (i) Potential concealment points adjacent to main pedestrian routes are eliminated.
  - (ii) Where a concealment point is unavoidable, aids to visibility such as convex mirrors and good lighting are provided.
  - (iii) The design of the development avoids the creation of concealment points such as—
    - (A) dark areas adjacent to a main/designated pedestrian route;
    - (B) dead-end alleyways;
    - (C) indentation in fencing or walls;
    - (D) gaps in the streets such as entrances to unlit interior courtyards and recessed doorways; and
    - (E) areas that are isolated after dark.
  - (iv) Security lighting is provided along principal movement routes, in building entrances, site entries, car parking areas and other movement areas used after dark.
  - (v) Access to loading docks, storage areas and other restricted areas is controlled by—
    - (A) solid, secure materials; and
    - (B) locking the facilities after hours.
- (f) Streetscape Design
  - (i) Streetscape design—
    - (A) creates safe public places;
    - (B) encourages pedestrian flow; and
    - (C) designates safe resting places.
  - (ii) Paving materials, surfaces and spaces are free of trip hazards and obstructions for the safe movement of the elderly and people with mobility difficulties.
  - (iii) Where appropriate, street furniture is provided which—
    - (A) does not obscure the views of users, obstruct sightlines along the street or provide opportunities for concealment; and
    - (B) provides shade and encourages use and informal surveillance.
- (g) Building Design for Public Safety
  - (i) Building design removes, as much as is possible, the opportunity and incentive to commit crime and improves personal perception and the physical reality of a useable, comfortable and safe environment.
  - (ii) Buildings are designed and constructed, including through the location of windows, verandahs, balconies and the location of habitable rooms to support informal surveillance of the street reserve, nearby open space and other vulnerable areas.
  - (iii) Building entrances are designed so that they—
    - (A) are clearly defined;
    - (B) well lit and face the street;
    - (C) do not create concealment points;
    - (D) provide clear sightlines from the building foyer so that occupants can see outside before leaving the building;
    - (E) have lobbies visible from the exterior; and
    - (F) have staff entrances, if separate, which are well lit and maximise opportunities for informal surveillance and for clear sightlines.
  - (iv) Ramps and elevator entrances are provided in areas which are not isolated.
  - (v) Windows at street level, are secured.
  - (vi) Buildings are designed to minimise access between roof, balconies and windows of adjoining dwellings.

**NOTE 12.3.5.1 S**

Security measures should be incorporated into the design of buildings and sites but should not be overt in creating a 'fortress-like' appearance.





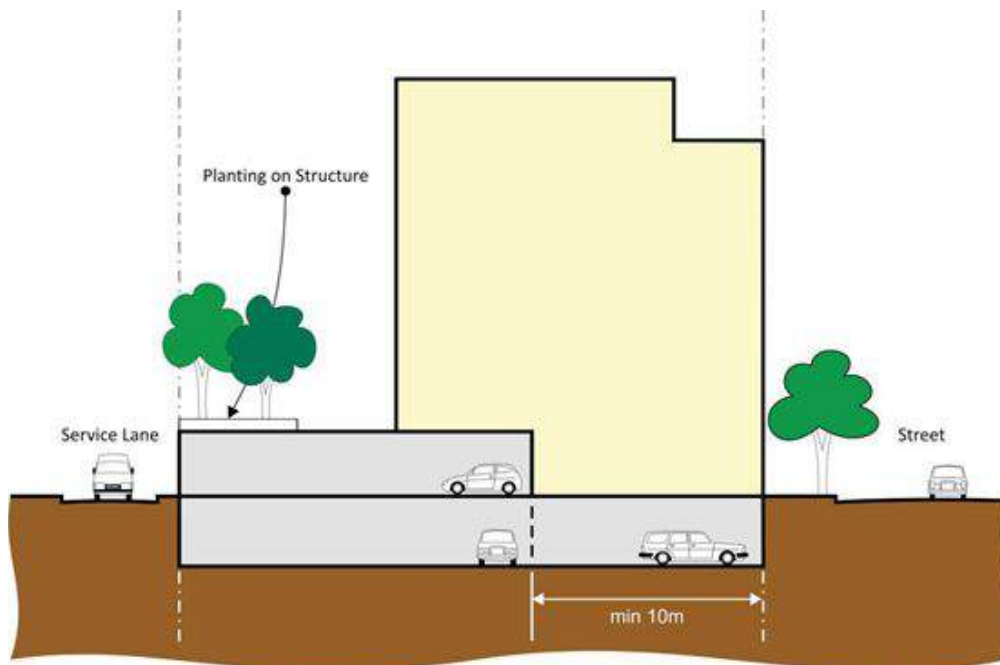
**Service Facilities****(30) Specific Outcomes**

- (a) Provision is made for laundry and clothes drying facilities, mail boxes and external storage facilities (where required), which are—
- (i) of useable size;
  - (ii) suitably located for convenient use; and
  - (iii) designed to be visually attractive or screened.
- (b) Areas and receptacles for the storage and removal of waste are—
- (i) designed, located and screened, where necessary, so as not to present an unsightly appearance, when viewed from a street or public 'right of way';
  - (ii) designed and located to facilitate access by the Local Government's waste removal vehicles; and
  - (iii) covered, contained and managed so as not to create an attraction for wildlife, particularly where the site is within 8km of the Amberley Air Base runway and the use may attract birds.

**NOTE 12.3.5.1 T**

Where a laneway is provided, areas and receptacles for the storage and removal of waste are provided in designated areas on one side of the laneway.

- (c) Parking placement may go to the front façade where the parking is located totally below ground level, refer Figure 12.3.5.1.15.

**Figure 12.3.5.1.15 – Parking Placement****NOTE 12.3.5.1 U**

Refer to -

- (a) Map OV7B Operational Airspace, Wildlife Attraction and Lighting Issues;
- (b) State Planning Policy 1/02 – Development in the Vicinity of Certain Airports and Aviation Facilities; and
- (c) Table 11.4.2, section 11.4.9 (Defence Facilities), Part 11 (Overlays) of this planning scheme.



**(31) Acceptable Solutions for (30)**

- (a) The Small Lot House provides:
- (i) an open air clothes drying facility that is a minimum of 10m<sup>2</sup> and located in a sunny, ventilated and convenient location that is screened from view from the street;
  - (ii) a waste and recycling bin storage area is located onsite and is capable of accommodating two waste bins;

**Stormwater****(32) Specific Outcomes**

- (a) The capture and management of the following capture depth (mm/day) from all impervious surfaces:
- (i) 0 to 40% impervious: Capture the first 10mm/d of runoff; or
  - (ii) greater than 40%: Capture first 15mm/d of runoff.

**NOTE 12.3.5.1 V**

- (1) To reduce impervious surfaces, green roofs are encouraged to be incorporated in developments.
- (2) Water quality objectives are to be achieved onsite before discharge of water.

**Fire Fighting****(33) Specific Outcomes**

- (a) Residential uses are designed with adequate water supply and access for fire fighting purposes.

**(34) Acceptable Solutions for (33) above**

- (a) All dwellings are located within the fire appliance access distances shown in Figure 12.3.5.1.16 below; or
- (b) (i) The water supply service to the development is sized for the provision of fire fighting flows via hydrants and a metered bypass across a check valve in accordance with AS2419.1, such that new fire hydrants are installed to enable all dwellings to achieve the fire appliance access distances shown in Figure 12.3.5.1.16 below; and
- (ii) vehicular access, through the site is via—
- (A) a minimum 3 metre wide concrete driveway;
  - (B) with a minimum 3 metres in horizontal clearance and 4.5 metres in vertical clearance; and
  - (C) with a sufficient hard stand turnaround area or through route configuration to enable fire fighting vehicles to enter and leave the site in a forward gear.

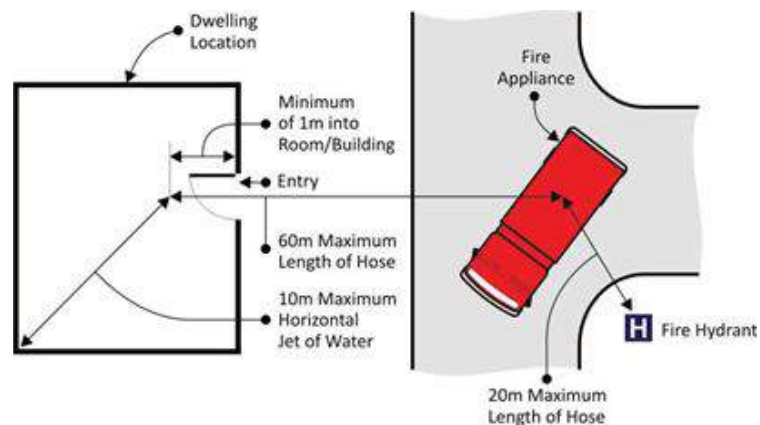
**Figure 12.3.5.1.16 - Fire Fighting**

Table 12.3.5.1.1: Estate House

Element	Acceptable Solutions
<b>Allotment Requirements (Refer to Appendix A)</b>	
Frontage	18 metres or greater
Depth	Minimum of 30 metres
Area	Minimum of 600m <sup>2</sup>
Vehicular Access	Laneway where provided and street frontage otherwise (single vehicle crossover only)
<b>Building Requirements (Refer to Figure 12.3.5.1.17)</b>	
Maximum Building Height above ground level	2.5 storeys and 9.25m overall
Level of primary building entrance above street frontage	Not applicable
Site Coverage	The maximum area covered by all buildings and structures roofed with impervious materials as stated in the Queensland Development Code.
Primary frontage setback	Minimum of 6.0 metres to dwelling wall Frontage treatment/s that constitute part of a building may encroach 3.0 metres into setback
Secondary frontage setback	Minimum of 3.0 metres to dwelling wall Frontage treatment/s that constitute part of a building may encroach 2.0 metres into setback
Sight line on corner lots	6 metres x 6 metres
Side boundary setback	Minimum of 2.0 metres to dwelling wall
Rear boundary setback	Minimum of 1.5 metres for part of a dwelling up to 4.5 metres in height Minimum of 2.0 metres for part of a dwelling above 4.5 metres in height <b>NOTE 12.3.5.1 W</b> Where a laneway is provided the rear setback will be consistent with the Small Lot House Acceptable Solutions Table 12.3.5.14 Small Lot House.
Front façade placement on primary frontage setback line	Minimum of 40% of the lot width at the setback line
Frontage treatment options (Refer to Appendix D)	Common lawn or Verandah or Balconies and Fence
Building Facades and Articulation	Frontage treatments extend for a minimum of 50% of the width of the front façade, and are at least 2.4m deep where no other private recreation space is provided, or otherwise 1.5m; or Windows/ glazing occupy at least 25% of the façade(s) surface area excluding garage(s).
<u>Parking Placement Residential Dwellings:</u> Carports and Garages Parking placement (garages or surface parking only, excludes basement car parking) where not accessed from a laneway.	Minimum of 1.0 metres behind front façade; OR Recessed a minimum of 1.0 metre beneath an upper level (excluding the frontage treatment) Garage door openings facing the street are no wider than 6.0m and no higher than 2.7m.
Driveway crossovers	Positioned a minimum of 1.5m from street trees.
Climate Control and Energy Efficiency	Principal living area opens directly to private open space.

**NOTE 12.3.5.1 X**

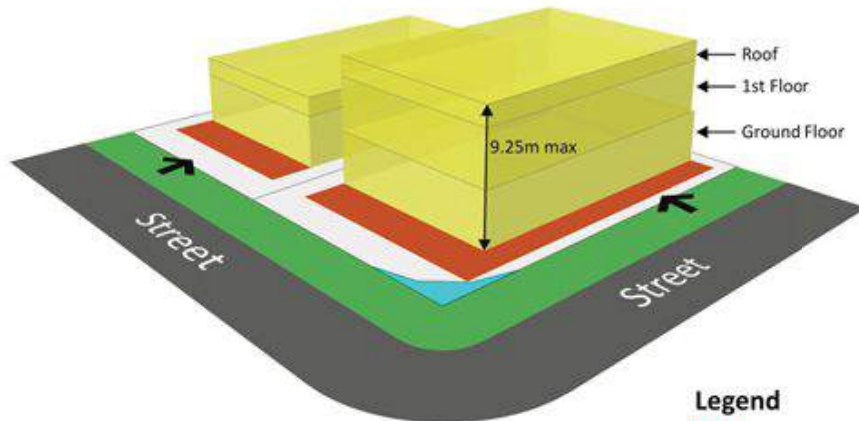
In addition to the requirements above, to be Self Assessable, Estate House must comply with the following provisions:

- 12.3.5.1 (5) – Auxiliary Unit
- 12.3.5.1 (7) – Building Disposition
- 12.3.5.1 (12) – Outdoor Living Space
- 12.3.5.1 (15) – Building Entrances
- 12.3.5.1 (21) – Privacy
- 12.3.5.1 (34) – Fire Fighting



Figure 12.3.5.1.17: Estate House - Lot Characteristics and Building Envelope

T3



**Legend**

- Frontage Treatment (building)
- Vehicle Access if no Lane
- Parking Placement
- Parking Placement (recessed)
- Site Line on Corner Lots
- Building (excluding frontage treatment)
- Footpath
- Carriage Way

**Estate House**



NOTE 12.3.5.1 Y

(1) Precedent examples of the Estate House are identified below.



Table 12.3.5.1.2: Traditional Lot Detached House

Element	Specific Outcome/Acceptable Solution
<b>Allotment Requirements (Refer to Appendix A)</b>	
Frontage	12 metres or greater but less than 18 metres
Depth	Minimum of 25 metres
Area	Minimum of 300m <sup>2</sup>
Vehicular Access	Laneway where provided and street frontage otherwise
<b>Building Requirements (Refer to 12.3.5.1.18)</b>	
Maximum Building Height above ground level	2.5 storeys and 9.25m overall
Level of primary building entrance above street frontage	A minimum of 0.25 metres, subject to slope constraints
Site Coverage	The maximum area covered by all buildings and structures roofed with impervious material as stated in the Queensland Development Code.
Primary frontage setback	Minimum of 2.5 metres and maximum of 3.5 metres to the dwelling wall Frontage treatment/s that constitute part of a building may encroach into setback
Secondary frontage setback	Minimum of 1.5 metres to dwelling wall Frontage treatment/s that constitute part of a building may encroach into setback
Sight line on corner lots	6 metres x 6 metres
Side and rear boundary setback	Optional to boundary on one side only for a dwelling wall up to 4.5 metres in height Minimum of 1.5 metres for part of a dwelling up to 4.5 metres in height Minimum of 2.0 metres for part of a dwelling above 4.5 metres in height <b>NOTE 12.3.5.1 Z</b> Where a laneway is provided the rear setback will be consistent with the Small Lot House Acceptable Solutions Table 12.3.5.14 Small Lot House.
Front façade placement on primary frontage setback line	Minimum of 40% of the lot width at the setback line
Frontage treatment options (Refer to Appendix D)	Common Lawn/Verandah/ Balconies and Fence or Stoop
Building Facades and Articulation	Frontage treatments extend for a minimum of 50% of the width of the front façade, and are at least 2.4m deep where no other private recreation space is provided, or otherwise 1.5m; or Windows/ glazing occupy at least 25% of the façade surface area excluding garages.
<u>Parking Placement Residential Dwellings:</u> Carports and Garages Parking placement (garages or surface parking only, excludes basement car parking) where not accessed from a laneway.	Minimum of 2.0 metres behind front façade; OR Recessed a minimum of 1.0 metre beneath an upper level Garage door openings facing the street are no wider than 6.0m and no higher than 2.7m.
Driveway crossovers	Positioned a minimum of 1.5m from street trees.

**NOTE 12.3.5.1 AA**

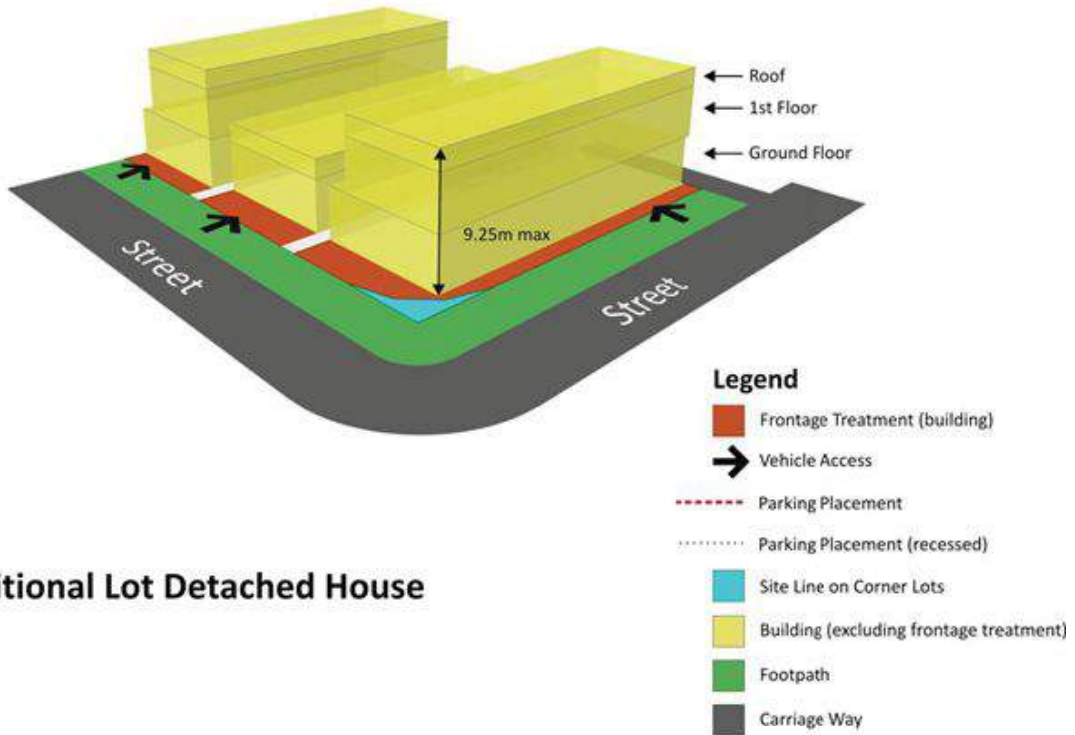
In addition to the requirements above, to be Self Assessable, Traditional Lot Detached House must comply with the following provisions:

- 12.3.5.1 (5) – Auxiliary Unit
- 12.3.5.1 (7) – Building Disposition
- 12.3.5.1 (12) – Outdoor Living Space
- 12.3.5.1 (15) – Building Entrances
- 12.3.5.1 (21) – Privacy
- 12.3.5.1 (34) – Fire Fighting

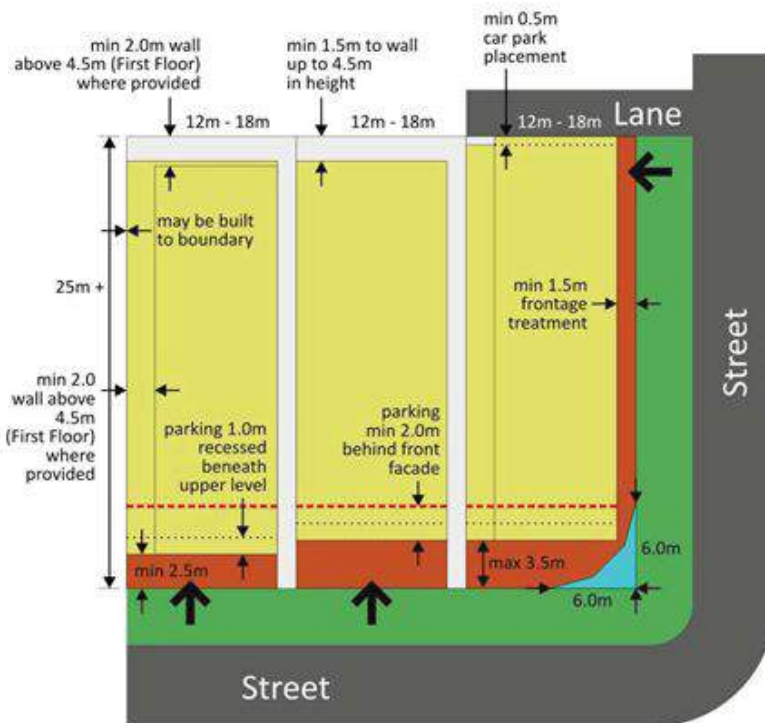


Figure 12.3.5.1.18: Traditional Lot Detached House- Lot Characteristics and Building Envelope

# T3/T4



## Traditional Lot Detached House



NOTE 12.3.5.1 AB

(1) Precedent examples of Traditional Lot Detached House are identified below.





Table 12.3.5.1.3: Small Lot House

Element	T4/T5 Specific Outcome/Acceptable Solution
<b>Allotment Requirements (Refer to Appendix A)</b>	
Frontage	6 metres or greater but less than 12 metres
Depth	Minimum of 25 metres
Area	Minimum of 150m <sup>2</sup>
Vehicular Access where the frontage is > 9m; or laneway where provided to street frontage otherwise	Laneway where the frontage is < 9m; and street frontage otherwise
<b>Building Requirements (Refer to Figure 12.3.5.1.19)</b>	
Minimum Building Height above ground level at the street frontage	2 storeys in Urban Centre (T5) Zone, otherwise single storey.
Maximum Building Height above the ground level	3 storeys and 11.1m overall
Level of primary building entrance above the street frontage	A minimum of 0.25 metres, subject to slope constraints
Site Coverage	The maximum area covered by all buildings and structures roofed with impervious materials as stated in the Queensland Development Code.
Primary frontage setback	Minimum of 1.5 metres and maximum of 3.5 metres to wall in General Urban (T4) Maximum of 2.0 metres to wall in Urban Centre (T5) Frontage treatment/s that constitute part of a building may encroach into setback
Secondary frontage setback	Minimum of 1.0 metre to dwelling wall Frontage treatment/s that constitute part of a building may encroach into setback
Sight line on corner lots	6 metres x 6 metres
Side boundary setback	Optional to boundary on both sides
Rear boundary setback	Minimum of 1.5 metres for part of a dwelling up to 4.5 metres in height Minimum of 2.0 metres for part of a dwelling above 4.5 metres in height <b>NOTE 12.3.5.1 AC</b> Where a laneway is provided it is: Minimum of 0.5m for ground floor part of a dwelling wall facing a laneway. Minimum to boundary for upper floors of a building wall facing a laneway..
Front façade placement on primary frontage setback line	Minimum of 60% of the lot width at the setback line if detached 100% of the lot width at the setback line if attached
Frontage treatment options (Refer to Appendix D)	Verandah/ balconies& fence, Terrace, Light court, Forecourt or Stoop
Building Facades and Articulation	Frontage treatments extend for a minimum of 50% of the width of the front façade and are at least 2.4m deep where no other private recreation space is provided, or otherwise 1.5m; or Windows/ glazing occupy at least 25% of the façade surface area; excluding garages.
Parking Placement Residential Dwellings: Carports and Garages Parking placement (garages or surface parking only, excludes basement car parking) where not accessed from a laneway.	Minimum of 2.0 metres behind front façade; or Recessed a minimum of 1.0 metres beneath an upper level (excluding the frontage treatment).
Driveway crossovers	Positioned a minimum of 1.5m from street trees.

**NOTE 12.3.5.1 AD**

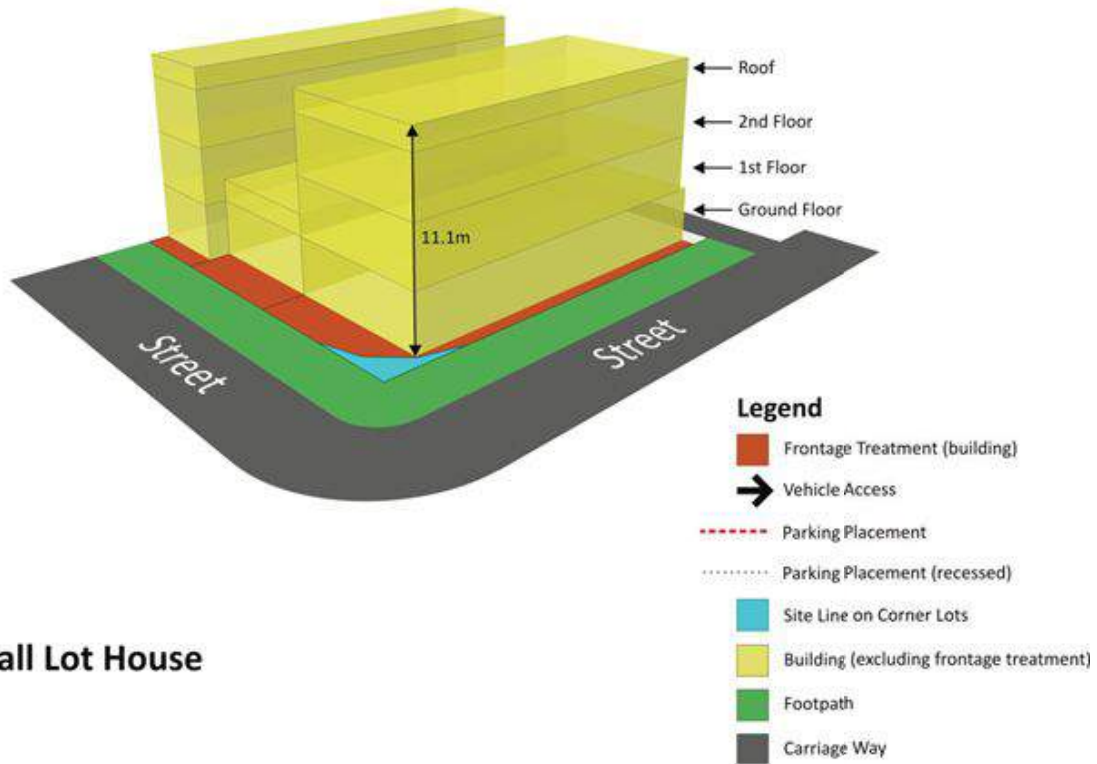
In addition to the requirements above, to be Self Assessable Small Lot House must comply with the following provisions:

- 12.3.5.1 (5) – Auxiliary Unit
- 12.3.5.1 (7) – Building Disposition
- 12.3.5.1 (10) – Building Articulation
- 12.3.5.1 (12) – Outdoor Living Space
- 12.3.5.1 (15) – Building Entrances
- 12.3.5.1 (21) – Privacy
- 12.3.5.1 (25) – Climate Control and energy Efficiency
- 12.3.5.1 (31) – Service Facilities
- 12.3.5.1 (34) – Fire Fighting

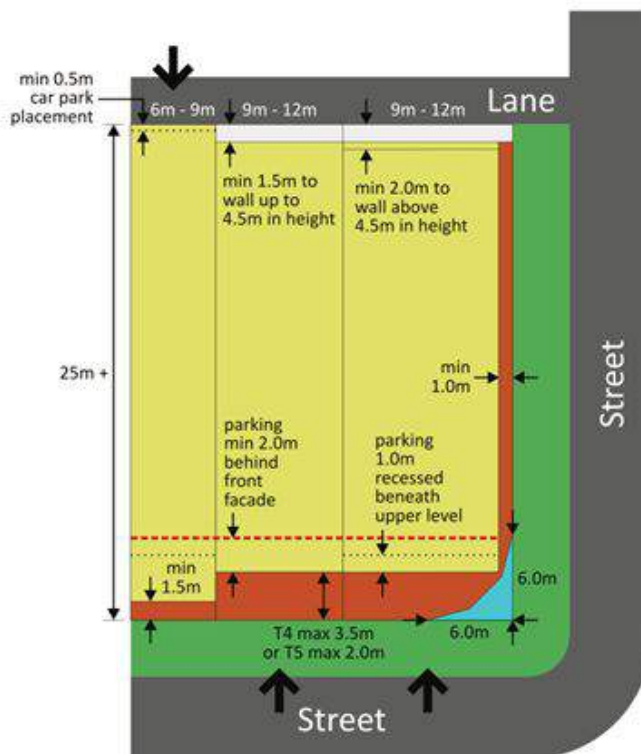


Figure 12.3.5.1.19: Small Lot House - Lot Characteristics and Building Envelope

# T4/T5



## Small Lot House



NOTE 12.3.5.1 AE

(1) Precedent examples of Small Lot House are identified below.



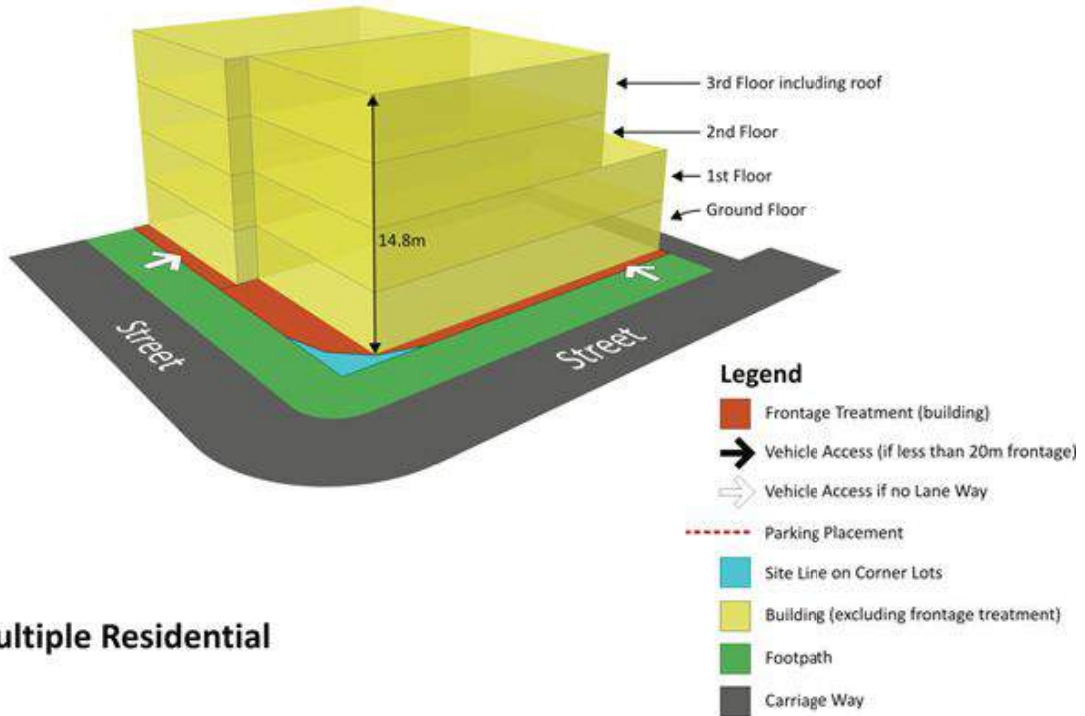
Table 12.3.5.1.4: Multiple Residential

Element	T4 Specific Outcomes	T5/T6/SD Specific Outcomes
<b>Allotment Requirements (Refer to Appendix A)</b>		
Frontage	15 metres or greater	15 metres or greater
Depth	Minimum of 25 metres	Minimum of 25 metres
Area	Minimum of 375m <sup>2</sup>	Minimum of 375m <sup>2</sup>
Vehicular Access	Laneway only, if frontage is less than 20 metres; or Laneway where provided and street frontage otherwise if frontage is 20 metres or greater	Laneway only, if frontage is less than 20 metres; or Laneway where provided and street frontage otherwise if frontage is 20 metres or greater
<b>Building Requirements</b>	<b>Refer to Figure 12.3.5.1.20</b>	<b>Refer to Figure 12.3.5.1.21</b>
Minimum Building Height above ground level at the street frontage	2 storeys	2 storeys
Maximum Building Height above the ground level	4 storeys and 14.8m overall in General Urban (T4)	5 storeys and 18.5m overall in Urban Centre (T5) 12 storeys and 44.4m overall in Urban Core (T6) and Special District (SD)
Level of primary building entrance above street frontage	A minimum 0.25 metres and subject to slope constraints	A minimum 0.25 metres above street frontage
Site Coverage	Maximum of 70% in General Urban (T4)	Maximum of 80% in Urban Centre (T5) and Urban Core (T6) Maximum of 100% in Special District (SD)
Private Recreation Space (per dwelling)	Minimum area of 8m <sup>2</sup> with a minimum dimension of 2.4 metres	Minimum area of 8m <sup>2</sup> with a minimum dimension of 2.4 metres
Primary frontage setback	Minimum of 1.5 metres and maximum of 3.5 metres to wall in General Urban (T4) Frontage treatment/s that constitute part of a building may encroach into setback	Maximum of 1.5 metres to wall in Urban Centre (T5), Urban Core (T6) and Special District (SD) Frontage treatment/s that constitute a building may encroach into setback
Secondary frontage setback	Minimum of 1.0 metre to wall in General Urban (T4) Frontage treatment/s that constitute part of a building may encroach into setback	Maximum of 1.5 metres to wall in Urban Centre (T5), Urban Core (T6) and Special District (SD) Frontage treatment/s that constitute a building may encroach into setback
Sight line on corner lots	6 metre x 6 metre	6 metre x 6 metre
Side boundary setback	Optional to boundary or a minimum of 5.0m	Optional to boundary or a minimum of 5.0m
Rear boundary setback	30% of lot depth above the second storey in General Urban (T4).	To boundary in Urban Centre (T5), Urban Core (T6) and Special District (SD)
Front façade placement on primary frontage setback line	Minimum of 50% of the lot width at the setback line in General Urban (T4)	Minimum of 80% of the lot width at the setback line in Urban Centre (T5), Urban Core (T6) and Special District (SD)
Frontage treatment options (Refer to Appendix D)	Verandah/ Balconies and Fence, Terrace or Light Court, Stoop	Verandah/ Balconies and Fence, Terrace or Light Court, Stoop
Parking placement (garages or surface parking only, basement car parking excluded)	Minimum of 10.0 metres behind front façade Minimum of 5.0 metres behind side façade (where applicable)	Minimum of 10.0 metres behind front façade and side façade (where applicable)



Figure 12.3.5.1.20: Multiple Residential - Lot Characteristics and Building Envelope T4

**T4**



**Multiple Residential**

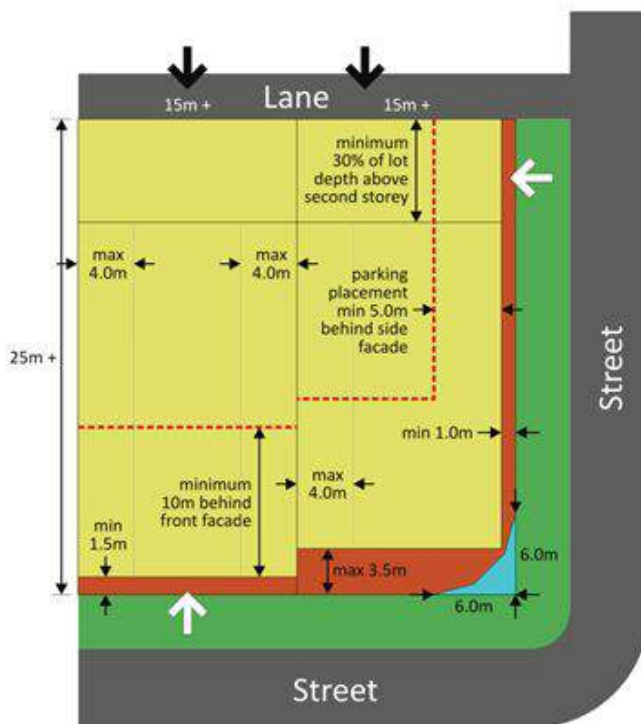
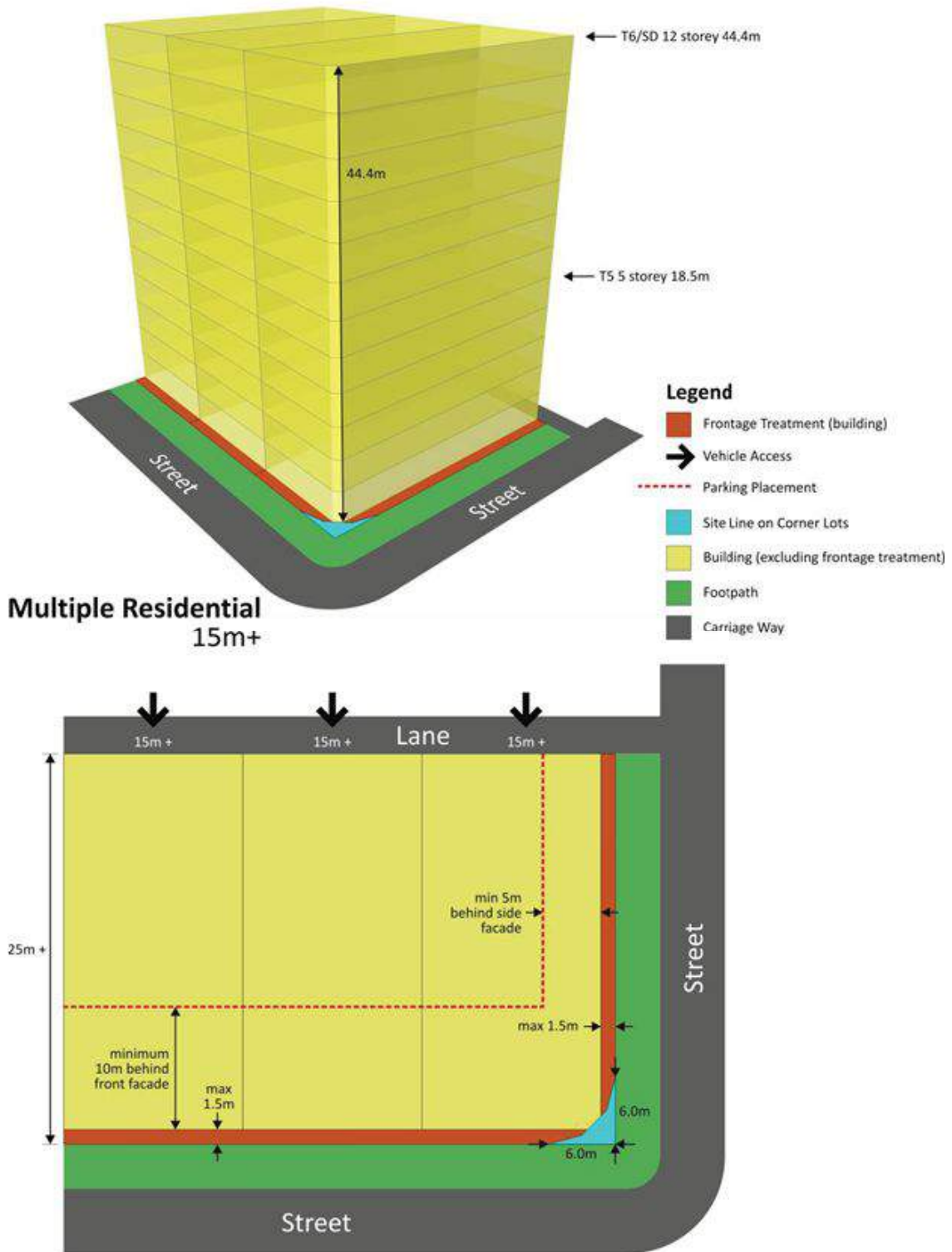


Figure 12.3.5.1.21: Multiple Residential - Lot Characteristics and Building Envelope T5/T6/SD

### T5/T6/SD



NOTE 12.3.5.1 AF

(1) Precedent examples of Multiple Residential are identified below.



## 12.3.5.2 Effects of Development – Live Work

- (1) Live Work uses and works comprises the Live Work Building Form.

**Live Work**(2) **Specific Outcomes**

- (a) The Live Work Building Form is a 'Mixed Residential and Commercial (Small Scale)' Use comprising a combination of residential forms and a non residential activity.

**NOTE 12.3.5.2 A**

- (1) The Live Work Building Form has four basic configurations:
- (a) main street shop front comprising a ground floor non-residential use and residential living above;
  - (b) loft units having no physical separation between the work and living functions;
  - (c) live-in-front, the residential unit fronts the street and the work unit behind, as a separate structure or separated by a wall; or
  - (d) live-in-behind, the non-residential unit fronts the street and the living unit is located behind as a separate structure or separated by a wall.

**Density and Diversity**(3) **Specific Outcomes**

- (a) The minimum residential dwelling density identified on the Neighbourhood ~~Master Plan~~ or ~~Neighbourhood Sector Plan~~ or Reconfiguration Plan of Development is achieved.

**Auxiliary Unit**(4) **Specific Outcomes**

- (a) An Auxiliary Unit may be associated with the Live Work building type.
- (b) Auxiliary Units -
- (i) are designed and located to provide high quality, attractive streetscapes; and
  - (ii) are not easily distinguishable from the primary dwelling within the streetscape.

(5) **Acceptable Solutions – for sub section (4)**

- (a) An Auxiliary Unit may be located adjoining, below, above or at the side or rear of a principal dwelling, refer to Figures 12.3.5.1.1 or 12.3.5.1.2 or 12.3.5.1.3 below.
- (b) Auxiliary Units are compatible with:-
- (i) the design of the principal dwelling, particularly in terms of materials, detailing, colours and roof form, so as to appear as an extension to the existing residence, or
  - (ii) the design reflects the existing character, materials, roof form, colours, scale and construction techniques of surrounding dwellings so as to appear consistent with the rhythm of the streetscape.





Figure 12.3.5.2.1 - Layout options of an Auxiliary Unit located attached to, or to the rear of the Principal Dwelling

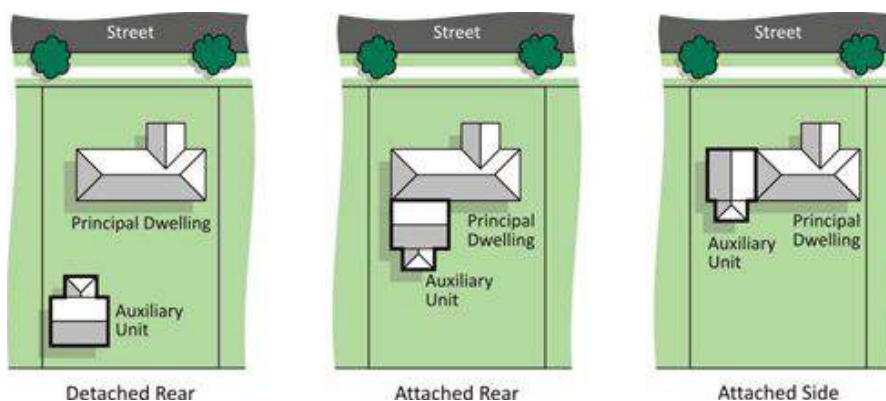


Figure 12.3.5.2.2 - Layout of an Auxiliary Unit located above a garage

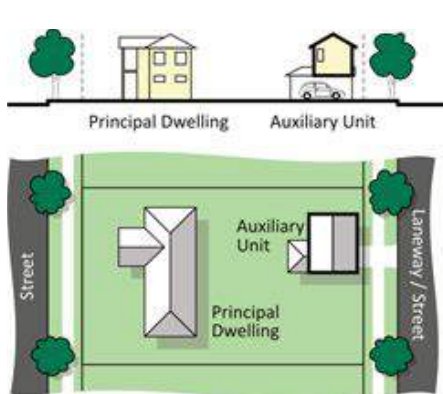
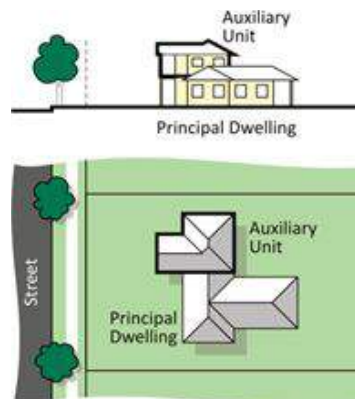


Figure 12.3.5.2.3 - Layout of an Auxiliary Unit located above the Principal Dwelling



**NOTE 12.3.5.2.B**

- (1) Where an Auxiliary Unit is proposed to be attached or located above another structure, the construction shall comply with the Fire Resistant Construction requirements of the Building Code of Australia.
- (2) The preferred location for an Auxiliary Unit is to the rear of the Principal Dwelling.
- (3) Where a reconfiguration creates a laneway that has a section(s) not visible to the street, an Auxiliary Unit is constructed in accordance with Figure 12.3.5.1.2 to provide passive surveillance of the laneway.

**Building Disposition**

(6) **Specific Outcomes**

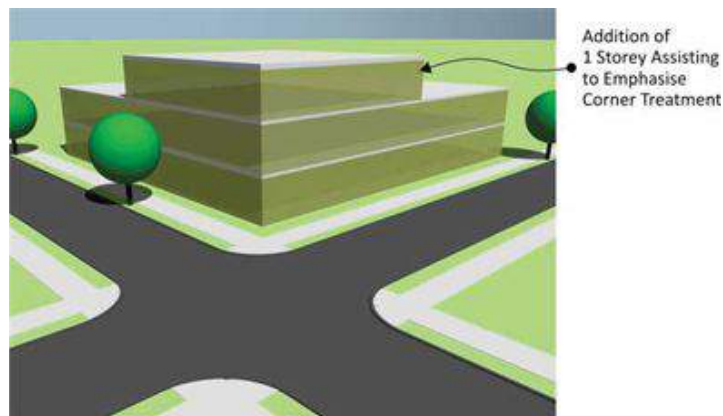
- (a) Buildings are designed to—
  - (i) respond to their physical context within the transect taking into consideration natural features, existing urban form and the intent of the T-zone or Zone in which the building is proposed;
  - (ii) address the primary street frontage (identified in the Neighbourhood ~~Master~~-Plan) or frontages rather than being aligned at an angle to the street.
- (b) Building height complies with Table 12.3.5.7 Live Work unless appropriate to—
  - (i) create transitions in height and mass with adjoining buildings appropriate to the buildings location within the transect; and
  - (ii) cater to the extent of fall across the site; and
  - (iii) the character and amenity of the area and the overall townscape is not negatively affected.



**Corner Lots****(7) Specific Outcomes****NOTE 12.3.5.2 C**

- (1) Corner sites are of particular importance owing to their visual prominence within the grid pattern of streets.
- (2) Accordingly, the quality of the design of buildings on corner sites will have a significant impact on the achievement of the City's desired identity and character.
- (3) The Neighbourhood ~~Master~~ Plan identifies corners of particular importance at significant intersections.

- (a) Buildings on corner sites—
  - (i) contribute to the clear definition of the street intersection;
  - (ii) use high quality, appropriate materials and detailing;
  - (iii) are accessed by pedestrians and vehicles on the 'long side' of the lot;
  - (iv) are built to both street frontages and parallel to the street alignment;
  - (v) are higher, or at least as high, as those buildings adjacent;
  - (vi) provide detailing on corner facades including prominent building entrances and windows;
  - (vii) utilise a short splay or chamfered edge to the corner of the building closest to the intersection; or
  - (viii) include other focal points such as a tower clock, visual display, or artwork.
- (b) Residential development addresses both street frontages, in terms of—
  - (i) orientation of habitable rooms; and
  - (ii) location of balconies, verandahs and entrances.
- (c) The built form responds to significant corners identified on the Neighbourhood ~~Master~~ Plan through the building stepping one storey higher at the corner nominated refer Figure 12.3.5.2.4.

**Figure 12.3.5.2.4 – Treatment of Significant Corner****Building Façades and Articulation****(8) Specific Outcomes**

- (a) Building design, detailing and finish provide an appropriate scale to the street and add visual interest and differentiation between the residential and business or commercial component of the building when viewed from a public thoroughfare.

**NOTE 12.3.5.2 D**

- (1) Buildings respond to their location within the Transect through architectural detailing and Frontage Type.
- (2) The Live Work Building type has the potential to be located from General Urban (T3) through to Urban Core (T6) T-zones.

- (b) Buildings are designed to—
  - (i) articulate the building façade in proportions that compliment existing surrounding buildings;



**NOTE 12.3.5.2 E**

Buildings with no variation in architectural treatment from bottom to top are avoided.

- (ii) articulate and detail the building façade at street level to respond to the human scale;
- (iii) articulate and detail the building façade on upper levels of buildings to acknowledge any significant long views of these buildings;
- (iv) avoid large expanses of blank walls, particularly in situations where such walls are likely to be visually prominent;
- (v) take into account the image presented by the backs and sides of buildings so as to ensure an attractive townscape;

**NOTE 12.3.5.2 F**

(1) Blank walls on the lower levels facing laneways and internal areas of a site are not considered to be visually prominent.

(2) Building wall lengths in excess of 15m are articulated by use of verandahs, balconies, bay windows, window hoods or wall offsets (minimum 1m deep), or physical separation into detached buildings.

(3) Buildings are detailed or articulated to enable individual dwellings to be identified from public streets and communal areas.

- (vi) incorporate features for solar control which reinterpret traditional features such as verandahs, balconies, deep reveals, covered shades, blinds, awnings and lattice;
  - (vii) integrate architectural styles and details (such as roof lines and fenestration) achieving a coherent and distinctive streetscape character;
  - (viii) address the street by incorporating active facades, with doors, windows and balconies providing casual surveillance of the street and visual interest;
  - (ix) provide opportunities for casual surveillance of public spaces, pedestrian paths and car parking areas;
  - (x) provide a clearly delineated transition space from public spaces (e.g. the street or communal open space) to dwellings and associated private use areas;
  - (xi) at the street alignment be highly detailed;
  - (xii) are designed to be attractive; and
  - (xiii) may provide attractive ground floor public uses, e.g. cafes and high quality public spaces that activate the pedestrian area of the building and the surrounding area.
- (c) Provide an awning over the footpath (at the street frontage) a minimum of 80% of verge/footpath width in the Urban Centre (T5), Urban Core (T6) and Special District (SD) Zones.

**NOTE 12.3.5.2 G**

Where configured with a main street shop front in the Sub-Urban (T3) and the General Urban (T4) an awning should be provided to the frontage.

- (d) Building frontages within the Urban Centre (T5), Urban Core (T6) and Special District (SD) Zones or configured in a main street shop format must be activated through:
- (i) a minimum opening or transparency of 70%;
  - (ii) the avoidance of blank facades longer than 15m;
  - (iii) an awning for the length of the frontage;
  - (iv) the principal pedestrian entry; and
  - (v) a single vehicle cross over that is no wider than 4 metres.

**Rhythm of street – Streetscape****(9) Specific Outcomes****NOTE 12.3.5.2 H**

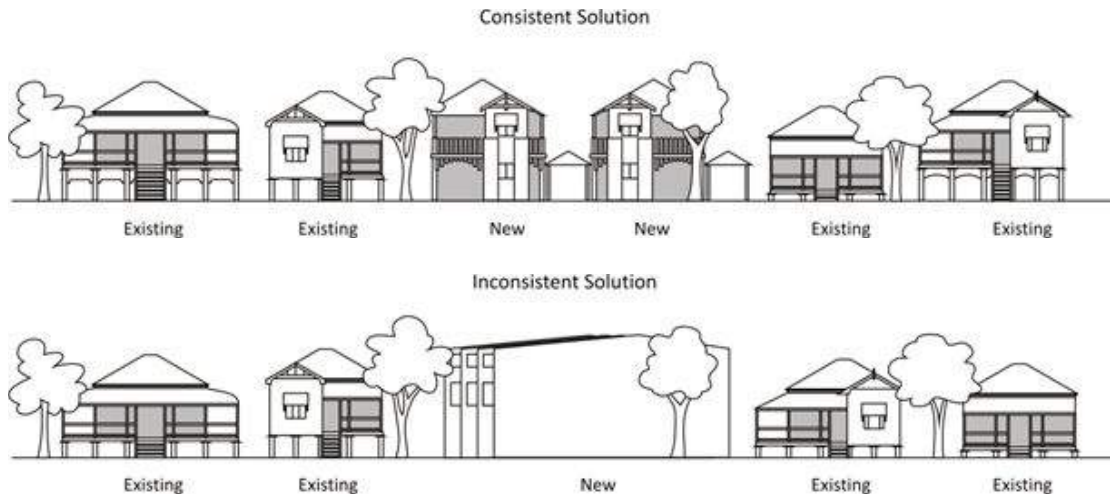
(1) Streetscape represents the inter-relationship between buildings, landscape and open spaces in the street scene. Local amenity and identity are closely linked to streetscape character.

(2) Development should recognise predominant streetscape qualities, such as building form, scale, patterns, materials and colours in order to contribute to the character and identity of the local area.

- (a) Building design and landscaping are to be in harmony with the form, mass and proportions of the streetscape.
- (b) New buildings recognise and enhance the patterns and elements of buildings within the street, refer Figure 12.3.5.2.5.



Figure 12.3.5.2.5 – Rhythm of Streetscape



- (c) The design of new buildings provides visual cohesion, continuity and distinction and in particular has regard to the horizontal and vertical proportions of building elements.

**Building Entrances**

**(10) Specific Outcomes**

- (a) Entries to buildings are oriented to the primary street frontage identified on the Neighbourhood ~~Master~~ Plan and are clearly delineated/ legible.

**NOTE 12.3.5.2 I**

The primary street is the higher order transport corridor identified in the Neighbourhood ~~Master~~ Plan, for example, a dwelling that adjoins a 'Trunk Collector' and 'Access Two Way' orientates the building entry to the 'Trunk Collector'.

- (b) Building identification and numbering is prominent.
- (c) Entrances to buildings are emphasised by—
  - (i) a size of entrance of an appropriate scale and presence on the street; and
  - (ii) use of high quality materials and high levels of detailing around the entrance

**Skyline Elements/Roof Top Design**

**(11) Specific Outcomes**

- (a) The design of the roof form is consistent with the predominant existing character or the desired character of roofs in the area; and
- (b) The design of roof forms ensure that—
  - (i) plant rooms and equipment are appropriately concealed; and
  - (ii) appropriately coloured roof treatments are used.

**NOTE 12.3.5.2 J**

- (1) Careful attention to design details is required if the unique skyline and visual character of the City is to evolve sympathetically.
- (2) Special attention needs to be given to the design of roof forms and the location and concealing of plant and equipment.
- (3) The design of rooftops and projections is to be treated as an integral part of the building envelope design.

**Building Materials**

**(12) Specific Outcomes**

- (a) External materials are high quality, attractive and durable.
- (b) Use of highly reflective materials in facades or on roofs (e.g. unpainted zincalume) is avoided or limited to locations where they contribute to the amenity and character of adjacent properties and public or semi-public spaces.



**Site Suitability, Amenity and Effects on Public Utilities****(13) Specific Outcomes**

- (a) Uses or works are designed and sited to maximise site potential, minimise risk and provide a high degree of amenity, suited to the community's needs.
- (b) Uses or works do not cause unreasonable, detrimental impacts on the amenity of adjacent uses, streets, or other public or semi-public spaces with respect to—
  - (i) overshadowing or loss of sunlight or natural daylight;
  - (ii) wind turbulence;
  - (iii) noise; and
  - (iv) loss of privacy.

**NOTE 12.3.5.2 K**

- (1) The local government may require a wind analysis and a shadow analysis.
- (2) Refer to Planning Scheme Policy 2—Information Local Government May Request.

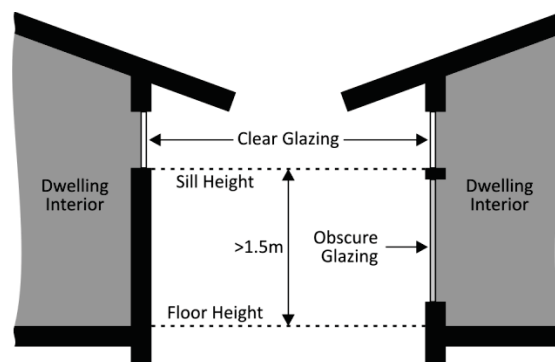
- (c) Habitable rooms are situated a minimum of 500mm above the adopted flood level.
- (d) Sites have proven, suitable surface and sub-surface stability characteristics having regard to past, present and likely future mining activity.
- (e) Buildings are sited within a lot so that the future development of the balance area of the lot (if any) is facilitated.

**Privacy****(14) Specific Outcomes**

- (a) Buildings are sited and designed to provide adequate visual privacy for neighbours through screening of ground floor openings and where not built to boundary the setback of dwellings from side and rear boundaries to create a podium level.

**NOTE 12.3.5.2 L**

- (1) The screening of habitable room windows refer Figure 12.3.5.2.6, where setback to side or rear boundary is less than 1.5 metres at ground or second storey level and less than 4.5 metres above second storey level, may be provided by one of the following measures —
  - (a) landscaping, including existing dense vegetation or new planting;
  - (b) window screens that have a maximum area of 25% openings, which are permanently fixed and made of durable materials;
  - (c) 1.8 m high solid fences or walls between ground floor level windows; or
  - (d) sill heights more than 1.5m above adjacent floor level.

**Figure 12.3.5.2.6 – Privacy**

Adjacent Dwelling Window Openings for Visual Privacy



**Hazards and Risks****(15) Specific Outcomes**

- (a) Hazards are controlled where appropriate by—
  - (i) elimination of hazardous substances and processes which are not necessary to the overall functioning of the development;
  - (ii) reduction of quantities of hazardous substances so that potential adverse effects are minimised;
  - (iii) substitution of highly hazardous substances with less hazardous materials to reduce potential effects;
  - (iv) attenuation of hazardous processes by designing operating conditions and procedures to lower potential impacts; and
  - (v) simplification of designs and operating policies to reduce potential for human error.
- (b) Hazards are controlled by—
  - (i) an appropriate safety management system;
  - (ii) an effective emergency planning program; and
  - (iii) a regular, high quality auditing system.
- (c) Where there is potential for stored material to escape and pollute nearby waters—
  - (i) storage areas containing chemicals or potential pollutants are sealed and bunded;
  - (ii) outdoor storage areas are located above the adopted flood level; and
  - (iii) on-site stormwater detention ponds are used to provide sediment and litter traps as a means of containing accidental spillages and preventing them from entering drainage systems.

**NOTE 12.3.5.2 M**

- (1) The local government may require a Hazard and Risk Assessment to be undertaken in response to a development proposal.
- (2) Refer to Planning Scheme Policy 2—Information Local Government May Request.

**Noise****(16) Specific Outcomes**

- (a) Noise from activities does not cause an environmental nuisance at noise sensitive places, including existing and future residential areas.
- (b) Site layout and building design protect internal living and sleeping areas from high levels of external noise.
- (c) Active recreation facilities, including swimming pools, spas, tennis courts and barbeque areas and equipment and machinery such as garbage chutes, pumps, compressors, air conditioning and other plant which generate high noise levels, are located away from habitable rooms in nearby dwellings or are enclosed or otherwise acoustically treated.
- (d) Where possible, driveways and parking areas are located away from the windows of habitable rooms in adjacent dwellings at the same level, or are screened to minimise noise.
- (e) Buildings are either:
  - (i) designed to mitigate exposure to unacceptable transport noise (particularly from main roads or rail corridors); or
  - (ii) designed and constructed so that acceptable living conditions are created within the dwelling.
- (f) Noise mitigation is achieved by—
  - (i) incorporating noise attenuating features into the design and layout of buildings and development sites;
  - (ii) enclosing or erecting acoustic screens around machinery, including air conditioning equipment; and
  - (iii) locating noisy operations at sufficient distance from noise sensitive areas.
- (g) Uses and works are designed and constructed to incorporate noise attenuation and other mitigation measures to minimise the impacts of adjoining uses and achieve acceptable living conditions within the dwelling.

**NOTE 12.3.5.2 N**

- (1) In some instances further information will need to be submitted to the local government, such as a noise assessment for consideration as part of the development assessment process.
- (2) Further information regarding noise assessment is contained in Planning Scheme Policy 2—Information Local Government May Request.
- (3) Acoustic fencing is the least preferred noise attenuation measure and should only be used after all other attenuation measures have been explored and assessed, and where necessary to supplement other attenuation measures.
- (4) Refer to the Environmental Protection Policy (Noise) (EPP Noise) for road traffic noise criteria.



**Lighting****(17) Specific Outcomes**

- (a) Lighting is—
- (i) provided in public streets and public/communal spaces, along pedestrian and cyclist paths and within car parking areas;
  - (ii) located such that mature planting does not reduce its effectiveness;
  - (iii) aesthetically integrated into the total design with building, landscaping, signage, streetscape and public space design;
  - (iv) used to illuminate buildings, public and communal areas and other areas that may be susceptible to criminal activity, but avoids 'light spill' which would detract from the amenity of nearby areas (particularly residential uses) or contribute to hazardous traffic conditions;
  - (v) appropriately placed to avoid shadows and glare which might put pedestrians at risk. (i.e. shielded light at eye level);
  - (vi) not directed onto nearby properties;
  - (vii) downward directed;
  - (viii) appropriately shielded at its source;
  - (ix) provided to vehicular and pedestrian movement areas, including roads, paths and carparks, in order to provide visibility and safety at night; and
  - (x) provided for entry ways, and includes point-to-point lighting for pedestrian walkways.
- (b) Wall mounted light fittings or ground mounted up lights of hidden source, are used to illuminate feature buildings and structures.
- (c) Particular attention is given to the lighting of sites which are situated within 6km of the Amberley Air Base runway, so as not to cause distraction or interference with a pilot's visibility while in control of approaching or departing aircraft.

**NOTE 12.3.5.2 O**

- (1) The Local Government may require a lighting plan.
- (2) Refer to Planning Scheme Policy 2—Information Local Government May Request.
- (3) Also refer to—
  - (a) Table 11.4.2, section 11.4.9 (Defence Facilities), Part 11(Overlays) of this planning scheme; and
  - (b) State Planning Policy 1/02 – Development in the Vicinity of Certain Airports and Aviation Facilities.
- (4) For advice on how to meet aviation safety requirements refer to CASA Guideline – "Lighting in the Vicinity of Aerodromes, Advice to Lighting Designers".

**Climate Control and Energy Efficiency****(18) Specific Outcomes**

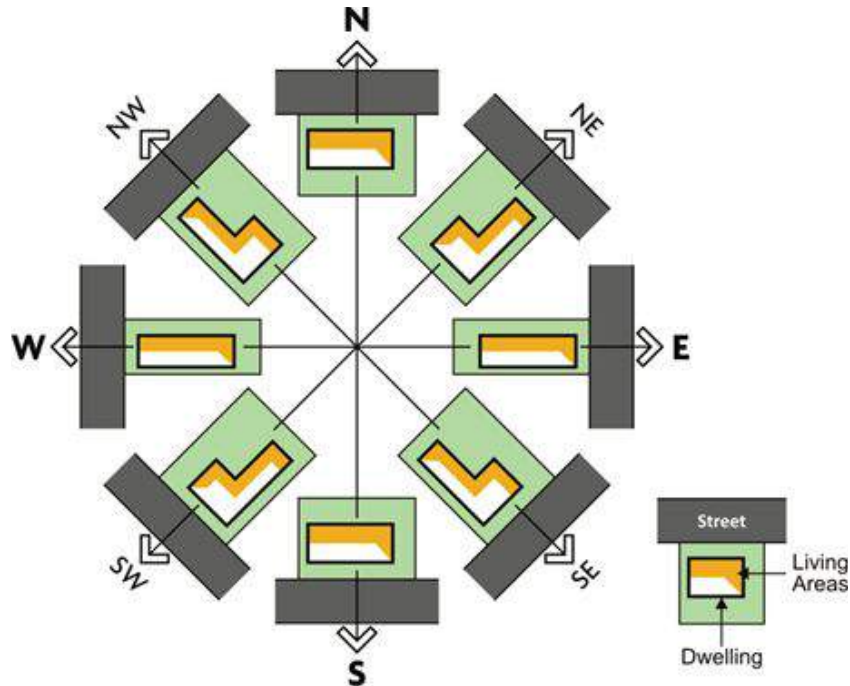
- (a) Uses and works are sited, designed and constructed to respond to Ipswich's climate in a manner which minimises reliance on non-renewable energy sources for heating, cooling or ventilation.
- (b) Habitable rooms, occupants, streets and public/communal spaces are capable of receiving adequate daylight and ventilation which maximises access to winter sunshine and summer breezes.



**NOTE 12.3.5.2 P**

- (1) Where practical the principal living area is located on the north eastern side of the dwelling, refer Figure 12.3.5.2.7.
- (2) Windows and doors in buildings are located, sized and shaded and the building layout and materials chosen to facilitate energy conservation.

Figure 12.3.5.2.7 - Location of Principal Living Area(s)



- (c) Building design where applicable incorporates architectural features such as extended eaves, awnings, pergolas and verandahs to protect windows and doorways from summer sun, glare and rain, and to provide shelter for outdoor living areas.
- (d) Habitable rooms receive adequate daylight for the carrying out of daily tasks and private recreation space receives adequate sunlight, having regard to both on-site and adjacent development.
- (e) Buildings are sited and designed—
  - (i) to maximise use of prevailing breezes for natural ventilation; and
  - (ii) so that openings (windows and doors) are located in opposite and adjacent walls wherever possible to facilitate capture of prevailing breezes and cross ventilation.

**NOTE 12.3.5.2 Q**

- (1) Dwellings are sited, designed and constructed with windows—
  - (a) to face a court or other outdoor space open to the sky, or an open verandah; or
  - (b) to be placed not less than a horizontal distance of 1.5m from any facing building.
- (2) Refer to Planning Scheme Policy 2—Information Local Government May Request.

**Landscaping****(19) Specific Outcomes**

- (a) Landscaping is designed, established and maintained to—
  - (i) compliment the existing or intended streetscape character and appearance and thereby to assist with the integration of the development into the streetscape;
  - (ii) an appropriate scale, relative to both the street reserve width, the size and nature of the development and the intended function of the landscaping;





- (iii) be sensitive to site attributes, such as streetscape character, cultural landscapes, natural landform, existing vegetation, views, land capability, availability of water on site, and drainage;
  - (iv) incorporate significant existing vegetation, where possible;
  - (v) improve privacy and minimise overlooking into private spaces;
  - (vi) promote safety and casual surveillance;
  - (vii) assist in microclimate management and energy conservation and efficiency;
  - (viii) integrate and form linkages with parks, reserves and transport corridors;
  - (ix) accommodate stormwater flows and maximise absorptive landscaped areas for on-site infiltration of stormwater;
  - (x) consider lines of sight for pedestrians, cyclists and vehicles;
  - (xi) provide attractive and coordinated street furniture and facilities to meet user needs;
  - (xii) effectively screen storage and service areas from views from outside the site;
  - (xiii) achieve easy and cost effective maintenance, which is not overly dependent on the city's reticulated water supply and utilises stored rainwater and recycled treated wastewater where practicable; and
  - (xiv) avoid damage to building foundations and overhead and underground utility services.
- (b) Landscaping is designed to promote safety through—
- (i) the provision of shade and shelter which encourages the use of public and communal areas; and
  - (ii) planting which supports informal surveillance and does not obscure doors and windows overlooking public/communal spaces and isolated areas.

**NOTE 12.3.5.2 R**

- (1) The Local Government may require a Landscaping Plan to be prepared.
- (2) Refer to Planning Scheme Policy 2—Information Local Government May Request.

**Fences and Walls****(20) Specific Outcomes**

- (a) Fence types are designed giving consideration to –
- (i) the appropriateness of the fence design in its local context;
  - (ii) the role of the fence;
  - (iii) the definition of the property boundary;
  - (iv) uses on the site and on adjoining sites;
  - (v) existing or planned lighting and landscaping; and
  - (vi) site security and access identification and restriction.
- (b) For details on frontage treatment options refer to Appendix D – Frontage Types.

**Paving Materials and Street Furniture****(21) Specific Outcomes**

- (a) For Live Work uses and works materials and colours used for footpath paving and street furniture are consistent with the local government's adopted standards.

**Safety and Security****(22) Specific Outcomes for Multiple Residential Building Type**

- (a) Overall Design/Legibility
- (i) Uses and works are designed and managed to ensure that users are aware of how to safely gain access to, around and within the premises, with a particular emphasis on vulnerable groups, vulnerable elements and vulnerable settings.
  - (ii) The design increases people's awareness of their environment and potential risks to their safety.
  - (iii) The design promotes the use, construction and maintenance of an urban environment which is user friendly and safe to live, work and move in at any time of day or night.
  - (iv) Where possible, the use or works improves the opportunities to be seen through reduction in isolation, improved mix and intensity of land use and increased legitimate use of spaces.



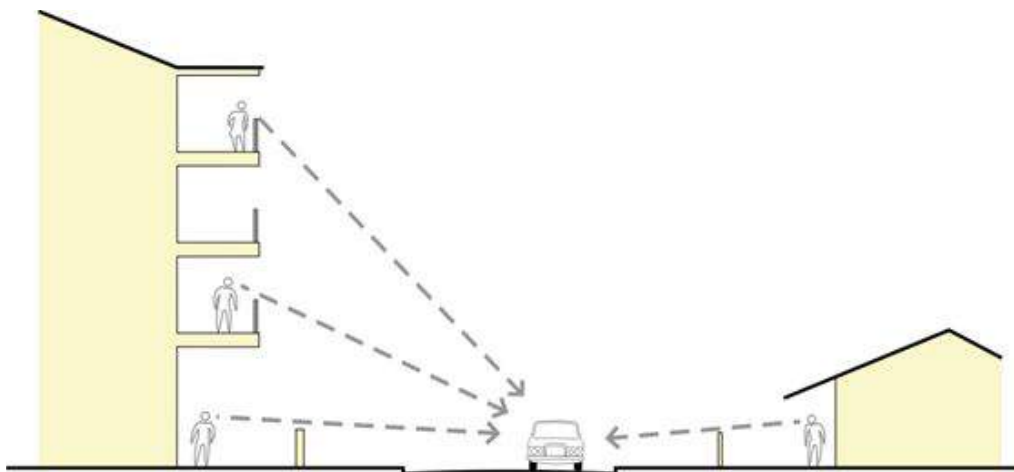
- (v) Buildings, spaces and infrastructure are designed to assist legibility that enables building entrances and exits as well as services such as public transport, phones and public toilets without undue signage (i.e. orientation and navigation through a site or area) reducing the need to depend on signs in order for a person to find their way around.
- (vi) The layout minimises the potential for crime, vandalism and fear and enhances personal safety and the individual's perception of personal safety.
- (vii) An easy to understand pedestrian network is provided so that people can easily find their way through, and connections to, important destinations.

**NOTE 12.3.5.2 S**

Where a site provides mid-block or convenient pedestrian connections to important destinations, unrestricted 24 hour access may be required.

- (b) Surveillance and Sightlines
  - (i) The development provides unimpeded sightlines, particularly along pedestrian/bicycle routes.
  - (ii) The development encourages informal surveillance from surrounding buildings and land uses, refer Figure 12.3.5.2.8.

**Figure 12.3.5.2.8: Casual Surveillance of the Public Realm**



- (iii) Front fences and walls enable some outlook from buildings to the street to achieve safety and surveillance.

**NOTE 12.3.5.2 T**

The objective of providing surveillance of the street takes precedence over the provision of physical barriers for noise mitigation purposes.

- (iv) Visibility is provided into spaces where risk to personal safety is perceived to be high, including stairwells, elevators, car parks, lobby entrances and bicycle parking facilities.
- (v) The design of the use or works avoids—
  - (A) 'blind' corners (including on stairs, in corridors or other situations where movement can be predicted);
  - (B) sudden changes of grade on pathways which reduce sightlines;
  - (C) concealment points (unless they can be secured after hours); and
  - (D) pedestrian tunnels, excepting that where unimpeded sightlines or the absence of concealment points cannot be reasonably achieved, hardware (such as security mirrors) and good lighting is provided to restore visibility.
- (vi) All barriers (including landscaping features) along principal bicycle and pedestrian routes are visually permeable (i.e. can be easily seen through) to reduce concealment points.
- (vii) Windows, verandahs, balconies and activities in buildings are directed to overlook pedestrian routes, open space areas and carparks.
- (viii) Signposted emergency telephones or alarms are provided along identified vulnerable or isolated bicycle and pedestrian routes.

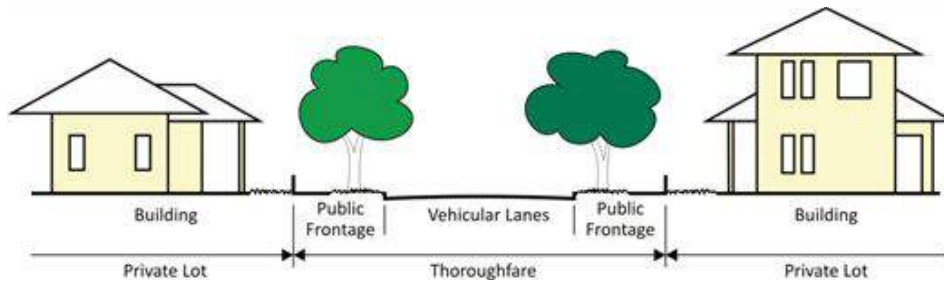
- (ix) Where appropriate, street level windows and ground level uses (e.g. cafes or shops) are provided in buildings fronting onto public spaces and movement routes.

**NOTE 12.3.5.2 U**

- (1) Organised or mechanical surveillance may be appropriate in some circumstances as an adjunct to (but not as a substitute for) informal surveillance.
- (2) Organised or mechanical surveillance would generally only be considered appropriate in connection with vulnerable uses, features or areas as defined in this planning scheme.

- (c) Signage-
- (i) Adequate, legible signage is provided to assist pedestrians, particularly older people and people with disabilities, to find their way safely.
  - (ii) Signage is legible and uses strong colours, clear contrast, standard international pictograms and symbols and simple graphics.
  - (iii) Where appropriate, signage is provided that indicates where to go for assistance and the location of telephones, taxis and bus stops.
  - (iv) Clearly visible street numbers and the name of buildings and businesses are provided.
  - (v) Signs are located at entrances and near activity nodes and so that they are not obscured by growing vegetation.
  - (vi) Clear, recognisable signage is provided at bus stops, taxi ranks and other public facilities.
  - (vii) Maps are provided in large, public open space areas and public buildings, to assist with way finding.
  - (viii) Signage to significant transport corridors (e.g. Centenary Highway, Ipswich Rail Line) is avoided.
- (d) Clear Definition of Ownership/Boundaries
- (i) Development promotes the security of property by clearly defining ownership, boundaries and for residential development, legitimate use of private, semi-private and public/communal space refer Figure 12.3.5.2.9;

**Figure 12.3.5.2.9: Delineation of Ownership and Legitimate Use**



- (ii) Landscaping, building features, changes of level and low to medium height fencing are used to delineate ownership boundaries.
  - (iii) Street names and building identification (e.g. numbers) are clearly displayed using reflective materials, with numbers clearly located on the kerb, and building frontage.
- (e) Concealment Reduction
- (i) Potential concealment points adjacent to main pedestrian routes are eliminated.
  - (ii) Where a concealment point is unavoidable, aids to visibility such as convex mirrors and good lighting are provided.
  - (iii) The design of the development avoids the creation of concealment points such as—
    - (A) dark areas adjacent to a main/designated pedestrian route;
    - (B) dead-end alleyways;
    - (C) indentation in fencing or walls;
    - (D) gaps in the streets such as entrances to unlit interior courtyards and recessed doorways; and
    - (E) areas that are isolated after dark.
  - (iv) Security lighting is provided along principal movement routes, in building entrances, site entries, car parking areas and other movement areas used after dark.



- (v) Access to loading docks, storage areas and other restricted areas is controlled by—
  - (A) solid, secure materials; and
  - (B) locking the facilities after hours.
- (f) Streetscape Design
  - (i) Streetscape design—
    - (A) creates safe public places;
    - (B) encourages pedestrian flow; and
    - (C) designates safe resting places.
  - (ii) Paving materials, surfaces and spaces are free of trip hazards and obstructions for the safe movement of the elderly and people with mobility difficulties.
  - (iii) Where appropriate, street furniture is provided which—
    - (A) does not obscure the views of users, obstruct sightlines along the street or provide opportunities for concealment; and
    - (B) provides shade and encourages use and informal surveillance.
- (g) Building Design for Public Safety
  - (i) Building design removes, as much as is possible, the opportunity and incentive to commit crime and improves personal perception and the physical reality of a useable, comfortable and safe environment.
  - (ii) Buildings are designed and constructed, including through the location of windows, verandahs, balconies and the location of habitable rooms to support informal surveillance of the street reserve, nearby open space and other vulnerable areas.
  - (iii) Building entrances are designed so that they—
    - (A) are clearly defined;
    - (B) well lit and face the street;
    - (C) do not create concealment points;
    - (D) provide clear sightlines from the building foyer so that occupants can see outside before leaving the building;
    - (E) have lobbies visible from the exterior; and
    - (F) have staff entrances, if separate, which are well lit and maximise opportunities for informal surveillance and for clear sightlines.
  - (iv) Ramps and elevator entrances are provided in areas which are not isolated.
  - (v) Windows at street level, are secured.
  - (vi) Buildings are designed to minimise access between roof, balconies and windows of adjoining dwellings.

**NOTE 12.3.5.2 V**

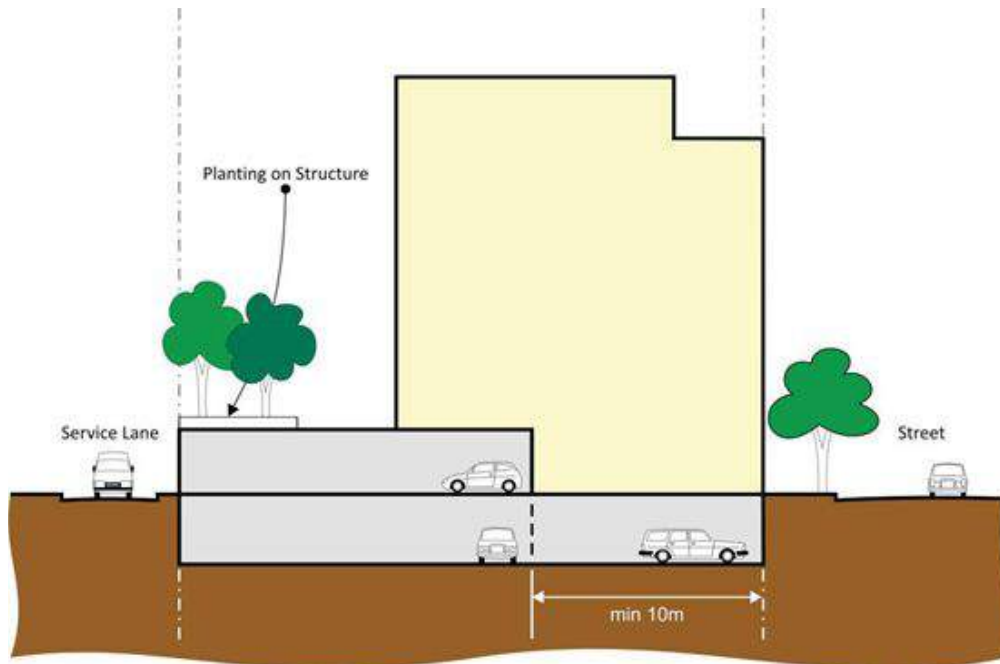
Security measures should be incorporated into the design of buildings and sites but should not be overt in creating a 'fortress-like' appearance.

**Service Facilities****(23) Specific Outcomes for Multiple Residential building type**

- (a) Provision is made for laundry and clothes drying facilities, mail boxes and external storage facilities (where required), which are—
  - (i) of useable size;
  - (ii) suitably located for convenient use; and
  - (iii) designed to be visually attractive or screened.
- (b) Areas and receptacles for the storage and removal of waste are—
  - (i) designed, located and screened, where necessary, so as not to present an unsightly appearance, when viewed from a street or public 'right of way';
  - (ii) designed and located to facilitate access by the Local Government's waste removal vehicles; and
  - (iii) covered, contained and managed so as not to create an attraction for wildlife, particularly where the site is within 8km of the Amberley Air Base runway and the use may attract birds.
- (c) Parking placement may go to the front façade where the parking is located totally below ground level, refer Figure 12.3.5.2.10.



Figure 12.3.5.2.10 – Parking Placement

**NOTE 12.3.5.2 W**

Refer to—

- (a) Map OV7B Operational Airspace, Wildlife Attraction and Lighting Issues;
- (b) State Planning Policy 1/02 – Development in the Vicinity of Certain Airports and Aviation Facilities; and
- (c) Table 11.4.2, section 11.4.9 (Defence Facilities), Part 11 (Overlays) of this planning scheme.

**Stormwater****(24) Specific Outcomes**

- (a) The capture and management of the following capture depth (mm/day) from all impervious surfaces:
  - (i) 0 to 40% impervious: Capture the first 10mm/d of runoff; or
  - (ii) greater than 40%: Capture first 15mm/d of runoff.

**NOTE 12.3.5.2 X**

- (1) To reduce impervious surfaces, green roofs are encouraged to be incorporated in developments.
- (2) Water quality objectives are to be achieved onsite before discharge of water.

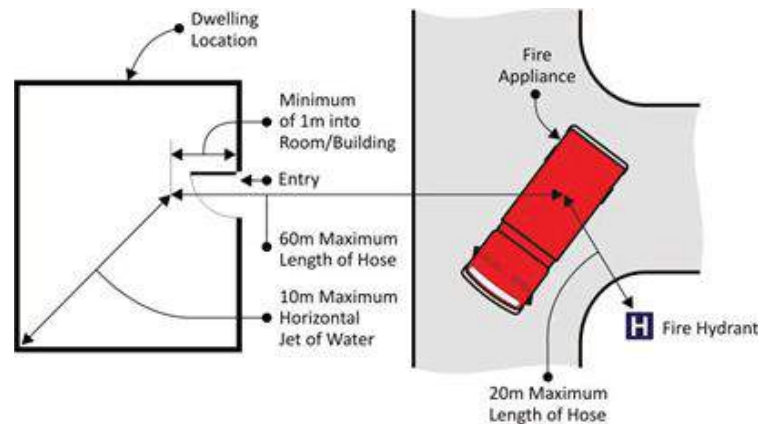
**Fire Fighting****(25) Specific Outcomes**

Residential uses are designed with adequate water supply and access for fire fighting purposes.

- (a) All dwellings are located within the fire appliance access distances shown in Figure 12.3.5.2.11 below; or
- (b) (i) The water supply service to the development is sized for the provision of fire fighting flows via hydrants and a metered bypass across a check valve in accordance with AS2419.1, such that new fire hydrants are installed to enable all dwellings to achieve the fire appliance access distances shown in Figure 12.3.5.2.11 below; and
  - (ii) Vehicular access, through the site is via—
    - (A) a minimum 3 metre wide concrete driveway;
    - (B) with a minimum 3 metres in horizontal clearance and 4.5 metres in vertical clearance; and
    - (C) with a sufficient hard stand turnaround area or through route configuration to enable fire fighting vehicles to enter and leave the site in a forward gear.



Figure 12.3.5.2.11 – Fire Appliance Access Distances



### Public Toilets and Public Telephones

#### (26) Specific Outcomes

- (a) The design and construction of public toilet facilities and public telephones—
- (i) ensures safety for all people using them;
  - (ii) takes advantage of informal surveillance in well illuminated areas to discourage non-legitimate uses;
  - (iii) for public toilets in or near playgrounds – entrances are clearly visible from the playground;
  - (iv) for other public toilets and public telephones – entrances are visible from the street, mall areas, footpath or corridor and, where possible, close to other compatible activities;
  - (v) are lockable only by a legitimate key holder and target hardened where the setting is likely to expose users to risk;
  - (vi) do not encourage or legitimise loitering (i.e. seating is not located in proximity to toilet entrances or public telephones);
  - (vii) are located in high traffic areas and away from—
    - (A) isolated areas such as on the edges of development ;
    - (B) carparks or alleyways; and
    - (C) long corridor approaches or blind corners; and
  - (viii) have organised surveillance (such as regular security patrols) to ensure that the facilities are only being used for legitimate uses.
- (b) Public toilet facilities are provided and designed for use by all members of the community, including people with disabilities, parents and young children.



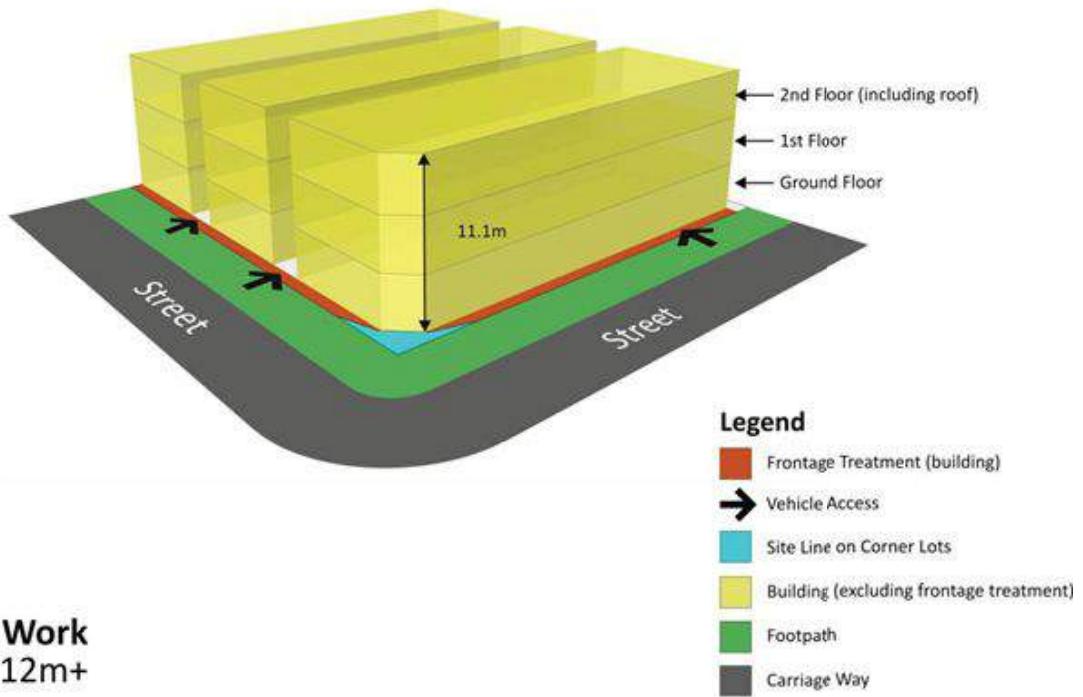
Table 12.3.5.2.1: Live Work

Element	Specific Outcomes T3/T4	Specific Outcomes T5/T6
<b>Allotment Requirements (Refer to Appendix A)</b>		
Frontage	12 metres or greater	6 metres or greater
Depth	Minimum of 25 metres	Minimum of 25 metres
Area	Minimum of 300m <sup>2</sup>	Minimum of 150m <sup>2</sup>
Vehicular Access	Laneway where provided, to street frontage otherwise	Laneway only
<b>Building Requirements</b>	<b>Refer to Figure 12.3.5.2.12</b>	<b>Refer to Figure 12.3.5.2.13</b>
Minimum Building Height above ground level at the street frontage	One storey	2 storeys in the Urban Centre (T5) and Urban Core (T6) T-zones
Maximum Building Height above ground level	3 storeys and 11.1m overall in Sub-urban (T3) and General Urban (T4) T-zones.	4 storeys and 14.8m overall in the Urban Centre (T5) and Urban Core (T6) T-zones
Level of primary building entrance above street frontage	At grade for shopfront	At grade for shopfront
Site Coverage	The maximum area covered by all buildings and structures roofed with impervious materials as stated in the Queensland Development Code.	Maximum of 75%
Primary frontage setback	Maximum of 1.0 metre to wall Frontage treatment/s that constitute part of a building may encroach into setback	Maximum of 1.0 metre to wall Frontage treatment/s that constitute a building may encroach into setback
Secondary frontage setback	Maximum of 1.0 metre to wall Frontage treatment/s that constitute part of a building may encroach into setback	Maximum of 1.0 metre to wall Frontage treatment/s that constitute a building may encroach into setback
Sight line on corner lots	6 metres x 6 metres	6 metres x 6 metres
Side boundary setback	Optional to boundary one side, with a minimum of 3m available for driveway where not accessed via laneway or a minimum of 1.5 metres.	Optional to boundary
Rear boundary setback	Minimum of 1.5 metres <b>NOTE 12.3.5.2 Y</b> Where a laneway is provided, the rear setback may be reduced to comply with Table 12.3.5.2.1 Live Work (T5/T6)	Minimum of 0.5 metres for ground floor part of a building wall facing a laneway. Minimum to boundary for upper floors of a building wall facing a laneway.
Front façade placement on primary frontage setback line	100% of the built form	100% of the lot width
Frontage treatment options (Refer to Appendix D)	Shopfront and Awning	Shopfront and Awning
Parking placement (garages or surface parking)	Minimum of 2.0 metres behind front façade.	Not applicable



Figure 12.3.5.2.12: Live Work T3/T4

# T3/T4



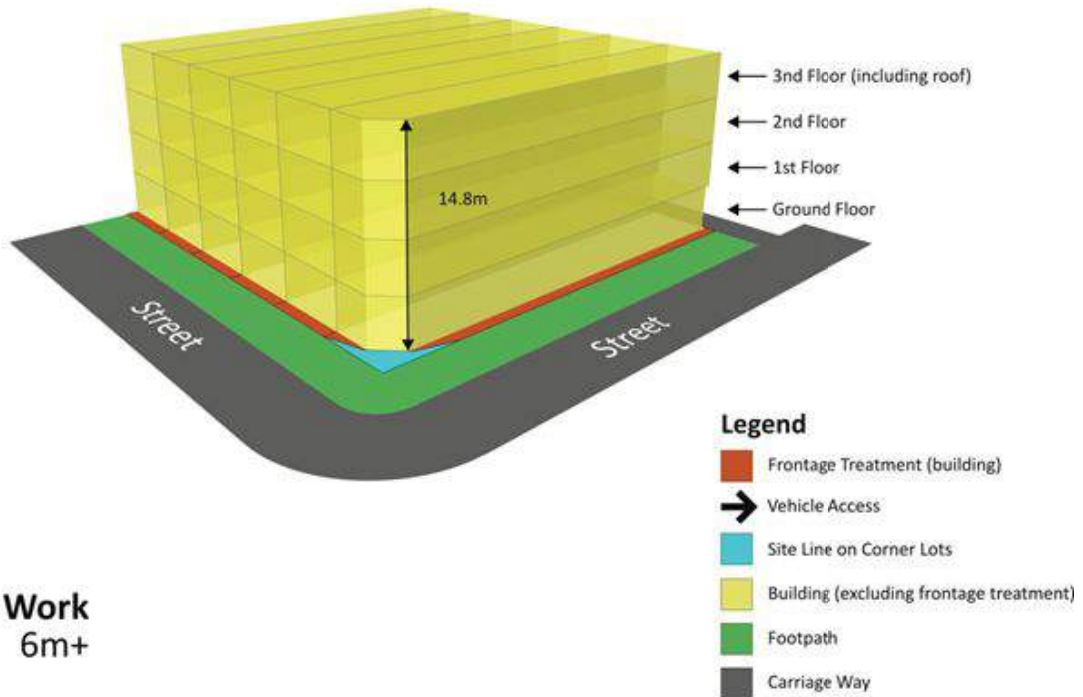
# Live Work 12m+



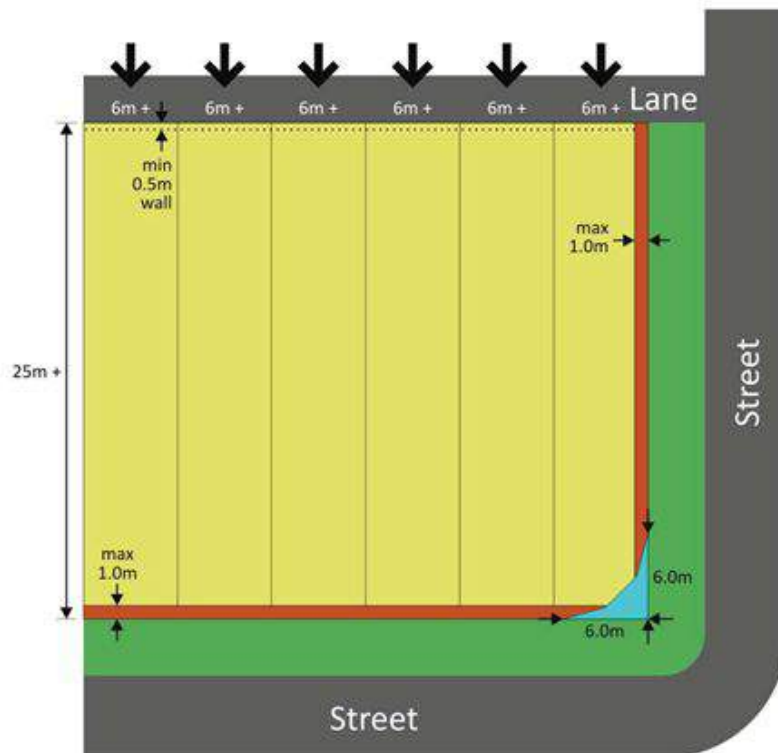


Figure 12.3.5.2.13: Live Work T5/T6/SD

# T5/T6/SD



# Live Work 6m+



NOTE 12.3.5.2 Z

(1) Examples of Live Work are identified below.



## 12.3.5.3 Effects of Development – Commercial / Mixed Use and Large Format Commercial

## Density and Diversity

## (1) Specific Outcomes

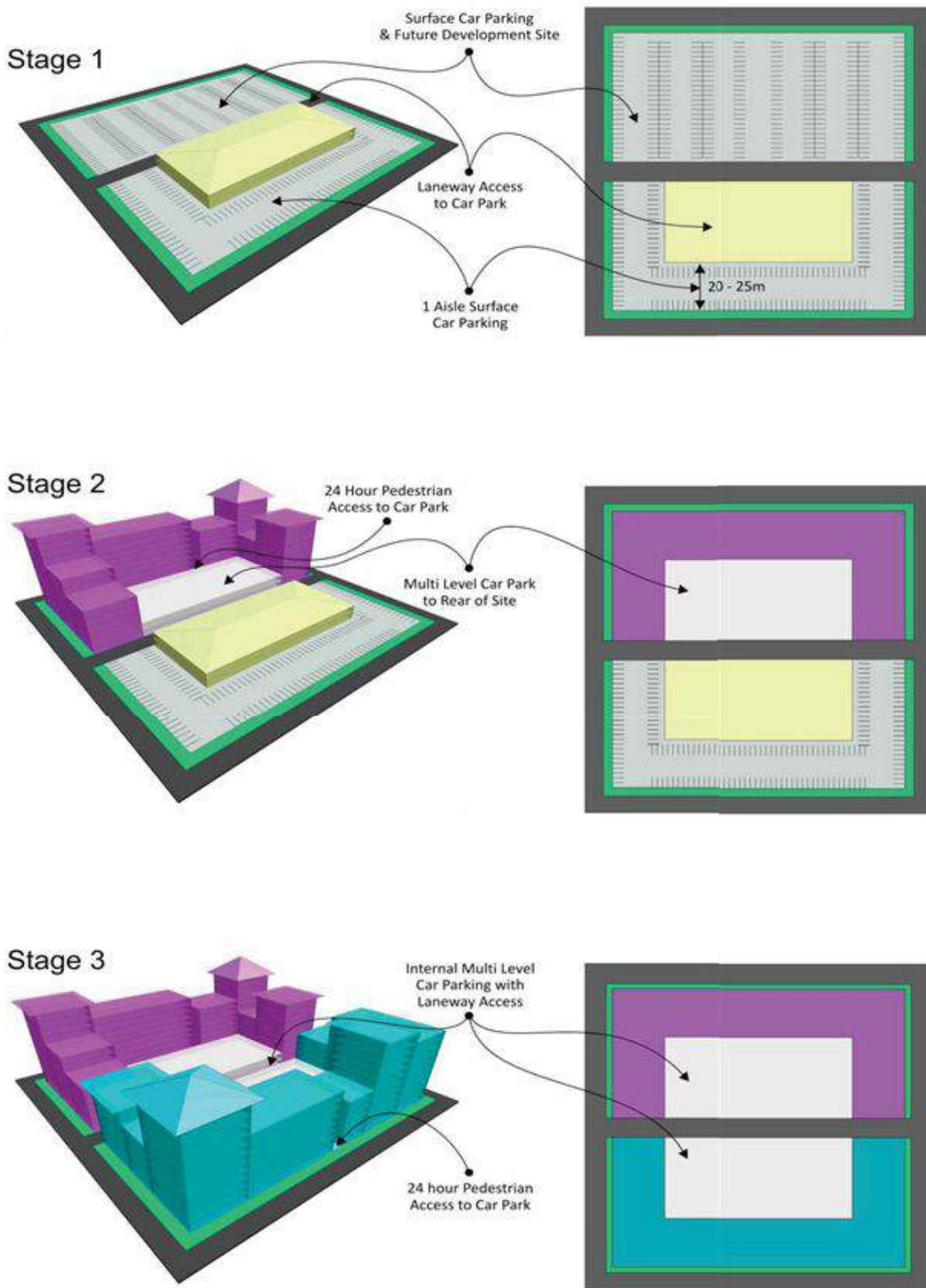
- (a) The minimum residential dwelling density identified on the Neighbourhood ~~Master-Plan~~ or ~~Neighbourhood-Sector Plan~~ is achieved; or
- (b) The minimum residential density identified on the Neighbourhood ~~Master-Plan~~ or ~~Neighbourhood-Sector Plan~~ is achieved through a 'multistage development' which demonstrates that:
  - (i) the proposed location of future residential uses (at required density) achieves the minimum residential density identified in the Neighbourhood ~~Master-Plan~~ or ~~Neighbourhood-Sector Plan~~;
  - (ii) the site can be developed for residential development through an indicative staging plan; and
  - (iii) infrastructure required for ultimate development is located within future corridors.

**NOTE 12.3.5.3 A**

- (1) Multistage Development applies only to the development of Commercial / Mixed Use and Large Format Commercial Building Types within the Urban Core (T6) and Special District (SD) zones.
- (2) Land within the Special District comprises uses which by their nature cannot conform to the disposition or configuration requirements of the other Transect zones.
- (3) Large Format Commercial Buildings where configured in accordance with Figure 12.3.5.3.14 are designed to accommodate single use activities such as 'bulky goods' where these are a temporary land use.
- (4) It is intended that Large Format Commercial buildings transition over time to accord with the built form disposition and configuration requirements of the T6 zone.
- (5) Figure 12.3.5.3.1 demonstrates one potential development scenario:
  - (a) Stage 1
    - (i) Large Format Commercial building established surrounded by (single aisle to primary frontage) a conventional parking layout;
    - (ii) the central car parking aisle or spine is located and designed to provide future laneway entry to car park; and
    - (iii) underground infrastructure is located within road and laneway reserve(s).
  - (b) Stage 2
    - (i) Half the site is redeveloped for Commercial / Mixed Use or Multiple Residential buildings while retaining the Large Format Commercial building (Note, as an alternative, liner buildings may be constructed adjoining the Large Format Commercial building);
    - (ii) a car park structure is created to replace car park associated with original use and accommodate new use(s).
  - (c) Stage 3
    - (i) The remaining portion of the site is redeveloped for Commercial / Mixed Use or Multiple Residential buildings; and
    - (ii) a car park structure replaces the original Large Format Commercial Building.



Figure 12.3.5.3.1 – Staged Development of Large Format Commercial Building



**Building Disposition****(2) Specific Outcomes**

- (a) The primary building entry fronts the 'principal' street identified on the Neighbourhood **Master-Plan**.

**NOTE 12.3.5.3 B**

The principal street is the higher order transport corridor identified in the Neighbourhood **Master-Plan**, for example, a Mixed Residential Building that adjoins a 'Trunk Collector' and 'Access Two Way' orientates the building entry to the 'Trunk Collector'.

- (b) Where a Commercial / Mixed Use or Large Format Commercial Building Type is configured in accordance with Figure 12.3.5.3.1 (2 storey centrally built with parking aisle to front) or Figure 12.3.5.3.4 (built to frontage with internal surface car parking) a multistage development proposal provides a plan of development that, where appropriate:-
- (i) creates an internal road network that meets the reconfiguration design standards and the street cross sections (Appendix B)
  - (ii) locates servicing infrastructure in future laneway/road reserves;
  - (iii) demonstrates the capability of providing ultimate car parking in accordance with the parking placement for the building type;
  - (iv) demonstrates that the residential density required can be achieved.
- (c) Buildings are designed to—
- (i) respond to their physical context within the transect taking into consideration natural features, existing urban form and the intent of the T-zone or Zone in which the building is proposed refer Figure 12.3.5.3.2;
  - (ii) address the primary street frontage (identified in the Neighbourhood **Master-Plan**) or frontages rather than being aligned at an angle to the street.

**Figure 12.3.5.3.2 – Building Disposition – Transition of Uses**

**NOTE 12.3.5.3 C**

- (1) The building disposition for a Commercial Mixed Use building type is subtly different for each T-zone is, for example:-
- (i) a Commercial Mixed Use building in the General Urban (T4) T-zone is setback further from the road, is generally lower in height and has limited architectural detailing; whereas
  - (ii) a Commercial Mixed Use building in the Urban Core (T6) T-zone is placed on the street frontage, is a minimum of 2 storeys high and has a high degree of architectural detailing.



- (d) Building height complies with Tables 12.3.5.3.1 or 12.3.5.3.2 unless appropriate to—
- (i) create transitions in height and mass with adjoining buildings appropriate to the buildings location within the transect; and
  - (ii) cater to the extent of fall across the site; and
  - (iii) the character and amenity of the area and the overall townscape is not negatively affected.

#### Corner Lots

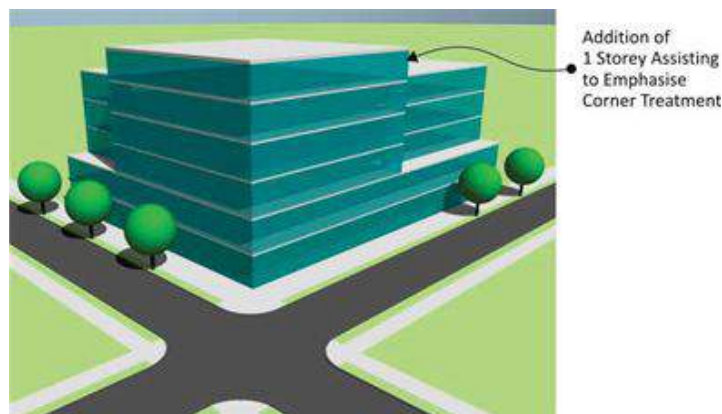
#### (3) Specific Outcomes

##### NOTE 12.3.5.3 D

- (1) Corner sites are of particular importance owing to their visual prominence within the grid pattern of streets.
- (2) Accordingly, the quality of the design of buildings on corner sites will have a significant impact on the achievement of the City's desired identity and character.
- (3) The Neighbourhood ~~Master~~-Plan identifies corners of particular importance at significant intersections.

- (a) Buildings on corner sites—
- (i) contribute to the clear definition of the street intersection;
  - (ii) use high quality, appropriate materials and detailing;
  - (iii) are accessed by pedestrians and vehicles on the 'long side' of the lot; and
  - (iv) Commercial / Mixed Use building types:
    - (A) are built to both street frontages and parallel to the street alignment;
    - (B) are higher, or at least as high, as those buildings adjacent;
    - (C) provide detailing on corner facades including prominent building entrances and windows;
    - (D) utilise a short splay or chamfered edge to the corner of the building closest to the intersection;
    - (E) include other focal points such as a tower clock, visual display, or artwork.
- (b) Residential development address both street frontages, in terms of—
- (i) orientation of habitable rooms; and
  - (ii) location of balconies, verandahs and entrances.
- (c) The built form responds to significant corners identified on the Neighbourhood ~~Master~~-Plan through architectural emphasis on the corner or the building stepping one storey higher at the corner nominated refer Figure 12.3.5.3.3.

Figure 12.3.5.3.3 – Treatment of Significant Corner



#### Building Façades and Articulation

#### (4) Specific Outcomes

- (a) Building design, detailing and finish provide an appropriate scale to the street and add visual interest and differentiation between residential buildings when viewed from a public thoroughfare.
- (b) Buildings are designed to—
- (i) articulate the building façade in proportions that compliment existing surrounding buildings;



**NOTE 12.3.5.3 E**

- (1) The level of articulation changes dependant on the location of the building within the Transect.
  - (ii) articulate and detail the building façade at street level to respond to the human scale;
  - (iii) articulate and detail the building façade on upper levels of buildings to acknowledge any significant long views of these buildings;
  - (iv) avoid large expanses of blank walls, particularly in situations where such walls are likely to be visually prominent;
  - (v) new buildings take into account the image presented by the backs and sides of buildings so as to ensure an attractive townscape;

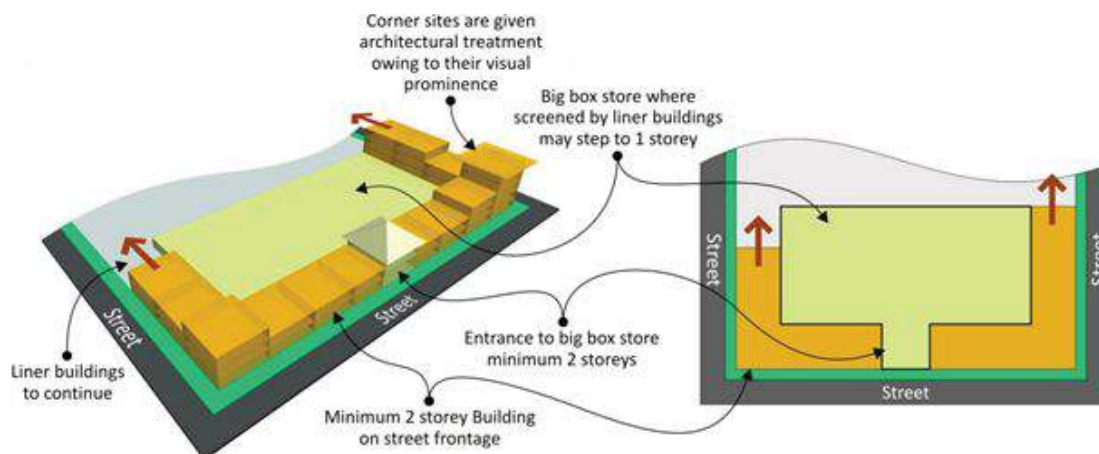
**NOTE 12.3.5.3 F**

- (1) Blank walls on the lower levels facing laneways and internal areas of a site are not considered to be visually prominent.
- (2) Building wall lengths in excess of 15m are articulated by use of verandahs, balconies, bay windows, window hoods or wall offsets (minimum 1m deep), or physical separation into detached buildings.
- (3) Buildings are detailed or articulated to enable individual dwellings to be identified from public streets and communal areas.
- (4) Where the building has a cosmetic second storey (i.e. parapet second storey) this second storey should:
  - (a) have the appearance of a two storey building;
  - (b) be articulated (both horizontally and vertically); and
  - (c) have the appearance of an active façade (i.e. windows and balconies, that are illuminated at night)
- (vi) incorporate features for solar control;
- (vii) integrate architectural styles and details (such as roof lines and fenestration) achieving a coherent and distinctive streetscape character;
- (viii) address the street by incorporating active facades, with doors, windows and balconies providing casual surveillance of the street and visual interest
- (ix) provide opportunities for casual surveillance of public spaces, pedestrian paths and car parking areas; and
- (x) provide a clearly delineated transition space from public spaces (e.g. the street or communal open space) to dwellings and associated private use areas.

**NOTE 12.3.5.3 G**

- (1) Large land uses engage the public realm with commercial spaces for individual commercial establishments or 'externalise', in the form of liner building(s), operations that have become internal to many 'big box' developments such as food vendors, chemist shops and bakeries, refer Figure 12.3.5.3.4.

Figure 12.3.5.3.4 – Large Format Commercial Building with liner building(s)



- (c) Where buildings have a zero frontage setback or provide a pedestrian pathway adjoining the building:
  - (i) awnings are provided to offer weather protection to pedestrians; and
  - (ii) the awning covers a minimum of 80% of the verge/footpath width.
- (d) Building frontages along principal street(s) identified in the Neighbourhood ~~Master~~ Plan must be activated through:
  - (i) a minimum opening or transparency of 70%;
  - (ii) the avoidance of blank facades longer than 15m;
  - (iii) an awning for the length of the frontage;
  - (iv) the principal pedestrian entry; and
  - (v) a single vehicle cross over that is no wider than 6 metres.
- (e) Where green walls are provided they are not located on the primary streets.

**Rhythm of Street – Streetscape**

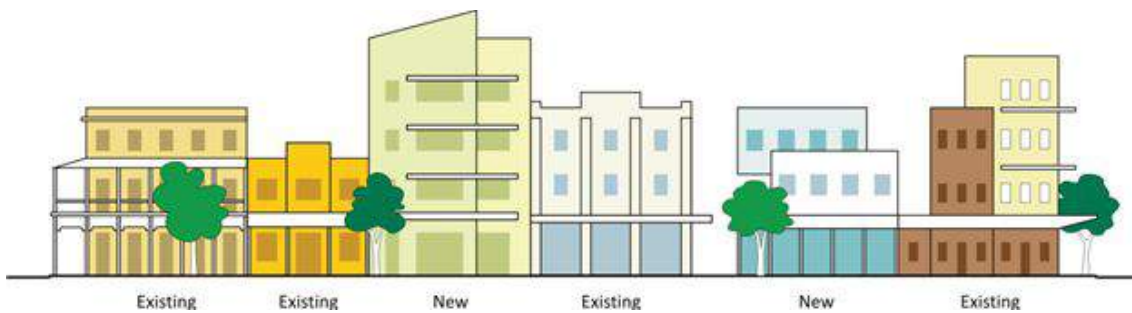
(5) **Specific Outcomes**

**NOTE 12.3.5.3 H**

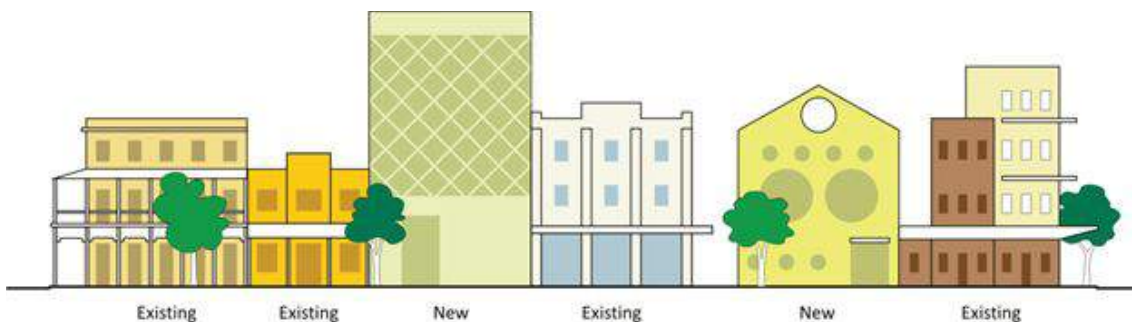
- (1) Streetscape represents the inter-relationship between buildings, landscape and open spaces in the street scene.
- (2) Local amenity and identity are closely linked to streetscape character.
- (3) Development should recognise predominant streetscape qualities, such as building form, scale, patterns, materials and colours in order to contribute to the character and identity of the local area.

- (a) Building design and landscaping are to be in harmony with the form, mass and proportions of the streetscape.
- (b) New buildings are to recognise and enhance the patterns and elements of facades within the street, refer Figure 12.3.5.3.5.

**Figure 12.3.5.3.5 – Rhythm of Streetscape**  
**Consistent Solution – horizontal and vertical elements are in proportion**



**Inconsistent Solution – horizontal and vertical elements are not in proportion**





- (c) The design of new buildings provides visual cohesion, continuity and distinction and in particular has regard to the horizontal and vertical proportions of building elements.
- (d) Wherever possible, pedestrian access to commercial or business use(s) is to be at grade directly at the level of the street footpath.
- (e) The building setbacks are to be consistent with the prevailing setback pattern of the street.
- (f) Wherever possible a Large Format Commercial building(s) that is setback 20-25 metres, the land between the front property boundary and the building is at grade with the road (i.e. no retaining walls present to the street(s))

**Building Entrances****(6) Specific Outcomes**

- (a) Entries to buildings are:
  - (i) oriented to the primary street frontage identified in the Neighbourhood Master Plan; and
  - (ii) are clearly delineated and legible.
- (b) Building identification and numbering is prominent.
- (c) Entrances to buildings are emphasised by—
  - (i) a size of entrance of an appropriate scale and presence on the street; and
  - (ii) the use of high quality materials and high levels of detailing around the entrance

**Skyline Elements/Roof Top Design****(7) Specific Outcomes**

- (a) The design of the roof form:-
  - (i) is consistent with the predominant existing character or the desired character of roofs in the area; and
  - (ii) ensures that—
    - (A) plant rooms and equipment are appropriately concealed; and
    - (B) appropriately coloured roof treatments are used.

**NOTE 12.3.5.3 I**

- (1) Careful attention to design details is required if the unique skyline and visual character of the City is to evolve sympathetically.
- (2) Special attention needs to be given to the design of roof forms and the location and concealing of plant and equipment.
- (3) The design of rooftops and projections is to be treated as an integral part of the building envelope design.

**Building Materials****(8) Specific Outcomes**

- (a) External materials are high quality, attractive and durable.
- (b) Use of highly reflective materials in facades or on roofs (e.g. unpainted zincalume) is avoided or limited to locations where they contribute to the amenity and character of adjacent properties and public or semi-public spaces.
- (c) Colours are used to unify buildings which form part of a group, and colour schemes are appropriate to the style of building.

**Site Suitability, Amenity and Effects on Public Utilities****(9) Specific Outcomes**

- (a) Uses or works are designed and sited to maximise site potential, minimise risk and provide a high degree of amenity, suited to the community's needs.
- (b) Uses or works do not cause unreasonable, detrimental impacts on the amenity of adjacent uses, streets, or other public or semi-public spaces with respect to—
  - (i) overshadowing or loss of sunlight or natural daylight;
  - (ii) wind turbulence;
  - (iii) noise; and
  - (iv) loss of privacy.

**NOTE 12.3.5.3 J**

- (1) The local government may require a wind analysis and a shadow analysis.
- (2) Refer to Planning Scheme Policy 2—Information Local Government May Request.

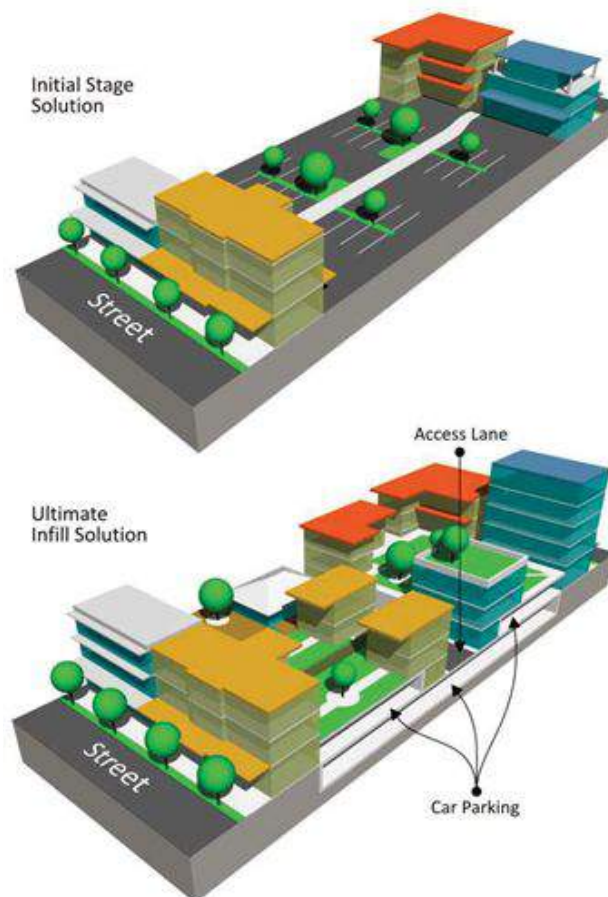


- (c) Mixed-use developments incorporating residential accommodation (for short or long term residents) are designed to ensure that residents are afforded reasonable standards of on-site convenience and amenity, and safe and secure access.
- (d) Habitable rooms are situated above the adopted flood level.
- (e) Sites have proven, suitable surface and sub-surface stability characteristics having regard to past, present and likely future mining activity.
- (f) Buildings are sited within a lot so that the future development of the balance area of the lot (if any) is facilitated.

**NOTE 12.3.5.3 K**

- (1) Where ultimate development is not being achieved the placement of buildings on the lot should enable future infill development, refer Figure 12.3.5.3.6.

Figure 12.3.5.3.6 - Infill Development



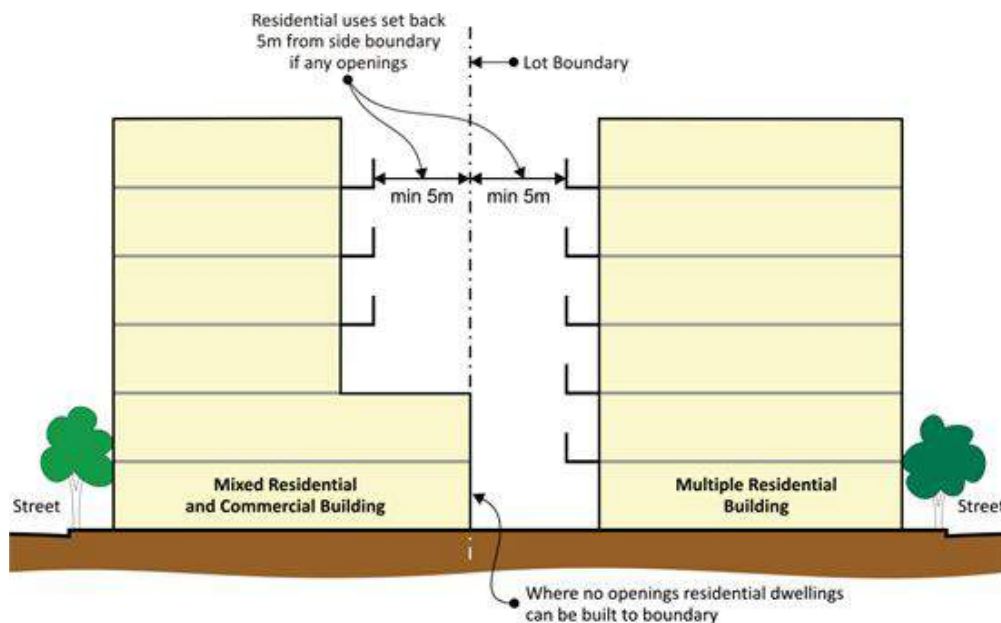
- (g) End of trip facilities (showers and lockers) are provided for business and commercial uses.

**Privacy****(10) Specific Outcomes**

- (a) Where a residential component is proposed:
  - (i) Direct overlooking of main internal living areas of other dwellings is minimised by building layout, location of entrances, location and design of windows and balconies, screening devices and landscaping or by physical separation.
  - (ii) Buildings are sited and designed to provide adequate visual privacy for neighbours; and

- (iii) Commercial / Mixed Use buildings are sited and designed:-
  - (A) to provide screening of ground floor openings;
  - (B) where not built to boundary, be setback a minimum of 5 metres where dwellings have openings (i.e. windows or balconies) to the side and rear boundaries, refer Figure 12.3.5.3.7; and

Figure 12.3.5.3.7 – Residential Setbacks



- (C) to create a podium level.
- (iv) Dwellings are designed to face a street frontage or towards the interior of a site, rather than across side or rear boundaries to adjoining land.
- (v) Direct views between living area windows of adjacent dwellings are screened or obscured.
- (vi) Direct views from living rooms of dwellings into the principal area of private recreation space of another dwelling are screened or obscured.
- (vii) Each dwelling is provided with a private entrance at ground level, or alternatively, where there are shared access paths or lobby's to entries, overlooking into habitable rooms is prevented by the use of screen walls or the location of windows above 1.6 metres from the floor.

#### Hazards and Risks

##### (11) Specific Outcomes

- (a) Hazards are controlled where appropriate by—
  - (i) elimination of hazardous substances and processes which are not necessary to the overall functioning of the development;
  - (ii) reduction of quantities of hazardous substances so that potential adverse effects are minimised;
  - (iii) substitution of highly hazardous substances with less hazardous materials to reduce potential effects;
  - (iv) attenuation of hazardous processes by designing operating conditions and procedures to lower potential impacts; and
  - (v) simplification of designs and operating policies to reduce potential for human error.
- (b) Hazards are controlled by—
  - (i) an appropriate safety management system;
  - (ii) an effective emergency planning program; and
  - (iii) a regular, high quality auditing system.



- (c) Where there is potential for stored material to escape and pollute nearby waters—
  - (i) storage areas containing chemicals or potential pollutants are sealed and banded;
  - (ii) outdoor storage areas are located above the adopted flood level; and
  - (iii) on-site stormwater detention ponds are used to provide sediment and litter traps as a means of containing accidental spillages and preventing them from entering drainage systems.

**NOTE 12.3.5.3 L**

- (1) The local government may require a Hazard and Risk Assessment to be undertaken in response to a development proposal.
- (2) Refer to Planning Scheme Policy 2—Information Local Government May Request.

**Noise****(12) Specific Outcomes**

- (a) Noise from activities does not cause an environmental nuisance at noise sensitive places, including existing and future residential areas.
- (b) Noise mitigation is achieved by—
  - (i) incorporating noise attenuating features into the design and layout of buildings and development sites;
  - (ii) regulating the hours of operation;
  - (iii) enclosing or erecting acoustic screens around machinery, including air conditioning equipment; and
  - (iv) locating noisy operations at sufficient distance from noise sensitive areas.
- (c) Residential buildings are designed and constructed to achieve acceptable living conditions within the dwelling.
- (d) Buildings are either:
  - (i) designed to mitigate exposure to unacceptable transport noise (particularly from main roads or rail corridors); or
  - (ii) designed and constructed so that acceptable living conditions are created within the dwelling.

**NOTE 12.3.5.3 M**

- (1) In some instances further information will need to be submitted to the local government, such as a noise assessment for consideration as part of the development assessment process.
- (2) Further information regarding noise assessment is contained in Planning Scheme Policy 2—Information Local Government May Request.
- (3) Refer to the Environmental Protection Policy (Noise) (EPP Noise) for road traffic noise criteria.
- (4) Large acoustic fencing is a non-preferred option and is considered to be unacceptable along the street frontage.

**Offensive Odour and Air Pollution****(13) Specific Outcomes**

- (a) Each non retail, business or commercial use does not have a significant detrimental impact on the amenity of nearby residences or retail or commercial uses, including through generation of:-
  - (i) odours;
  - (ii) noise;
  - (iii) waste products;
  - (iv) dust;
  - (v) traffic;
  - (vi) chemical spray drift;
  - (vii) electrical interference; and
  - (viii) lighting.

**Lighting****(14) Specific Outcomes**

- (a) Lighting is—
  - (i) provided in public streets and public/communal spaces, along pedestrian and cyclist paths and within car parking areas;
  - (ii) located such that mature planting does not reduce its effectiveness;



- (iii) aesthetically integrated into the total design with building, landscaping, signage, streetscape and public space design;
  - (iv) used to illuminate buildings, public and communal areas and other areas that may be susceptible to criminal activity, but avoids 'light spill' which would detract from the amenity of nearby areas (particularly residential uses) or contribute to hazardous traffic conditions;
  - (v) appropriately placed to avoid shadows and glare which might put pedestrians at risk. (i.e. shielded light at eye level);
  - (vi) not directed onto nearby properties;
  - (vii) downward directed;
  - (viii) appropriately shielded at its source;
  - (ix) provided to vehicular and pedestrian movement areas, including roads, paths and carparks, in order to provide visibility and safety at night; and
  - (x) provided for entry ways, and includes point-to-point lighting for pedestrian walkways.
- (b) Wall mounted light fittings or ground mounted up lights of hidden source, are used to illuminate feature buildings and structures.
- (c) Particular attention is given to the lighting of sites which are situated within 6km of the Amberley Air Base runway, so as not to cause distraction or interference with a pilot's visibility while in control of approaching or departing aircraft.

**NOTE 12.3.5.3 N**

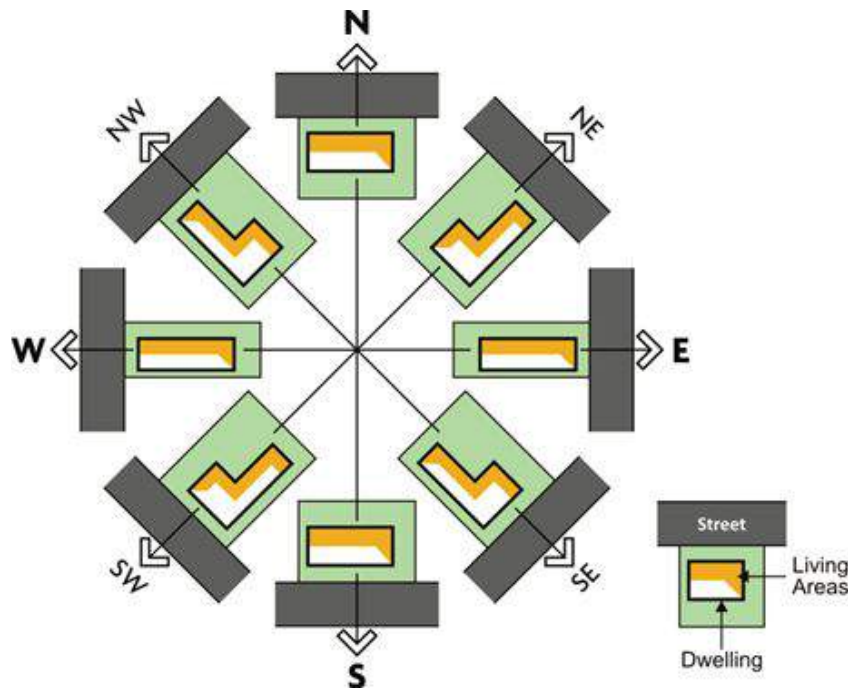
- (1) The Local Government may require a lighting plan.
- (2) Refer to Planning Scheme Policy 2—Information Local Government May Request.
- (3) Also refer to—
  - (a) Table 11.4.2, section 11.4.9 (Defence Facilities), Part 11(Overlays) of this planning scheme; and
  - (b) State Planning Policy 1/02 – Development in the Vicinity of Certain Airports and Aviation Facilities.
- (4) For advice on how to meet aviation safety requirements refer to CASA Guideline – “Lighting in the Vicinity of Aerodromes, Advice to Lighting Designers”.

**Climate Control and Energy Efficiency****(15) Specific Outcomes**

- (a) Uses and works are sited, designed and constructed to respond to Ipswich's climate in a manner which minimises reliance on non-renewable energy sources for heating, cooling or ventilation.
- (b) Habitable rooms, occupants, streets and public/communal spaces are capable of receiving adequate daylight and ventilation which maximises access to winter sunshine and summer breezes.
- (c) Where a residential component is proposed a principal living area is located on the north eastern side of the dwelling, refer Figure 12.3.5.3.8.



Figure 12.3.5.3.8 – Principal Living Areas



- (d) Windows and doors in buildings are located, sized and shaded and the building layout and materials chosen to facilitate energy conservation.
- (e) Building design where applicable incorporates architectural features such as extended eaves, awnings, pergolas and verandahs to protect windows and doorways from summer sun, glare and rain, and to provide shelter for outdoor living areas.
- (f) Habitable rooms receive adequate daylight for the carrying out of daily tasks and private recreation space receives adequate sunlight, having regard to both on-site and adjacent development.
- (g) Buildings are sited and designed—
  - (i) to maximise use of prevailing breezes for natural ventilation; and
  - (ii) so that openings (windows and doors) are located in opposite and adjacent walls wherever possible to facilitate capture of prevailing breezes and cross ventilation.

**NOTE 12.3.5.3 O**

- (1) Dwellings are sited, designed and constructed with windows—
  - (a) to face a court or other outdoor space open to the sky, or an open verandah; or
  - (b) to be placed not less than a horizontal distance of 10m from any facing building (i.e. 5m from the side boundary).

**Landscaping****(16) Specific Outcomes**

- (a) Landscaping is designed, established and maintained to—
  - (i) compliment the existing or intended streetscape character and appearance and thereby assist with the integration of the development into the streetscape;
  - (ii) an appropriate scale, relative to both the street reserve width, the size and nature of the development and the intended function of the landscaping;
  - (iii) be sensitive to site attributes, such as streetscape character, cultural landscapes, natural landform, existing vegetation, views, land capability, availability of water on site, and drainage;
  - (iv) incorporate significant existing vegetation, where possible;
  - (v) improve privacy and minimise overlooking into private spaces;



- (vi) promote safety and casual surveillance;
  - (vii) assist in microclimate management and energy conservation and efficiency;
  - (viii) integrate and form linkages with parks, reserves and transport corridors;
  - (ix) accommodate stormwater flows and maximise absorptive landscaped areas for on-site infiltration of stormwater;
  - (x) consider lines of sight for pedestrians, cyclists and vehicles;
  - (xi) provide attractive and coordinated street furniture and facilities to meet user needs;
  - (xii) effectively screen storage and service areas from views from outside the site;
  - (xiii) achieve easy and cost effective maintenance, which is not overly dependent on the city's reticulated water supply and utilises stored rainwater and recycled treated wastewater where practicable; and
  - (xiv) avoid damage to building foundations and overhead and underground utility services.
- (b) Landscaping is designed to promote safety through—
- (i) the provision of shade and shelter which encourages the use of public and communal areas; and
  - (ii) planting which supports informal surveillance and does not obscure doors and windows overlooking public/communal spaces and isolated areas.

**NOTE 12.3.5.3 P**

- (1) The Local Government may require a Landscaping Plan to be prepared.
- (2) Refer to Planning Scheme Policy 2—Information Local Government May Request.

**Paving Materials and Street Furniture****(17) Specific Outcomes**

- (a) Materials and colours used for footpath paving and street furniture are consistent with the local government's adopted standards.

**Safety and Security****(18) Specific Outcomes**

- (a) Overall Design/Legibility
  - (i) Uses and works are designed and managed to ensure that users are aware of how to safely gain access to, around and within the premises, with a particular emphasis on vulnerable groups, vulnerable elements and vulnerable settings.
  - (ii) The design increases people's awareness of their environment and potential risks to their safety.
  - (iii) The design promotes the use, construction and maintenance of an urban environment which is user friendly and safe to live, work and move in at any time of day or night.
  - (iv) Where possible, the use or works improves the opportunities to be seen through reduction in isolation, improved mix and intensity of land use and increased legitimate use of spaces.
  - (v) Buildings, spaces and infrastructure are designed to assist legibility that enables building entrances and exits as well as services such as public transport, phones and public toilets without undue signage (i.e. orientation and navigation through a site or area) reducing the need to depend on signs in order for a person to find their way around.
  - (vi) The layout minimises the potential for crime, vandalism and fear and enhances personal safety and the individual's perception of personal safety.
  - (vii) An easy to understand pedestrian network is provided so that people can easily find their way through, and connections to, important destinations.

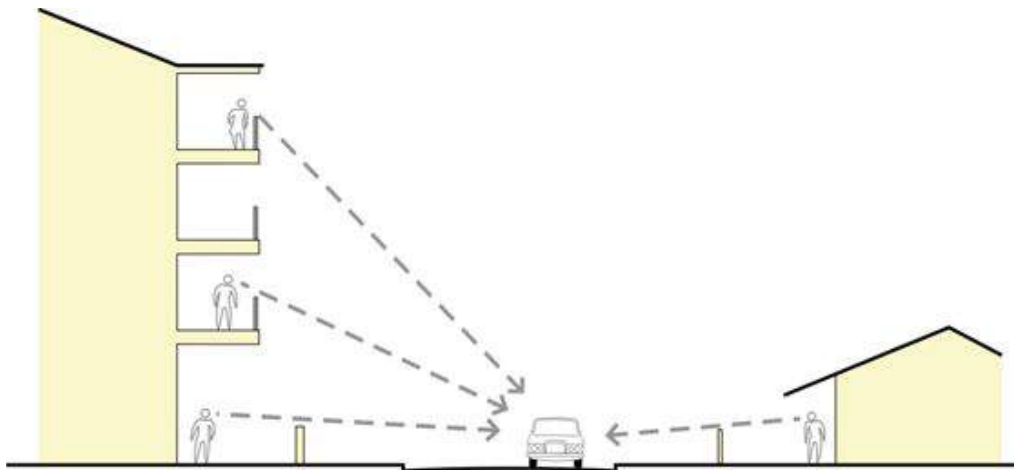
**NOTE 12.3.5.3 Q**

- (1) Where a site provides mid-block or convenient pedestrian connections to important destinations, unrestricted 24 hour access may be required.

- (b) Surveillance and Sightlines
  - (i) The development provides unimpeded sightlines, particularly along pedestrian/bicycle routes.
  - (ii) The development encourages informal surveillance from surrounding buildings and land uses refer Figure 12.3.5.3.9.



Figure 12.3.5.3.9: Casual Surveillance of the Public Realm



- (iii) Front fences and walls enable some outlook from buildings to the street to achieve safety and surveillance.

**NOTE 12.3.5.3 R**

- (1) The objective of providing surveillance of the street takes precedence over the provision of physical barriers for noise mitigation purposes.

- (iv) Visibility is provided into spaces where risk to personal safety is perceived to be high, including stairwells, elevators, car parks, lobby entrances and bicycle parking facilities.
- (v) The design of the use or works avoids—
- (A) 'blind' corners (including on stairs, in corridors or other situations where movement can be predicted);
  - (B) sudden changes of grade on pathways which reduce sightlines;
  - (C) concealment points (unless they can be secured after hours); and
  - (D) pedestrian tunnels, excepting that where unimpeded sightlines or the absence of concealment points cannot be reasonably achieved, hardware (such as security mirrors) and good lighting is provided to restore visibility.
- (vi) All barriers (including landscaping features) along principal bicycle and pedestrian routes are visually permeable (i.e. can be easily seen through) to reduce concealment points.
- (vii) Windows, verandahs, balconies and activities in buildings are directed to overlook pedestrian routes, open space areas and carparks.
- (viii) Signposted emergency telephones or alarms are provided along identified vulnerable or isolated bicycle and pedestrian routes.
- (ix) Where appropriate, street level windows and ground level uses (e.g. cafes or shops) are provided in buildings fronting onto public spaces and movement routes.

**NOTE 12.3.5.3 S**

- (1) Organised or mechanical surveillance may be appropriate in some circumstances as an adjunct to (but not as a substitute for) informal surveillance.
- (2) Organised or mechanical surveillance would generally only be considered appropriate in connection with vulnerable uses, features or areas as defined in this planning scheme.

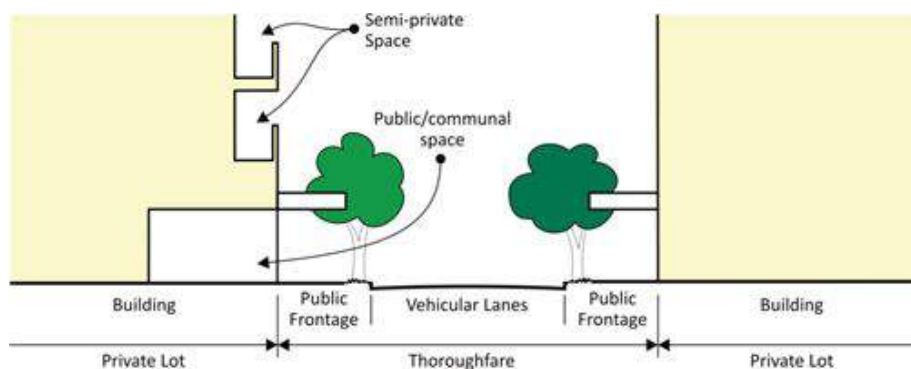
- (c) Signage
- (i) Adequate, legible signage is provided to assist pedestrians, particularly older people and people with disabilities, to find their way safely.
  - (ii) Signage is legible and uses strong colours, clear contrast, standard international pictograms and symbols and simple graphics.
  - (iii) Where appropriate, signage is provided that indicates where to go for assistance and the location of telephones, taxis and bus stops.





- (iv) Clearly visible street numbers and the name of buildings and businesses are provided.
  - (v) Signs are located at entrances and near activity nodes and so that they are not obscured by growing vegetation.
  - (vi) Clear, recognisable signage is provided at bus stops, taxi ranks and other public facilities.
  - (vii) Maps are provided in large, public open space areas and public buildings, to assist with way finding.
  - (viii) Signage to significant transport corridors (e.g. Centenary Highway, Ipswich Rail Line) is avoided.
- (d) Clear Definition of Ownership/Boundaries
- (i) Development promotes the security of property by clearly defining ownership, boundaries and—
    - (A) for non-residential and mixed use development, legitimate use of private, public and community space; and
    - (B) for residential development, legitimate use of private, semi-private and public/communal space refer Figure 12.3.5.3.10.

Figure 12.3.5.3.10: Delineation of Ownership and Legitimate Use



- (ii) Landscaping, building features, changes of level and low to medium height fencing are used to delineate ownership boundaries.
  - (iii) Street names and building identification (e.g. numbers) are clearly displayed using reflective materials, with numbers clearly located on the kerb, and building frontage.
  - (iv) Identification is maintained free from foliage and other obstructions and is large enough to be read from the street after dark.
- (e) Activity Mix and Generation (Non-residential and mixed use development only)
- (i) Where possible, round-the-clock informal surveillance is promoted through a mix of uses that are compatible with neighbouring land uses.
  - (ii) Development promotes uses that are activity generators, especially at ground level.
  - (iii) Potential crime generating activities (e.g. automatic teller machines and hotels) are balanced with other uses, such as restaurants and entertainment facilities for a range of age and user groups.
  - (iv) Concentrations of vulnerable uses are avoided.
  - (v) Ground level facades to buildings are highly interactive and provide interest through windows, displays and visible indoor activity.
  - (vi) Street facades to buildings are designed—
    - (A) to discourage passive frontages;
    - (B) with high quality materials and refined details;
    - (C) with depth and relief in the building surface; and
    - (D) with a range of functions.
- (f) Concealment Reduction
- (i) Potential concealment points adjacent to main pedestrian routes are eliminated.
  - (ii) Where a concealment point is unavoidable, aids to visibility such as convex mirrors and good lighting are provided.



- (iii) The design of the development avoids the creation of concealment points such as—
  - (A) dark areas adjacent to a main/designated pedestrian route;
  - (B) dead-end alleyways;
  - (C) indentation in fencing or walls;
  - (D) gaps in the streets such as entrances to interior courtyards and recessed doorways;
  - (E) areas that are isolated after dark; and
  - (F) isolated, narrow overpasses and underpasses.
- (iv) Security lighting is provided along principal movement routes, in building entrances, site entries, car parking areas and other movement areas used after dark.
- (v) Access to loading docks, storage areas and other restricted areas is controlled by—
  - (A) solid, secure materials; and
  - (B) locking the facilities after hours.
- (g) Streetscape Design
  - (i) Streetscape design—
    - (A) creates safe public places;
    - (B) encourages pedestrian flow;
    - (C) designates safe resting places; and
    - (D) promotes active transport.
  - (ii) Paving materials, surfaces and spaces are free of trip hazards and obstructions for the safe movement of the elderly and people with mobility difficulties.
  - (iii) Where appropriate, street furniture is provided which—
    - (A) does not obscure the views of users, obstruct sightlines along the street or provide opportunities for concealment; and
    - (B) provides shade and encourages use and informal surveillance.
- (h) Building Design for Public Safety
  - (i) Building design removes, as much as is possible, the opportunity and incentive to commit crime and improves personal perception and the physical reality of a useable, comfortable and safe environment.
  - (ii) Buildings are designed and constructed, including through the location of windows, verandahs, balconies and the location of habitable rooms to support informal surveillance of the street reserve, nearby open space and other vulnerable areas.
  - (iii) Building entrances are designed so that they—
    - (A) are clearly defined;
    - (B) well lit and face the street;
    - (C) do not create concealment points;
    - (D) provide clear sightlines from the building foyer so that occupants can see outside before leaving the building;
    - (E) have lobbies visible from the exterior; and
    - (F) have staff entrances, if separate, which are well lit and maximise opportunities for informal surveillance and for clear sightlines.
  - (iv) Ramps and elevator entrances are provided in areas which are not isolated.
  - (v) Windows at street level, are secured.
  - (vi) Buildings are designed to minimise access between roof, balconies and windows of adjoining dwellings.

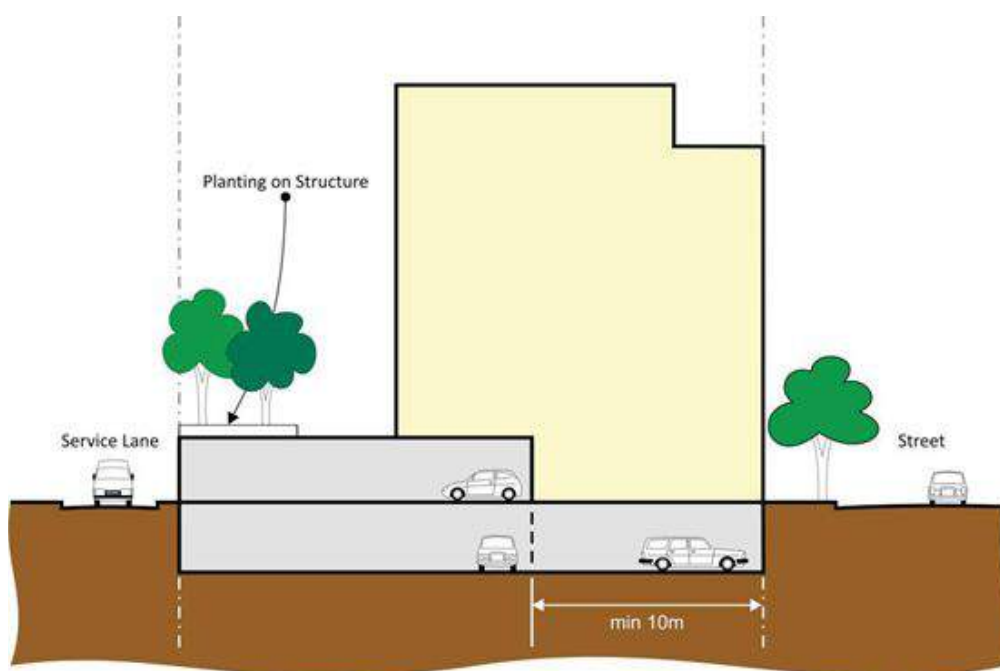
**NOTE 12.3.5.3 T**

Security measures should be incorporated into the design of buildings and sites but should not be overt in creating a 'fortress-like' appearance.



**Service Facilities****(19) Specific Outcomes**

- (a) Provision is made for laundry and clothes drying facilities, mail boxes and external storage facilities (where required), which are—
- (i) of useable size;
  - (ii) suitably located for convenient use; and
  - (iii) designed to be visually attractive or screened.
- (b) Areas and receptacles for the storage and removal of waste are—
- (i) designed, located and screened, where necessary, so as not to present an unsightly appearance, when viewed from a street or public 'right of way';
  - (ii) designed and located to facilitate access by the Local Government's waste removal vehicles; and
  - (iii) covered, contained and managed so as not to create an attraction for wildlife, particularly where the site is within 8km of the Amberley Air Base runway and the use may attract birds.
- (c) Parking placement may go to the front façade where the parking is located totally below ground level, refer Figure 12.3.5.3.11.

**Figure 12.3.5.3.11 – Location of Car Park****NOTE 12.3.5.3 U**

Refer to—

- (a) Map OV7B Operational Airspace, Wildlife Attraction and Lighting Issues;
- (b) State Planning Policy 1/02 – Development in the Vicinity of Certain Airports and Aviation Facilities; and
- (c) Table 11.4.2, section 11.4.9 (Defence Facilities), Part 11 (Overlays) of this planning scheme.



**Integrated Development****(20) Specific Outcomes**

- (a) Commercial uses or works are designed, constructed and operated to provide an integrated approach to—
- (i) the servicing of the site and adjacent land;
  - (ii) the loading and unloading of goods and materials;
  - (iii) the movement of vehicles and pedestrians, both within and between sites;
  - (iv) the parking of vehicles;
  - (v) the provision of light and ventilation; and
  - (vi) the likely pattern of development in the vicinity of the site.

**Site Amalgamation****(21) Specific Outcomes**

- (a) Where the site for the proposed Mixed Residential and Commercial or Large Format Commercial development comprises more than one lot, all lots are amalgamated by survey into one parcel prior to the submission of an application for the approval of building works.

**Public Toilets and Public Telephones****(22) Specific Outcomes**

- (a) The design and construction of public toilet facilities and public telephones—
- (i) ensures safety for all people using them;
  - (ii) takes advantage of informal surveillance in well illuminated areas to discourage non-legitimate uses;
  - (iii) for public toilets in or near playgrounds – entrances are clearly visible from the playground;
  - (iv) for other public toilets and public telephones – entrances are visible from the street, mall areas, footpath or corridor and, where possible, close to other compatible activities;
  - (v) are lockable only by a legitimate key holder and target hardened where the setting is likely to expose users to risk;
  - (vi) do not encourage or legitimise loitering (i.e. seating is not located in proximity to toilet entrances or public telephones);
  - (vii) are located in high traffic areas and away from—
    - (A) isolated areas such as on the edges of development ;
    - (B) carparks or alleyways; and
    - (C) long corridor approaches or blind corners.
  - (viii) have organised surveillance (such as regular security patrols) to ensure that the facilities are only being used for legitimate uses.
- (b) Public toilet facilities are provided and designed for use by all members of the community, including people with disabilities, parents and young children.

**Stormwater****(23) Specific Outcomes**

- (a) The capture and management of the following capture depth (mm/day) from all impervious surfaces:
- (i) 0 to 40% impervious: Capture the first 10mm/d of runoff; or
  - (ii) greater than 40%: Capture first 15mm/d of runoff.

**NOTE 12.3.5.3 V**

- (1) To reduce impervious surfaces, green roofs are encouraged to be incorporated in developments.
- (2) Water quality objectives are to be achieved onsite before discharge of water.

**Fire Fighting****(24) Specific Outcomes**

- (a) Residential uses are designed with adequate water supply and access for fire fighting purposes.



**(25) Acceptable Solutions for (24) above**

- (a) All dwellings are located within the fire appliance access distances shown in Figure 12.3.5.3.11 below; or
- (b) (i) The water supply service to the development is sized for the provision of fire fighting flows via hydrants and a metered bypass across a check valve in accordance with AS2419.1, such that new fire hydrants are installed to enable all dwellings to achieve the fire appliance access distances shown in Figure 12.3.5.3.12 below; and
- (ii) vehicular access, through the site is via—
  - (A) a minimum 3 metre wide concrete driveway;
  - (B) with a minimum 3 metres in horizontal clearance and 4.5 metres in vertical clearance; and
  - (C) with a sufficient hard stand turnaround area or through route configuration to enable fire fighting vehicles to enter and leave the site in a forward gear.

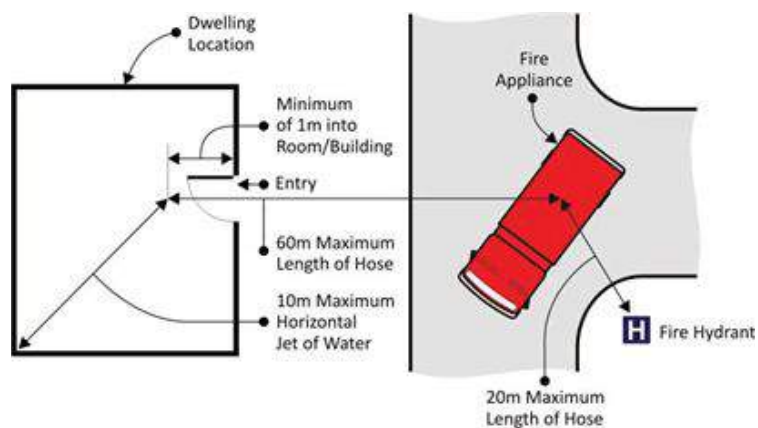
**Figure 12.3.5.3.12 – Fire Appliance Access Distances**

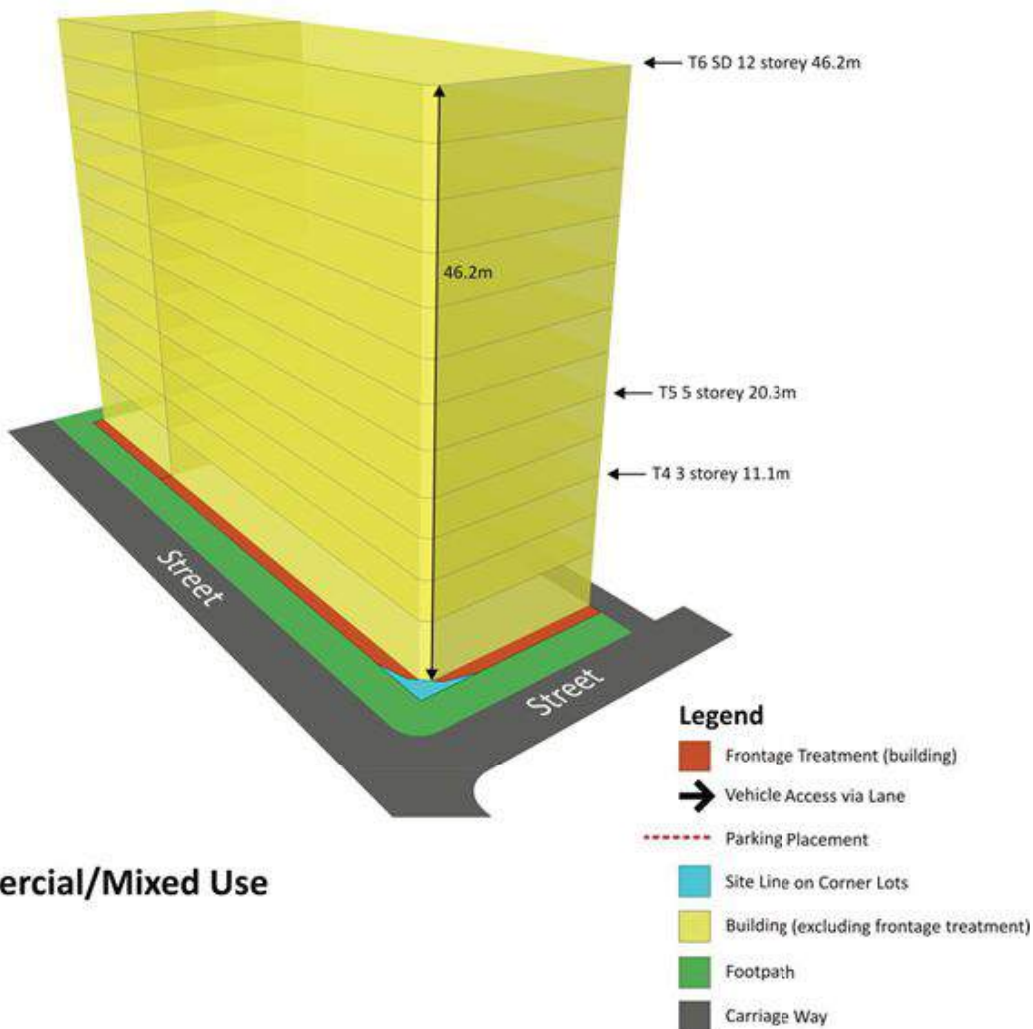
Table 12.3.5.3.1: Commercial / Mixed Use

Element	Large Format Specific Outcomes
<b>Allotment Requirements (Refer to Appendix A)</b>	
Frontage	11 metres or greater
Depth	Minimum of 8 metres
Area	Minimum of 88m <sup>2</sup>
Vehicular Access	Laneway only unless "service/ trade use"
<b>Building Requirements (Refer to Figure 12.3.5.3.13)</b>	
Minimum Building Height above ground level at the street frontage	2 storeys in Urban Centre (T5), Urban Core (T6) and Special District (SD)
Maximum Building Height above ground level	3 storeys and 11.1m overall in General Urban (T4) 5 storeys and 20.3m overall in Urban Centre (T5) 12 storeys and 46.2m overall in Urban Core (T6) and Special District (SD)
Level of primary building entrance above street frontage	At grade for shopfront
Site Coverage	Maximum of 100%
Private Recreation Space (per dwelling)	Minimum area of 8m <sup>2</sup> with a minimum dimension of 2.4 metres
Primary frontage setback	Maximum of 3.0 metre to wall at street level To boundary elsewhere Frontage treatment/s that constitute part of a building may encroach into setback
Secondary frontage setback	Maximum of 3.0 metre to wall at street level To boundary elsewhere Frontage treatment/s that constitute part of a building may encroach into setback
Sight line on corner lots	6 metres x 6 metres
Side boundary setback	To boundary
Rear boundary setback	To boundary
Front façade placement on primary frontage setback line	Minimum of 90% of the lot width (excluding any frontage access)
Frontage treatment options (Refer to Appendix D)	Shopfront and Awning, Gallery and Arcade
Parking placement (garages or surface parking)	Minimum of 10.0 metres behind front façade or side façade where applicable

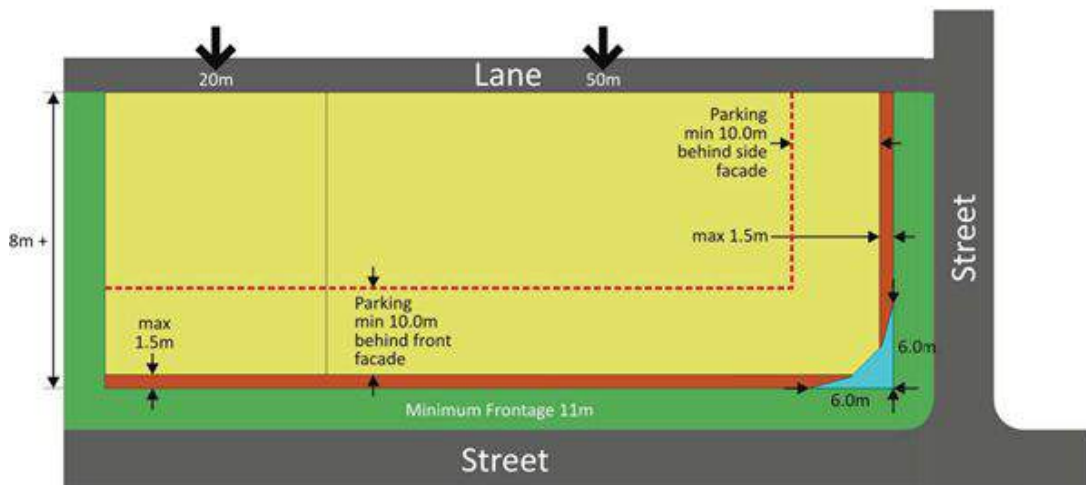


Figure 12.3.5.3.13: Commercial / Mix Use

### T5/T6/SD



### Commercial/Mixed Use



NOTE 12.3.5.3 W

(1) Precedent examples of Commercial / Mix Use building types are identified below.





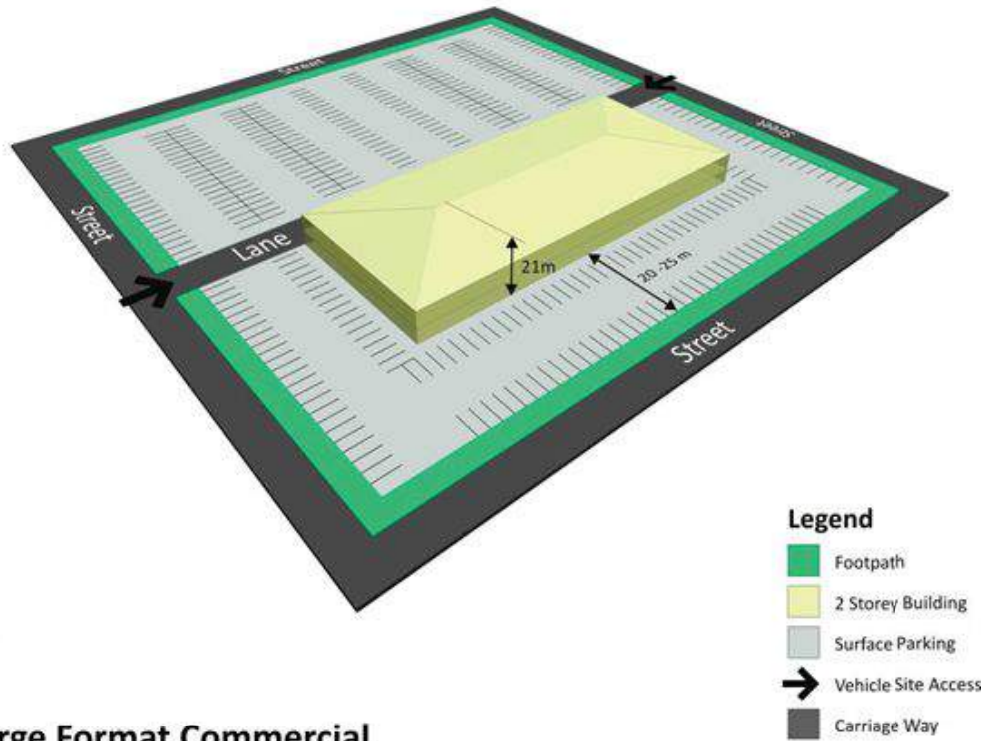
Table 12.3.5.3.2: Large Format Commercial

Element	Interim Specific Outcomes/Probable Solution
<b>Allotment Requirements (Refer to Appendix A)</b>	
Frontage	50 metres or greater
Depth	Minimum of 50 metres
Area	Minimum of 5,000m <sup>2</sup>
Vehicular Access	Laneway or street frontage (limit one entry per frontage)
<b>Building Requirements</b>	<b>Refer to Figure 12.3.5.3.14</b>
Minimum Building Height above ground level at the street frontage	2 storeys in the Special District (SD) zone.
Maximum Building Height above the ground level	2 Storeys and 21m overall in the Special District (SD) zone.
Level of primary building entrance above street frontage	At grade for shopfront
Site Coverage	Maximum of 25%
Private Recreation Space (per dwelling)	Not applicable
Primary and Secondary frontage setback	<p>Minimum of 20 metres and maximum of 25 metres to wall where a parking aisle is placed forward of the building façade; and</p> <p>Frontage treatment/s that constitute part of a building may encroach into setback</p> <div style="border: 1px solid black; padding: 5px;"> <p><b>NOTE 12.3.5.3Y</b></p> <ol style="list-style-type: none"> <li>Buildings within the Special District are constructed with a setback of 20 - 25 metres to enable a liner building to be constructed at a later date (multistage development). Where multistage development is proposed a site development plan is provided showing the ultimate configuration of buildings.</li> <li>Car parking located within the front boundary setback is included within the car parking total, necessary space is available in rear area for car parking requirements at ultimate development.</li> </ol> </div>
Sight line on corner lots	6m x 6m
Side boundary setback	20 - 25 metres to building wall
Rear boundary setback	To boundary where the building adjoins a future Laneway or road or 20 - 25 Metres to building wall
Front façade placement on primary frontage setback line	Not applicable
Frontage treatment options (Refer to Appendix D)	Shopfront & awning, Gallery & arcade
Parking placement (garages or surface parking)	1 surface parking aisle permitted between street frontage and building façade Mass surface parking located behind building façade and designed so that below grade infrastructure and at grade main circulation aisles coincide to delineate buildable parcels bounded by roads in block pattern to facilitate future infill development consistent with the Urban Centre (T5) Zone or Urban Core (T6) Zone.

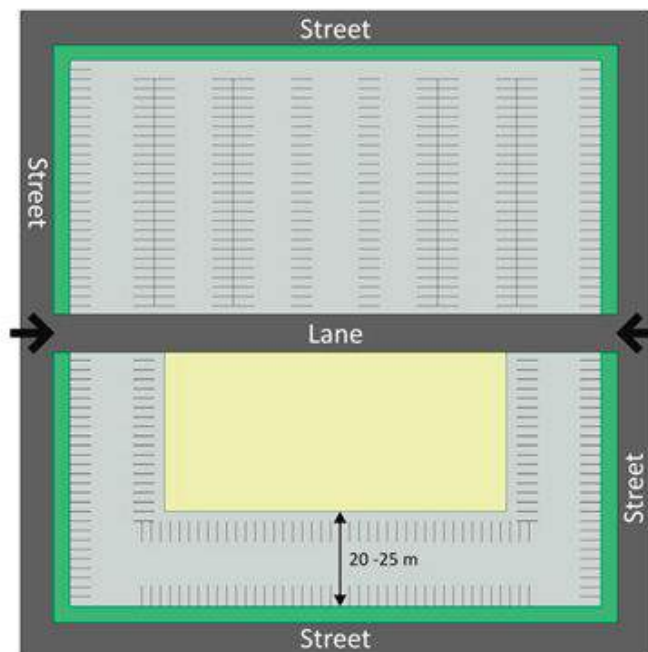


Figure 12.3.5.3.14 Large Format Commercial

SD



Large Format Commercial



NOTE 12.3.5.3 X

- (1) Precedent examples of the Large Format Commercial building type are identified below.



## 12.3.5.4 Effects of Development – Specific Uses

## (1) DUAL OCCUPANCY

## (a) Specific Outcomes

- (i) Dual Occupancy uses and works—
  - (A) has the appearance of a single dwelling to the streetscape;
  - (B) do not incorporate a mirror image design;
  - (C) where proposed on a corner lot access each dwelling from separate streets;
  - (D) use the relevant building type in Table 12.3.5.4.1;
  - (E) are of a similar scale and height to surrounding buildings;
  - (F) remain unobtrusive in predominantly low density residential areas;
  - (G) are located on sites that are of sufficient size, dimensions and land quality to cater for their particular requirements;
  - (H) are designed to be compatible with the character of the area in which they are located, with particular regard to roof materials, pitch and form and wall cladding on existing buildings on the subject land and on adjoining land; and
  - (I) are designed to promote privacy between dwellings.

Table 12.3.5.4.1 – Relevant Built Type

Defined use or use class	Relevant assessment criteria
<b>Dual Occupancy—</b>	
(a) on a lot with a frontage width of 18 metres or greater	Estate House
(b) on a lot with a frontage width of 12 metres or greater but less than 18 metres	Traditional Lot Detached House
(c) on a lot with a frontage width of 6 metres or greater but less than 12 metres	Small Lot House

## (b) Probable Solutions – for sub-section (1)(a)

- (i) Sites used for a dual occupancy have—
  - (A) a minimum area of 800m<sup>2</sup>; and
  - (B) a maximum ratio of depth to width of 3:1.
- (ii) Each dwelling within a dual occupancy has a separate entry at ground level.
- (iii) Share one (1) vehicle crossover where not located on a corner site.

**NOTE 12.3.5.4 A**

Auxiliary Units provide opportunities to accommodate relatives or aged or infirm persons.

## (2) DISPLAY HOUSING AND TEMPORARY SALES OFFICE

## Building Aesthetics and Function

## (a) Specific Outcomes

- (i) The style, scale and height of the Display Housing or Temporary Sales Office is consistent with the planning scheme provisions for the relevant zone, and the intended character for the surrounding area.
- (ii) The building style of the Display Housing maintains a residential character.

## Landscape Works

## (b) Specific Outcomes

- (iii) The Display Housing or Temporary Sales Office is suitably screened and landscaped in relation to adjoining land.
- (iv) The landscaping is compatible with the intended character of the surrounding area.



**(c) Probable Solution – for sub-section (2)(b)**

- (v) A minimum 1.8 m high solid wall or fence (with no gaps) is provided between the Display Housing or Temporary Sales Office and adjoining residential properties.

**Advertising Signs****(d) Specific Outcomes**

- (vi) Display Housing or Temporary Sales Office signs are compatible with development in the locality.

**(e) Probable Solutions – for sub-section (2)(d)**

- (vii) Advertising devices do not exceed a total display area of 3m<sup>2</sup> for the Display Housing or Temporary Sales Office.
- (viii) There is no use of bunting, flashing, animated or rotating signs or floodlighting.

**Location and Future Use****(f) Specific Outcomes**

- (ix) A Temporary Sales Office services one specific land development project.
- (x) Display Housing is capable of reverting to residential use consistent with the locality.

**(g) Probable Solutions – for sub-section (2)(f)**

- (xi) The Temporary Sales Office is co-located with the land development project it promotes.
- (xii) The use of premises for Display Housing or Temporary Sales Office is discontinued within two years from the commencement of the use.

**Operational Effects****(h) Specific Outcomes**

- (xiii) The number of persons employed on site does not cause a significant impact on nearby land.
- (xvi) The hours of operation of the Display Housing or Temporary Sales Office does not significantly adversely affect the amenity of nearby residents.

**(i) Probable Solutions – for sub-section (2)(h)**

- (xvii) No more than two (2) employees are engaged in the operation of the use at any one time.
- (xviii) The use does not operate between 6.00 p.m. and 9.00 a.m. on any day.

**(3) AUTOMATIC TELLER MACHINES****Specific Outcomes**

- (a) Automatic teller machines are located in well lit, highly visible locations, adjacent to after hours facilities and are designed to reduce concealment opportunities by—
  - (i) providing card access to enclosed areas;
  - (ii) installing good lighting;
  - (iii) providing clear sight-lines; and
  - (iv) not being located in vulnerable areas or places, confined spaces, remote locations or adjacent to licensed premises.
- (b) Entrances to automatic teller machines are located to facilitate casual surveillance, within direct view of pedestrian paths and surrounding activities so that they can be overlooked from vantage points.
- (c) If located in vulnerable areas, automatic teller machines are located in association with mechanical surveillance devices such as overt closed circuit security cameras.

**(4) SERVICE STATIONS****Specific Outcomes**

- (a) Uses and works are not required to meet the predominate buildings type design guidelines in 12.3.5 Effects of Development - Built Form.

**Safety and Security****Specific Outcomes**

- (b) Service stations are designed to provide maximum surveillance from adjacent streets and other activities, with an emphasis on vulnerable elements and vulnerable settings within service stations.
- (c) The service station and commonly associated facilities, including convenience shopping, toilets, telephones, automatic teller machines, rest areas and car parking areas are well-lit and clearly visible from areas of activity within the site, as well as from adjacent uses and the street.



**Design and Location****Specific Outcomes**

- (d) The site has sufficient area and dimensions to accommodate the building(s), other structures, vehicle access and movement areas, and landscaping.
- (e) Delivery and waste removal areas, air conditioners, refrigeration units, exhaust systems and the like are located away from sensitive receptors (particularly nearby dwellings) or shielding is provided for noise and odour attenuation.

**Probable Solutions – for sub-section (4)(c) and (d)**

- (f) The minimum area of a parcel of land to be used for a Service Station is one thousand (1000) square metres.
- (g) The minimum frontage to any road is thirty-five (35) metres.
- (h) The maximum number of entrances to any frontage is two (2).
- (i) Any entrance is located not less than twenty (20) metres from any intersection.
- (j) All vehicular parking and manoeuvring areas are paved, sealed, drained, line-marked and maintained.
- (k) Reinforced concrete industrial crossings are provided at all ingress and egress points to the property alignment.
- (l) Storage areas for tyres, etc, are screened from view from the road and any adjoining land.
- (m) Side and rear boundary fences are constructed of solid materials to a height of not less than 1.8 metres, where the site abuts a residential use or land in a residential zone.
- (n) The location of buildings, pumps and open storage areas comply with at least the minimum setback requirements in the zone, providing the location of structures permits the free flow of traffic on and off the site.
- (o) Bunting and other similar lightweight coloured material in continuous lengths is not erected on the site of any Service Station.

**Vehicular Ingress and Egress****Specific Outcome**

- (p) The site layout provides safe and convenient vehicle access, including provision for access—
  - (i) from a road other than a local residential street;
  - (ii) by way of separate entrance to and exit from the site;
  - (iii) by way of adequately spaced, sized and located vehicle crossings;
  - (iv) where warranted by local traffic conditions, by way of a deceleration or an acceleration lane, or right-turn only lane facilities.

**Probable Solutions – for sub-section (4)(o)**

- (q) The site is situated not more than 100m from the intersection of 2 or more roads, one of which is an Arterial Road or Sub Arterial Road.
- (r) The site is provided with not less than 2 vehicle crossings, each not more than 9m in width and not closer than:-
  - (i) 10m to any other vehicle crossing; or
  - (ii) 20m to any road intersection.

**Fuel Pumps****Specific Outcome**

- (s) All proposed fuel pumps are located—
  - (i) wholly within the site, such that vehicles while fuelling are standing wholly within the site; and
  - (ii) a safe distance from all site boundaries.

**Probable Solutions – for sub-section (4)(r)**

- (t) All fuel pumps are situated wholly within the site and located a minimum of 7.5m to any boundary of the site.
- (u) All proposed inlets to bulk fuel storage tanks are situated so that fuel delivery vehicles are standing wholly within the site when filling the tanks.

**(5) VETERINARY CLINICS AND VETERINARY HOSPITALS****Specific Outcomes**

- (a) Veterinary Clinics and Veterinary Hospitals are designed and operated in a manner which ensures that adjoining sensitive land uses (such as residential areas or uses) are not adversely affected.
- (b) Animal holding areas are sound insulated and screened.
- (c) A residence is provided on site to enable full time supervision of animals which are kept overnight.



**(6) CIVIC BUILDINGS****Specific Outcomes**

- (a) Civic Buildings must be co-located with the Neighbourhood Centres identified in the Neighbourhood ~~Master~~-Plan.
- (b) The scale and mass of the Civic Building is taken from the adjoining T-zones.
- (c) Where a traditional Civic Building form is proposed (e.g. a clock tower) which does not accord with the prevalent building form the traditional form will, with Council's agreement, prevail.

**(7) COMMUNITY USES**

- (a) Community Uses must be co-located with the Neighbourhood Centres identified in the Neighbourhood ~~Master~~-Plan.
- (b) The scale and mass of the Community Uses building form is taken from the adjoining T-zones.
- (c) Where a traditional Community Building form is proposed (e.g. a church spire) which does not accord with the prevalent building form the traditional form will, with Council's agreement, prevail.



**12.3.6 Effects of Development – Parking**

- (1) Development that meets the specific outcomes (1) to (38) of Parking Design and Construction Standards and Parking Demand Standards in Part 12 Division 9 – Parking Code and 12.3.6.1 Effects of Development – Parking Demand Standards, in the local government's opinion complies with the 12.3.6 Effects of Development – Parking.

**12.3.6.1 Effects of Development – Parking Demand Standards****NOTE 12.3.6.1 A**

- (1) The specific outcomes which are sought to apply generally in relation to parking provisions are set out below.

**Variation to Standards**

- (2) Despite any of the provisions contained within this Code, the local government may require the construction of a greater or lesser number of parking spaces or dispense with or modify any of the requirements below if it considers that such modification or dispensation is justified having regard to the particular circumstances.
- (3) The local government may also request a Transport Impact Assessment, including information and an assessment identifying whether adequate provision has been made for the manoeuvring, parking, loading and unloading of vehicles (see Planning Scheme Policy 2—Information Local Government May Request).

**Material Change of Use and Extensions or Additions to Existing Uses and Works****(1) Specific Outcomes**

- (a) Where an existing building occupied by an existing use is extended, or the area of land occupied by an existing use is increased, the requirements of this Code apply only to the extension of the existing building or to the use of the additional land.
- (b) The parking requirements for the extension or increased site area is to be calculated as follows—  
A + B,  
where—  
A is the parking demand of the extension or increased site area; and  
B is the number of parking spaces (if any) lost as a result of the extension or increased site area.
- (c) Where an existing building or land is occupied by a new use (not being an existing use) and the parking demand of the new use is greater than the parking demand for the existing use, the parking requirements for the new use is calculated as follows—  
C – D,  
where—  
C is the parking demand of the new use; and  
D is the parking demand of the existing use.

**NOTE 12.3.6.1 B**

Where an existing building is to be occupied by a new use (not being an existing use), the local government may dispense with or modify the requirements of this Code in situations where—

- (a) the existing building is proposed to remain substantially the same;
- (b) no increase in gross floor area of the existing building is proposed; and
- (c) the parking demand of the proposed use is similar to the existing use.

**'Standard' Parking Demand for Specific Uses****(2) Specific Outcomes**

- (a) Adequate provision is made for on-site parking commensurate with the needs of traffic generating uses and works.
- (b) All off-street carparking areas are constructed and available for use before the use commences.

**(3) Probable Solutions – for sub-section (2)**

- (a) Parking spaces are provided in accordance with Table 12.3.6.1.
- (b) Where the number of parking spaces calculated using Table 12.3.6.1 is not a whole number, the number required is the next highest whole number.





- (c) Where the local government receives an application for the establishment of two (2) or more uses on the same site, the parking demand is calculated by totalling the requirements for each use, except where car parking is shared by multiple uses see Note 12.3.6.1 C

**NOTE 12.3.6.1 C**

- (1) Table 12.3.6.1 specifies the parking demand for various uses as defined in the Planning Scheme together with other criteria for the provision of parking spaces.
- (2) The parking schedule sets out the minimum number of off-street parking spaces required for particular uses.
- (3) Where some shared or multiple use of the parking area is expected, the applicant should demonstrate the extent to which this will occur before any relaxation is determined by the local government.
- (4) Where a use or proposed use involves the utilisation of land not included in a building or structure, then for the purpose of Schedule 2 the term gross floor area includes the land so used.

**Table 12.3.6.1 Provision of Parking Spaces****NOTE 12.3.6.1 D**

- (1) The use of Interim or Deferred development standards are based on the following criteria:
  - (a) interim development standards apply where there is a predominance of private vehicle usage and where development does not meet all elements of ultimate development outlined in (b) below;
  - (b) applications seeking to utilise the deferred development standard are to provide or be supported by:
    - (i) a traffic report that demonstrates the proposal will meet the mode share targets for Traditional Neighbourhood Design;
    - (ii) access within 800m of a trunk public transport corridor (e.g. rail line or busway);
    - (iii) public transport services that:
      - (A) provide a minimum of half hourly services;
      - (B) connects both locally within the neighbourhood, to the wider city network and job generating locations;
    - (iii) a strategic pedestrian and cycle network that connects both locally within the neighbourhood, to the wider city network and job generating locations;
    - (iv) provision of end of trip facilities (e.g. showers, lockers and the like); and
  - (c) applications for interim development must identify how ultimate development is to be achieved.
- (2) Provision has also been made to reduce the required number of parking spaces for—
  - (a) development within 400m of a transit stop identified on an approved Neighbourhood ~~Master~~ Plan [see sub-section (3) below];
  - (b) shared or multiple use of parking areas [see sub-section (5) below]; and
  - (c) parking areas within Character Places or Character Zones [see sub-section (7) below].
- (3) Solutions are expressed in carpark spaces (or portions of a carpark space) usually per unit, per m<sup>2</sup>, per employee or the like for calculation purposes.
- (4) (FTE) = Full Time Employee – in businesses where employees work part time the calculation is based upon the equivalent of 1 person working an 8 hour day or shift.
- (5) GFA = Gross Floor Area as defined in the list of Scheme definitions (see Schedule 1).
- (6) Customer floor space means the area forward of the service counter i.e. only the area of the shop or building which the customer is permitted to access.
- (7) Where a use is not listed in the Table below, the number of parking spaces is to be determined on application, based on information provided by the applicant regarding likely parking demand.



Table 12.3.6.1 Provision of Parking Spaces cont.

Use	Interim Probable Solutions	Ultimate Probable Solutions	Notes
<b>Residential</b>			
<b>Caretakers' Residence</b>	1 covered space	1 covered space	
<b>Display Housing</b>	3 spaces per Display Home	3 spaces per Display Home	It is preferable that all carparking is provided in one location (e.g. an allotment used as a carpark during the term of the Display Home or Housing Village).
<b>Dual Occupancy</b>	1 covered space per dwelling; plus 2 visitor spaces.	1 covered space per dwelling;	The driveway can be used to provide for the visitor parking spaces, however, the visitor parking spaces within the driveway do not obstruct access to either resident's parking spaces (e.g. concrete or mounded dividers are provided between attached garages and a shared driveway).
<b>Home Based Activity</b>	1 space per FTE	1 space per FTE	This space is in addition to parking requirements for the dwelling unit. The driveway can be used to provide for one of the spaces, provided there is a 6 metre setback between the garage/carport and the street alignment.
<b>Multiple Residential</b> (incorporates the following uses)— <ul style="list-style-type: none"> <li>• apartments;</li> <li>• townhouse;</li> <li>• attached housing.</li> </ul>	1 space per dwelling for 1 or 2 bedroom units; 1.5 spaces per dwelling for 3 bedroom units; 2 spaces per dwelling for 3+ bedroom units; Plus 0.1 spaces per dwelling for visitor parking	1 space per dwelling for 1 or 2 bedroom units; 1.5 spaces per dwelling for 3 bedroom units; 2 spaces per dwelling for 3+ bedroom units; Plus 0.1 spaces per dwelling for visitor parking	Any development with a long driveway (e.g. in excess of 50 metres) is to provide for access (which may include a passing bay) by furniture removal vans, refuse collection and emergency vehicles.
<b>Single Residential</b> (incorporates detached house)	2 spaces	2 spaces	1 covered space is to be provided per dwelling. The driveway can be used to provide for one of the spaces, provided there is a 6 metre setback between the garage/carport and the street alignment.
<b>Temporary Accommodation</b> (incorporates the following uses)— (a) boarding house;  (b) motel.	0.1 space per dwelling or rented bedroom; plus 1.0 bicycle or scooter space per dwelling or rented bedroom.  1 space per unit; plus 1 space per resident manager; plus 1 space per staff member (FTE); plus a queuing/standby area, sufficient to accommodate 2 vehicles at the entry to the site.	0.1 space per dwelling or rented bedroom; plus 1.0 bicycle or scooter space per dwelling or rented bedroom.  1 space per unit; plus 1 space per resident manager; plus 1 space per staff member (FTE); plus a queuing/standby area, sufficient to accommodate 2 vehicles at the entry to the site.	Where the motel includes a restaurant which is available for the use of persons other than motel occupants, additional parking at the applicable restaurant rate is also provided.



Table 12.3.6.1 Provision of Parking Spaces cont.

Use	Interim Probable Solutions	Ultimate Probable Solutions	Notes
<b>Commercial/Industrial</b>			
<p><b>Business Use — Retail</b> (incorporates the following uses and the like)</p> <ul style="list-style-type: none"> <li>bulky goods sales;</li> <li>café;</li> <li>cake shop;</li> <li>fast food premises;</li> <li>food delivery service;</li> <li>hot bread shop;</li> <li>hotel;</li> <li>laundromat;</li> <li>restaurant;</li> <li>shop;</li> <li>snack bar;</li> <li>take away food premises.</li> </ul> <p><b>Business Use — Commercial</b> (incorporates the following uses and the like)</p> <ul style="list-style-type: none"> <li>medical centre;</li> <li>office;</li> <li>professional office.</li> </ul>	<p>1 space per 25m<sup>2</sup> GFA plus loading bay where required;</p> <p>1 space per 25m<sup>2</sup> GFA;</p>	<p>1 space per 50m<sup>2</sup> GFA plus loading bay where required;</p> <p>1 space per 100m<sup>2</sup>; plus loading bay where required.</p>	
<b>Extractive Industry</b>	1 space per staff member (FTE).	1 space per staff member (FTE).	
<p><b>General Industry</b> (incorporates the following uses)—</p> <p>(a) boiler making or engineering works;</p> <p>(b) freight depot;</p> <p>(c) landscape supply depot;</p> <p>(d) truck depot;</p> <p>(e) wooden product manufacturing (including a cabinet maker or joinery).</p>	<p>Unless otherwise specified as per (a) to (e) below, 1 space per 100m<sup>2</sup> GFA; or</p> <p>0.75 space per staff member (FTE), whichever is the greater.</p> <p>1 space per 100m<sup>2</sup> GFA; or</p> <p>0.75 space per staff member (FTE), whichever is the greater.</p> <p>1 space per 100m<sup>2</sup> GFA.</p> <p>1 space per 500m<sup>2</sup> of site area (minimum of 5 spaces).</p> <p>1 space per on-site staff member (FTE).</p> <p>1 space per 100m<sup>2</sup> GFA; or</p> <p>0.75 space per staff member (FTE), whichever is the greater.</p>	<p>Unless otherwise specified as per (a) to (e) below, 1 space per 100m<sup>2</sup> GFA; or</p> <p>0.75 space per staff member (FTE), whichever is the greater.</p> <p>1 space per 100m<sup>2</sup> GFA; or</p> <p>0.75 space per staff member (FTE), whichever is the greater.</p> <p>1 space per 100m<sup>2</sup> GFA.</p> <p>1 space per 500m<sup>2</sup> of site area (minimum of 5 spaces).</p> <p>1 space per on-site staff member (FTE).</p> <p>1 space per 100m<sup>2</sup> GFA; or</p> <p>0.75 space per staff member (FTE), whichever is the greater.</p>	<p>Bicycle parking facilities are desirable. Space for service vehicle parking and loading/unloading is also to be provided.</p> <p>Bicycle parking facilities are desirable. Space for service vehicle parking and loading/unloading is also to be provided.</p> <p>Bicycle parking facilities are desirable. Space for service vehicle parking and loading/unloading is also to be provided.</p> <p>Provision is made for parking spaces/loading areas for cars with trailers and larger vehicles.</p> <p>Bicycle parking facilities are desirable space for service vehicle parking and loading/unloading is also to be provided.</p>
<b>General Store</b>	No requirements;	No requirements.	
<b>Plant Nursery (Wholesale)</b>	1 space per staff member (FTE); 1 space for a visitor.	1 space per staff member (FTE); 1 space for a visitor.	Provision is made for parking spaces/loading areas for larger vehicles.



Table 12.3.6.1 Provision of Parking Spaces cont.

Use	Interim Probable Solutions	Ultimate Probable Solutions	Notes
<p><b>Service/Trade Use</b> (incorporates the following uses)—</p> <p>(a) builder's or contractor's depot;</p> <p>(b) car wash;</p> <p>(c) commercial laundry (other than a laundromat);</p> <p>(d) repair station;</p> <p>(e) warehouse or storage.</p>	<p>Unless otherwise specified as per (a) to (e) below, 1 space per 100m<sup>2</sup> GFA; or</p> <p>0.75 space per staff member (FTE); whichever is the greater.</p> <p>1 space per 100m<sup>2</sup> GFA.</p> <p>1 space per staff member (FTE); plus provision for queuing space for at least two cars behind each wash bay.</p> <p>1 space per 100m<sup>2</sup> GFA; or</p> <p>0.75 space per staff member (FTE), whichever is the greater.</p> <p>6 spaces per work bay; plus 1 space per 100m<sup>2</sup> GFA.</p> <p>1 space per 200m<sup>2</sup> of warehouse or storage area; or</p> <p>0.75 space per staff member (FTE), whichever is the greater.</p>	<p>Unless otherwise specified as per (a) to (e) below, 1 space per 100m<sup>2</sup> GFA; or</p> <p>0.75 space per staff member (FTE); whichever is the greater.</p> <p>1 space per 100m<sup>2</sup> GFA.</p> <p>1 space per staff member (FTE); plus provision for queuing space for at least two cars behind each wash bay.</p> <p>1 space per 100m<sup>2</sup> GFA; or</p> <p>0.75 space per staff member (FTE), whichever is the greater.</p> <p>6 spaces per work bay; plus 1 space per 100m<sup>2</sup> GFA.</p> <p>1 space per 200m<sup>2</sup> of warehouse or storage area; or</p> <p>0.75 space per staff member (FTE), whichever is the greater.</p>	<p>Provision is made for service vehicle parking and loading/unloading.</p> <p>Provision is made for service vehicle parking and loading/unloading.</p> <p>Where the Car Wash is ancillary to a Service Station provision is made for queuing space for at least five cars before the Car Wash entrance.</p> <p>Provision is made for service vehicle parking and loading/unloading.</p> <p>Parking spaces may include lube bays or workshop areas. Tandem parking or stacked parking may be provided for serviced, repaired or staff vehicles.</p> <p>Additional land is set aside for parking purposes at the highest rate applicable for any exempt and self assessable development within the zone in which the site is situated. Provision is made for service vehicle parking and loading/unloading.</p>
<p><b>Shopping Centre</b></p>	<p>1 space per 25m<sup>2</sup> GFA; plus loading bay where required.</p>	<p>1 space per 50m<sup>2</sup> GFA; plus loading bay where required.</p>	<p>Where premises are used for bulky goods sales, this requirement may be reduced to 1 space per 50m<sup>2</sup> of gross floor area provided additional land is set aside for parking purposes at the highest rate applicable for any exempt and self assessable development within the zone in which the site is situated.</p> <p>Provision is made for—</p> <p>(a) on-site bus and taxi parking;</p> <p>(b) bicycle parking facilities; and</p> <p>(c) service vehicle parking and loading/unloading.</p>
<p><b>Special Industry</b> (incorporates the following uses)—</p> <p>(a) concrete batching plant;</p> <p>(b) fuel depot;</p> <p>(c) recycling premises;</p> <p>(d) special industry uses (not otherwise specified).</p>	<p>0.75 space per staff member (FTE); plus 4 visitor spaces.</p> <p>0.75 space per employee (FTE); plus 0.25 space per employee for visitors.</p> <p>1 space per 150m<sup>2</sup> GFA; plus 0.75 space per staff member (FTE).</p> <p>0.75 space per staff member (FTE); plus 0.25 space per staff member for visitors.</p>	<p>0.75 space per staff member (FTE); plus 4 visitor spaces.</p> <p>0.75 space per employee (FTE); plus 0.25 space per employee for visitors.</p> <p>1 space per 150m<sup>2</sup> GFA; plus 0.75 space per staff member (FTE).</p> <p>0.75 space per staff member (FTE); plus 0.25 space per staff member for visitors.</p>	<p>Provision is also made for service vehicle parking and loading/unloading.</p> <p>Provision is also made for service vehicle parking and loading/unloading.</p> <p>Provision is made for service vehicle parking and loading/unloading.</p> <p>Provision is also made for service vehicle parking and loading/unloading.</p>
<p><b>Temporary Sales Office</b></p>	<p>1 space per 30m<sup>2</sup> GFA.</p>	<p>1 space per 30m<sup>2</sup> GFA.</p>	



Table 12.3.6.1 Provision of Parking Spaces cont.

Use	Interim Probable Solutions	Ultimate Probable Solutions	Notes
<b>Recreation</b>			
<b>Entertainment Use</b> (incorporates the following uses)			
(a) amusement parlour;	1 space per 25m <sup>2</sup> GFA.	1 space per 50m <sup>2</sup> GFA	Bicycle parking facilities are desirable.
(b) cabaret;	1 space per 25m <sup>2</sup> GFA; plus 1 loading/service bay.	1 space per 50m <sup>2</sup> GFA	Where a cabaret is adjacent to an existing off-street carpark or within a shopping centre, consideration will be given to patronage patterns and joint use of the available spaces.  Provision is also made for bus and taxi pick-up/set-down and service vehicle parking and loading/unloading.
(c) cinema;	1 space per 25m <sup>2</sup> GFA.	1 space per 50m <sup>2</sup> GFA	Provision is also made for bus and taxi pick-up/set-down and service vehicle parking and loading/unloading.
(d) club	1 space per 25m <sup>2</sup> GFA.	1 space per 50m <sup>2</sup> GFA	Where specific spaces are reserved for Club Directors or specific staff or members, these spaces are additional to those required under this code and are nominated at the Development Application stage.
(e) concert hall;	1 space per 25m <sup>2</sup> GFA.	1 space per 50m <sup>2</sup> GFA	Provision is also made for bus and taxi pick-up/set-down and service vehicle parking and loading/unloading.
(f) dance hall;	1 space per 25m <sup>2</sup> GFA.	1 space per 50m <sup>2</sup> GFA	Provision is also made for bus and taxi pick-up/set-down and service vehicle parking and loading/unloading.
(g) licensed club;	1 space per 25m <sup>2</sup> GFA; plus 1 loading/service bay.	1 space per 50m <sup>2</sup> GFA	Where specific spaces are reserved for Club Directors or specific staff or members, these spaces are additional to those required under this code and are nominated at the Development Application stage.  Where a licensed club is adjacent to an existing off-street carpark or within a shopping centre, consideration will be given to patronage patterns and joint use of the available spaces.  Provision is also made for bus and taxi pick-up/set-down and service vehicle parking and loading/unloading.
(h) night club;	1 space per 25m <sup>2</sup> GFA; plus 1 loading/service bay.	1 space per 50m <sup>2</sup> GFA	Where a nightclub is adjacent to an existing off-street carpark or within a shopping centre, consideration will be given to patronage patterns and joint use of the available spaces.  Provision is also made for bus and taxi pick-up/set-down and service vehicle parking and loading/unloading.
(i) theatre;	1 space per 25m <sup>2</sup> GFA.	1 space per 50m <sup>2</sup> GFA	Provision is also made for bus and taxi pick-up/set-down and service vehicle parking and loading/unloading.



Table 12.3.6.1 Provision of Parking Spaces cont.

Use	Interim Probable Solutions	Ultimate Probable Solutions	Notes
<b>Recreation Use</b> (incorporates the following uses)			
(a) equestrian and coursing sports;	0.2 space per person able to be seated; plus 1 space per 5m <sup>2</sup> of other spectator areas.	0.2 space per person able to be seated; plus 1 space per 5m <sup>2</sup> of other spectator areas.	Provision is made for trailer/horse float parking.
(b) indoor recreation;	1 space per 10m <sup>2</sup> GFA; or 0.75 space per participant.	1 space per 10m <sup>2</sup> GFA; or 0.75 space per participant.	Bicycle parking facilities are desirable. Parking may be reduced for a centre with a combination of indoor recreation uses or if such centre is adjacent to an existing off-street carpark which may be available for joint parking arrangements. Provision is also made for bus and taxi pick-up/set- down and service vehicle parking and loading/unloading.
(c) outdoor recreation.	As a minimum requirement, 1 space per 5 spectator seats plus 1 space per 5m <sup>2</sup> of other spectator area. Football field: 50 spaces per football field; Golf Course: 4 spaces per tee, plus Club House parking (as for Licensed Club); Outdoor Court Games: 6 spaces per court; Lawn Bowls: 30 space per green; Swimming Pool: 15 spaces plus 1 space per 100m <sup>2</sup> of useable site area.	As a minimum requirement, 1 space per 5 spectator seats plus 1 space per 5m <sup>2</sup> of other spectator area. Football field: 50 spaces per football field; Golf Course: 4 spaces per tee, plus Club House parking (as for Licensed Club); Outdoor Court Games: 6 spaces per court; Lawn Bowls: 30 space per green; Swimming Pool: 15 spaces plus 1 space per 100m <sup>2</sup> of useable site area.	Bicycle parking facilities are desirable. Provision is also made for bus and taxi pick-up/set- down and service vehicle parking and loading/unloading. Parking may be reduced for a centre with a combination of outdoor recreation uses or if such centre is adjacent to an existing off-street carpark which may be available for joint parking arrangements.



Table 12.3.6.1 Provision of Parking Spaces cont.

Use	Interim Probable Solutions	Ultimate Probable Solutions	Notes
<b>Rural</b>			
<b>Intensive Animal Husbandry</b> (incorporates the following uses)			
(a) aquaculture;	Staff: 0.5 space per staff member (FTE); plus Visitors: 1 space.	Staff: 0.5 space per staff member (FTE); plus Visitors: 1 space.	
(b) cattery;	Staff: 0.5 space per staff member (FTE); plus Boarding Cattery – Visitors: 1 space per 5 animal enclosures; Breeding (Only) Cattery: 1 visitor space.	Staff: 0.5 space per staff member (FTE); plus Boarding Cattery – Visitors: 1 space per 5 animal enclosures; Breeding (Only) Cattery: 1 visitor space.	
(c) dairy;	Staff: 0.5 space per staff member (FTE); plus Visitors: 1 space.	Staff: 0.5 space per staff member (FTE); plus Visitors: 1 space.	
(d) feedlot;	Staff: 0.5 space per staff member (FTE); plus Visitors: 1 space.	Staff: 0.5 space per staff member (FTE); plus Visitors: 1 space.	
(e) kennels;	Staff: 0.5 space per staff member (FTE); plus Boarding Kennels – Visitors: 1 space per 5 animal enclosures; Breeding (Only) Kennels: 1 visitor space.	Staff: 0.5 space per staff member (FTE); plus Boarding Kennels – Visitors: 1 space per 5 animal enclosures; Breeding (Only) Kennels: 1 visitor space.	
(f) riding establishment;	Staff: 0.5 space per staff member (FTE); plus Visitors: 0.5 space per horse.	Staff: 0.5 space per staff member (FTE); plus Visitors: 0.5 space per horse.	
(g) poultry feedlot;	Staff: 0.5 space per staff member (FTE); plus Visitors: 1 space.	Staff: 0.5 space per staff member (FTE); plus Visitors: 1 space.	
(h) piggery;	Staff: 0.5 space per staff member (FTE); plus Visitors: 1 space.	Staff: 0.5 space per staff member (FTE); plus Visitors: 1 space.	
(i) stable.	Staff: 0.5 space per staff member (FTE); plus Visitors: 1 space.	Staff: 0.5 space per staff member (FTE); plus Visitors: 1 space.	
<b>Wine Making</b>	Staff: 1 space per staff member (FTE).	Staff: 1 space per staff member (FTE).	If open to the public, additional parking to be provided as per the relevant use for additional uses included on the site i.e. shop or restaurant.  On site provision is made for the parking and manoeuvring of all vehicles associated with the business including buses and service vehicle parking and loading/unloading.



Table 12.3.6.1 Provision of Parking Spaces cont.

Use	Interim Probable Solutions	Ultimate Probable Solutions	Notes
<b>Other</b>			
<b>Community Use</b> (incorporates the following uses)			
(a) child care centre;	1 space per 50m <sup>2</sup> GFA; plus 1 space per 8 children; plus provision for the safe dropping off and collection of children.	1 space per 50m <sup>2</sup> GFA; plus provision for the safe dropping off and collection of children.	Bus parking facilities may be required.
(b) community centre;	1 space per 10m <sup>2</sup> GFA.	1 space per 50m <sup>2</sup> GFA	Special attention should be given to accommodate people with disabilities, elderly people and people with walking frames who require wider carparking spaces. Bicycle parking facilities are desirable.
(c) community hall;	1 space per 5m <sup>2</sup> GFA.	1 space per 50m <sup>2</sup> GFA	Bicycle parking facilities are desirable.
(d) crematorium;	1 space per staff member (FTE); plus 1 space per 5m <sup>2</sup> of seating area; plus 1 space for each hearse.	1 space per 50m <sup>2</sup> GFA	
(e) cultural centre;	1 space per 30m <sup>2</sup> GFA ; plus 0.5 space per staff member (FTE); plus 1 truck loading bay.	1 space per 50m <sup>2</sup> GFA	Provision is also made for the parking of buses and service vehicle parking and loading/unloading. Bicycle parking facilities are desirable.
(f) emergency services depot;	Staff: 1 space per staff member (FTE); plus Visitors: 0.25 space per staff member (FTE).	1 space per 50m <sup>2</sup> GFA	Provision is also made for the service vehicle parking and loading/unloading.
(g) gallery;	1 space per 50m <sup>2</sup> GFA of display area; 0.5 space per staff member (FTE); 1 truck loading bay.	1 space per 50m <sup>2</sup> GFA	Provision is made for the parking of buses and service vehicle parking and loading/unloading.
(h) hospital;	1 space per doctor or staff member (FTE); plus 1 space per 3 hospital beds for visitors. For clinics and outpatients— 1 space per 4 seats; or 1 space per 5m <sup>2</sup> GFA of public waiting area.	1 space per 50m <sup>2</sup> GFA	Provision is made for the parking of buses and ambulances and service vehicle parking and loading/unloading.  Special attention should be given to accommodate people with disabilities, elderly people and people with walking frames who require wider carparking spaces.
(i) information centre;	0.5 space per staff member (FTE); plus 1 space per 20m <sup>2</sup> GFA.	1 space per 50m <sup>2</sup> GFA	Provision is also made for— <ul style="list-style-type: none"> <li>• buses;</li> <li>• vehicles towing caravans; and</li> <li>• service vehicle parking and loading/unloading.</li> </ul>
(j) library;	1 space per 50m <sup>2</sup> GFA of display area; plus 0.5 space per staff member (FTE); plus 1 truck loading bay.	1 space per 50m <sup>2</sup> GFA	Special attention should be given to accommodate people with disabilities, elderly people and people with walking frames who require wider carparking spaces.  Provision is made for the parking of buses and service vehicle parking and loading/unloading. Bicycle parking facilities are desirable.
(k) meeting rooms;	1 space per 5m <sup>2</sup> GFA.	1 space per 50m <sup>2</sup> GFA	





Table 12.3.6.1 Provision of Parking Spaces cont.

Use	Interim Probable Solutions	Ultimate Probable Solutions	Notes
(l) museum;	1 space per 50m <sup>2</sup> GFA of display area; plus 0.5 space per staff member (FTE); plus 1 truck loading bay.	1 space per 50m <sup>2</sup> GFA	Special attention should be given to accommodate people with disabilities, elderly people and people with walking frames who require wider carparking spaces.  Provision is made for the parking of buses and service vehicle parking and loading/unloading. Bicycle parking facilities are desirable.
(m) neighbourhood centre;	1 space per 10m <sup>2</sup> GFA.	1 space per 50m <sup>2</sup> GFA	Special attention should be given to accommodate people with disabilities, elderly people and people with walking frames who require wider carparking spaces. Bicycle parking facilities are desirable.
(n) place of worship;	1 space per 10m <sup>2</sup> of GFA.	1 space per 50m <sup>2</sup> GFA	Where the site includes a hall or other buildings in addition to a place of worship, additional parking is provided, if uses operate jointly.  Special attention should be given to accommodate people with disabilities, elderly people and people with walking frames who require wider carparking spaces.
(o) school;	0.5 space per staff member (FTE); plus 1 space per 10 students in Year 12; plus 1 bus space per 120 students; plus a visitor carpark designed to accommodate 1 space per 100 students; plus provision for the safe dropping off and collection of children; plus bicycle parking at the rate of 1 space per 25 students in Year 3 and over.	1 space per 50m <sup>2</sup> GFA; plus provision for the safe dropping off and collection of children;	
(p) senior citizens centre;	1 space per 10m <sup>2</sup> GFA; plus bicycle parking at the rate of 1 space per 25 senior citizens.	1 space per 50m <sup>2</sup> GFA; plus bicycle parking at the rate of 1 space per 25 senior citizens.	Provision is made for the parking of any community buses and service vehicle parking and loading/unloading.  Special attention should be given to accommodate people with disabilities, elderly people and people with walking frames who require wider carparking spaces.
(q) youth centre.	1 space per 10m <sup>2</sup> GFA; plus bicycle parking at the rate of 1 space per 25 children.	1 space per 50m <sup>2</sup> GFA; plus bicycle parking at the rate of 1 space per 25 children.	Bicycle parking facilities are desirable.
<b>Correctional Centre</b>	Employees: 1 space per staff member (FTE); plus Visitors: 1 space per 20 inmates.	Employees: 1 space per staff member (FTE); plus Visitors: 1 space per 20 inmates.	Provision is made for service vehicle parking and loading/unloading.
<b>Tourist Facility</b>	None specified [see Note 12.3.6.1 D(8)].	None specified [see Note 12.3.6.1 D(8)].	Parking provided based on the type of use, activities provided and the likely level of patronage.  Provision should also be made for the parking of buses and service vehicle parking and loading/unloading.  Bicycle parking facilities are desirable.  Provision should also be made for the parking of motor homes and vehicles towing caravans.



**Parking Rate Reduction for Major Centres and Public Transport Nodes**

**(4) Specific Outcomes**

- (a) Activities are clustered with major centres and located within close proximity to public transport nodes to encourage public transport usage and reduce reliance on private motor vehicles.
- (b) The amount of carparking required to be provided is reduced to take account of—
  - (i) proximity to major public transport facilities;
  - (ii) single trip, multi-purpose activity centres; and
  - (iii) visual and environmental impact of large scale carpark construction.

**(5) Probable Solutions – for sub-section (4)**

- (a) The number of parking spaces required in accordance with Table 12.3.6.1 is reduced as set out in sub-section (b) below, in respect of—
  - (i) residential uses – visitor spaces only; and
  - (ii) non-residential uses – all uses.
- (b) The number of interim parking spaces required in accordance with Table 12.3.6.1 may be reduced by 30% where the use is situated within 400m of an operating public transport stop or station.

**NOTE 12.3.6.1 E**

- (1) The 400m distance is measured along the most direct route using publicly accessible land between:
  - (a) any boundary of the allotment of the proposed development; and
  - (b) a constructed or proposed bus stop (which has a minimum of half hourly services) or entrance to a transit station.

**Shared or Multiple Use of Parking Areas**

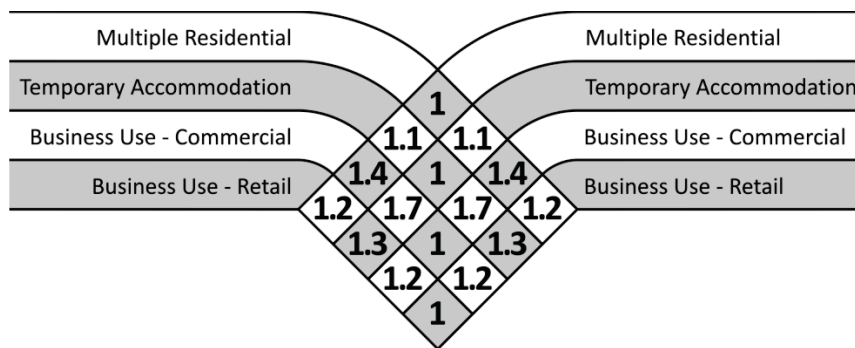
**(6) Specific Outcomes**

- (a) Shared or multiple use of carparking areas, particularly large carparks, is encouraged—
  - (i) at times when carparks would otherwise not be occupied (e.g. weekends);
  - (ii) when carparking spaces service two or more land uses with varying peak usage times (e.g. restaurants and entertainment uses which generate peak parking demands in periods when retail or office uses are relatively inactive); and
  - (iii) to reduce the amount and size of the parking area.

**(7) Probable Solutions – for sub-section (6)**

- (a) Carparks that serve two or more land uses may use Figure 12.3.6.1.1 – shared Parking Factor to reduce the required carparks through sharing of facilities.

**Figure 12.3.6.1.1 – Shared Parking Factor**



**NOTE 12.3.6.1 F**

- (1) For example, a development that combines a Multiple Residential Use with a Business Use – Retail may reduce the required number of car parks by a factor of 1.2 – if the Multiple Residential requires 20 car parks and the Business Use – Retail requires 15 car parks (total 35 car parks) then this may be reduced by dividing the total car parks by the Shared Parking Factor ( $35 / 1.2 = 29$  Car Parks).
- (2) The use of carparks for activities such as markets and fetes/carnivals at a time when they would otherwise not be occupied, may require approval for a material change of use and will be assessed on the merits of each proposal.
- (3) When a shared or multiple use carparking area services land uses on two or more separate land holdings, the local government may require legal documentation or easements in relation to the carparking area to ensure continuity of the shared parking arrangements.
- (4) A request for a reduction in the number of parking spaces for shared uses should be supported by evidence which demonstrates that—
  - (a) the peak parking times of the uses occur at different times; or
  - (b) the parking area is sufficient to meet the anticipated demands of all uses.

**Parking Areas within Character Places or Character Zones****(8) Specific Outcomes**

- (a) Parking areas and parking structures within Character Places or Character Zones do not dominate the appearance of the Character Place or the streetscape.
- (b) Parking areas and parking structures within Character Places or Character Zones are designed and located to be sympathetic and respectful of the cultural fabric, form and setting of the Character Place or Character Zone.

**NOTE 12.3.6.1 G**

- (1) In determining parking within Character Places or Character Zones the local government may modify its requirements or standards having regard to—
  - (a) the extent to which the proposed development will contribute towards—
    - (i) townscape enhancement and streetscape values;
    - (ii) the conservation of elements of cultural significance;
    - (iii) vegetation protection; and
    - (iv) employment creation; and
  - (b) the availability of both on and off street parking and the likely impact on parking supply and demand in the immediate area.

**External Parking Areas (in lieu of Parking Space Provision On-Site)****(9) Specific Outcomes**

- (a) Development within the Urban Centre Zone (T5), Urban Core (T6) or Special District (SD) may provide part or all of the required car parking spaces at an external location that:
  - (i) meets the built form requirements of a Mixed Residential and Commercial or Large Format Commercial Building type; and
  - (ii) is within the Urban Centre Zone (T5) or Urban Core zone (T6) or Special District Zone (SD); and
  - (iii) is located within 200m of the allotment boundary.

**NOTE 12.3.6.1 H**

- (1) To utilise carparks external to the site, access must be secured through easements and legal agreements securing exclusive use and access to the carparks.



**APPENDIX A:  
RESIDENTIAL, MULTIPLE RESIDENTIAL  
COMMERCIAL / MIX USE AND LARGE COMMERCIAL FORMAT LOT  
CHARACTERISTICS**

Lot Type	Building Type	Frontage (min or range)	Depth (min)	Lot Size (min)	Special Characteristics
Estate Lot	Estate House	18m or greater	30m	600m <sup>2</sup>	Sub-Urban (T3) Zone only
Traditional Detached Lot	Traditional Lot Detached House	12m or greater but less than 18m	25m	300m <sup>2</sup>	Sub-Urban (T3) and General Urban (T4) Zones only
Small Lot	Small Lot House	6m or greater but less than 12m	25m	150m <sup>2</sup>	General Urban (T4) and Urban Centre (T5) Zones only Vehicular access via laneway or alley only
Multiple Residential Lot	Multiple Residential	15m	25m	375m <sup>2</sup>	Urban Centre (T5), Urban Core (T6), and Special District (SD) Zones only Vehicular access via alley only where the frontage is less than 20 metres.
Live Work Lot	Live Work	12m	25m	300m <sup>2</sup>	Sub-Urban (T3) and General Urban (T4) Zones only.
		6m	25m	150m <sup>2</sup>	Urban Centre (T5) and Urban Core (T6) Zones only. Vehicular access via alley only.
Commercial / Mix Use Lot	Commercial / Mix Use	11m	8m	88m <sup>2</sup>	Urban Centre (T5), Urban Core (T6), and Special District (SD) Zones only Vehicular access via alley only.
Large Commercial Format Lot	Large Format Commercial	50m	50m	5,000m <sup>2</sup>	Special District Zone (SD) only alley vehicular access must be provided



## APPENDIX B: CLASSIFICATION OF ARTERIAL AND TRUNK NETWORK

### NOTE 1

- (1) The carriageway width is measured between channel inverts.
- (2) Additional verge and reserve width required for footpaths/ cycle paths.
- (3) Each verge must be of sufficient width to accommodate relevant services, landscaping and, unless other noise attenuation methods are used, to ensure a total setback to residential dwellings which satisfies the traffic noise exposure levels.  
  
Verge widths may be reduced to the minimum (3m) where road fronts parkland subject to detail design or restricted services.
- (4) Barrier kerbs are preferred adjacent to public reserves and when needed for drainage. Concrete kerb and channel shall be provided on both sides of all residential streets.
- (5) Additional footpaths may be required in areas where -
  - (a) Access places or access streets lead to an attractive/destination that would encourage greater than normal pedestrian traffic or where characteristics of the land require the construction of footpaths on both sides of the street; and
  - (b) Collector streets may require footpaths on both sides where traffic volumes are such that it is dangerous to encourage children to cross the collector street, or near the entry to estates or where the street leads to an attraction/destination that would encourage greater than normal pedestrian traffic or where characteristics of the land require the construction of footpaths on both sides of the street.

Refer attached Tables 1 - 9 for Footpath widths and design criteria.
- (3) Grades greater than 12% require special design considerations for pedestrians, cyclists, garbage trucks and street layout (e.g. grade on curves, grade for turning vehicles at the street turning head). Short lengths for bus routes at 10% are acceptable. The desirable maximum grades are to be considered the maximum for normal design purposes. Water shedding from pavement surfaces on steep straight grades shall be examined in the design process.
- (7) All kerbs and medians to have subsoil drainage - Refer Ipswich City Council Standard Drawing SR20.
- (8) Footpaths to be constructed generally in accordance with Ipswich City Council Standard Drawings SR19 - Refer attached Tables 1 - 9 for footpath widths.
- (9) The kerb radii for an Access Street to an Access Street is 6m.
- (10) The kerb radii for all other streets is 3m.



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Table 1: Design Criteria

Design Criteria	Transit Corridor (TC)	
Traffic Catchment	Not applicable	
Traffic Volume	Not provided	
Design/Posted Speed	60kph / 60kph	
Carriageway <ul style="list-style-type: none"> <li>Lanes</li> <li>Width</li> <li>Provision for passing</li> </ul>	Trunk Collector	Access Street
	2 13.5m Not applicable	1 6.5m Not applicable
	Dedicated transit width is fixed. Configuration of access street/neighbourhood link roads may vary depending on land use and integration with network.	
Verge width <ul style="list-style-type: none"> <li>Standard</li> </ul>	4.25m May be reduced to minimum width (3m) subject to detail design of reticulated services	
Reserve width	55.8m	
Kerbing	As per ICC Standard Drawings	
Footpaths/Cyclepaths	Minimum 2.0m footpath on both sides - cycle path is on road unless a dual use path provided on one or both sides subject to Strategic Pedestrian/Cycleways Network Plan. Refer Appendix B, Note 1 for footpath widths. T5 / T6 footway may be fully paved.	
On-Street Parking	On Carriageway	
Grade <ul style="list-style-type: none"> <li>Design Maximum</li> <li>Minimum</li> </ul>	6% 0.5%	
Sight Distance	113 min	
Carriageway cross fall	3% Two way crossfall is adopted for Major Collector	
Provision for Bus Routes	Not on a trunk collector (sub-arterial and above only). Bus stops on road (min 45m) including tapers. Location of bus bays and need for shelters subject to Translink and Ipswich City Council approval.	
Landscaping	Street trees both sides of each carriageway	
Property Access	Permitted	
Drainage	Adopt QUDM and ICC standards.	
Pavement Design	Adopt ICC Standards for Trunk Collector Road and Access Street respectively.	

The above criteria is represented in Figure 1



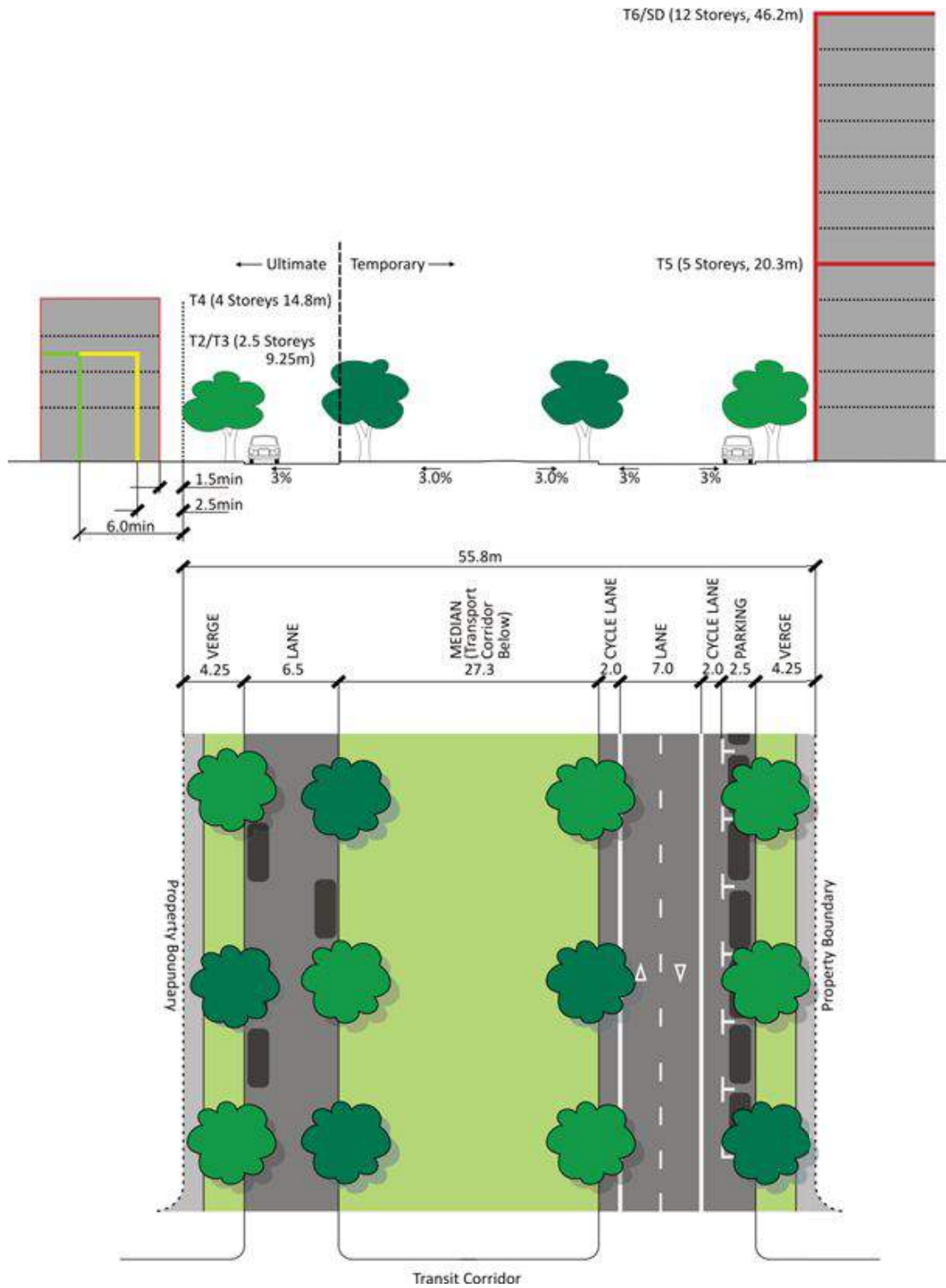


Figure 1 - Transit Corridor (TC)



Table 2: Design Criteria

Design Criteria	Suburban Link / Neighbourhood Link (Main Street)
Configuration	4 Lanes + Median + 2 Peak Hour Bus Lanes (4M + B)
Traffic Catchment	Not applicable
Traffic Volume	No traffic volume specified
Design/Posted Speed	60kph / 60kph
Carriageway <ul style="list-style-type: none"> <li>Lanes</li> <li>Width</li> <li>Provision for passing</li> </ul>	2 x 2 2 x 11.5m (divided carriageway) Not applicable
Verge width <ul style="list-style-type: none"> <li>Standard</li> </ul>	4.25m (4.5/5.0m in Main Street)
Reserve width	36.5m
Kerbing	As per ICC Standard Drawings
Footpaths/Cyclepaths	Minimum 2.5m footpath on both sides - cycle path (off peak use only) is on road unless a dual use path provided on one or both sides subject to Strategic Pedestrian/Cycleways Network Plan. Refer Appendix B, Note 1 for footpath widths. T5 / T6 footway may be fully paved.
On-Street Parking	On Carriageway (Off peak only)
Grade <ul style="list-style-type: none"> <li>Design Maximum</li> <li>Minimum</li> </ul>	Refer Austroads – Guide to Road Design
Sight Distance (general min)	Refer Austroads – Guide to Road Design
Carriageway cross fall	3%
Provision for Bus Routes	Parking lane becomes a bus transit in peak hour. Bus stops on road (min 45m of the road reserve) including tapers. Location of bus bays and need for shelters subject to Queensland Transport/Translink approval.
Landscaping	Street trees on verge and median.
Property Access	Not permitted
Drainage	Adopt QUDM and ICC standards.
Pavement Design	Refer DTMR - Pavement Design Manual.

The above criteria is represented in Figure 2



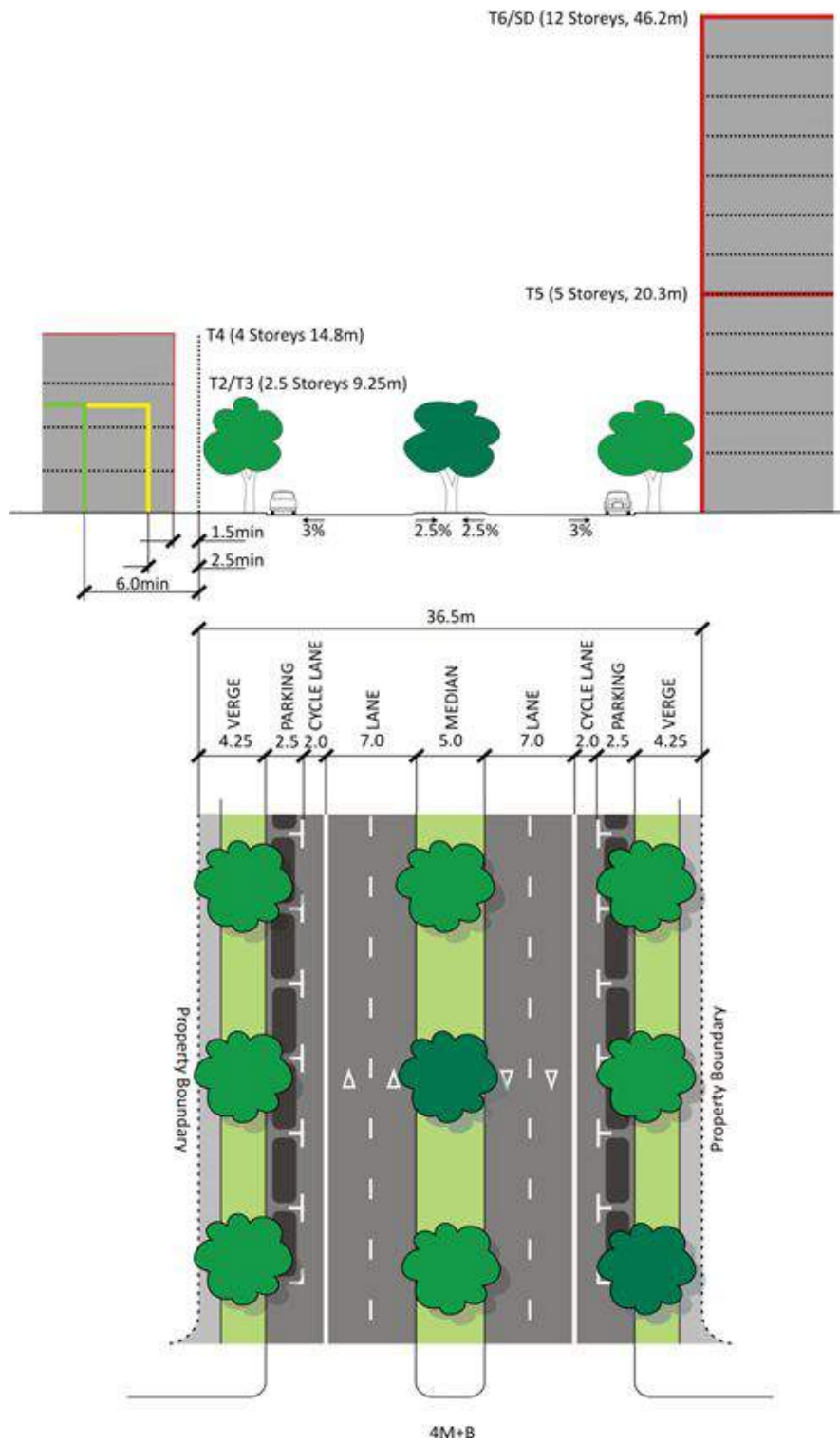


Figure 2 - Suburban Link / Neighbourhood Link (Main Street)

Table 3: Design Criteria

Design Criteria	Intersuburban Link (4 Lane)
Configuration	4 Lanes + Medium (4M)
Traffic Catchment	No traffic volume specified
Traffic Volume	20,000vpd
Design/Posted Speed	80kph / 70kph
Carriageway <ul style="list-style-type: none"> <li>• Lanes</li> <li>• Width</li> <li>• Provision for passing</li> </ul>	2 x 2 2 x 9m (divided carriageway) Not applicable
Verge width <ul style="list-style-type: none"> <li>• Standard</li> </ul>	4.25m
Reserve width	31.5m
Kerbing	As per ICC Standard Drawings
Footpaths/Cyclepaths	Minimum 2.5m footpath on both sides - cycle path is on road unless a dual use path provided on one or both sides subject to Strategic Pedestrian/Cycleways Network Plan. Refer Appendix B, Note 1 for footpath widths. T5 / T6 footway may be fully paved.
On-Street Parking	Not permitted
Grade <ul style="list-style-type: none"> <li>• Design Maximum</li> <li>• Minimum</li> </ul>	Refer Austroads – Guide to Road Design
Sight Distance (general min)	Refer Austroads – Guide to Road Design
Carriageway cross fall	3%
Provision for Bus Routes	Not provided.
Landscaping	Street trees on verge and medium.
Property Access	Not permitted
Drainage	Adopt QUDM and ICC standards.
Pavement Design	Refer DTMR - Pavement Design Manual.

The above criteria is represented in Figure 3



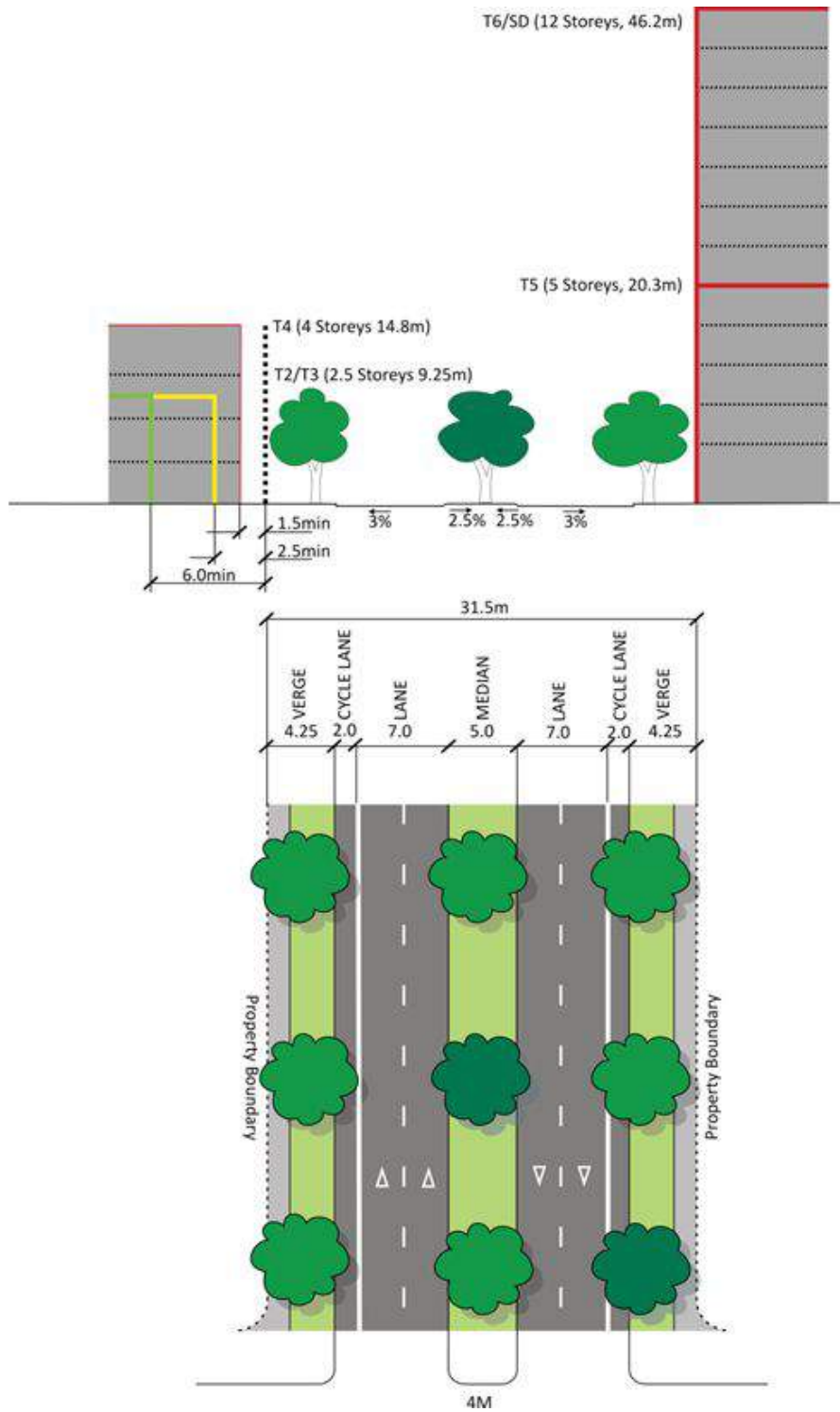


Figure 3 - Intersuburban Link (4 Lane)



Table 4: Design Criteria

Design Criteria	Suburban Link/ Neighbourhood Link with Median
Configuration	2 Lanes + Median + 2 Peak Hour Bus Lanes (2M + B) or (2M)
Traffic Catchment	1,000 lots
Traffic Volume	Max 10,000vpd
Design/Posted Speed	70kph / 60kph
Carriageway <ul style="list-style-type: none"> <li>Lanes</li> <li>Width</li> <li>Provision for passing</li> </ul>	2 2 x 8m (divided carriageway) Not applicable
Verge width <ul style="list-style-type: none"> <li>Standard</li> </ul>	4.25m May be reduced to minimum width (3m) subject to detail design of reticulated services
Reserve width	29.5m
Kerbing	As per ICC Standard Drawings
Footpaths/Cyclepaths	Minimum 2.0m footpath on both sides. Cycle path (off peak only) is on road unless a dual use path provided on one or both sides subject to Strategic Pedestrian/Cycleways Network Plan. Refer Appendix B, Note 1 for footpath widths. route masterplan. T5 / T6 footway may be fully paved.
On-Street Parking	On carriageway (off peak only - where bus lanes provided)
Grade <ul style="list-style-type: none"> <li>Design Maximum</li> <li>Minimum</li> </ul>	12% (6% if bus route) 0.5%
Sight Distance (min)	113 min
Carriageway cross fall	3%
Provision for Bus Routes	Parking land becomes a bus transit in peak hour. Bus stops on road (min 45m of the road reserve) including tapers. Location of bus bays and need for shelters subject to Queensland Transport/Translink approval.
Landscaping	Street trees on both sides and in median - tree species taken from approved local species list.
Property Access	Not permitted
Drainage	Adopt QUDM and ICC standards.
Pavement Design	Adopt ICC standards for Trunk Collector Roads.

The above criteria is represented in Figure 4



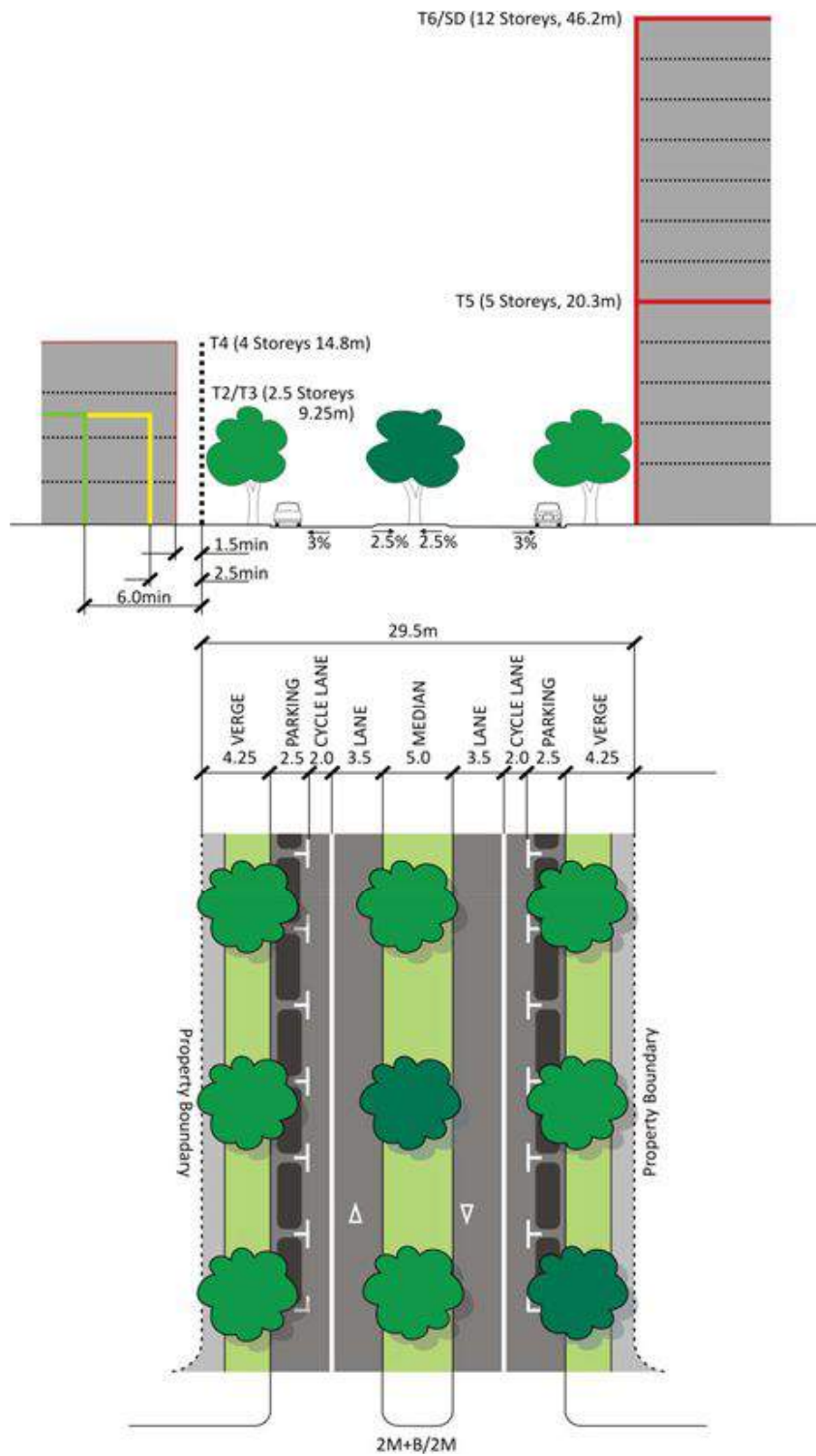


Figure 4 - Suburban Link / Neighbourhood Link with Median

Table 5: Design Criteria

Design Criteria	Suburban Link/ Neighbourhood Link
Configuration	2 Lanes + 2 Peak Hour Bus Lanes (2 + B) or 2 Lanes + Permanent Parking (2)
Traffic Catchment	1,000 lots
Traffic Volume	Max 10,000vpd
Design/Posted Speed	70kph / 60kph
Carriageway <ul style="list-style-type: none"> <li>Lanes</li> <li>Width</li> <li>Provision for passing</li> </ul>	2 16m Not applicable
Verge width <ul style="list-style-type: none"> <li>Standard</li> </ul>	4.25m May be reduced to minimum width (3m) subject to detail design of reticulated services
Reserve width	24.5m
Kerbing	As per ICC Standard Drawings
Footpaths/Cyclepaths	Minimum 2.0m footpath on both sides. Cycle path (off peak only) is on road unless wider verge and dual use path provided on one side subject to Strategic Pedestrian/Cycleways Network Plan. Refer Appendix B, Note 1 for footpath widths. T5 / T6 footway may be fully paved.
On-Street Parking	On carriageway (Off peak only - where bus lanes provided)
Grade <ul style="list-style-type: none"> <li>Design Maximum</li> <li>Minimum</li> </ul>	12% (6% if bus route) 0.5%
Sight Distance (min)	110m
Carriageway cross fall	3%
Provision for Bus Routes	Parking land becomes a bus transit in peak hour. Bus stops on road (min 45m of the road reserve) including tapers. Location of bus bays and need for shelters subject to Queensland Transport/Translink approval.
Landscaping	Street trees on both sides - tree species taken from approved local species list.
Property Access	Not permitted in T4, T5 and T6 where rear lane or alley is provided.
Drainage	Adopt QUDM and ICC standards.
Pavement Design	Adopt ICC standards for Trunk Collector Roads.

The above criteria is represented in Figure 5



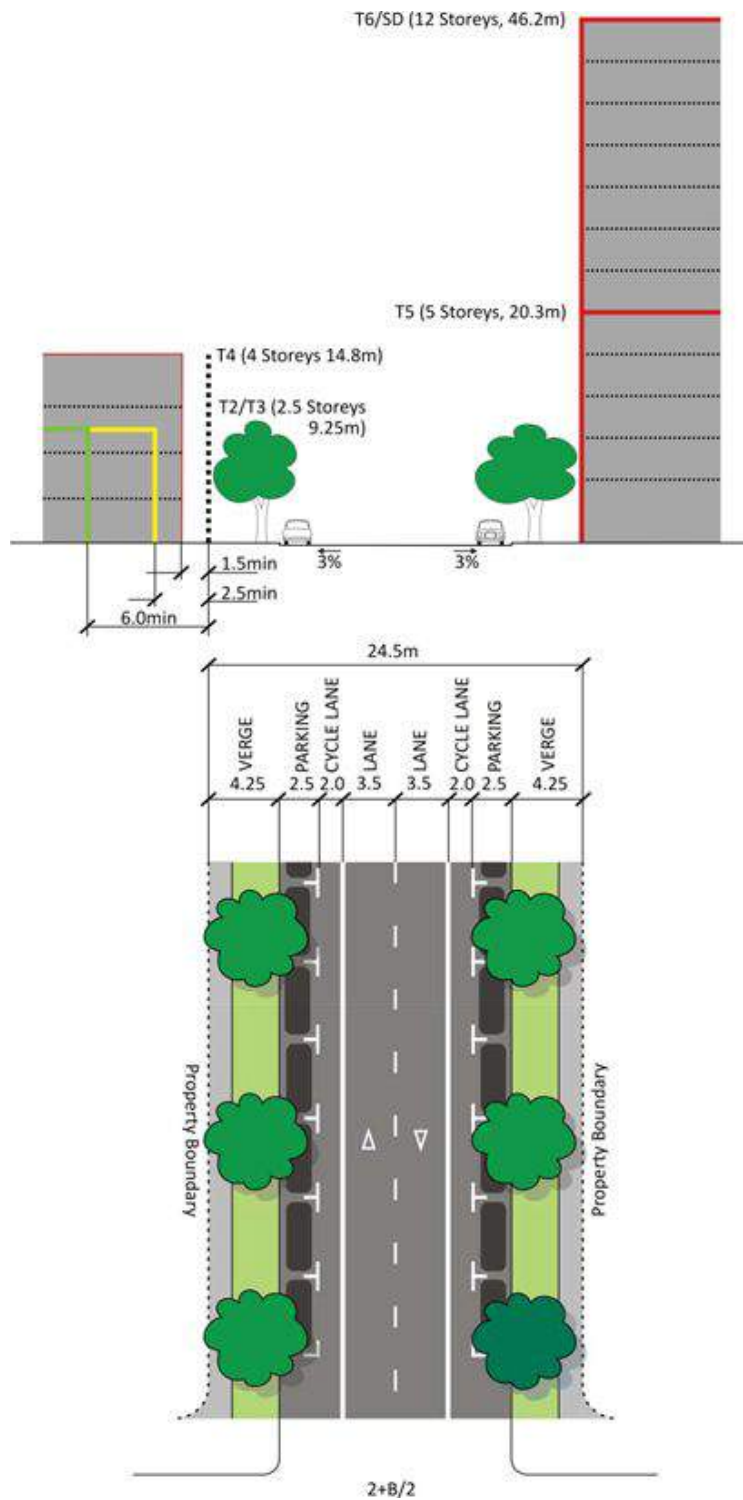


Figure 5 - Suburban Link / Neighbourhood Link





Table 6: Design Criteria

Design Criteria	Minor Neighbourhood Link
Configuration	2 Lanes (2)
Traffic Catchment	300 lots
Traffic Volume	Max 3,000vpd
Design/Posted Speed	50kph / 50kph
Carriageway <ul style="list-style-type: none"> <li>Lanes</li> <li>Width</li> <li>Provision for passing</li> </ul>	2 11.0m Not applicable
Verge width <ul style="list-style-type: none"> <li>Standard</li> </ul>	4.25m May be reduced to minimum width (3m) subject to detail design of reticulated services
Reserve width	19.5m (may vary where adjacent to parks/open space)
Kerbing	As ICC Standard Drawings
Footpaths/Cyclepaths	No specific cycle path provided. Minimum 1.5m footpath on both sides. Dual use path to be provided in wider verge subject to Strategic Pedestrian/Cycleway Network Plan. Refer Appendix B, Note 1 for footpath widths. T5/T6 footway may be fully paved.
On-Street Parking	On carriageway Where road is adjacent to park/open space, parking may be provided on one side only.
Grade <ul style="list-style-type: none"> <li>Design Maximum</li> <li>Minimum</li> </ul>	12% (6% if bus route) 0.5%
Sight Distance (min)	90 min
Carriageway cross fall	3%
Provision for Bus Routes	Sufficient parking bays to create 45m long bus stop with tapers. Indented bus bays may be considered. Location of bus bays and need for shelter subject to Translink and Ipswich City Council approval.
Landscaping	Street trees on both sides - tree species taken from approved local species list.
Property Access	Permitted
Drainage	Adopt QUDM and ICC standards.
Pavement Design	Adopt ICC standards for Collector Street.

The above criteria is represented in Figure 6



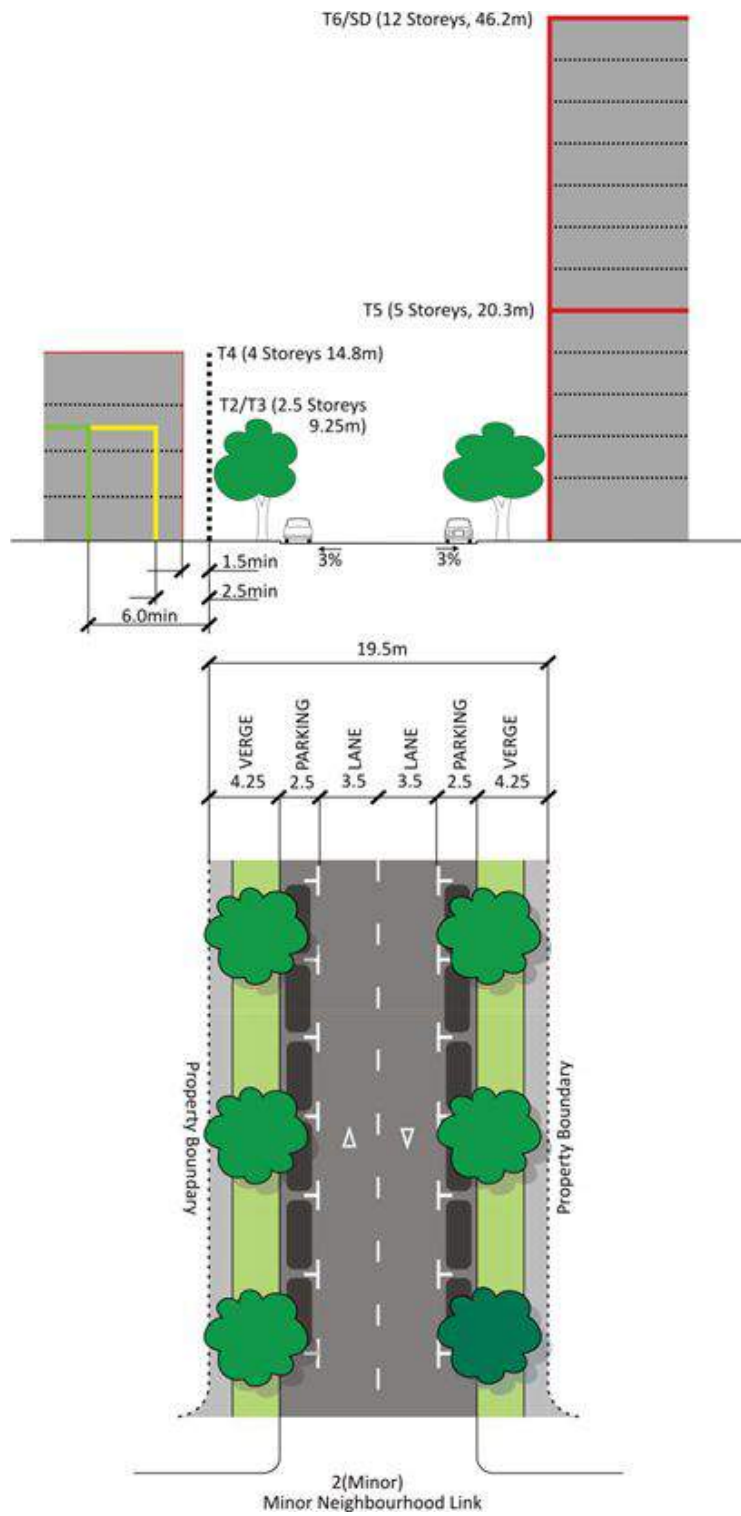


Figure 6 - Minor Neighbourhood Link



Table 7: Design Criteria

Design Criteria	Access Street - Two Way
Traffic Catchment	75 lots
Traffic Volume	0 - 750vpd
Design/Posted Speed	40kph / 50kph but not signed
Carriageway <ul style="list-style-type: none"> <li>Lanes</li> <li>Width</li> <li>Provision for passing</li> </ul>	<p>2</p> <p>8.0m</p> <p>Access streets with lot frontages less than 18m are to contain special provisions for -</p> <ol style="list-style-type: none"> <li>parking at a rate of 0.5 parking space per residential lot and one car space available within 25m of the frontage of each residential lot; and</li> <li>passing.</li> </ol> <p>Stagger parking to allow two way movements</p>
Verge width (min)	4.25m on one side (minimum 3.75m verge on opposite side of carriageway)
Reserve width	16.0m
Kerbing	As per ICC Standard Drawings
Footpaths/Cyclepaths	<p>No specific cycle path provided. Minimum 1.5m footpath on one side only subject to need and available verge width. Refer Strategic Pedestrian/Cycleway Network Plan.</p> <p>Refer Appendix B, Note 1 for footpath widths.</p> <p>Footpath on each street frontage where-</p> <ul style="list-style-type: none"> <li>net density exceeds 25 dwellings per ha; or</li> <li>lot sizes less than 300m<sup>2</sup>; or</li> <li>lot widths less than 10m; or</li> <li>lots have rear access to garages/on site parking.</li> </ul> <p>T5 / T6 footway may be fully paved.</p>
On-Street Parking	On carriageway - staggered to allow two way movements
Grade <ul style="list-style-type: none"> <li>Design Maximum</li> <li>Minimum</li> </ul>	<p>12% (may be varied subject to Council approval)</p> <p>0.5%</p>
Sight Distance (min)	66 min
Carriageway cross fall	3%
Provision for Bus Routes	Not required.
Landscaping	Street trees on both sides - tree species taken from approved local species list.
Property Access	Permitted
Drainage	Adopt QUDM and ICC standards.
Pavement Design	Adopt ICC standards for Access Streets.

The above criteria is represented in Figure 7



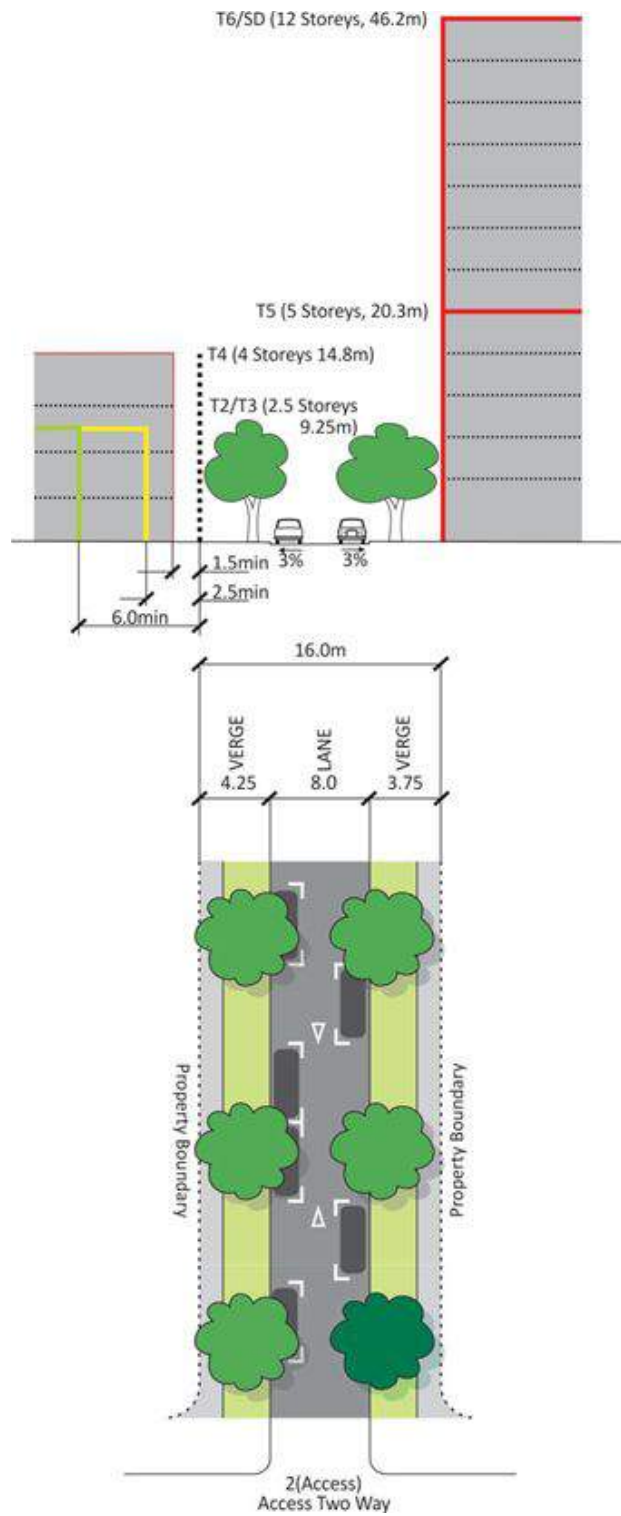


Figure 7 - Access Street - Two Way

Table 8: Design Criteria

Design Criteria	Access Street - One Way
Traffic Catchment	75 lots
Traffic Volume	0 - 750vpd
Design Speed	40kph
Carriageway <ul style="list-style-type: none"> <li>Lanes</li> <li>Width</li> <li>Provision for passing</li> </ul>	1 9.0m - two side parking 6.5m - one side parking Not provided
Verge width <ul style="list-style-type: none"> <li>Standard</li> </ul>	4.25m
Reserve width	17.5m / 15.0m
Kerbing	As per ICC Standard Drawings
Footpaths/Cyclepaths	No specific cycle path provided unless one side parking only. Minimum 1.5m footpath on one side only subject to need and available verge width. Refer Strategic Pedestrian/Cycleway Network Plan. Refer Appendix B, Note 1 for footpath widths. Footpath on each street frontage where- - net density exceeds 25 dwellings per ha; or - lot sizes less than 300m <sup>2</sup> ; or - lot widths less than 10m; or - lots have rear access to garages/on site parking. T5 / T6 footway may be fully paved.
On-Street Parking	On carriageway
Grade <ul style="list-style-type: none"> <li>Design Maximum</li> <li>Minimum</li> </ul>	12% (may be varied subject to Council approval) 0.5%
Sight Distance (min)	60 min
Carriageway cross fall	3%
Provision for Bus Routes	Not required.
Landscaping	Street trees on both sides - tree species taken from approved local species list.
Property Access	Permitted
Drainage	Adopt QUDM and ICC standards.
Pavement Design	Adopt ICC standards for Access Streets.

The above criteria is represented in Figure 8 and Figure 9



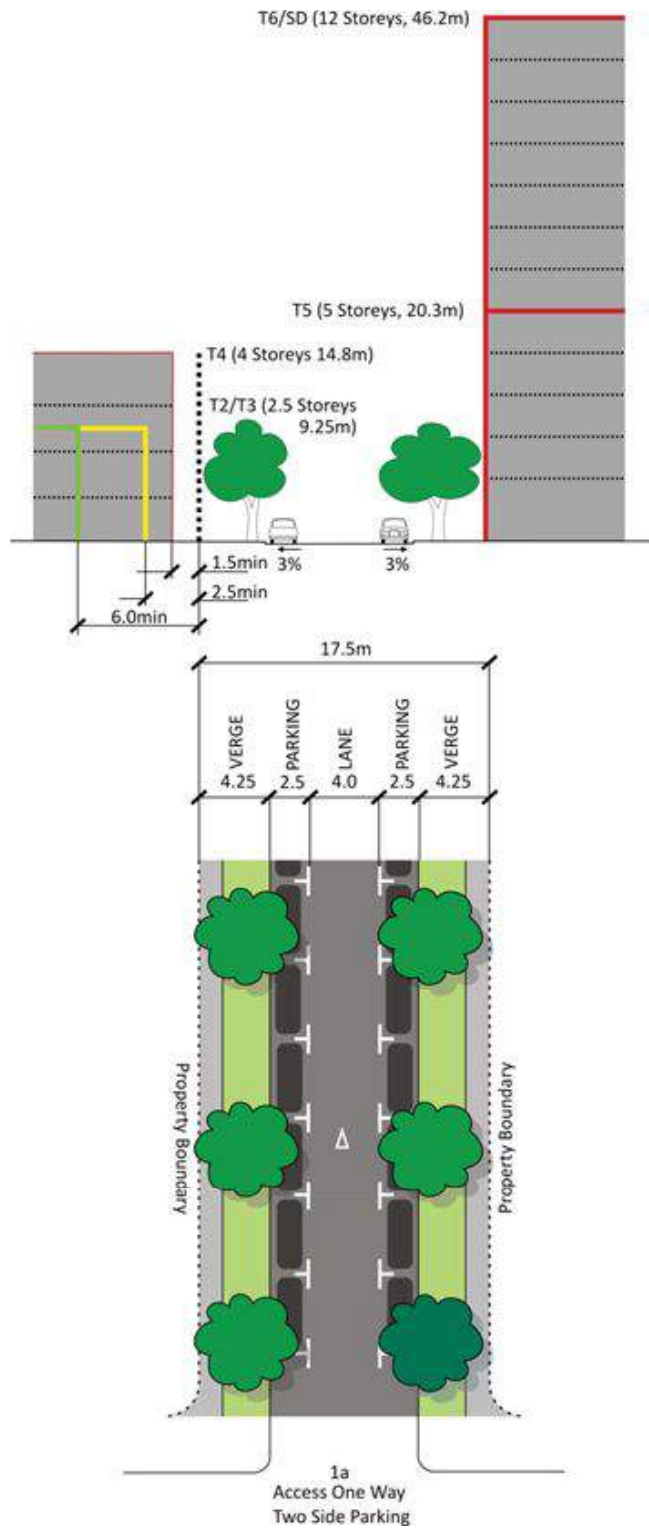


Figure 8 - Access Street - One Way (Two Side Parking)



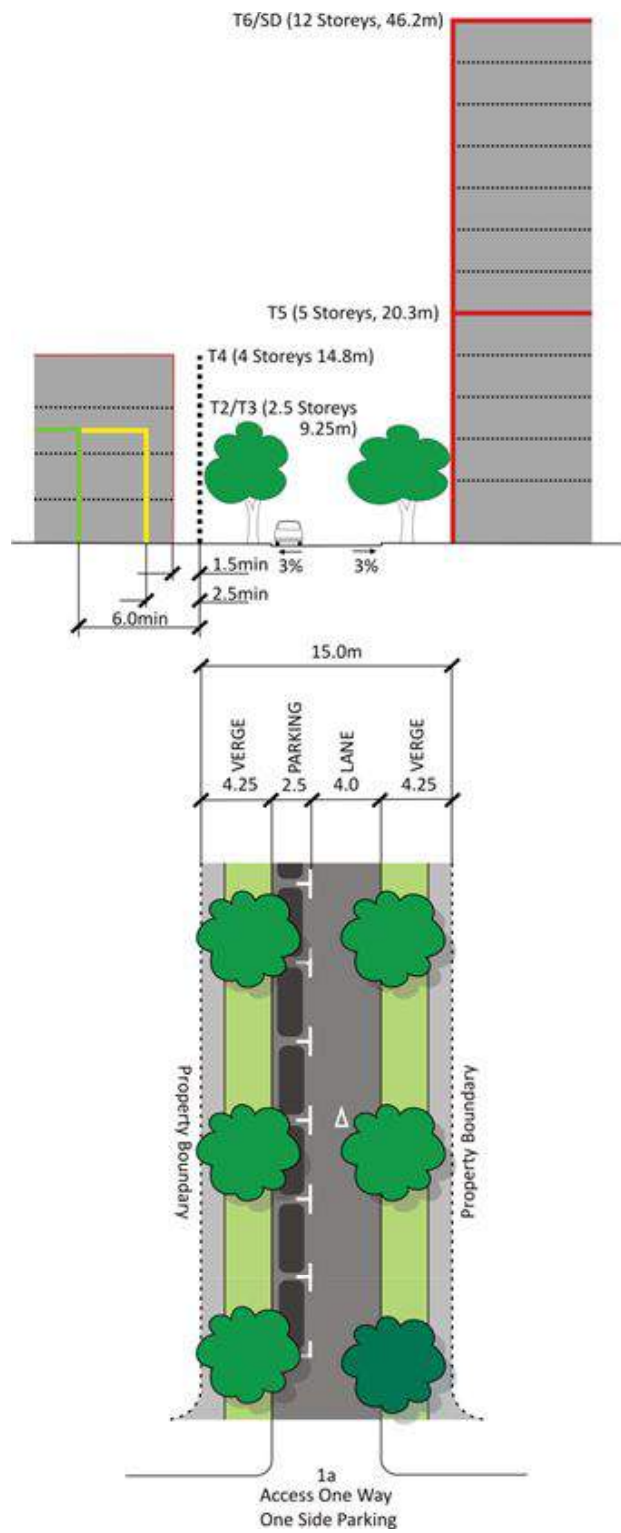


Figure 9 - Access Street - One Way (One Side Parking)



Table 10: Design Criteria

Design Criteria	Alley or Lane
Traffic Catchment	Not applicable
Traffic Volume	0 - 300vpd
Design Speed	30kph
Carriageway <ul style="list-style-type: none"> <li>Lanes</li> <li>Width</li> <li>Provision for passing</li> </ul>	1 or 2 7m (Alley) and 6m (Lane) Not applicable
Verge width <ul style="list-style-type: none"> <li>Min</li> </ul>	Nil
Reserve width (min)	7m (Alley) and 6m (Lane)
Kerbing	As per ICC Standard Drawings Where appropriate verge width 0.3m
Footpaths/Cyclepaths	Not applicable
On-Street Parking	Not applicable
Grade <ul style="list-style-type: none"> <li>Design Maximum</li> <li>Minimum</li> </ul>	12% (may be varied subject to Council approval) 0.5%
Sight Distance (min)	40 min
Carriageway cross fall	3% to centre of road
Provision for Bus Routes	Not applicable
Landscaping	Not applicable
Drainage	Adopt QUDM and ICC standards. Central drainage pits preferred (must be pedestrian safe).
Pavement Design	Concrete

The above criteria is represented in Figure 10 and Figure 11





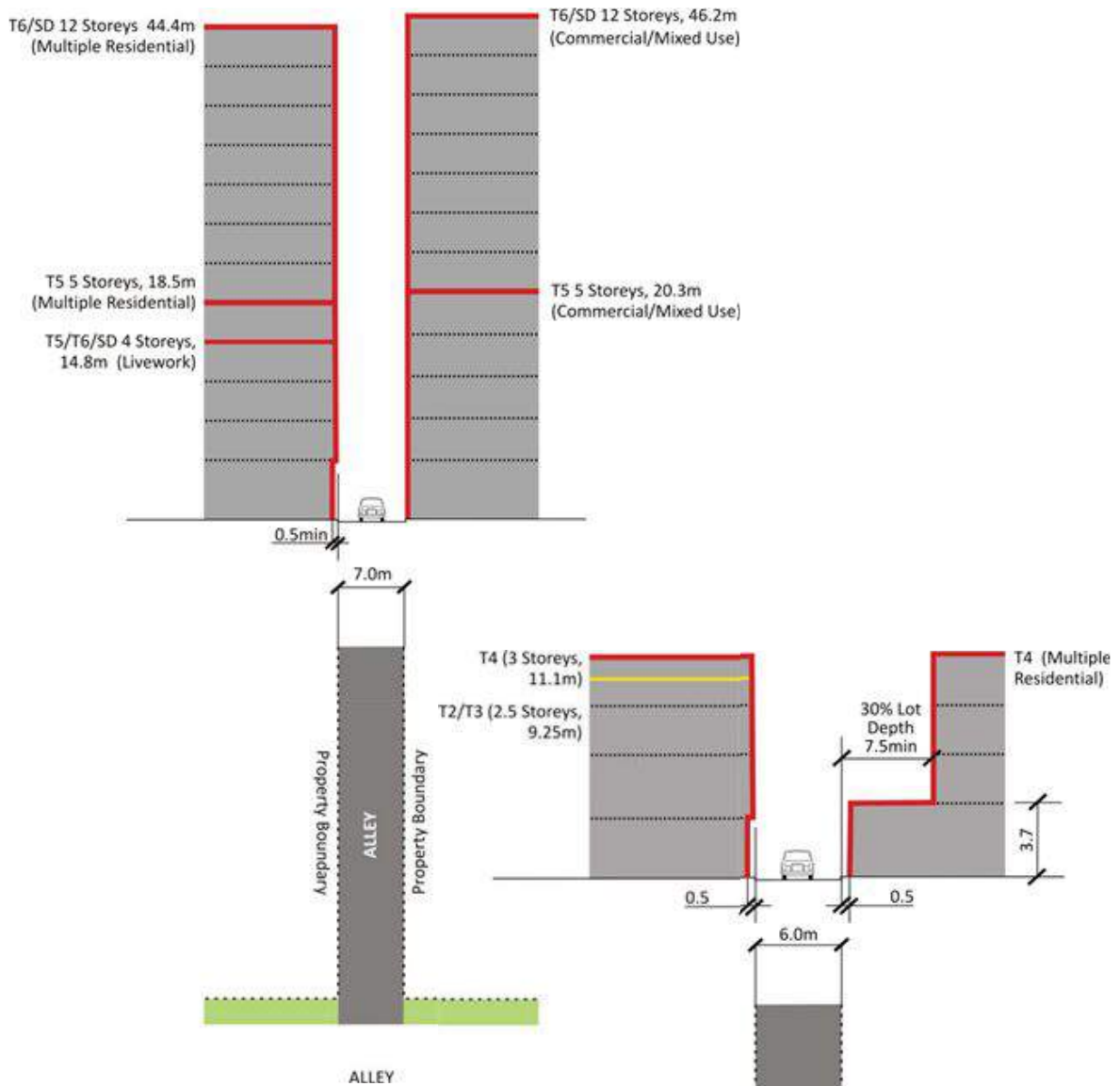


Figure 10 - Alley

Figure 11 - Lane



Table 12: Design Criteria

Pedestrian Passage Design Criteria	
Design subject to Austroads - Guide to Traffic Engineering Practice Part 13 - Pedestrians	
Drainage	Ensure pedestrian safe pits adopted.
Refer Appendix B, Note 1 (where applicable)	

The above criteria is represented in Figure 12

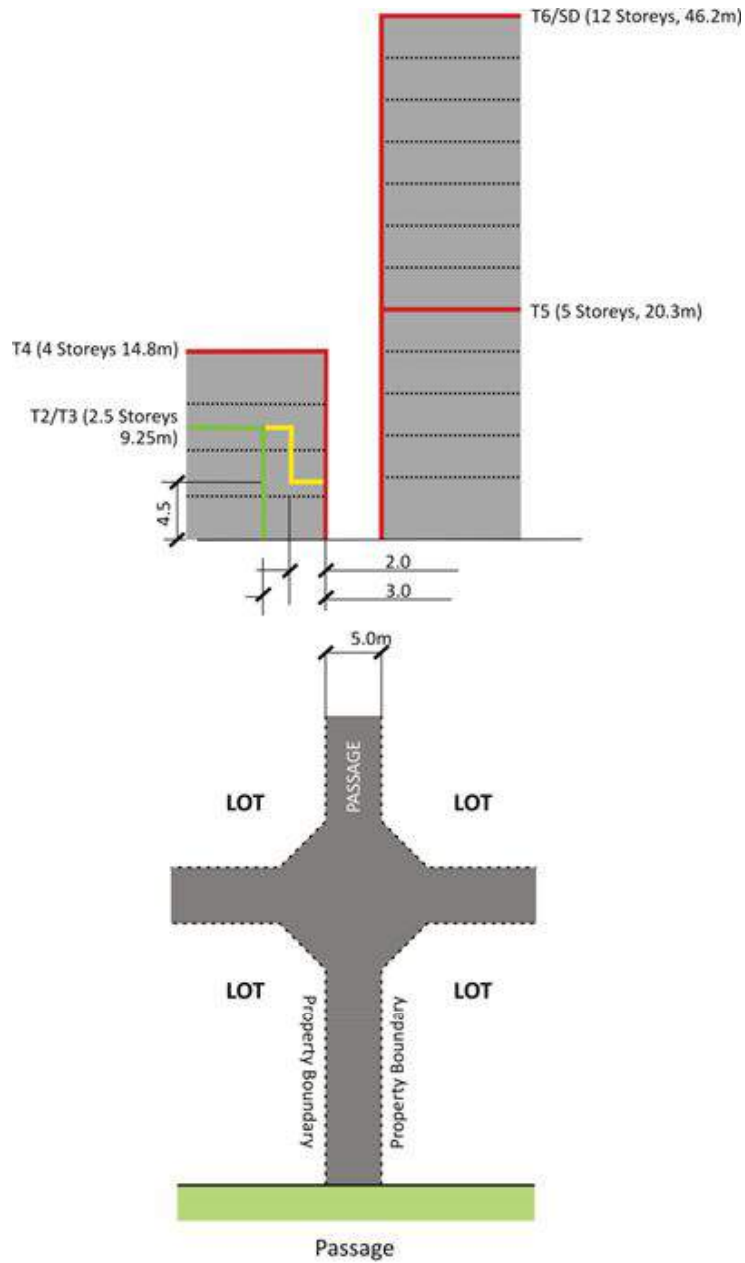


Figure 12 - Pedestrian Passage Design Criteria



## APPENDIX C: LAND DEDICATIONS FOR PUBLIC PARKS

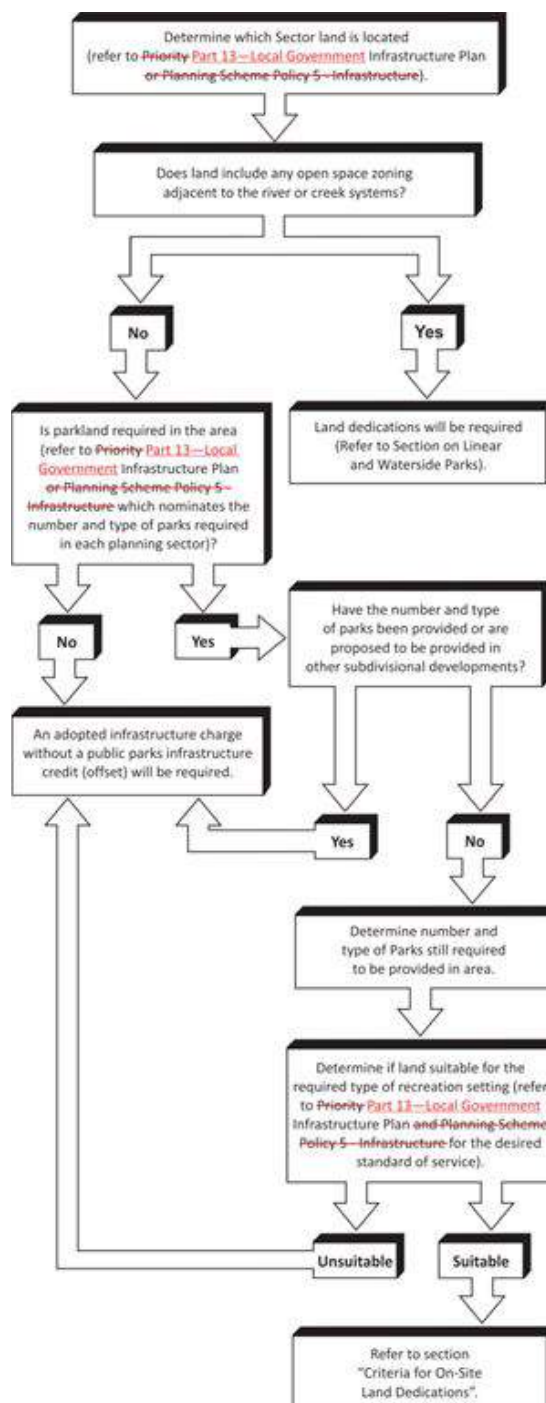
### 1. Introduction

- (1) The Open Space System (both existing and future) within Ipswich City has been reviewed as part of the Ipswich Public Parks Strategy.
- (2) This study has been adopted by Council and provides the basis for the future open space system. Descriptions of the type of public parks infrastructure to be provided in the City is outlined in [the Priority Infrastructure Plan Part 13—Local Government Infrastructure Plan and Planning Scheme Policy 5—Infrastructure](#).
- (3) Where a developer dedicates or embellishes (with Local Government approval) part of the adopted open space system, an infrastructure credit (offset) will be given [as outlined in the Ipswich Adopted Infrastructure Charges Resolution and](#) in accordance with the terms of reference of an executed Infrastructure Agreement.
- (4) For commercial subdivisions, the provision of open space will generally be limited to Town Centre Parks, plazas and squares etc to be provided in the proposed Town Centres.
- (5) Details of these open space areas (both public and private) are to be outlined in the Town Centre Concept Plans.

### 2. Applicability of this Appendix

- (1) This Appendix should be used where land the subject of an application for the reconfiguration of a lot—
  - (a) includes public parks infrastructure identified in [the Priority Infrastructure Plan Part 13—Local Government Infrastructure Plan and Planning Scheme Policy 5—Infrastructure](#);
  - (b) includes land the subject of a Town Centre Concept Plan.
- (2) Not all subdivisional development will be expected to include open space.
- (3) In some cases the applicant's open space obligation will be met wholly by the payment of an adopted infrastructure charge, rather than by dedication of any land or embellishment of open space.
- (4) On the other hand, where land is required to be dedicated for open space the applicant shall be entitled to infrastructure credit (offset) as outlined in [Planning Scheme Policy 5—Infrastructure the Ipswich Adopted Infrastructure Charges Resolution](#) and in accordance with the terms of reference of an executed Infrastructure Agreement

Figure 1: Flow Chart for Parkland Dedications



**3. Criteria For On-Site Land Dedication**

- (1) Prior to considering any land dedications for public parks infrastructure, the proposed parkland is to be assessed for its appropriateness for its designated purpose (i.e. Level and Recreational Setting).
- (2) Land dedications should satisfy the provisions of **the Priority Infrastructure Plan Part 13—Local Government Infrastructure Plan** and Planning Scheme Policy 5—Infrastructure relating to quantity, quality, flexibility and equity of distribution along with the following site specific characteristics—
  - (a) area and shape;
  - (b) topography;
  - (c) recreation opportunity (In this regard high priority should be given to those settings that have the potential to provide the broadest use and participation, i.e. unstructured recreation, without excluding the interests of the more specialist activities and settings);
  - (d) sensitivity – scenic, environmental or cultural (where culturally significant sites are potentially available, a high priority will be given to incorporating the recorded sites within the open space system);
  - (e) encumbrances such as flood susceptibility, services easements etc;

- (f) flexibility (i.e. whether the area has a high potential for a multiple use function, for example, highly managed settings such as Sportsgrounds/Courts which can be integrated with more informal settings such as Linear Parkland and Recreation Parks);
- (g) value as a link or consolidation mechanism;
- (h) access (including barriers to access); and
- (i) safety (including casual surveillance and uses on the border of, or adjacent to, the site).

**4. Linear and Waterside Parks**

- (1) In those lot reconfigurations adjoining a river or creek system where it is proposed that linear or waterside parkland be secured, land dedications are to be provided.
- (2) The linear open space (which may be developed or left undeveloped) will generally connect with the larger waterside parks (i.e. Citywide and District facilities) in addition to forming greenways along the urban creeks.
- (3) Depending on the size of the linear or waterside park and its location it may be possible to integrate other recreational settings within the park boundary.
- (4) In these instances, the parameters as set out in Table 1 below generally apply—

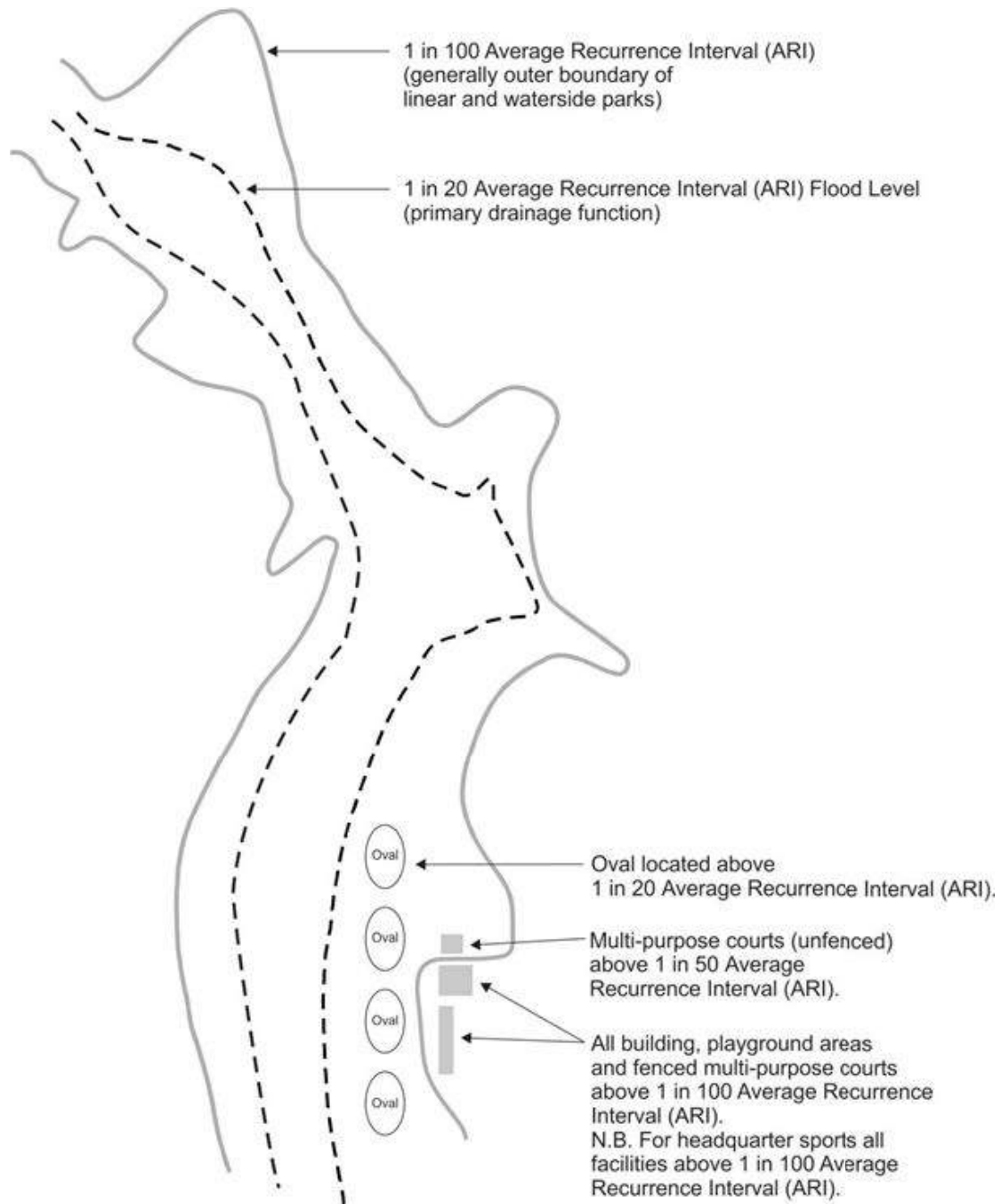
**Table 1: Flood Level Parameters for Integration with Linear and Waterside Parks**

Recreational Setting	Level	Flood Level Criteria
Sportsgrounds and Courts	Headquarter Sports	Not recommended below 1 in 100 years Average Recurrence Interval (ARI).
	Citywide and Local	All fields above 1 in 20 years Average Recurrence Interval (ARI), multi-purpose courts (unfenced) above 1 in 50 years Average Recurrence Interval (ARI), all buildings, playground areas or fenced multi-purpose courts above 1 in 100 years Average Recurrence Interval (ARI).
	District	Not applicable.
Recreation Parks	Citywide	All buildings and playground areas above 1 in 100 years Average Recurrence Interval (ARI).
	District	All buildings and playground areas above 1 in 100 years Average Recurrence Interval (ARI).
	Local	All buildings and playground areas above 1 in 100 years Average Recurrence Interval (ARI).

Citywide = Level 1, District = Level 2 and Local = Level 3



Figure 2: Schematic Layout of Planning Criteria for Linear and Waterside Parks



**5. Open Space Works and Requirements for On-Site Land Dedications**

- (1) Prior to accepting land dedications for open space, certain works may be required to be undertaken in open space areas, where appropriate.
- (2) For the types of parks and reserves noted in Table 2 below (residential development only) these are only preliminary works necessary to ensure that the land is useable for its intended purpose, and are not open space embellishments.
- (3) For the Town Centre Parks, Plazas and Squares and for the Linear and Waterside Parks, the preliminary works will be outlined in the development approval, based on the desired standard of service outlined in [the Priority Infrastructure Plan Part 13—Local Government Infrastructure Plan](#) and Planning Scheme Policy 3—General Works.
- (4) These and any additional preliminary works are to comply with Planning Scheme Policy 3 - General Works.

**Table 2: Preliminary Works Required for Certain Public Parks Infrastructure (residential development only)**

Type of Open Space	Minimum Required Works
Sportsgrounds and Courts Recreation Parks	<ul style="list-style-type: none"> <li>(1) Each park is to be of dimensions and have a topography suitable for its intended use and there must be carried out free of cost to the local government any earthworks or other works necessary in that regard.</li> <li>(2) Each park is to be selectively cleared and grassed, with declared environmental weeds removed, together with any rubbish and dangerous trees, and such other works as may be reasonably necessary to protect the park from erosion and other environmental degradation is to be carried out free of cost to the local government.</li> </ul>

Type of Open Space	Minimum Required Works
	<ul style="list-style-type: none"> <li>(3) Each park is to have direct physical access to a constructed road of the category nominated in <a href="#">the Priority Infrastructure Plan Part 13—Local Government Infrastructure Plan</a> and Planning Scheme Policy 3—General Works for the relevant recreational setting and any work necessary in this regard is to be carried out free of cost to the local government.</li> </ul>

**6. Time for Land Dedication**

- (1) As a condition of any development approval, land for open space may be required to be dedicated (and be so indicated on the Plan of Subdivision).
- (2) The time in which such land is to be dedicated should be nominated in the conditions of approval.
- (3) Generally it will be at the time of registration of a Plan of Subdivision for any part of the land adjoining the park to be dedicated.
- (4) However, for staged subdivisions, land for open space to be dedicated in later stages may be required to be transferred to the local government (to be held in trust) at the time the local government endorses Stage 1 of the Plan of Subdivision.
- (5) The transfer is to include the provision of any access easements to the proposed open space.
- (6) In general, the lands held in trust will be expected to be prepared in accordance with the minimum required works outlined in the table above or in the conditions of the development approval, as the adjacent development stages proceed.

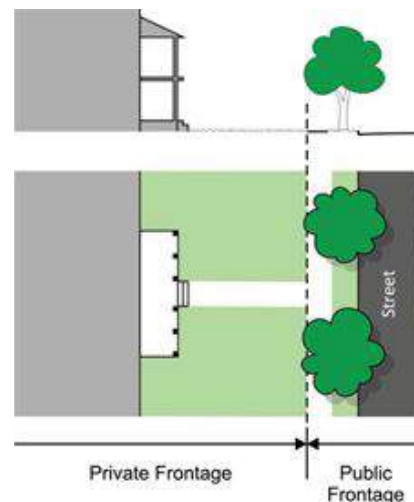
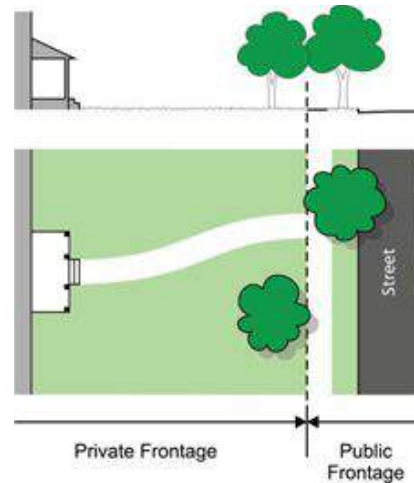


## APPENDIX D: FRONTAGE TREATMENTS

### Private Frontage

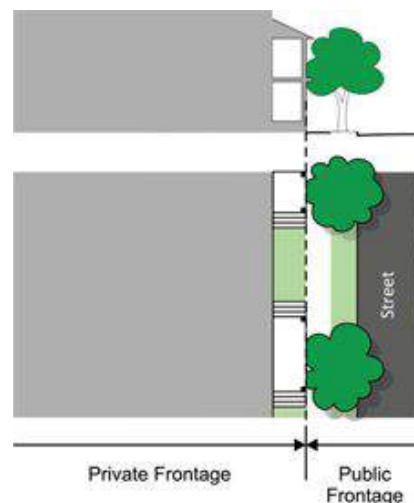
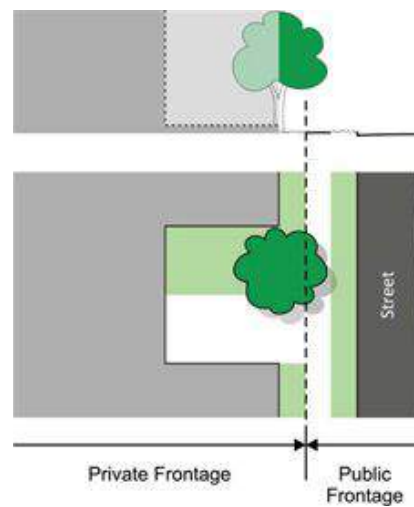
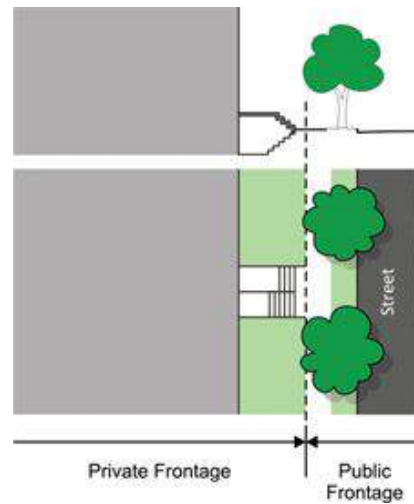
The Private Frontage is the area between the building and the lot frontage line. The design of this area is important because it dictates how the building affects the pedestrian and overall character of the streetscape. The eight frontage types identified, from most rural to most urban are:

- Common Lawn:** a frontage wherein the façade is set back substantially from the frontage line. The front yard created remains unfenced or uses fencing that is highly permeable (i.e. 40% or greater) and is visually continuous in landscaping with adjacent yards, supporting a soft, low density landscape. Common Lawns are suitable along higher speed thoroughfares, as the deep setback provides a buffer.
- Verandahs/Balconies and Fence:** a frontage wherein the façade is set back from the frontage line with attached verandahs or balconies on the upper and lower levels permitted to encroach into the setback. The verandahs should be within a conversational distance of the footpath. A fence at the frontage line maintains the demarcation of the yard.
- Verandahs / balconies should be no less than 2.4m wide to create a sense a depth and to enhance their usability. Verandahs / balconies may be reduced to a minimum width of 1.5m on the Estate House, Traditional Lot Detached House, Small Lot House and Live Work Built Form types where they are not the main usable outdoor open space provided for the dwelling.



## FRONTAGE TREATMENTS *cont.*

- Terrace or Light Court:** a frontage wherein the façade is set back from the frontage line by an elevated garden or terrace, or a fenced, sunken light court. Consideration must be given to a fair proportion of buildings with universal access. This type buffers residential use from urban footpaths, removing the private yard from public encroachment. The terrace may be suitable for outdoor dining.
- Forecourt:** a frontage wherein a portion of the façade is close to the frontage line while a substantial portion of it is set back. The forecourt created is suitable for gardens and drop-offs. This type of frontage treatment should be allocated in conjunction with other frontage types. Trees within the forecourts may overhang the sidewalks.
- Stoop:** a frontage wherein the façade is aligned close to the frontage line with the lower storey elevated from the footpath sufficient to secure privacy for the windows. The access is usually via an exterior stair and landing. This type of frontage treatment is recommended for ground-floor residential uses.

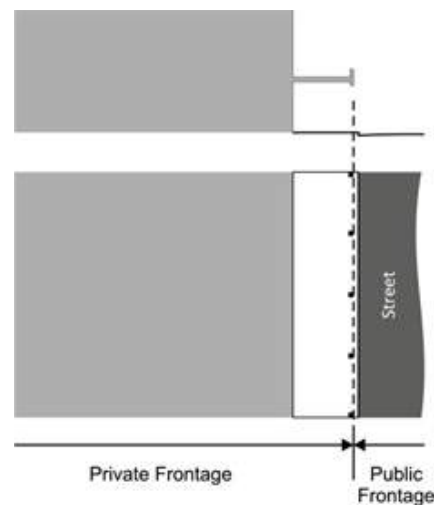
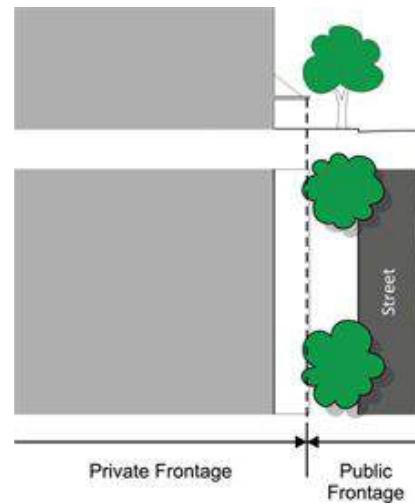




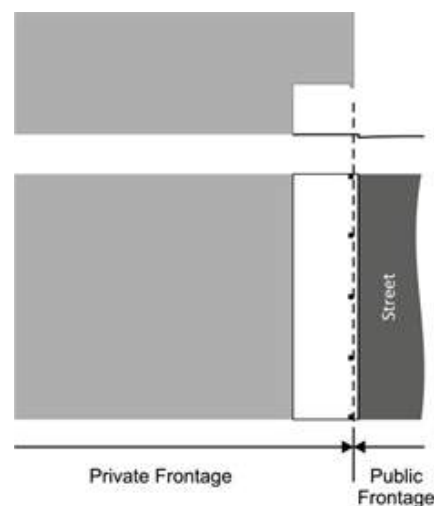
- **Shopfront and Awning:** a frontage wherein the façade is aligned close to the frontage line with the building entrance at footpath grade. This type of frontage treatment is conventional for retail use with substantial glazing on the footpath level, and an awning placed which overlaps the footpath to the maximum possible.

Street awnings—

- provide continuous weather protection for pedestrians where buildings adjoin a street alignment;
  - are designed to maintain the continuity and character of adjacent awnings, especially in relation to height and fascia depth;
  - do not break the continuity of the edge fascia (e.g. with strongly geometrical forms, such as triangular or barrel vaulted shapes).
- **Gallery:** a frontage wherein the façade is aligned close to the frontage line with an attached cantilevered or a lightweight colonnade overlapping the footpath. This type is appropriate for retail use. The Gallery shall be no less than 3.5m wide and overlap the whole width of the footpath to within 0.6m of the kerb.



- **Arcade:** a frontage wherein the façade is above a colonnade that overlaps the footpath, while the footpath level remains at the frontage line. This frontage treatment type is appropriate for retail use. The arcade shall be no less than 3.5m wide and overlap the whole width of the footpath to within 0.6m of the kerb.



- 
- (4) The Planning Act, sections 18, 20, 22 and 23 do not apply for the making of the planning instrument change.
  - (5) Before making a planning instrument change under subsection (2)(b), MEDQ must—
    - (a) give the relevant local government the proposed planning instrument change; and
    - (b) invite it to, within 40 business days after it is given the proposed amendment, make submissions to MEDQ about the proposed planning instrument change; and
    - (c) consider any submissions made under paragraph (b).
  - (6) The planning instrument change takes effect at the same time as the provisional priority development area ceases under subsection (1).

## Subdivision 2 Priority development areas

### 42 Revocation or reduction of priority development area

- (1) This section applies if the Minister proposes to recommend to the Governor in Council the making of a regulation to amend or repeal a provision of a declaration regulation (the *PDA change*) so land in a priority development area will no longer be in a priority development area.
- (2) The recommendation for the PDA change may be made only if an instrument amending the relevant local government's planning instruments to provide for the land (the *planning instrument change*) is—
  - (a) proposed and dealt with under sections 42A to 42I, as applicable; and
  - (b) approved under section 42J(2).
- (3) Also, if there is PDA-associated development for the priority development area, the recommendation for the PDA change may be made only if—

[s 42A]

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- (a) the Minister has considered how the development should be dealt with; and
- (b) to the extent the Minister considers it appropriate, the development is provided for in the planning instrument change.

#### **42A Preparation of proposed planning instrument change**

- (1) MEDQ may decide to prepare the proposed instrument for the planning instrument change or ask the relevant local government to prepare it.
- (2) The entity that prepares the proposed instrument for the planning instrument change is the *proposer* of the planning instrument change.

#### **42B Consultation about proposed planning instrument change**

Before preparing the proposed instrument for the planning instrument change, the proposer must—

- (a) for a proposed instrument prepared by MEDQ—consult, in the way it considers appropriate, with the relevant local government; and
- (b) for a proposed instrument prepared by the relevant local government—consult with MEDQ; and
- (c) make reasonable endeavours to consult, in the way the proposer considers appropriate, with any of the following it considers will be likely to be affected by the proposed planning instrument change—
  - (i) a government entity or GOC;
  - (ii) another person or entity.

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**42C Approval of proposed planning instrument change by MEDQ**

- (1) This section applies if the proposed instrument for a planning instrument change is prepared by the relevant local government.
- (2) The local government must give the proposed instrument to MEDQ for approval.
- (3) MEDQ must decide to—
  - (a) approve the proposed instrument for the planning instrument change; or
  - (b) approve the instrument change subject to conditions decided by MEDQ; or
  - (c) refuse to approve the instrument.
- (4) If MEDQ approves the proposed instrument for the planning instrument change under subsection (3)(b), the relevant local government must amend the instrument to include the conditions.

**42D When notification requirements do not apply**

The notification requirements do not apply to the proposed instrument for the planning instrument change if MEDQ is satisfied—

- (a) the consultation about the instrument under section 42B has been adequate; and
- (b) the public interest would not be served by further consultation about the instrument.

**42E Public notification**

- (1) This section applies if—
  - (a) the proposed instrument for the planning instrument change is prepared; and

[s 42F]

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- (b) for a proposed instrument prepared by the relevant local government—MEDQ has approved the instrument under section 42C(3).
- (2) The proposer must—
    - (a) publish the proposed instrument for the planning instrument change on the proposer’s website; and
    - (b) in a gazette notice—
      - (i) state that the proposed instrument may be inspected on the proposer’s website; and
      - (ii) invite anyone to make submissions on the proposed instrument change within the period stated in the notice (the *submission period*); and
    - (c) publish a notice to the same effect as the gazette notice at least once in a newspaper circulating in the area of the relevant local government.
  - (3) The submission period must end at least 30 business days after the date of the gazette notice.

#### **42F Submissions on proposed planning instrument change**

Anyone may make submissions to the proposer about the proposed instrument for the planning instrument change within the submission period.

#### **42G Consideration of submissions**

- (1) The proposer must consider the submissions received within the submission period.
- (2) Subsection (1) does not prevent the proposer from considering a submission made to it after the submission period ends.

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**42H Amendment of proposed planning instrument change**

- (1) After complying with section 42G, the proposer may amend the proposed instrument for the planning instrument change in a way it considers appropriate.
- (2) If the proposer considers the amendment significantly changes the proposed planning instrument change, it must re-comply with sections 42E(2) and (3) and 42G for the amended proposed instrument for the planning instrument change.

**42I Public response report**

- (1) This section applies if the proposer has complied with section 42G and, if relevant, section 42H.
- (2) The proposer must—
  - (a) prepare a report (the *public response report*) that—
    - (i) summarises the submissions considered by proposer; and
    - (ii) contains information about the merits of the submissions and the extent to which the proposed instrument for the planning instrument change was amended to reflect the submissions; and
    - (iii) contains details about any changes to the proposed instrument published under section 42E(2); and
  - (b) publish the report on the proposer’s website.

**42J Approval of planning instrument change**

- (1) This section applies if, for a proposed instrument for a planning instrument change, the notification requirements—
  - (a) have been complied with; or
  - (b) do not apply under section 42D.
- (2) MEDQ must decide to—

[s 42K]

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- (a) approve the proposed instrument for the planning instrument change; or
  - (b) approve the proposed instrument subject to conditions decided by MEDQ; or
  - (c) refuse to approve the proposed instrument.
- (3) In making the decision under subsection (2), MEDQ must consider—
- (a) the main purpose of this Act; and
  - (b) for a proposed instrument for a planning instrument change prepared by the relevant local government to which the notification requirements apply—the public response report.
- (4) If MEDQ decides to approve the proposed instrument for the planning instrument change under subsection (2), it must, by notice to the relevant local government—
- (a) for a proposed instrument prepared by MEDQ—make the instrument for the planning instrument change, including any conditions decided under subsection (2)(b); or
  - (b) for a proposed instrument prepared by the relevant local government—approve the instrument for the planning instrument change.
- (5) If MEDQ approves an instrument for a planning instrument change prepared by the relevant local government subject to any conditions decided under subsection (2)(b), the local government must amend the instrument to include the conditions.

#### **42K Effect of planning instrument change**

- (1) On giving a notice under section 42J(4), the planning instrument change is, for the Planning Act, taken to have been made by the relevant local government.
- (2) The Planning Act, sections 18, 20, 22 and 23 do not apply for making the planning instrument change.

- (3) The planning instrument change takes effect at the same time as the PDA change.

#### **42L Notice of planning instrument change**

As soon as practicable after the planning instrument change takes effect—

- (a) MEDQ must publish the instrument for the planning instrument change on the department's website; and
- (b) the relevant local government must publish the instrument on its website; and
- (c) the proposer must publish, at least once in a newspaper circulating in the priority development area to which the instrument relates, a notice stating the instrument—
  - (i) has been approved; and
  - (ii) may be inspected on the proposer's website; and
- (d) the proposer must give each person who made a submission about the proposed instrument for the planning instrument change, received within the submission period, a notice stating that—
  - (i) the instrument has been approved; and
  - (ii) the public response report about the proposed instrument may be inspected on the proposer's website.

### **Subdivision 3 Other matters**

#### **42M Implied and uncommenced rights to use premises protected**

- (1) This section applies if—
- (a) a PDA development approval comes into effect; and
  - (b) immediately before the approval comes into effect, a material change of use, for a use implied by the



NVB:NVB  
H:\Temporary Local Planning  
Instruments\TLPI01\_2017\Update\Committee Report

<b>Planning Development and Heritage Committee</b>	
Mtg Date: 23.1.18	OAR: YES
<b>Authorisation:</b> John Adams	

10 January 2018

## MEMORANDUM

TO: CITY PLANNER

FROM: STRATEGIC PLANNING MANAGER

RE: TEMPORARY LOCAL PLANNING INSTRUMENT (TEMPORARY ACCOMMODATION OF EMPLOYEES OF THE SWICKERS KINGAROY BACON FACTORY AT WULKURAKA)

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### INTRODUCTION:

This is a report by the Strategic Planning Manager dated 10 January 2018 providing an update regarding the making of a Temporary Local Planning Instrument for temporary accommodation for employees of the Swickers Kingaroy Bacon Factory at Wulkuraka.

### BACKGROUND:

Following a fire that destroyed the boning rooms at the Swickers Kingaroy Bacon Factory, Temporary Local Planning Instrument No.1 (Temporary Accommodation of Employees of the Swickers Kingaroy Bacon Factory at Wulkuraka) 2016 (TLPI No.1 2016) was made and adopted to facilitate the temporary accommodation of workers adjacent to a meat processing facility at Wulkuraka.

The TLPI ensured that appropriate planning provisions were put in place to facilitate the development of the temporary workers accommodation and ensured that jobs were not lost as a result of the factory fire and that pork products continued to be supplied to the market thereby avoiding adverse economic, environmental and social impacts.

TLPI No.1 2016 took effect on 2 December 2016 and ceased to have effect on 2 December 2017.

Information available in September 2017 identified a continuing need for the accommodation of workers at the Wulkuraka site after the 2 December 2017 cessation date of TLPI No.1 2016 pending the boning rooms at Kingaroy being fully reconstructed and becoming operational. Council at its meeting of 20 October 2017 resolved to make Temporary Local Planning Instrument No.1 (Temporary Accommodation of Employees of the Swickers Kingaroy Bacon Factory at Wulkuraka) 2017 to allow the continued use of the temporary workers accommodation for a maximum further period of two (2) years in accordance with Section 23 *Making or amending TLPs* of the *Planning Act 2016*.

Pursuant to the prescribed statutory process, TLPI No.1 2017 was submitted on 23 October 2017 to the Minister to approve the making of the TLPI. To date, no response has been received from the Minister, partly owing to the calling of the Queensland Government election and the associated caretaker arrangements and also emerging information that the boning rooms at the Kingaroy factory are operational.

**ISSUES:**

An inspection of the temporary workers accommodation site at Wulkuraka in January 2018 has indicated that it is no longer being used. Advice was also received from the operators of the Kingaroy factory on 10 January 2018 stating that “*The last of our staff left the site last Saturday. The camp will be removed mid March*”.


Noting the above, it is considered that TLPI No.1 2017 is no longer needed.

**WHERE TO FROM HERE:**

Pursuant to the *Planning Act 2016* and as prescribed in the *Planning Regulation 2017*, the Minister’s Guidelines and Rules Chapter 3—*Minister’s rules for making and amending a planning scheme policy (PSP) or temporary local planning instrument (TLPI)* contains the process for making a TLPI (refer to Attachment A).

The prescribed statutory process makes no provision for Council to ‘withdraw’ the Temporary Local Planning Instrument once it has been submitted to the Minister. Notwithstanding, it is proposed to write to the Minister for State Development, Manufacturing, Infrastructure and Planning to inform him about there no longer being a need for the TLPI (including the reasons as to why there is no longer a need) and to enable this to be taken into account by the Minister in determining whether or not to approve the making of the TLPI.

**ATTACHMENTS:**

Name of Attachment	Attachment
<a href="#">Attachment A - TLPI Process</a>	 Attachment A

**RECOMMENDATION:**

That Council resolve to write to the Minister for State Development, Manufacturing, Infrastructure and Planning advising that there is no longer a need for making Temporary Local Planning Instrument No.1 (Temporary Accommodation of Employees of the Swickers Kingaroy Bacon Factory at Wulkuraka) 2017.

Nick Vass-Bowen  
**STRATEGIC PLANNING MANAGER**

I concur with the recommendations contained in this report.

John Adams  
**CITY PLANNER**

# **Minister's Guidelines and Rules under the Planning Act 2016 July 2017**

Prescribed in the Planning Regulation 2017

## **Chapter 3—Minister's rules for making and amending a planning scheme policy (PSP) or temporary local planning instrument (TLPI)**

### **Part 2—Temporary Local Planning Instrument**

#### **6. What this part prescribes**

- 6.1. This part prescribes the process for making or amending a temporary local planning instrument (TLPI) for section 23 of the Act.

#### **7. Planning and preparation**

- 7.1. The local government must decide to make or amend a TLPI.<sup>9</sup>
- 7.2. The local government must prepare the proposed TLPI or TLPI amendment.

#### **8. Minister's approval**

- 8.1. The local government must submit the proposed TLPI or TLPI amendment and the required material as prescribed in Schedule 3 to the Minister.
- 8.2. The Minister may request additional information from the local government after the Minister receives the proposed TLPI or TLPI amendment under section 8.1.
- 8.3. After receiving the proposed TLPI or TLPI amendment, the Minister must decide if—
- a) for a proposed TLPI, if section 23(1) of the Act is satisfied; or
  - b) for a proposed TLPI amendment, if section 23(2) of the Act is satisfied.
- 8.4. If the Minister approves the local government making or amending a TLPI, the Minister must, within 20 days of receiving the proposed TLPI or TLPI amendment, give the local government a notice stating:
- a) that the Minister approves the making or amending of the TLPI; and
  - b) if the Minister agrees to an earlier effective day in accordance with section 9(4) of the Act.

<sup>9</sup> *If a local government proposes an earlier effective day for the TLPI or TLPI amendment, the local government must resolve, at a public meeting, to give the TLPI or TLPI amendment and the request for an earlier effective day to the Minister for approval – see 9(4) of the Act.*

- 8.5. If the Minister does not approve the local government making or amending a TLPI, the Minister must, within 20 days of receiving the proposed TLPI or TLPI amendment, give the local government a notice stating:
- a) that the Minister does not approve the making or amending of the TLPI; and
  - b) if the local government may resubmit the proposed TLPI or TLPI amendment to the Minister for approval and if so, what actions must first be taken by the local government.
- 8.6. If the notice given to the local government by the Minister under section 8.5 allows the local government to resubmit the proposed TLPI or TLPI amendment to the Minister, the Minister may approve the amendment and give notice under section 8.4 or refuse the amendment and give notice under section 8.5.
- 9. Adoption**
- 9.1. After completing the relevant actions under this part, the local government must decide to adopt or not to proceed with the proposed TLPI or TLPI amendment.
- 9.2. If the local government decides to adopt the proposed TLPI or TLPI amendment, the local government must publish a public notice in accordance with the requirements in the Act and as prescribed in Schedule 5.
- 9.3. The local government must, within 10 days of adopting the TLPI or TLPI amendment, give the chief executive—
- a) a copy of the public notice; and
  - b) a certified copy of the TLPI as made or amended, including—
    - i. an electronic copy of the amendment or instrument; and
    - ii. a copy of all electronic planning scheme spatial data files (mapping), relevant to the TLPI.
- 9.4. If the local government decides not to proceed with the proposed TLPI or TLPI amendment, the local government must give the Minister a notice stating—
- a) the name of the local government;
  - b) the title of the proposed TLPI or TLPI amendment;
  - c) the decision; and
  - d) the reasons for not proceeding with the proposed TLPI or TLPI amendment.

### **Schedule 3—Required material**

#### **For making or amending a TLPI under Chapter 3, Part 2**

1. An electronic copy (mandatory) and a hard copy (optional) of the proposed TLPI or TLPI amendment in the format identified by the department.
2. A statement including—

- a) why the local government proposes to make or amend the TLPI;
  - b) how the proposed TLPI or TLPI amendment complies with section 23(1) or (2) of the Act.
3. Any background studies or reports that informed the preparation of the proposed TLPI or TLPI amendment.
  4. Any relevant mapping (if available).

<b>Planning, Development and Heritage Committee</b>	
Mtg Date: 23/01/18	OAR: YES
<b>Authorisation:</b> John Adams	

12 January 2018

**MEMORANDUM**

TO: CHIEF EXECUTIVE OFFICER


FROM: CITY PLANNER

RE: PLANNING AND DEVELOPMENT DEPARTMENT  
QUARTERLY ACTIVITY REPORT – DECEMBER 2017

**INTRODUCTION**

This is a report by the City Planner dated 12 January 2018 concerning the activities of the Planning and Development Department within the December Quarter 2017.

**ATTACHMENT**

Name of Attachment	
<a href="#">Quarterly Activity Report</a>	 Attachment A

**BACKGROUND**

This is the sixth quarterly report prepared by the Planning and Development Department.

**ACTIVITY**

The December quarterly report is enclosed as Attachment A.

The report focuses on:-

- overall development activity within the Ipswich Local Government area (specifically population and dwelling growth, land subdivision and non-residential building activity);
- development applications (for planning, engineering, building and plumbing);
- infrastructure delivery by the development industry (ie contributed assets);

- major projects (such as planning scheme amendments, policy and legislation review, heritage projects, business improvement initiatives and major development applications lodged and determined during the quarter); and
- activity generated through information requests (via certificates and web access).

## **HIGHLIGHTS**

Highlights from the September Quarterly Report include:-

- 2,146 persons population growth, with the Local Government Area population increasing to 208,490 persons (Please Note: The Ipswich Population Modeller will need to be recalibrated once the ABS publishes its final 'Estimated Resident Population' figures for Ipswich. At this stage the only figures available are preliminary – from the census count in June 2016);
- an equivalent annual population growth rate of 4.16%
- Springfield Lakes as the fastest growing suburb, closely followed by Redbank Plains;
- Spring Mountain with the highest number of new lots created;
- South Ripley with the highest number of new lots approved;
- 2325m<sup>2</sup> of new, non-residential building floor space, able to accommodate 56 new jobs;
- 363 development applications lodged;
- 861 plumbing applications lodged;
- 3173 building and plumbing inspections undertaken;
- 173,514 web site visits.

## **RECOMMENDATION**

That the report be received and the contents noted.

John Adams  
**CITY PLANNER**



# Planning and Development

Quarterly Activity Report  
December 2017

*“Building a balanced and sustainable Ipswich with a strong economy, key infrastructure and a community that cares for each other and the environment”*



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City of  
Ipswich

# Table of Contents

<b>Introduction .....</b>	<b>1</b>
<b>Development Activity .....</b>	<b>2</b>
Population Growth.....	2
Dwelling Activity .....	2
Dwelling and Growth Hotspots.....	3
Dwelling Stock.....	4
Subdivision Activity .....	5
Subdivision Hotspots.....	6
Non-Residential Building Activity.....	7
<b>Development Applications .....</b>	<b>8</b>
Planning Applications.....	8
Pre-lodgement Meetings .....	10
Operational Works Activity.....	11
Building and Plumbing Applications .....	11
Building and Plumbing Inspections.....	11
<b>Infrastructure Delivery .....</b>	<b>12</b>
<b>Major Projects .....</b>	<b>12</b>
Planning Scheme and Planning Scheme Policy Amendments .....	12
Policy / Legislation review .....	13
Heritage Projects.....	13
Business Improvement Initiatives.....	14
Upcoming Major Projects Next Quarter .....	14
Major Development Applications - Determined.....	15
Major Development Applications - Lodged .....	16
<b>Information Requests.....</b>	<b>17</b>
Planning and Development related Searches.....	17



# Introduction

Council's Planning and Development (P&D) Department is the lead agency in the Ipswich Community for managing growth and development in order to create a socially, ecologically and economically sustainable environment that:

- Meets the community's housing needs
- Integrates land use and transport needs
- Creates jobs and supports overall economic development
- Delivers appropriate infrastructure and community services
- Protects valuable features such as places of culture heritage significance and important natural environment areas.

The department's core activities include:

- Preparing and implementing plans, strategies and policies to ensure integrated and sustainable development outcomes for the City as a whole and within specific local areas
- Identifying, protecting and promoting places of cultural heritage significance and streetscape value
- Identifying and protecting important natural environment areas through appropriate planning scheme mechanisms and development assessment processes
- Maintaining an appropriate and efficient regulatory environment for development assessment and building and plumbing compliance

The P&D Department's activities are delivered through its five (5) Branches:-

- Strategic Planning
- Development Planning
- Engineering and Environment
- Building and Plumbing
- Business Support

This report provides a snapshot of Planning and Development Department Activities for the December 2017 quarter.

# Development Activity

This Development Activity Report profiles the volume and composition of development related activity within the Ipswich Local Government Area for the October to December fourth quarter of 2017.

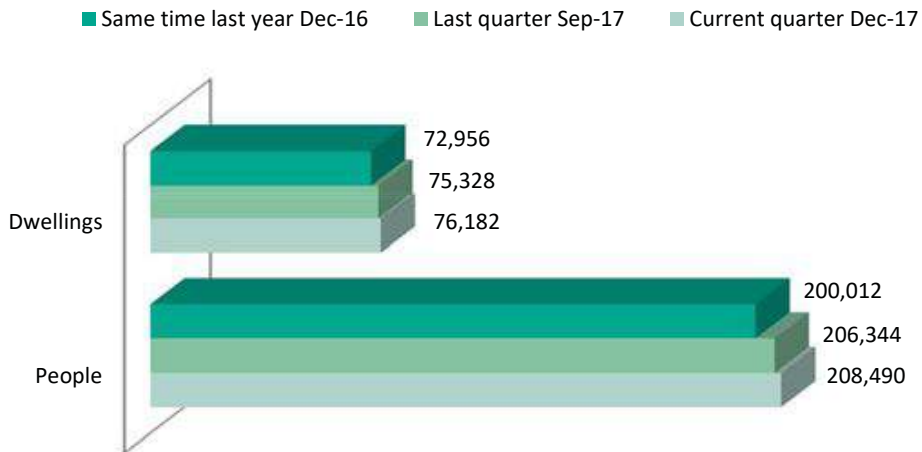
## Population Growth

### Quarterly Growth

At 31 December 2017 the population<sup>1</sup> of Ipswich City was 208,490 persons, up from 206,344 persons at 30 September 2017, representing an increase of 2,146 persons and an equivalent annual growth rate of 4.16%.

This represents an annual change from the same period last year of 8,478 persons and 4.24% and five year average annual growth rate of 3.29%.

### Quarterly Activity



## Dwelling Activity

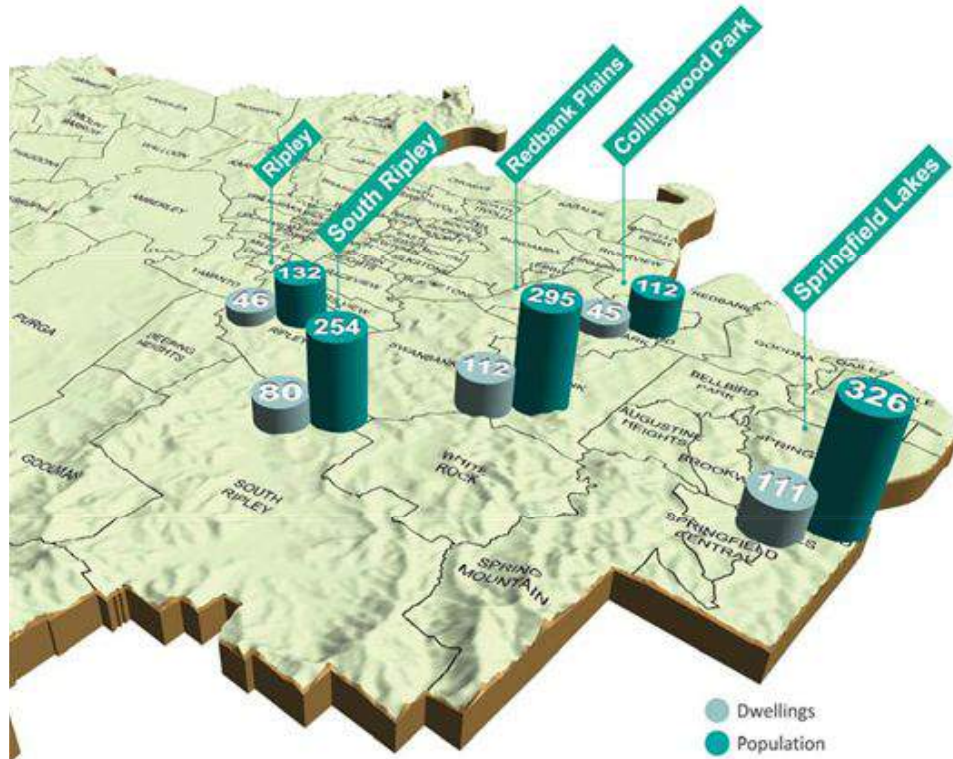
### Quarterly Growth

At 31 December 2017, there were 76,182 dwellings within the City as compared with 75,328 dwellings at 30 September 2017.

<sup>1</sup>Population information is based on ICC Population Model based principally on take up for domestic refuse services.

The December 2017 quarter saw an increase of 854 dwellings (equivalent to an annual growth rate of 4.53%). The 31 December 2017 number of dwellings represents an increase of 3,226 dwellings over a total of 72,956 dwellings at 31 December 2016.

## Dwelling and Growth Hotspots



Suburbs with the greatest population growth during the December 2017 quarter are shown in Table 1<sup>2</sup>.

**Table 1 – Top 5 Population Growth ‘Hot Spots’**

Rank	Suburb	Population			
		Last Quarter	Current Quarter	Change	
		Sep-17	Dec-17	Rate	%
1	SPRINGFIELD LAKES	16,865	17,191	326	1.93
2	REDBANK PLAINS	20,871	21,166	295	1.41
3	SOUTH RIPLEY	1,779	2,033	254	14.26
4	RIPLEY	2,177	2,309	132	6.06
5	COLLINGWOOD PARK	7,343	7,455	112	1.53

<sup>2</sup>Variations proportionally between the total population and dwelling numbers for suburbs are a result of differences in the occupancy rates reported for the Statistical Areas in the ABS Census and applied in estimating the resident population.

The 'Hotspot' suburb with the greatest amount of population growth this quarter is Springfield Lakes with an additional 326 people, closely followed by Redbank Plains with 295 people. Both suburbs had similar dwelling growth.

**Table 2 – Top 5 Dwelling 'Hot Spots'**

Rank	Suburb	Dwellings			
		Last Quarter	Current Quarter	Change	
		Sep-17	Dec-17	Rate	%
1	REDBANK PLAINS	7,056	7,168	112	1.59
2	SPRINGFIELD LAKES	5,815	5,926	111	1.91
3	SOUTH RIPLEY	559	639	80	14.31
4	RIPLEY	711	757	46	6.47
5	COLLINGWOOD PARK	2,504	2,549	45	1.80

## Dwelling Stock

The dwelling stock as at 31 December 2017 comprised 10,026 attached (13%) and 66,156 detached (87%) dwellings. This represents an increase of 281 attached dwellings and 573 detached dwellings from 30 September 2017.

**Table 2 – Composition of Dwelling Stock December 2017 Quarter**

Dwellings	Last quarter	Current quarter	Quarter Change
	Sep-17	Dec-17	Rate
<b>Attached</b>	9,745	10,026	281
<b>Detached</b>	65,583	66,156	573
<b>Total</b>	75,328	76,182	854

## Subdivision Activity

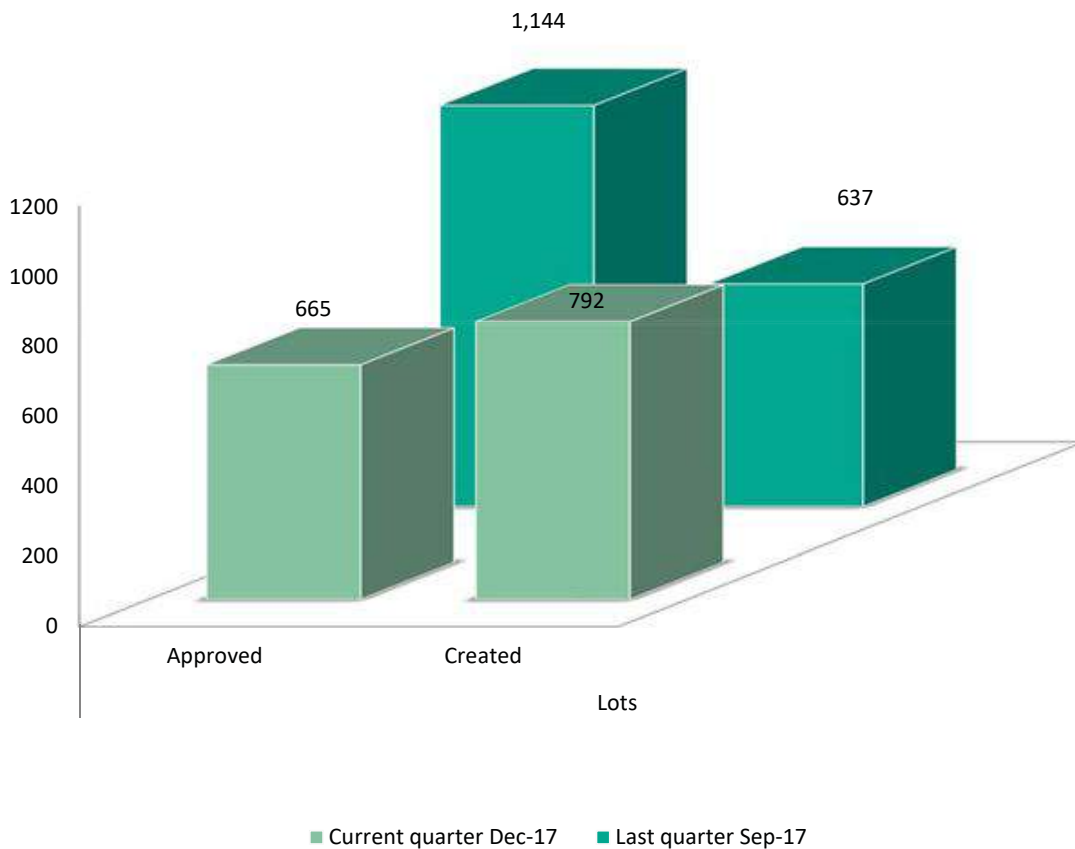
### *New Lot Approvals*

During the December 2017 quarter Council approved 665 new residential lots. This compares to 1,144 in the previous September 2017 quarter and 724 lots approved this time last year.

### *New Lot Creations*

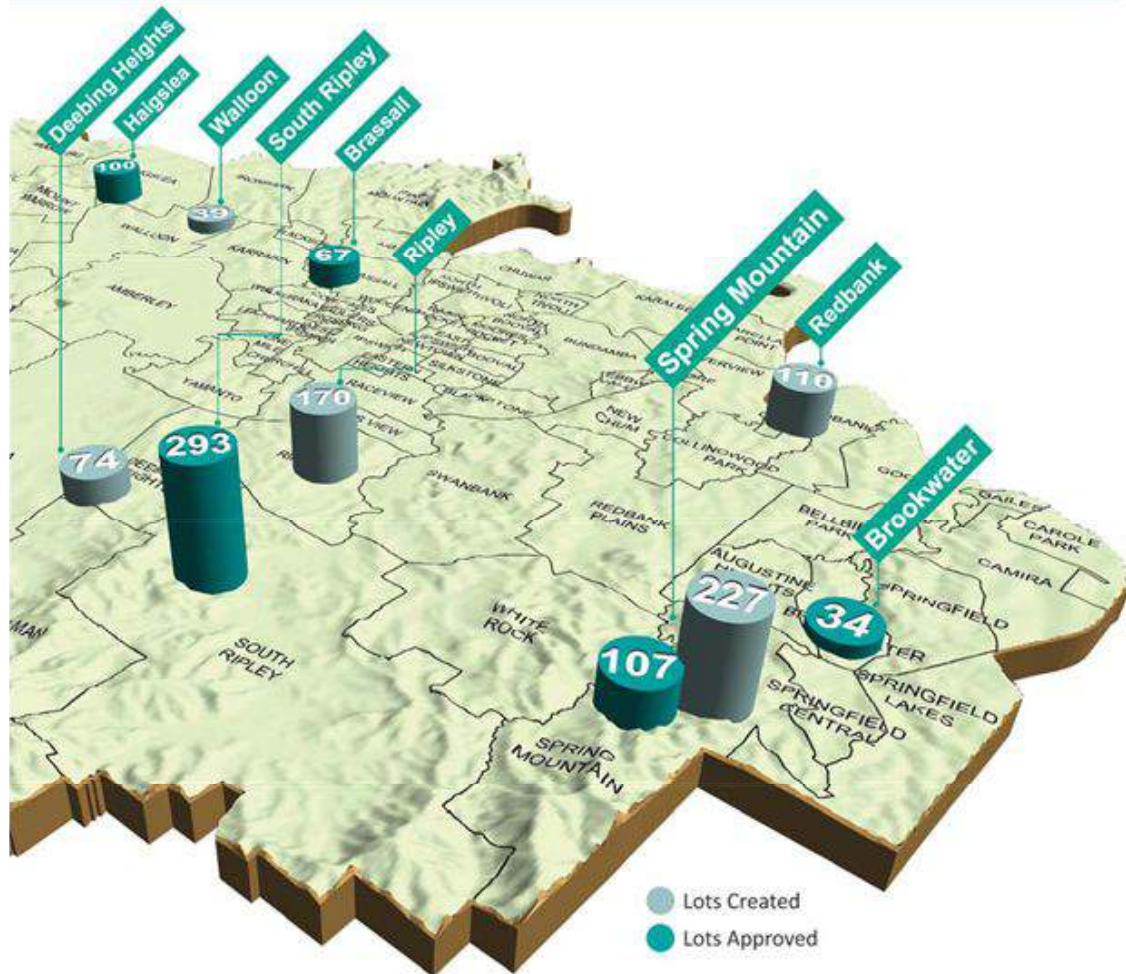
During the December 2017 quarter Council signed plans creating 792 lots. This compares to 637 lots in the previous September 2017 quarter. Comparatively, 572 lots were created this time last year and 290 lots were created in the December 2012 quarter.

### New Lots Created and Approved



NOTE: The lots created and approved figures are subject to change after the date of this report. This can be a result of data entry corrections and amendments to the proposed number of lots for a development by an applicant.

## Subdivision Hotspots



Suburbs with the most lots created and approved during the December 2017 quarter are shown in Table 3 and Table 4.

Table 3 – Top 5 suburb ‘Hot Spots’ for new lots created

Rank	Suburb	New Lots Created	
		Last Quarter	Current Quarter
		Sep-17	Dec-17
1	SPRING MOUNTAIN	231	227
2	RIPLEY	0	170
3	REDBANK	58	110
4	DEEBING HEIGHTS	25	74
5	WALLOON	0	39



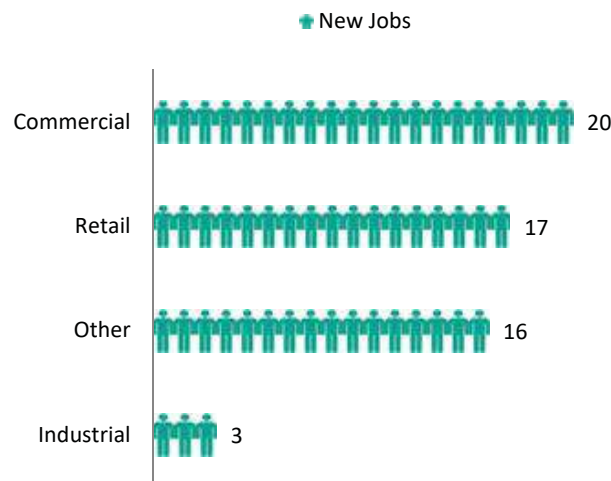
**Table 4 – Top suburb ‘Hot Spots’ for new lots approved**

Rank	Suburb	New Lots Approved	
		Last Quarter	Current Quarter
		Sep-17	Dec-17
1	SOUTH RIPLEY	3	293
2	SPRING MOUNTAIN	0	107
3	HAIGSLEA	0	100
4	BRASSALL	45	67
5	BROOKWATER	0	34

## Non-Residential Building Activity

New non residential floor space approved during the December 2017 quarter amounted to 2,325m<sup>2</sup> and will be able to accommodate in the order of 56 new employees across all sectors. This quarter, job creation was similar in the commercial, retail and other sectors.

### New Job Creation



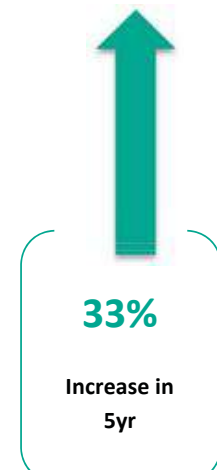
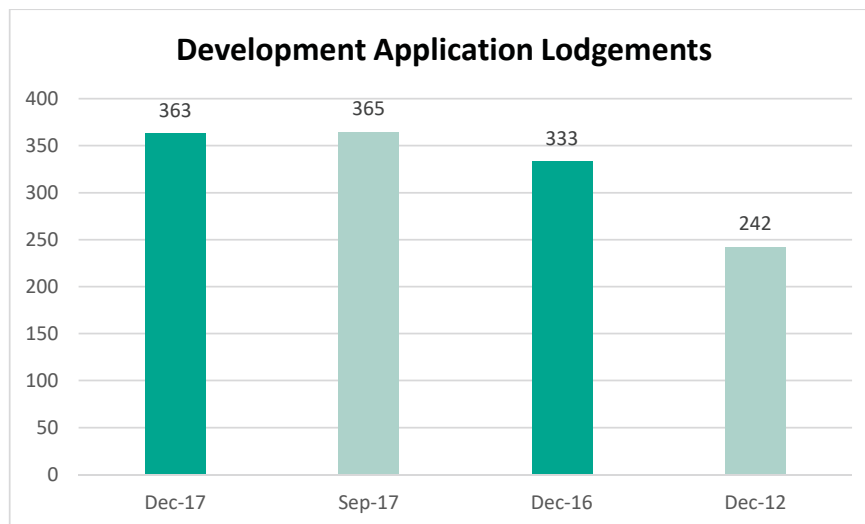
**Table 5 – Total approved GFA and attributed job creation**

Activity	Approved GFA (m2)	New Jobs
<b>Industrial</b>	279	3
<b>Other</b>	856	16
<b>Retail</b>	686	17
<b>Commercial</b>	504	20
<b>Total</b>	2,325	56

## Development Applications

### Planning Applications

363 Development Applications<sup>3</sup> were lodged in the December 2017 quarter. This is consistent with the number of applications lodged in the previous September 2017 quarter and represents an increase of 30 applications from the December 2016 quarter.

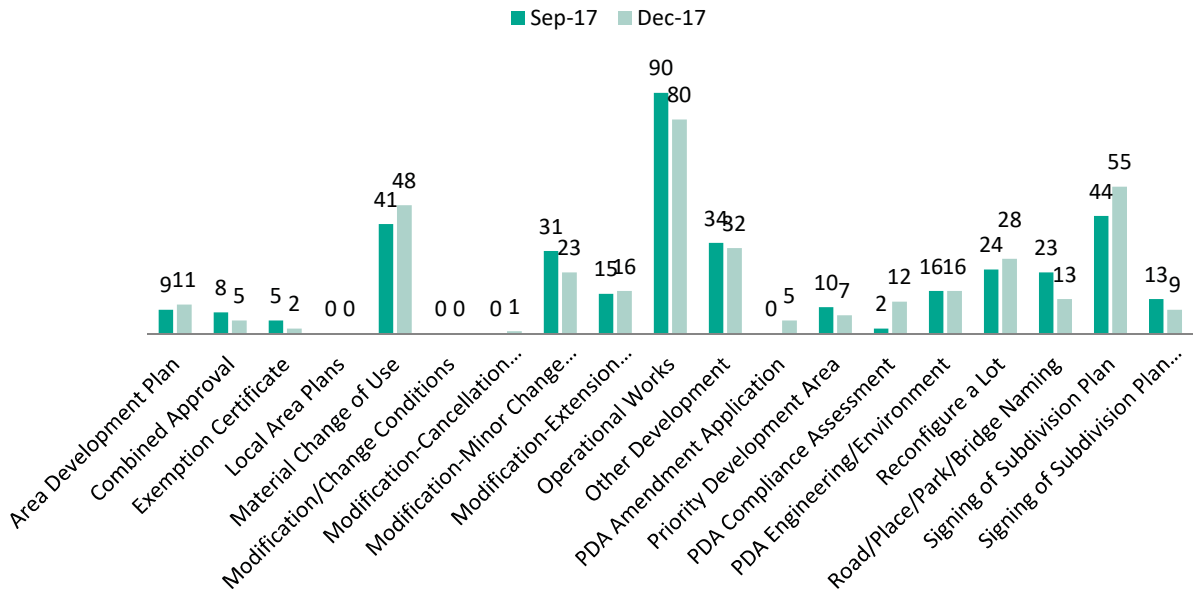


Application numbers overall represent an increase of 33% for the December 2017 quarter over the 5 year period since 2012.

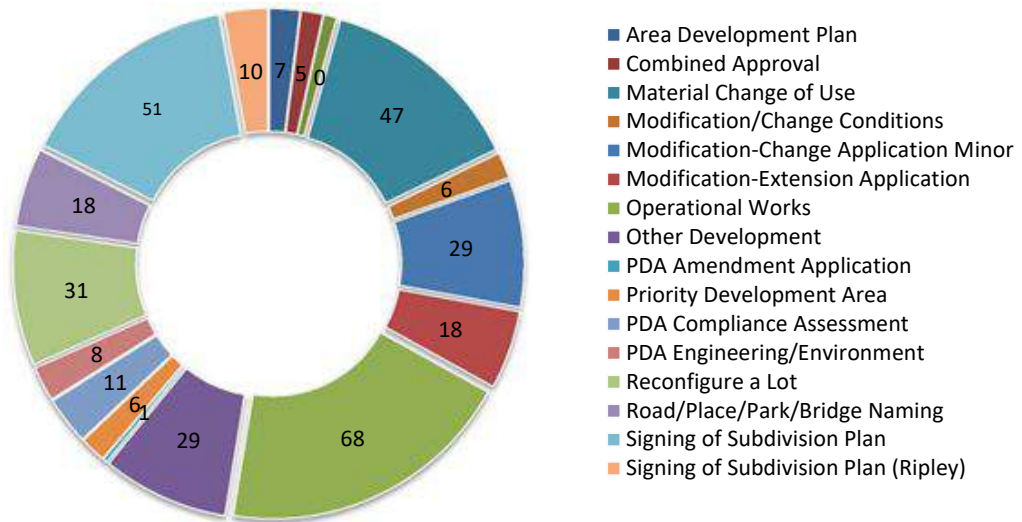
<sup>3</sup>The data for applications includes all application types listed in the 'Development Application Lodgements by Type' chart below. Application numbers are subject to change based on properly made status at the time of report.



## Development Application Lodgements by Type



## Development Applications Determined December Quarter 2017

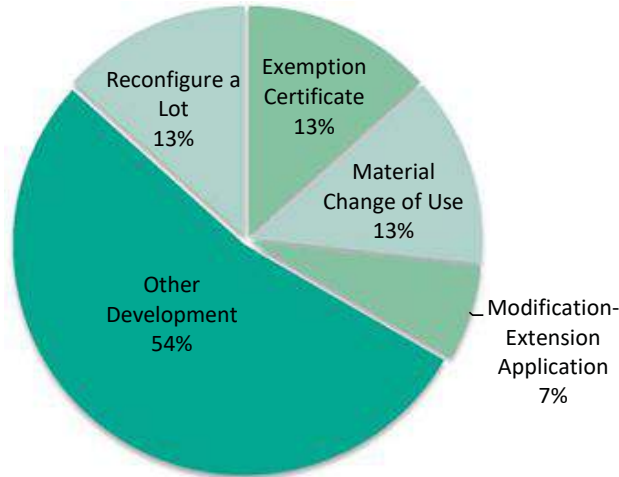


Note: The graphs above represents applications lodged and approved under the *Sustainable Planning Act 2009* (SPA) and the *Planning Act 2016* (PA). As a result of the PA taking effect on 3 July 2017 (the first day of this quarterly reporting period), changes have been made to ICC's application types. The following changes are noted:

- Applications within the bounds of the Springfield Structure Plan are now one of the following: 'Area Development Plans', 'Local Area Plans' or 'Interim Uses'.
  - New application categories include: 'Exemption Certificate' and 'Superseded Planning Scheme Request'.
  - Signing of Subdivision Plans for Ripley are now contained within a separate category to standard Signing of Subdivision Plans.
  - 'Modification/Change Conditions' reflects 'Permissible Change' and Extension to Relevant Period' applications under the SPA only.
  - 'Modification-Change Application Minor', 'Modification-Change Application Other', 'Modification-Cancellation' and 'Modification-Extension Application' reflect 'Minor Change', 'Other Change', 'Cancellation Application' and 'Extension Application' under the PA only.
- These graphs will continue to reflect all SPA and PA application statistics until all SPA applications have been finalised.

348 Development Applications were assessed and decided in the December 2017 quarter. This represents an increase of 7% on the 323 development applications that were assessed and decided in the September 2017 quarter.

### Fast Track December Quarter 2017



During the December 2017 quarter, **15** Applications were assessed and decided within 5 business days of the application being lodged with Council through the ICC Fast Track Process.

The majority of the fast track applications assessed were identified in the Other Development category which includes Building Works assessable against the Planning Scheme and Advertising Devices.

### Pre-lodgement Meetings

Formal pre-lodgement meetings provide an opportunity for prospective applicants to seek advice and clarify requirements from Planning Officers.

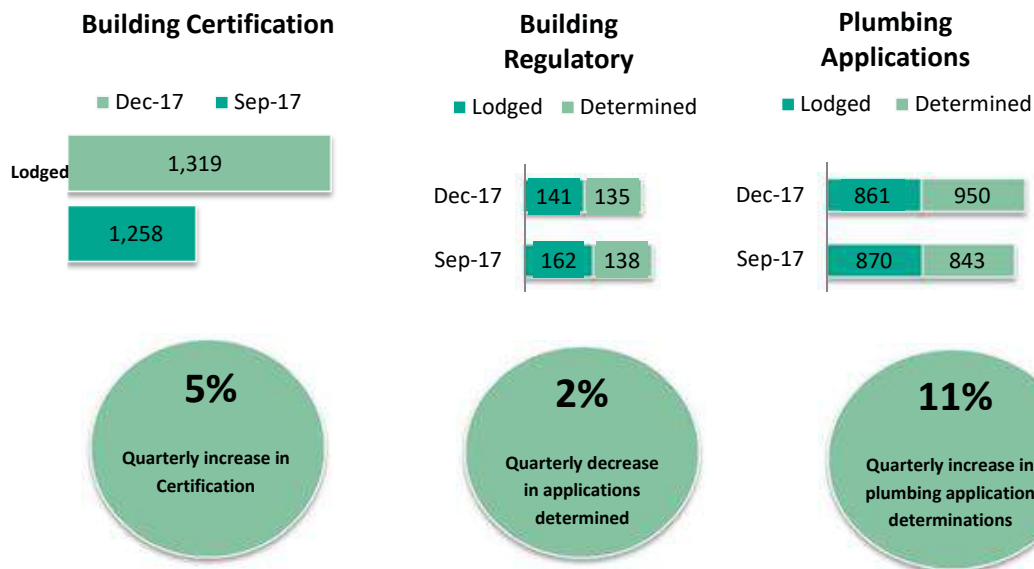
**59** development related formal pre-lodgement meetings were requested and held in the December 2017 quarter. This represents an increase of 3 meeting over the previous September 2017 quarter and a 27% increase compared to the **43** meetings held in the same period last year. This figure is based on formal requests for pre-lodgement meetings and does not capture meetings held once an application is lodged or post approval.

## Operational Works Activity

The number of open and active construction sites is monitored across the Local Government Area. During the December 2017 quarter the number of active construction sites totalled 28.

## Building and Plumbing Applications

A total of **\$234 Million** in Building works<sup>4</sup> was approved during the December 2017 quarter. This represents a 17% decrease from last quarter down from \$283 million and a small decrease (5%) in comparison to the December 2016 quarter when \$247 million was approved.



## Building and Plumbing Inspections

A total of **3,173** inspections were undertaken in the December 2017 quarter, representing a decrease of 6% or 211 inspections from the previous September quarter. This decrease is likely due to the Christmas closedown period. The total number of inspections undertaken in the December 2017 quarter represents only a 3% decrease on the total number of inspections undertaken in the December 2016 quarter.

<sup>4</sup>The data for building applications includes Private Certifier applications in addition to applications decided by Council.

# Infrastructure Delivery

Developer contributed assets for the December 2017 quarter include:

## Roads & Pathways

- Local Roads: 3.8km
- Strategic Roads: 0.04km
- Pathways and Bikeways: 8.7km

## Contributed Land for Recreation and Community Purposes

- Local Recreation Park: 0.79 Ha
- City Wide Linear Park : 4.57 Ha
- Sportsgrounds: 3.39 Ha
- Local Reserve: 2.54 Ha

# Major Projects

## Planning Scheme and Planning Scheme Policy Amendments

During the December 2017 quarter the following Planning Scheme and Planning Scheme Policy amendments occurred:

- Major Planning Policy Scheme (PSP) Amendment Package 02/2017 was adopted by Council on 16 October 2017 following completion of public consultation. No submissions were received during the public consultation and Council adopted the amendments with no further changes. The amendments to Planning Scheme Policy 2 – Information Local Government May Request (PSP2) and Planning Scheme Policy 3 – General Works (PSP3) came into force and effect on 6 November 2017. The changes were predominately to reflect contemporary standards and requirements, align provisions with current industry standards, remove references to outdated standards or requirements, as follows:

### Amendments to PSP2

- updated requirements for information the local government may request;
- updated provisions relating to earthworks, structural certification of major structures, electrical and lighting design;
- updated requirements for operational works and engineering plans;
- removal of outdated provisions relating to pit burning of cleared vegetation;
- removal of provisions relating to water and sewerage reticulation to reflect the establishment of Queensland Urban Utilities;
- inclusion of requirements for street lighting to ensure consistency with PSP3;

- updating and amending Appendix 1 – Example of Design Certification and Appendix 2 – Infrastructure As Constructed Standards; and
- inclusion of a new Appendix 3 – Plans and Supporting Information Tables.

#### Amendments to PSP3

- electrical reticulation and street lighting;
  - material specifications for line marking;
  - use of technical guidance associated with standard drawings in design criteria for roadworks, parks and streetscapes; and
  - the public liability insurance (indemnity) amount for the construction of public (municipal) works.
- Major Planning Scheme Amendment Package 06/2016 was adopted by Council on 16 October 2017 following final approval from the State Government. The amendments came into force and effect on 6 November 2017. The amendments included:
    - Zoning Map amendments (Z15, Z23 and Z28) for properties in Silkstone, Yamanto and Grandchester and consequential amendments to Strategy Map 1 – Whole of City and Strategy Map 2 – Urban Areas to reflect the zone changes;
    - Removal of the Kholo Sands Haul Route and associated buffer from Overlay Map OV2 - Key Resource Areas, Buffers & Haul Routes; and
    - Amendment to Part 14 – Springfield Structure Plan definition of “Local Shops” and to Schedule 1 – Dictionary definition of “Shopping Centre”.

## Policy / Legislation review

There were no major policy and legislative reviews undertaken during the December 2017 quarter, largely due to the enforcement of the ‘caretaker period’ associated with the 2017 State Government election.

## Heritage Projects

During the December 2017 quarter the following Heritage projects were undertaken:

- 12 customers accessed Council’s free Heritage Adviser Service.
- Completion of survey for customers who accessed Council’s Heritage Adviser Service during the previous financial year. The vast majority of customers provided positive feedback about the service.



## Business Improvement Initiatives

Each branch within the Planning and Development Department is committed to ongoing business improvement, with the following improvements made to operations during the December 2017 quarter:

### Development Planning

- Commencement of post-*Planning Act 2016* business improvement projects, including review of:
  - Planning Portal and Intranet content and format
  - Business Plan documents
  - Internal communication procedures
  - Infrastructure Agreement Standard template

## Upcoming Major Projects - Next Quarter

In addition to current projects the following activities are scheduled to commence or will be underway during the next quarter:

### Strategic Planning Branch

- Adoption of Local Government Infrastructure Plan Amendment 01/2017, subject to final State Government approval.
- Completion of Innovation and Improvement Fund project to create internal Infrastructure Charges Calculator.

### Development Planning Branch

- Continued review and update of Planning Portal and Intranet content and format to improve user access to relevant information.
- Finalisation of review of Business Plan documents for the 2017-18 financial year, having regard to the *Planning Act 2016*.
- Review of internal communication procedures for customer service communications in regards to Planning and Development matters.
- Ongoing Innovation and Improvement Fund project to implement new external mapping system.



## Major Development Applications - Determined

The following major development applications were determined during the December 2017 quarter.

**Table 6 – Major Applications Determined**

<b>Council Reference</b>	<b>Application Description</b>	<b>Primary Address</b>
<b>2518/2017/MCU</b>	General Industry (Aerospace Industry) and Service Trades Use (Warehouse/Storage)	51-89 and 91-103 Southern Amberley Road, Amberley
<b>4651/2017/MCU</b>	Multiple Residential (Conversion of 40 Student Accommodation Units to 40 Apartments)	87 Thorn Street, Ipswich
<b>3397/2017/ADP</b>	Area Development Plan for Reconfiguring 1 lot into 108 lots, 5 management lots, 1 balance lot and land for community facilities, and 108 detached houses	7001 Sinnathamby Boulevard, Spring Mountain
<b>5239/2016/MCU</b>	General Industry (Earthmoving Equipment Depot)	341 Riverside Drive, Pine Mountain
<b>6780/2015/RAL</b>	Reconfiguring 5 lots into 10 lots plus balance lot and road reserve	2, 4, 6 and 8 Hume Drive and 7001 Gliderway Street, Bundamba
<b>4583/2017/MCU</b>	Business Use and Community Use (Office Tower)	23 Ipswich City Mall, Ipswich

## Major Development Applications - Lodged

The following major development applications were lodged during the December 2017 quarter.

**Table 7 – Major Applications Lodged**

Council Reference	Application Description	Primary Address
<b>9690/2017/MCU</b>	Community Use (School)	67-87 Halletts Road, Redbank Plains
<b>9070/2017/MCU</b>	Business Use, General Industry and Service/Trades Use	108-110 and 7002 Eagle Street, Redbank Plains
<b>9877/2017/RAL</b>	Reconfiguring 110 lots into 4 lots plus road and easement	Warwick Road, Saleyards Road and Hall Street, Yamanto
<b>7565/2017/PDA</b>	Reconfiguring 1 lot into 164 lots plus new road, park and drainage reserve	450-546 Ripley Road, Ripley
<b>9353/2017/VA</b>	Variation Request to the Planning Scheme – Recreation Zone to Residential Low Density (RL2) Zone	36 Child Street, Riverview
<b>8773/2017/MCU</b>	Business Use (Shopping Centre) and Community Use (Child Care Centre)	64, 72, 74, 76, 80, and 82 Raceview Street, Raceview
<b>8854/2017/MCU</b>	Multiple Residential (116 townhouses and 4 apartments) and Shopping Centre (3 tenancies)	1 and 19 Mcewan Street, Riverview

# Information Requests

## Planning and Development related Searches

In the December 2017 quarter **173** Planning and Development related searches were undertaken.

**Table 8 - Planning and Development Certificates**

Type	March	June	September	December
	<b>2017</b>			
<b>Limited</b>	184	192	167	171
<b>Standard</b>	6	6	7	1
<b>Full</b>	0	0	3	1
<b>Totals</b>	190	198	177	173

Online user activity utilising the Planning and Development Website in the December 2017 quarter decreased by 7% over the previous quarter. Activity decreased across all areas of development information. Accessing property information through the Property Search function remains as the primary function of interest to users of the site. Table 9 below provides detailed information on activity over the past year.

**Table 9 – Planning and Development Website Search Activity**

Information viewed	March	June	September	December
	<b>2017</b>			
<b>Property</b>	129,323	126,106	128,792	116,351
<b>Application</b>	42,319	39,586	48,522	48,322
<b>Mapping</b>	10,156	9,066	9,462	8,841
<b>Totals</b>	181,798	174,758	186,776	173,514



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Join us online on:



<b>Planning, Development and Heritage Committee</b>	
Mtg Date: 23/01/18	OAR: YES
<b>Authorisation:</b> John Adams	

12 January 2018

**MEMORANDUM**

TO: CHIEF EXECUTIVE OFFICER


FROM: CITY PLANNER

RE: PLANNING AND DEVELOPMENT DEPARTMENT  
ANNUAL ACTIVITY REPORT – JANUARY TO DECEMBER 2017

**INTRODUCTION**

This is a report by the City Planner dated 12 January 2018 concerning the activities of the Planning and Development Department from 1 January to 31 December 2017 inclusive.

**ATTACHMENT**

Name of Attachment	
<a href="#">Annual Activity Report</a>	 Attachment A

**BACKGROUND**

This is the second Annual Activity Report prepared by the Planning and Development Department.

**ACTIVITY**

The Annual report is enclosed as Attachment A.

The report focuses on:-

- overall development activity within the Ipswich Local Government area (specifically population and dwelling growth, land subdivision and non-residential building activity);
- development applications (for planning, engineering, building and plumbing);
- infrastructure delivery by the development industry (ie contributed assets);
- activity generated through information requests (via web access).

## **HIGHLIGHTS**

The report includes the following highlights:-

- the Local Government Area population grew by 8478 persons and reached a total of 208490;
- 3226 new dwellings were created;
- 1532 development applications were lodged;
- 3103 lots were created and 4271 new lots were approved;
- Redbank Plains was the fastest growing suburb with 1690 new residents and 640 new dwellings;
- Spring Mountain had the highest number of new lots created (747) and the highest number of new lots approved (835);
- 4772 building certification applications were lodged;
- 3187 plumbing applications were lodged;
- 38014m<sup>2</sup> of non residential buildings were created providing opportunity for 979 jobs; and
- 716,846 web site visits.

## **RECOMMENDATION**

That the report be received and the contents noted.

John Adams  
**CITY PLANNER**

## Infrastructure Delivery

Road Infrastructure  
New roads

**38.2km**

Parks  
New parkland

**42.9Ha**

Pathways  
Footpaths and bikeways

**52.7km**

Community Land  
Other

**11.6Ha**

## Website Activity



**500,572**  
Property searches



**178,749**  
Application searches



**37,525**  
Mapping searches

Ipswich City Council Planning  
and Development Department

45 Roderick Street  
PO Box 191, Ipswich  
QLD 4305, Australia

Phone (07) 3810 6888  
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council@ipswich.qld.gov.au

# Planning and Development Annual Report Card 2017

1 January - 31 December



**208,490**  
Total population



**72,956**  
Total dwellings



**1,532**  
Development applications lodged



**4,271**  
Lots approved



**716,846**  
Website visits

Building a balanced and sustainable Ipswich with a strong economy, key infrastructure and a community that cares for each other and the environment.

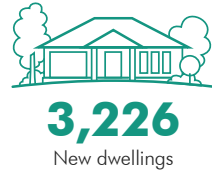
[ipswich.qld.gov.au](http://ipswich.qld.gov.au)



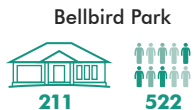
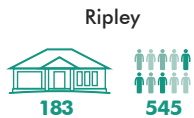
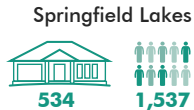
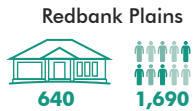
Advance Ipswich [Advancelpswich.com.au](http://Advancelpswich.com.au)

## Development Activity

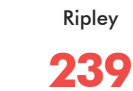
Ipswich growth and development at a glance



Top 5 suburbs for new dwellings and additional population



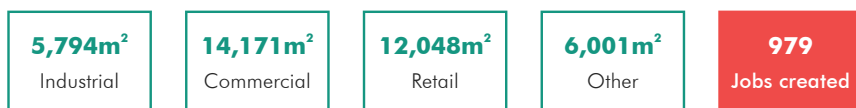
Top 5 areas for lots created



Top 5 areas for lots approved

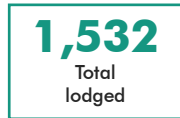
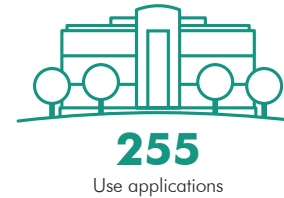


Non residential building activity and job creation

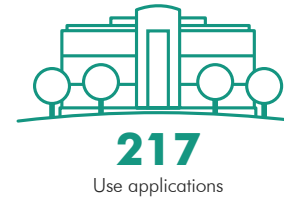


## Applications

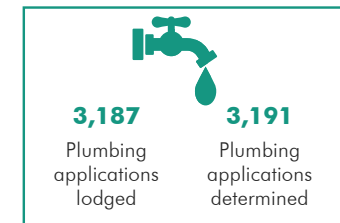
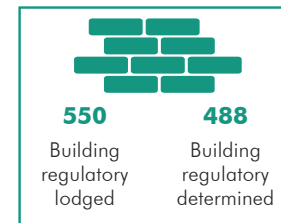
Main development applications lodged by application type



Main development applications determined by application type



Building and plumbing





RDV:NVB  
H:\Cross Functional Team Projects\LGIP\State Government\2nd extension\Committee Report

<b>Planning, Development and Heritage Committee</b>	
Mtg Date: 23/01/2018	OAR: YES
<b>Authorisation:</b> John Adams	

10 January 2018

**MEMORANDUM**

TO: CITY PLANNER

FROM: STRATEGIC PLANNING MANAGER

RE: 01/2017 - LOCAL GOVERNMENT INFRASTRUCTURE PLAN AMENDMENT

---

**INTRODUCTION:**

This is a report by the Strategic Planning Manager dated 10 January 2018 concerning the State Government approved timeframe for the preparation of the Local Government Infrastructure Plan Amendment (LGIP Amendment) pursuant to the *Sustainable Planning Act 2009* (SPA).

**BACKGROUND:**

Initial 2016 Extension Request

On 4 July 2014 the State government enacted changes to SPA which statutorily converted and saved Council's Priority Infrastructure Plan (PIP) as a Local Government Infrastructure Plan (LGIP) for a prescribed period (until 1 July 2016). At the same time, Section 982 was introduced in SPA that required that local governments prepare a new LGIP in accordance with Statutory Guideline 03/14 – *local government infrastructure plans* before the prescribed date of 1 July 2016. In effect, as Ipswich City Council has an existing LGIP an amendment to the current LGIP was required.

Failure to meet the statutory requirements and prescribed date would result in Council no longer being able to levy charges for trunk infrastructure or impose conditions requiring the provision of trunk infrastructure.

The prescribed timeframe to prepare the LGIP before 1 July 2016 was identified as extremely challenging, particularly given the technical complexity of the project and the involved process prescribed by Statutory Guideline 04/14 – *Making and amending local planning instruments* (refer to Attachment A).

Although significant levels of work had progressed in preparing the LGIP Amendment, it was identified that it was not possible to meet the before 1 July 2016 deadline, and that it was necessary to make an application to the Minister for an extension of time pursuant to Section 997(3) of SPA.

On 28 January 2016 Council resolved to make an application for an extension of time in accordance with Section 997 of SPA, with the request made to the Minister by letter dated 15 February 2016 (refer to Attachment B). The request sought an extension to 31 December 2017 to prepare the LGIP Amendment, which included time for State government review in steps 2.1 and 4.2.

Ministerial approval was provided on 4 March 2016 to the extension request, but with a revised completion date of 31 March 2018 to accommodate additional time in steps 2.1 and 4.2 (refer to Attachment C). The project plan was adjusted to include further contingency in steps 2.1 and 4.2 in accordance with the Ministerial condition and reflects the currently approved timeframe for the LGIP Amendment (refer to Attachment D).

#### State Review of the LGIP Amendment

The proposed LGIP Amendment was forwarded to the Department of Infrastructure, Local Government and Planning (DILGP) on 29 March 2017 requesting a 'State interest' review and seeking the Minister's agreement to publicly notify the LGIP Amendment in accordance with SPA and MALPI.

The first 'State interest' review was completed on 12 June 2017, with the granting of Ministerial approval (by correspondence on this date) for Council to publicly notify the proposed LGIP Amendment without conditions.

On 19 September 2017, Council considered the report by the Team Coordinator – Strategic Planning dated 1 September 2017 concerning the public notification outcomes of the LGIP Amendment and resolved to proceed with the proposed amendments to the Ipswich Planning Scheme as originally detailed in the report by the Team Coordinator – Strategic Planning dated 9 March 2017 without modification.

On 28 September 2017, Council forwarded the relevant documentation to the Minister for Infrastructure and Planning requesting approval to proceed to adoption. A copy of the documentation was concurrently forwarded to DILGP on the same date. This request was made consistent with the approved project plan, and ahead of the approved timeframe for the LGIP Amendment.

Subsequent to the LGIP Amendment being forwarded to the Minister, a General Election of the Legislative Assembly of Queensland was called on 29 October 2017 for 25 November 2017. By convention, during the election period, the Queensland Government assumed a caretaker role.

The Honourable Cameron Dick MP was sworn in as the new Minister for State Development, Manufacturing, Infrastructure and Planning on 12 December 2017. To date, the Minister's approval to adopt the LGIP Amendment has not been received. It is further noted that the time for the Minister's approval will 'expire' at the end of January 2018.

#### 2018 Extension Request

Discussion with the Department of State Development, Manufacturing, Infrastructure and Planning has identified there is uncertainty regarding the expected timeframe that the LGIP Amendment will be considered and approval for adoption by the new Minister with a prospect that it will not occur within the approved timeframe.

It is therefore proposed that a precautionary approach be adopted and that Council request an extension to the approved Local Government Infrastructure Plan preparation timeframe to 30 June 2018.

This will provide additional time for Ministerial consideration of the LGIP Amendment and for reporting to Council for adoption and implementation of the LGIP Amendment and associated consequential amendments in the Ipswich Planning Scheme pursuant to the *Planning Act 2016*.






**WHERE TO FROM HERE?**

Although the SPA was repealed on 3 July 2017, section 287 of the *Planning Act 2016* provides for the SPA (and associated statutory guidance) to continue to apply to making the LGIP Amendment.

Section 997(3) of the SPA stated that an application for an extension of time to prepare the LGIP required a project plan and evidence of a Council resolution to make the application to the Minister.

It is proposed that pursuant to the *Planning Act 2016*, Council resolve to request that the Minister for State Development, Manufacturing, Infrastructure and Planning extend the Local Government Infrastructure Plan preparation timeframe to 30 June 2018 as detailed in the Updated Project Plan (refer to Attachment E).

**ATTACHMENTS:**

Name of Attachment	Attachment
<a href="#">Local Government Infrastructure Plan Amendment Process</a>	 Attachment A
<a href="#">Letter of Request for Extension to Minister</a>	 Attachment B
<a href="#">Correspondence from the Deputy Premier</a>	 Attachment C
<a href="#">Approved Local Government Infrastructure Plan Project Plan as adjusted based on Ministerial Approval</a>	 Attachment D
<a href="#">Updated Local Government Infrastructure Plan Project Plan</a>	 Attachment E

**RECOMMENDATION:**

- A. That Council resolve to request that the Minister for State Development, Manufacturing, Infrastructure and Planning extend the Local Government Infrastructure Plan preparation timeframe to 30 June 2018, as detailed in Attachment E to the report by the Strategic Planning Manager dated 10 January 2018.
- B. That the Strategic Planning Manager be requested to attend to all relevant matters associated with making the request pursuant to Recommendation A.

Nick Vass-Bowen

**STRATEGIC PLANNING MANAGER**

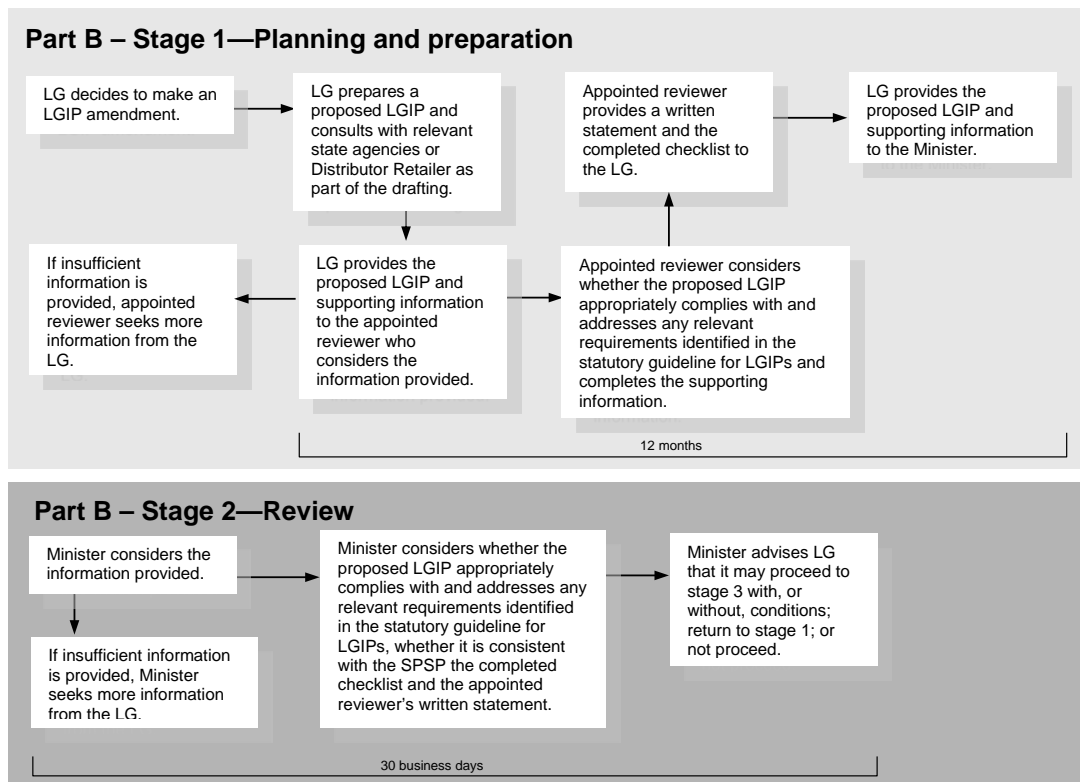
I concur with the recommendations contained in this report.

John Adams

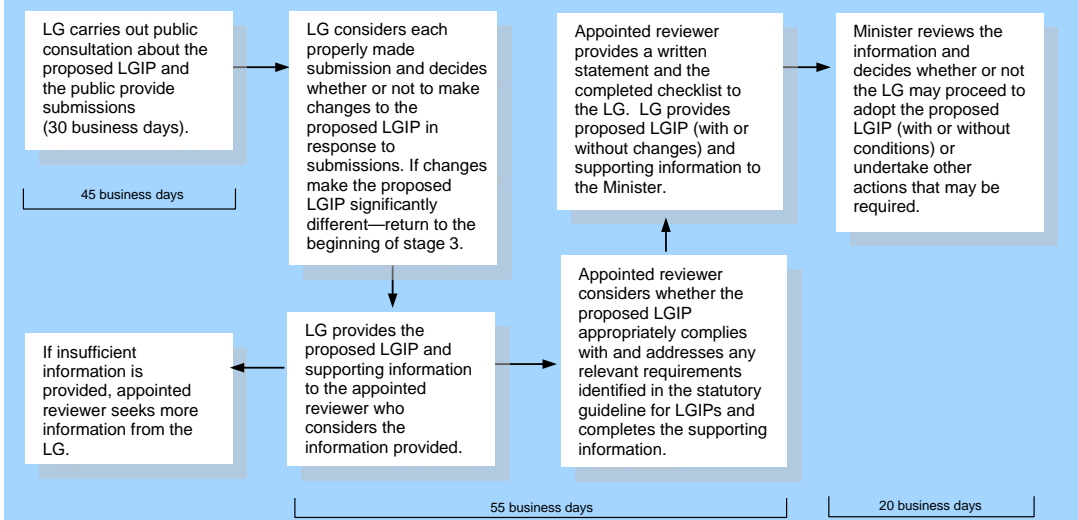
**CITY PLANNER**

## Schedule 5

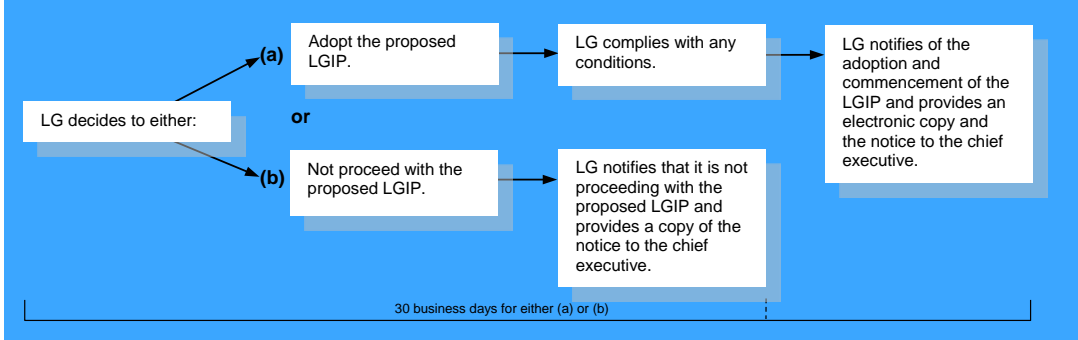
### Flow diagram of the process for making a local government infrastructure plan amendment



**Part B – Stage 3—Public consultation**



**Part B – Stage 4—Adoption**



Your reference  
Our reference  
Contact Officer: Nick Vass-Bowen  
Telephone: 07 3810 6192



**Ipswich City Council**

45 Roderick St  
PO Box 191  
Ipswich QLD 4305  
Australia

**Tel** (07) 3810 6666  
**Fax** (07) 3810 6731  
**Email** [council@ipswich.qld.gov.au](mailto:council@ipswich.qld.gov.au)  
**Web** [www.ipswich.qld.gov.au](http://www.ipswich.qld.gov.au)

The Honourable Jackie Trad MP  
Deputy Premier,  
Minister for Infrastructure, Local Government and Planning  
and Minister for Trade and Investment  
PO Box 15009  
CITY EAST QLD 4002

15 February 2016

Dear Madam,

**Re: Request for an extension of the timeframe to prepare a local government infrastructure plan (LGIP)**

Pursuant to Section 997 of the *Sustainable Planning Act 2009*, Ipswich City Council hereby applies for an extension of time to prepare a local government infrastructure plan (LGIP) amendment to the 31 December 2017.

In support of the application, regard has been had to *Advice to local governments - Applying for an extension of time to prepare a local government infrastructure plan (LGIP)*, January 2016.

Evidence of Council's resolution to prepare the amendment to the LGIP and to make the application to extend the time pursuant to Section 997 of SPA is included in Attachment A – Committee Report Resolution.

The preparation of the LGIP amendment is being project managed by the Planning and Development Department - Strategic Planning Branch (Strategic Planning Manager).

A Cross Functional Team (CFT) comprising managers / senior officers from relevant Council departments was established in September 2014 to oversight and facilitate the work and inputs required, particularly from the:

- Works, Parks and Recreation Department regarding parks trunk infrastructure;
- Infrastructure Services Department regarding transport trunk infrastructure;
- Community and Cultural Services Department regarding community facilities (land) trunk infrastructure; and
- Corporate Services Department regarding Financial Sustainability Analysis.

A Technical Working Group comprising technical officers is responsible for delivering the technical work components required to deliver the LGIP amendment and supporting the CFT.

Reporting by the Project Manager is undertaken on a monthly basis to the Chief Executive Officer and Department Chief Operating Officers. Formal decisions of Council in relation to the LGIP amendment are managed through the Planning and Development Committee.

A significant amount of work has been undertaken to date to progress the preparation of the LGIP amendment including:

- Updating and remodelling of residential and non-residential growth and demand assumptions;
- Updated Ipswich Land Valuation Study prepared;
- Parks Unit Rate review completed; and
- Park and Land for Community Facility desired standards of service and network reviews have been progressed.

Additionally, Integran has been commissioned to undertake the Appointed Reviewer role on behalf of Council and to assist in the development of the Schedule of Works Model.

Although work has progressed in the preparation of the LGIP amendment, the work required to finalise the LGIP amendment cannot be achieved before the 1 July 2016 deadline.

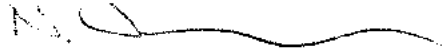
A Project Plan has been prepared (refer to Attachment B - Project Plan) setting out the program of work and demonstrating that the LGIP amendment will be completed within the requested extension timeframe. It should be noted that the delivery of the LGIP within the timeframes as set out in the Project Plan is also dependent on the timely review of the LGIP by the State government (refer to Stages 2.1 and 4.2 of the Project Plan).

The Project Plan has also been discussed with the Appointed Reviewer and relevant corporate areas of Council to establish that the revised program is able to be delivered. The Project Plan has also been structured to reflect the main steps outlined in 2.a. of the DILGP advice (refer to Attachment C - DILGP Advice).

Allocations have been included in relevant departmental budgets to undertake and complete the outstanding work required including that to be provided through commissioning external consultancy services.

An electronic copy (CD copy) of all attachments is also enclosed. If you require any further information, please do not hesitate to contact me on (07) 3810 6251.

Yours sincerely



Nick Vass-Bowen  
**STRATEGIC PLANNING MANAGER**

*Cc Darren Cooper*  
Acting Manager (Planning)  
Regional Planning SEQ West  
Department of Infrastructure, Local Government and Planning  
PO Box 129  
IPSWICH QLD 4305

**List of Attachments**

Attachment A – Committee Report Resolution  
Attachment B – Project Plan  
Attachment C – DILGP Advice

Enclosure – Electronic Copy of Letter and Attachments



**ATTACHMENT A – COMMITTEE REPORT RESOLUTION**

Your attention is drawn to the following recommendation adopted by Council at its meeting held on 28 January 2016.

Refer: Planning and Development Committee No. 2016(01) of 21 January 2016 - Council Ordinary Meeting of 28 January 2016.

**Dept Head/s**

Would you please take the necessary action in relation to this clause.

Vicki Lukritz  
ADMINISTRATION SUPPORT MANAGER

---

6. LOCAL GOVERNMENT INFRASTRUCTURE PLAN

With reference to a report by the Strategic Planning Manager dated 5 January 2016 concerning preparation of the Local Government Infrastructure Plan (amendment) as prescribed by the *Sustainable Planning Act 2009* (SPA).

RECOMMENDATION

- A. That Council resolve to prepare an amendment to the Local Government Infrastructure Plan.
- B. That Council resolve to make an application for an extension of time to prepare the Local Government Infrastructure Plan amendment in accordance with Section 997 of the *Sustainable Planning Act 2009* on the basis of the Project Plan included as Attachment C to the report by the Strategic Planning Manager dated 5 January 2016.
- C. That the Strategic Planning Manager be requested to attend to all relevant matters associated with making the application pursuant to Recommendation B.



Item 6

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**ATTACHMENT B – PROJECT PLAN**

Proposed Work Program

MALPI Staging	2014			2015												2016												2017											
	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sept	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sept	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sept	Oct	Nov	Dec
Stage 1 - Planning and Preparation	1.1 Assumptions Review and Setting																																						
	1.1.1 LGIP Network Setting																																						
	1.1.2 Planning Assumptions *																																						
	1.1.3 Population Modeller Update #																																						
	1.2 PIA Setting																																						
	1.3 Appointed Reviewer Engagement #																																						
	1.4 PFI Review and Setting																																						
	1.4A Network Modelling - Parks																																						
	1.4A Network Modelling - Community																																						
	1.4B Unit Rates Review - Parks #																																						
	1.4B Land Valuations Review #																																						
	1.4B Unit Rates Review - Transport #																																						
	1.4C Network Mapping - Parks																																						
	1.4C Network Mapping - Community																																						
	1.4C Network Mapping - Transport																																						
1.4D Cost Estimates - Parks																																							
1.4D Cost Estimates - Community																																							
1.4D Cost Estimates - Transport																																							
1.5 Schedule of Works *																																							
1.6 Engagement and Referral to QUU / DTMR																																							
1.7 Financial Review																																							
1.8 Project Reporting																																							
1.9 DSS Review (if required) #																																							
1.10 Preparation and Collation of Extrinsic Material																																							
1.11 LGIP Drafting (Part 13 of the Ipswich Planning Scheme)																																							
1.12 Compliance Review 0																																							
1.13 Reporting																																							
Stage 2 - Review	2.1 Ministerial Review #																																						
Stage 3 - Public Consultation	3.1 Public Consultation *																																						
3.2 Compliance Review 0																																							
3.3 Reporting																																							
Stage 4 - Adoption	4.2 Ministerial Review																																						
4.3 Adoption																																							

NOTES:

- Period of influence (State government election March 2015 and Local government election March 2016)
- The planning assumptions include Dwellings, Population, Non Residential GFA, Employment, Planned Densities and Demand Generation Rates (possibly will require the consideration of different growth scenarios) and review by the Appointed Reviewer
- # Assumes need to procure consultancy services
- \* The SQW model will be prepared with the assistance of Integran (the Appointed Reviewer)
- This review is to demonstrate the Asset Management Plan and Long Term Financial Forecast aligns with the LGIP projections for growth and demand (or identify a process to achieve this outcome - such as alternative funding). If the DSS Review is required it may impact on the timing of subsequent stages
- The intention is to retain current DSS with review / amendment of DSS to be undertaken if determined necessary by the Financial Review (to close / reduce gap in funding of the trunk infrastructure required). If DSS Review is required then timeframes will need to be extended.
- Two compliance reviews are required and will be undertaken by Integran (the Appointed Reviewer) (this will need to include all extrinsic material and evidence of referral to QUU / DTMR)
- > Indicative Timeframe for Ministerial Review of 30 Business Days and 20 Business Days - variation from these timeframes will change the timing of subsequent stages
- ▲ Public Consultation to be carried out for a minimum of 30 Business Days

**ATTACHMENT C – DILGP ADVICE**

## Advice to local governments

### Applying for an extension of the timeframe to prepare a local government infrastructure plan (LGIP)

JANUARY 2016

The *Sustainable Planning Act 2009* (SPA) was amended in November 2015 to extend the timeframe for the preparation of an LGIP from **before 1 July 2016** to **before 1 July 2018** for a local government that has received the approval of the Planning Minister to an application for an extension of its LGIP preparation timeframe.

A local government will not be able to levy infrastructure charges or impose conditions about trunk infrastructure if it either:

- does not have an LGIP in its planning scheme **before 1 July 2016**; or
- has not received the Planning Minister's approval **before 1 July 2016** for an extension of its LGIP preparation timeframe.

A local government that is seeking to extend the timeframe for the preparation of its LGIP must apply to the Planning Minister for the extension in accordance with the following requirements.

### Requirements for making an extension application

Section 997 of SPA sets down the requirements for making an application for an extension of the LGIP preparation timeframe.

An application must be accompanied by evidence of the local government resolution to make the application and a project plan that demonstrates how the local government will finalise the LGIP within the extended timeframe.

After receiving the extension application the Planning Minister will decide whether to approve or refuse the application. An extension of the timeframe beyond **30 June 2018** cannot be given.

## Preparing an extension application

The process for preparing an application for an extension to the LGIP preparation timeframe should involve the following actions:

1. The local government should consider whether it intends to levy infrastructure charges or impose conditions about trunk infrastructure charges from **1 July 2016** onwards. If this is the case and the local government considers it will not have adopted its LGIP by that date, it needs to prepare an application for an extension of its LGIP preparation timeframe.
2. The local government should prepare a project plan that shows how the LGIP will be able to be adopted **before 1 July 2018**. The project plan should set down:
  - a. The steps that need to be completed to enable the adoption of the LGIP, the timeframe associated with each step and the intended adoption date. These steps should include the following:
    - i. The local government resolves to prepare an LGIP.
    - ii. The draft LGIP is prepared.
    - iii. The draft LGIP is reviewed and the LGIP checklist is completed by the appointed independent reviewer.
    - iv. The draft LGIP is submitted for the approval of the Planning Minister to proceed to public consultation.
    - v. The draft LGIP is subject to public consultation, the submissions received are evaluated and the LGIP is updated as necessary.
    - vi. The updated LGIP is reviewed by the appointed independent reviewer.
    - vii. The finalised LGIP is submitted for the approval of the Planning Minister to proceed to adoption.
    - viii. The local government resolves to adopt the LGIP and include it in the planning scheme.
  - b. The budget and resources needed to carry out the above steps including, as necessary, externally sourced expertise.
  - c. The parts of the local government that will be involved in the preparation and adoption of the LGIP including, for example, staff responsible for managing:
    - i. land use planning and planning scheme preparation
    - ii. the water supply infrastructure network
    - iii. the wastewater infrastructure network
    - iv. the stormwater infrastructure network
    - v. the transport infrastructure network

Note: The information provided in the project plan, for example, proposed timelines, should be provided electronically, and any scanned documents should be at a resolution suitable for consideration by the Planning Minister.

- vi. the recreational parkland infrastructure network
  - vii. asset management and maintenance
  - viii. long term financial planning.
- d. The arrangements that will be put in place to ensure the project plan is being delivered, including clear reporting processes and management accountabilities.
3. The local government should resolve to apply to the Planning Minister for an extension to the LGIP preparation timeframe. The resolution should make reference to:
- a. the provisions of SPA relating to the extension of the LGIP preparation timeframe (section 997)
  - b. the project plan that demonstrates how the local government will finalise the LGIP within the extended timeframe.

## Submitting an extension application

By **no later than 27 May 2016**, the local government should submit the application for the extension of its LGIP preparation timeframe together with a copy of the local government's resolution to make the application and its project plan to:

The Honourable Jackie Trad MP  
Deputy Premier  
Minister for Infrastructure, Local Government and Planning  
and Minister for Trade and Investment  
PO Box 15009  
CITY EAST QLD 4002





Deputy Premier  
Minister for Infrastructure, Local Government and Planning  
and Minister for Trade and Investment

Our ref: MC16/783

4 MAR 2016

Level 12 Executive Building  
100 George Street  
PO Box 15009 City East  
Queensland 4002 Australia  
Telephone +61 7 3759 7100  
Email [deputy.premier@ministerial.qld.gov.au](mailto:deputy.premier@ministerial.qld.gov.au)

ABN 90 856 020 239

Councillor Paul Pisasale  
Mayor  
Ipswich City Council  
PO Box 191  
IPSWICH QLD 4305

Dear Councillor Pisasale

A handwritten signature in blue ink that reads "Paul,".

I refer to the letter of 15 February 2016 from the Ipswich City Council (the Council) seeking approval of the extension of the Council's Local Government Infrastructure Plan (LGIP) preparation timeframe to 31 December 2017.

I am advised that the Department of Infrastructure, Local Government and Planning (the Department) raised a concern with the Council that the nominated completion date of 31 December 2017 did not provide sufficient time for some stages of the LGIP preparation process to be undertaken with certainty. Following discussions with the Council, the Department was advised that a completion date of 31 March 2018 would be more suitable.

In accordance with section 997(4) of the *Sustainable Planning Act 2009*, I have considered the application, together with the Council's resolution to apply for an extension and the Council's project plan, and have decided to grant the Council's application to extend the timeframe for the preparation of its LGIP, but with a revised completion date of 31 March 2018. I request that the Council adjust its project timeframe to align with the approved extension.

If you require further information, I encourage you to contact Mr Jan Cilliers, Manager, Infrastructure Planning and Charges in the Department on 3452 7647 or by email at [jan.cilliers@dilgp.qld.gov.au](mailto:jan.cilliers@dilgp.qld.gov.au).

Yours sincerely

A handwritten signature in blue ink, appearing to be "Jackie Trad".

**JACKIE TRAD MP**  
**DEPUTY PREMIER**  
Minister for Infrastructure, Local Government and Planning  
and Minister for Trade and Investment

cc: Mr Jim Lindsay  
Chief Executive Officer  
Ipswich City Council  
PO Box 191  
IPSWICH QLD 4305

Proposed Work Program

MALRP Staging	2014			2015												2016												2017												2018		
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- \* The SDW model will be prepared with the assistance of Integrat (the Appointed Reviewer)
- This review is to demonstrate the Asset Management Plan and Long Term Financial Forecast aligns with the LGIP projections for growth and demand (or identify a process to achieve this outcome - such as alternative funding). If the OSS Review is required it may impact on the timing of subsequent stages
- ◇ The intention is to retain current OSS with review / amendment of OSS to be undertaken if determined necessary by the Financial Review (to close / reduce gap in funding of the trunk infrastructure required). If OSS Review is required then timeframes will need to be extended.
- > Two compliance reviews are required and will be undertaken by Integrat (the Appointed Reviewer) (this will need to include all extrinsic material and evidence of referral to QAU / DTMB)
- > Indicative Timeframe for Ministerial Reviews is 30 Business Days and 20 Business Days (Additional time has been included to ensure project delivery certainty as per Minister's approval dated 4 March 2016)
- ▲ Public Consultation to be carried out for a minimum of 30 Business Days



BD: MH  
A4588738

<b>Planning, Development and Heritage Committee</b>	
Mtg Date: 23.01.2018	OAR: YES
<b>Authorisation:</b> John Adams	

12 January 2018

**MEMORANDUM**

TO: CITY PLANNER

FROM: DEVELOPMENT PLANNING MANAGER

RE: EXERCISE OF DELEGATIONS REPORT

---

**INTRODUCTION:**


This is a report by the Development Planning Manager dated 12 January 2018 concerning applications determined by delegated authority. Please refer to "Attachment A" for a list of delegations exercised from 1 January 2018 to 11 January 2018.

**BACKGROUND:**

The following delegations (and associated sub-delegations) contain a requirement for the noting of applications determined by delegated authority:

- Approval of Plans for Springfield
- Determination of Development Applications, Precinct Plans, Area Development Plans and Related Matters
- Exercise the Powers of Council under the *Economic Development Act 2012*
- Implementation of the Planning and Development Program
- *Planning Act 2016*

**ATTACHMENT:**

<b>Name of Attachment</b>	<b>Attachment</b>
<a href="#">Delegated Authority Decision Report</a>	 Attachment A

**RECOMMENDATION:**

That the report be received and the contents noted.

Brett Davey  
**DEVELOPMENT PLANNING MANAGER**

I concur with the recommendation contained in this report.

John Adams  
**CITY PLANNER**



## Development Applications Determined by Delegated Authority 1 January 2018 to 11 January 2018

### Notes:

#### Development application types included in this report are-

ADP - Area Development Plan;  
 CA - Combined Application;  
 EXC - Exemption Certificate;  
 IU - Interim Uses;  
 LAP - Local Area Plan;  
 MCU - Material Change of Use;  
 NAME - Naming Application  
 OD - Other Development;  
 OW - Operational Works;  
 PDA - Priority Development Area;  
 RAL - Reconfigure a Lot;

SPSR - Superseded Planning Scheme Request;  
 SSP - Signing of Subdivision Plan;  
 SSPRV - Signing of Subdivision Plan (Ripley);  
 VA - Variation Request;

#### Modification application types included in this report are-

MA - Modification/Change Conditions of Approval;  
 MACAN - Modification Cancellation;  
 MAEXT - Modification Extension;  
 MAMC - Modification Change;  
 MAOC - Modification Change Other;  
 MAPDA - PDA Amendment Application;

Application No	Type	Application Details	Primary Property Location
<b>Division 1</b>			
2952/2010/MAEXT/A MAEXT		Extension Application - Special Industry (Meat Processing Factory)	57-61 Mica Street, Carole Park
	Decision Date - 3/01/2018	Decision - Approved	Authority - Team Co-ordinator East
<b>Division 2</b>			
6013/2017/MCU	MCU	Material Change of Use - Multiple Residential (12 Units)	8 Mine Street, Redbank
	Decision Date - 11/01/2018	Decision - Approved	Authority - Team Co-ordinator East
<b>Division 3</b>			
7990/2017/MCU	MCU	Material Change of Use - Community Use (Extensions to an Educational Establishment)	10 Old Ipswich Road, Riverview
	Decision Date - 2/01/2018	Decision - Approved	Authority - Team Co-ordinator Central
9065/2017/OW	OW	Stormwater and Earthworks - Phase 2	1 Noblevale Way, Swanbank
	Decision Date - 8/01/2018	Decision - Approved	Authority - Team Co-ordinator Engineering
<b>Division 4</b>			
1341/2017/OW	OW	Road Works, Stormwater & Earthworks	14 Hill Street, Blackstone
	Decision Date - 4/01/2018	Decision - Approved	Authority - Team Co-ordinator Engineering
8243/2017/OW	OW	Road work and Stormwater	2 Lower McCormack Street, Bundamba
	Decision Date - 10/01/2018	Decision - Approved	Authority - Team Co-ordinator Engineering
9317/2017/OD	OD	Carrying out building work not associated with a material change of use - Dwelling and Auxiliary Unit	2 Ward Street, Flinders View
	Decision Date - 8/01/2018	Decision - Approved	Authority - Team Co-ordinator West
<b>Division 5</b>			

<b>Application No</b>	<b>Type</b>	<b>Application Details</b>	<b>Primary Property Location</b>
42/2016/MAEXT/A	MAEXT	Extension Application - One (1) lot into Two (2) lots	21 Thurso Street, North Booval
	Decision Date - 8/01/2018	Decision - Approved	Authority - Team Co-ordinator Central
9566/2017/OD	OD	Other Development - Carrying out building work not associated with a material change of use - Extension to a Single Residential in a Character Zone	21 Joyce Street, East Ipswich
	Decision Date - 2/01/2018	Decision - Approved	Authority - Team Co-ordinator Central
<b>Division 6</b>			
2992/2008/MAEXT/A	MAEXT	Extension Application - MCU - Dual Occupancy (18) RAL - One (1) Lot into Sixty-Two (62) Lots	198-238 Fernvale Road, Brassall
	Decision Date - 4/01/2018	Decision - Approved	Authority - Team Co-ordinator West
8168/2017/MCU	MCU	Material Change of Use - Special Industry - Timber Moulding Factory Extension	150 Toongarra Road, Wulkuraka
	Decision Date - 2/01/2018	Decision - Approved	Authority - Team Co-ordinator West
9483/2017/OD	OD	Building Works not Associated with a Material Change of Use Extension to a Single Residential in a Character Zone	3 Weldon Street, North Ipswich
	Decision Date - 4/01/2018	Decision - Approved	Authority - Team Co-ordinator Central
<b>Division 7</b>			
2678/2017/RAL	RAL	One (1) Lot into Three (3) Lots and Two (2) Easements	11-13 Horan Street, Woodend
	Decision Date - 10/01/2018	Decision - Approved	Authority - Team Co-ordinator West
4229/2010/MAEXT/A	MAEXT	Extension Application - Reconfigure a Lot - One (1) Lot Into Two (2) Lots	3 Cooney Street, Ipswich
	Decision Date - 4/01/2018	Decision - Approved	Authority - Team Co-ordinator West
4278/2017/MCU	MCU	Dual Occupancy (Relative's Accommodation)	6 Chermiside Road, Eastern Heights
	Decision Date - 2/01/2018	Decision - Approved	Authority - Senior Planner (Development)
6298/2017/OD	OD	Carrying out building works not associated with a Material Change of Use -Alterations and additions to single residential within a Character Zone (Rear Deck, Carport and New Front Stairs)	84 Thorn Street, Ipswich
	Decision Date - 3/01/2018	Decision - Approved	Authority - Team Co-ordinator West
8610/2017/OD	OD	Building works not associated with a Material Change of Use - Build in underneath a dwelling within a Character Zone	22 Macalister Street, Ipswich
	Decision Date - 5/01/2018	Decision - Approved	Authority - Senior Planner (Development)
8684/2017/OW	OW	Road Work, Drainage Work and Earthworks	56 Robertson Road, Eastern Heights
	Decision Date - 9/01/2018	Decision - Approved	Authority - Team Co-ordinator Engineering
<b>Division 8</b>			
2518/2017/MCU	MCU	General Industry (Aerospace Industry) and Service Trades Use (Warehousing/Storage) - Smart eDA	51-89 Southern Amberley Road, Amberley
	Decision Date - 8/01/2018	Decision - Approved - Negotiated Decision Approved	Authority - Team Co-ordinator West
6294/2017/CA	CA	Reconfiguring a Lot - One (1) Lot into Two (2) Lots Material Change of Use - Residential dwellings within a Character Area	23 Woodford Street, One Mile
	Decision Date - 2/01/2018	Decision - Approved	Authority - Team Co-ordinator West

Application No	Type	Application Details	Primary Property Location
<b>Division 9</b>			
5320/2013/MAEXT/A MAEXT		Extension Application - Reconfiguring a lot (One (1) Lot into Two (2) Lots)	41 Cudgee Street, Redbank Plains
	Decision Date - 10/01/2018	Decision - Approved	Authority - Team Co-ordinator Central
8240/2016/MAMC/A MAMC		Minor Change - One (1) Lot into Five (5) Lots	50-52 Halletts Road, Redbank Plains
	Decision Date - 4/01/2018	Decision - Approved	Authority - Team Co-ordinator Central
9106/2017/OW	OW	Landscaping & Concrete Verge	7007 Wellness Way, Springfield Central
	Decision Date - 10/01/2018	Decision - Approved	Authority - Team Co-ordinator Engineering
9117/2017/OD	OD	Carrying out building work not associated with a Material Change of Use - Dwelling and Auxiliary Unit	73 Magpie Crescent, Redbank Plains
	Decision Date - 4/01/2018	Decision - Approved	Authority - Team Co-ordinator Central
<b>Division 10</b>			
7997/2017/OW	OW	Landscaping	7001 Pisasale Drive, Deebing Heights
	Decision Date - 4/01/2018	Decision - Approved	Authority - Team Co-ordinator Engineering
8014/2017/OW	OW	Landscaping - Sovereign Pocket Stage 17A	7001 Pisasale Drive, Deebing Heights
	Decision Date - 8/01/2018	Decision - Approved	Authority - Team Co-ordinator Engineering
8029/2017/OW	OW	Landscaping - Sovereign Pocket Stage 26	7001 Pisasale Drive, Deebing Heights
	Decision Date - 8/01/2018	Decision - Approved	Authority - Team Co-ordinator Engineering
9458/2017/OD	OD	Building works not associated with a Material Change of Use - Auxiliary Unit affected by Development Constraints Overlays	62 Harwoods Road, Walloon
	Decision Date - 2/01/2018	Decision - Approved	Authority - Team Co-ordinator West
969/2017/SSP/A	SSP	Lots 1 and 2 on SP297383	62 Rackley Road, Walloon
	Decision Date - 2/01/2018	Decision - Approved	Authority - Senior Technical Support Officer

BD: MH  
A4589566

<b>Planning, Development and Heritage Committee</b>	
Mtg Date: 23.01.2018	OAR: YES
<b>Authorisation:</b> John Adams	

12 January 2018

**MEMORANDUM**

TO: CITY PLANNER

FROM: DEVELOPMENT PLANNING MANAGER

RE: MODIFICATION-CHANGE APPLICATION MINOR – COMMERCIAL ESTABLISHMENT OF WASTE TREATMENT (COMPOSTING) OPERATION  
66-114 BLACKHEATH ROAD, SWANBANK

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**INTRODUCTION:**

**SITE ADDRESS:** 66-114 Blackheath Road, SWANBANK

**APPLICATION TYPE:** Modification-Change Application Minor

**ORIGINAL PROPOSAL:** Commercial Establishment of Waste Treatment (Composting) Operation

**ZONE:** Regional Business and Industry (Investigation RBIA02 and Buffer)

**OVERLAYS:** OV2 (key resource area, mining leases); OV3 (areas affected by underground mining, mining constrained area, underground mining shaft, underground mining tunnel); OV4 (slope 15% to 20%, 20% - 25%); OV7A (building height restriction area 45m); OV7B; OV11 (high pressure gas pipeline buffer area, high voltage electricity transmission lines)

**APPLICANT:** REMONDIS Australia Pty Ltd

**OWNER:** Remondis Australia Pty Ltd

**EXISTING OR PROPOSED TRADING NAMES:** Remondis

**APPLICATION NO:** 5507/2017/MAMC

**DIVISION:** 3

**ADJOINING DIVISION:** N/A

**AREA:** 53.31 ha



<b>REFERRAL AGENCIES:</b>	N/A
<b>EXISTING USE:</b>	Waste treatment and composting facility
<b>PREVIOUS RELATED APPROVALS:</b>	3150/12 – Building works not associated with an MCU (storage shed)
<b>DATE RECEIVED:</b>	31 July 2017
<b>DECISION PERIOD START DATE:</b>	23 November 2017
<b>EXPECTED DETERMINATION DATE:</b>	12 January 2018

**SITE LOCATION:**

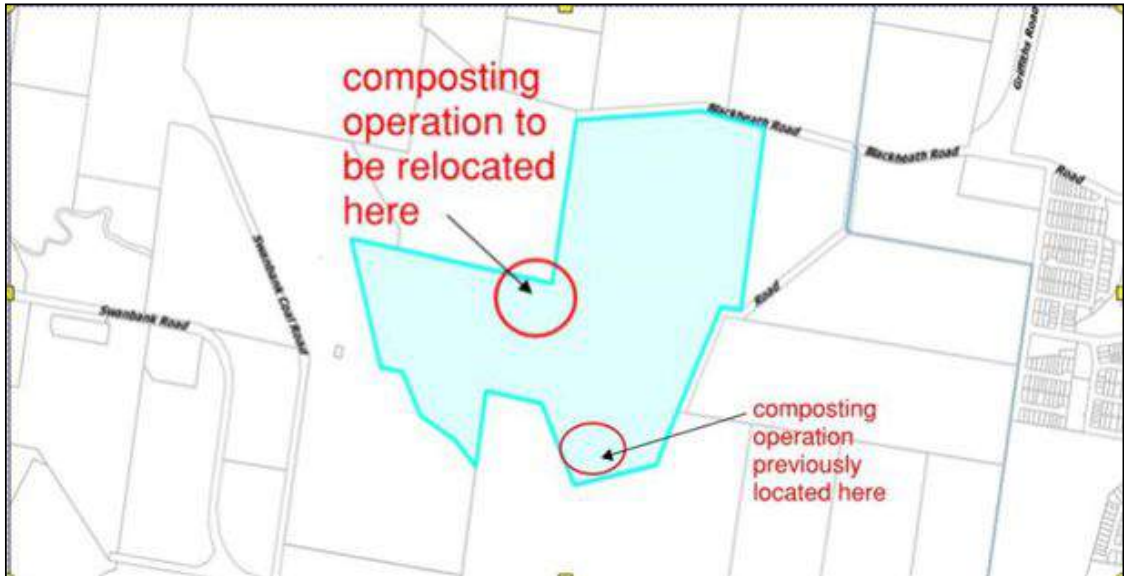


Figure 1 – site location

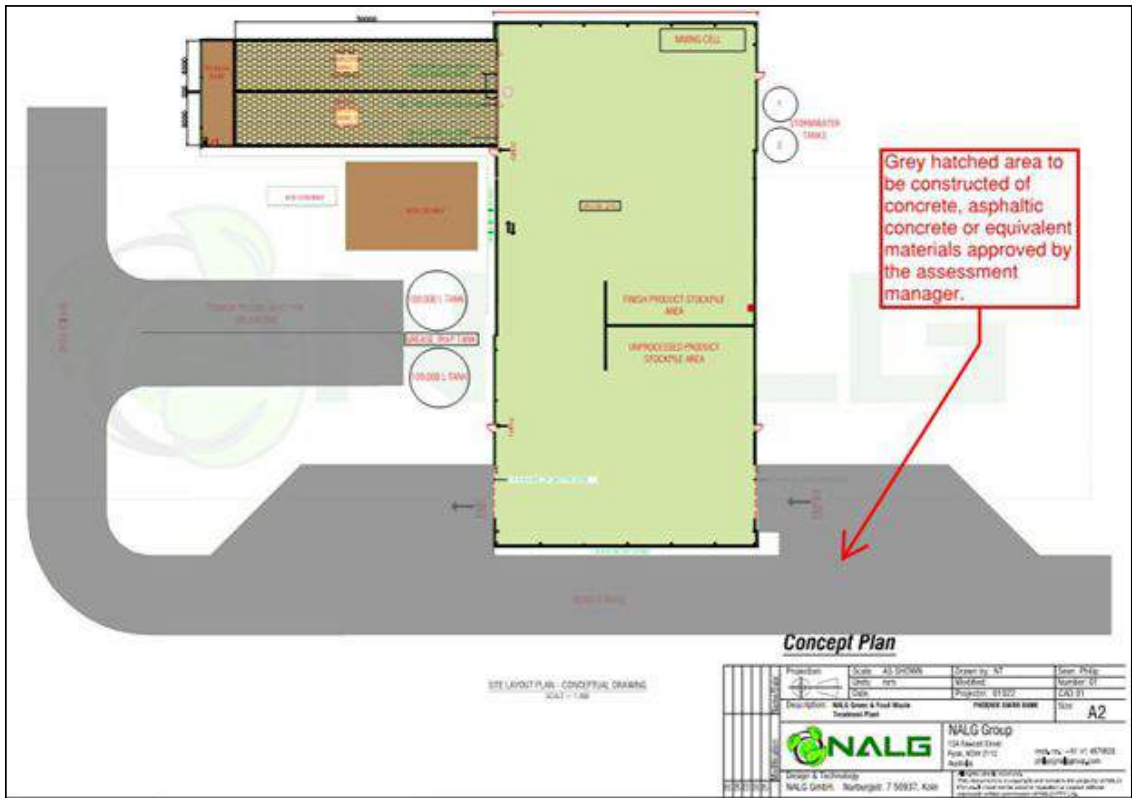


Figure 2 – site plan



Figure 3 – site location within context of Remondis facility (refer to 'green waste processing area')

**PROPOSAL:**

**This is a resend to include an additional requirement for the operator to provide details to Council regarding the volume of material transported offsite for commercial sale on a quarterly basis.**

On 22 May 1998, Council issued a Decision Notice in relation to Development Permit No. 5507/2017/MAMC that approved a Waste Treatment (Composting) Operation at 66-114 Blackheath Road, Swanbank.

On 1 August 2017, the applicant submitted a minor change application. The minor change application is seeking to relocate the composting operation from the uncovered area of land on which it was originally approved into an existing storage shed and surrounding uncovered area that has previously been constructed on the property (development permit 3150/12). In support of the request, the applicant has provided an air and noise report and odour report. These reports demonstrate that there will be no impacts on nearby residences (approximately 1.2km away) as a result of the proposed relocation of the use.

This amendment will result in the composting process now being undertaken predominately within an enclosed facility, which will allow greater control of odour and noise impacts through technical and operational methods. On the basis that the applicant has provided reporting to demonstrate no impacts on any residences within proximity to the site, the proposed relocation of the composting operation is supported and it is recommended that the existing approval be amended accordingly.

The applicant has also requested the removal of the condition that currently prevents the sale of any product from the site. The applicant has advised that there will be no retail or domestic sale, and no point of sale from the site. The site's operators, Remondis, would transport the material from the site for delivery to third party users. The proposed re-use of the product in this manner does not cause additional traffic generation that is significantly over and above the existing traffic generation for the Remondis facility as a whole, nor does it increase the intensity of the proposed operations. The applicant has advised that the likely amount of end product generated at the facility is surplus to existing onsite fill requirements, and it is likely that transportation of the material off site will occur, regardless of whether it is transported for commercial sale or other purposes. There are currently no restrictions on the existing approval that prevent off-site transfer of waste. This composting operation is expected to generate no more than 6-7 truck movements per day, regardless of whether the product is sold to a third party user or not, which is considered reasonable and consistent with the size and scale of the existing overall waste management and treatment use.

The proposed removal of this condition, insofar as it restricts commercialised sale of the product is supported on the basis that there will be no additional impacts as a result of the transport of the end product off-site. It is considered reasonable that restrictions on retail and domestic sale, and on-site point of sale, remain, and it is recommended that the condition be amended to reflect this requirement. It is also considered reasonable that the total number of truck movements be limited to seven (7) per day, in accordance with the application material.

In summary, it is considered that the development application the subject of the change application should be changed as follows:

**Nature of Changes:**

<b>Nature of Change</b>	<b>Decision</b>
Condition 1(a) – Development Plans	To be amended
Condition 1(c) – Development Plans	To be amended

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**RECOMMENDATION**

- A. That the applicant be advised that development permit 191/98 is changed as specified in Attachment A and be given a Change Application Decision Notice as specified in Attachment A.

## ASSESSMENT – CHANGE APPLICATION ASSESSMENT REPORT

### Condition (from original Decision Notice):

1. Development Plan:
  - (a) The proposed development shall be undertaken generally in accordance with Plan No. 10116/6 A.
  - (b) Compliance with all of the conditions of the rezoning, as they appear on the Plan of Development TP-61 /90 that attaches to the zoning of the subject land (copy attached), insofar as they are relevant to the subject application and as detailed in the following conditions.
  - (c) This approval does not authorise sale of any product from the site. Any intended commercialised sale of product would require a further application for Impact Assessment to Council under the provisions of the Integrated Planning Act 1997.

### Applicant's Requested Change:

The applicant has requested that part (a) of this condition be amended to reference an updated site plan that shows the relocation of the composting operations to a new location within the property.

The applicant has requested that part (c) of this condition be removed on the basis that the operator plans to transport the waste end-product to third party commercial operators.

### Evaluation of Change:

The applicant's requested amendment to part (a) of the condition is considered reasonable and it is recommended that the condition be amended accordingly. An additional requirement for hardstand construction is also recommended for inclusion in this condition.

The applicant's requested amendment to part (c) of the condition is supported, insofar as it is not considered reasonable or necessary to restrict commercial sale of product from the site to third party users. However, retail or domestic sale and on-site point of sale are considered to be beyond the scope of this application, and as such it is recommended that restrictions on these sale methods remain. It is also considered reasonable that the total number of truck movements be limited to seven (7) per day, in accordance with the application material.

### Condition (to appear in Change Decision Notice):

1. Development Plan:
  - (a) The proposed development shall be undertaken generally in accordance with ~~Plan No. 10116/6 A~~ **Plan Number 01 Concept Plan and generally in the location identified as 'green waste processing area' on Figure 3.2 'Waste processing locations and existing environmental monitoring points'**. **Further the applicant must:**

- (i) **construct the grey hatched area on Plan Number 01 Concept Plan of concrete, asphaltic concrete or equivalent materials approved by the assessment manager.**
- (b) Compliance with all of the conditions of the rezoning, as they appear on the Plan of Development TP-61 /90 that attaches to the zoning of the subject land (copy attached), insofar as they are relevant to the subject application and as detailed in the following conditions.
- (c) This approval does not authorise **retail or domestic** sale of any product from the site **or on-an site point of sale facility**. ~~Any intended commercialised sale of product would require a further application for Impact Assessment to Council under the provisions of the *Integrated Planning Act 1997*.~~
- (d) **Truck movements to transport waste off site for commercial sale are limited to seven (7) truck movements per day.**
- (e) **The applicant must maintain records of the material transported offsite for commercial sale (including type of material, volume (tonnes and cubic metres), and associated vehicle trips). Full records must be preserved by the applicant for a minimum period of five (5) years and provided to the Assessment Manager on a quarterly basis to demonstrate compliance with Condition 1(d).**

## ATTACHMENT A – CHANGED APPLICATION DECISION NOTICE

### 1. Development Plan:

- (a) The proposed development shall be undertaken generally in accordance with ~~Plan No. 10116/6 A~~ **Plan Number 01 Concept Plan and generally in the location identified as ‘green waste processing area’ on Figure 3.2 ‘Waste processing locations and existing environmental monitoring points’**. Further the applicant must:
- (i) **construct the grey hatched area on Plan Number 01 Concept Plan of concrete, asphaltic concrete or equivalent materials approved by the assessment manager.**
- (b) Compliance with all of the conditions of the rezoning, as they appear on the Plan of Development TP-61 /90 that attaches to the zoning of the subject land (copy attached), insofar as they are relevant to the subject application and as detailed in the following conditions.
- (c) This approval does not authorise **retail or domestic** sale of any product from the site **or on-an site point of sale facility**. ~~Any intended commercialised sale of product would require a further application for Impact Assessment to Council under the provisions of the *Integrated Planning Act 1997*.~~
- (d) **Truck movements to transport waste off site for commercial sale are limited to seven (7) truck movements per day.**
- (e) **The applicant must maintain records of the material transported offsite for commercial sale (including type of material, volume (tonnes and cubic metres), and associated vehicle trips). Full records must be preserved by the applicant for a minimum period of five (5) years and provided to the Assessment Manager on a quarterly basis to demonstrate compliance with Condition 1(d).**

### 2. Transport, Traffic and Access:

- (a) Compliance with all the requirements of condition 2 (a), 2 (b), 2 (i), 2 (j) and 2 (l) of the rezoning approval, insofar as they are relevant to the operational aspects of the proposed development.
- (b) With regard to condition 2 (c) and 2 (d) of the rezoning approval, compliance with the following requirements of the Department of Main Roads:

Application of a contribution mechanism based on the percentage impact of axle loadings (ESAs) on the road network traversed related to the Department’s annual maintenance allocations is to be applied. This amount is currently 20 cents per tonne delivered to the subject site and is to be calculated from weighbridge records which are to be submitted with a cheque to Main Roads on a half yearly basis (ie two payments in one financial year).

- (c) With regard to condition 2 (e) of the rezoning approval, B -double vehicles are not to be used in connection with the proposed development, except after written approval from the Department of Main Roads for the use of Swanbank Road as a B-double



route. Details to be submitted, at the appropriate time, to the satisfaction of the Senior Development Engineer.

- (d) Compliance with all of the requirements of condition 2 (k) of the rezoning approval, which requires such measures to ensure that dirt, coal, dust and the like are not deposited on the Swanbank Road by vehicles gaining egress from the site. To this end, all vehicles gaining egress from the site are to pass through the wheelwash facility currently provided on site.

3. Infrastructure:

- (a) Compliance with all of the requirements of conditions 3 (a) and 3 (i) of the rezoning approval, insofar as they are relevant to the operational aspects of the proposed development.
- (b) A certification from a Geotechnical Engineer is to be provided, to the satisfaction of the Senior Development Engineer, to the effect that the development will not adversely effect the foundation conditions of the existing water main. Any damage caused to Council's water main, during construction or operation of the development, is to be repaired by Council at the applicant's expense.
- (c) With regard to compliance with the requirements of condition 3 (j) of the rezoning approval, details are to be provided in the form of documentary evidence from the relevant authorities, to the satisfaction of the Senior Development Engineer, prior to commencement of use on site.

4. Terms:

- (a) All references to RPEQ shall be a Registered Professional Engineer of Queensland, suitably qualified and experienced in the particular area of expertise required. Furthermore, the RPEQ required for the analysis and reporting for mining shall be experienced in the analysis of underground and surface mining within the Ipswich area.
- (b) All references to QUDM shall be the Queensland Urban Drainage Manual.

5. Mining Matters:

- (a) Compliance with all of the requirements of condition 4 (d) of the rezoning approval. To this end, a report is to be prepared by a qualified Engineer (RPEQ) experienced in Geotechnical Investigations and submitted to the satisfaction of, and for approval by the Senior Development Engineer prior to commencement of development on site. The Developer is to undertake all works recommended in the report that may be considered necessary by the Senior Development Engineer as a result of approval of that report.

- (b) Compliance with the requirements of condition 4 (e) of the rezoning approval, which requires that all materials on site that are currently burning or capable of sustaining combustion that are to be relocated from their present location, shall be disposed of in a manner that prevents oxygen access that will sustain further combustion of these materials. Details of the location for, and manner of disposal of these materials shall be submitted to the satisfaction of, and for the approval by the Health, Environmental Protection and Sport Manager, prior to disposal of such materials.
- (c) In relation to (a) and (b) above, Conditions in Schedule G of the Environmental Authority Licence Number SR722 (G3 – G6) shall also be complied with.

6. Environmental Monitoring Programme

With regard to condition 5 (a) of the rezoning approval, compliance with the following requirement:

The Environmental Monitoring Programme currently operating on site is to be extended to cover the development the subject of this approval. A report on the results of the Environmental Monitoring Programme currently operating on site, or any other such monitoring program as approved by the Department of Environment, is to be submitted on an annual basis, to the satisfaction of the Health, Environmental Protection and Sport Manager.

7. General

- (a) With reference to any works, on land under other private ownership, written permission shall be obtained and forwarded to Council in regard to same. Similarly, written clearances shall be obtained after the works are completed unless otherwise accepted by the Senior Development Engineer.
- (b) All works required for this development shall take due regard of any and all existing services and, if considered necessary by the relevant authority or the Senior Development Engineer, such works shall be altered at the cost of the Developer.
- (c) Compliance with all of the requirements of condition 8 (a), 8 (b), 8 (g), 8 (j), 8 (m), 8 (n), 8 (p), 8 (s) of the rezoning approval, insofar as they are relevant to the proposed development. Details to be submitted to the satisfaction of and for approval by the Health, Environmental Protection & Sport Manager and the Senior Development Engineer, prior to commencement of development on site.
- (i) With regard to condition 8 (j) of the rezoning approval, the existing designated parking area on site shall be maintained to the requirements and satisfaction of the Senior Development Engineer.
- (ii) With regard to condition 8 (m) of the rezoning approval, the site fencing shall be maintained to the requirements and satisfaction of the Health, Environmental Protection & Sport Manager and Senior Development Engineer.
- (d) With regards to condition 8 (c) of the rezoning approval, compliance with the following requirements to the satisfaction of the Conservation & Parks Manager:

- (i) Provision of a comprehensive rehabilitation plan for the site which is to include, but is not limited by, the following requirements:
- Landscaping plan including detailed contours and other natural features.
  - Restoring drainage lines and gullies.
  - Erosion and sediment control.
  - Recovering of original top soils on the site.
  - Revegetation species.
  - Proposed land use after rehabilitation.

Please contact Council's Conservation and Parks Department for further details. Details are to be submitted to the satisfaction of and for approval by Council's Conservation and Parks Manager, for areas of the site requiring rehabilitation not the subject of a landfill cell, eighteen months prior to the expected final receipt of wastes in the final landfill cell in Stage 1.

- (ii) Further, the comprehensive rehabilitation plan required by item (i) above is to be generally in accordance with the following:
- (a) the landform as generally indicated in the submitted 'Final Landuse Plan', as it appears in the 'Swanbank Landfill - Recreation Needs Study and Final Landuse Plan', prepared by Gillespies Asia Pacific, dated July 1996, or any other final landuse plan which may be approved by Council's Conservation and Parks Manager, and
- (b) any rehabilitation requirements set down under the Environmental Authority, Licence No. SR772, or any subsequent document replacing that authority; and Details are to be submitted to the satisfaction of and for approval by Council's Conservation and Parks Manager in accordance with the timing requirements of item (i) above.
- (iii) A suitable security is to be agreed upon to ensure the requirements of (i) and (ii) above are met. Such security may take the form of bonds held for rehabilitation by the Department of Environment, provided that the developer can provide, in writing from the relevant authority holding such bonds, that such funds being held by the relevant authority covers all of the rehabilitation requirements as detailed above in items (i) and (ii).
- (iv) The security referred to above shall not be relinquished until it can be demonstrated, to the satisfaction of the Conservation and Parks Manager and Senior Development Engineer, that the site has been rehabilitated in accordance with the rehabilitation plan. Written evidence from the relevant authority holding any bonds, guaranteeing the acceptability of this requirement is to be provided, prior to the commencement of the proposed use.
- (e) Progressive and post closure rehabilitation of the site, shall be in accordance with the rehabilitation plan and is to be completed to the satisfaction of the Conservation & Landscape Manager and Senior Development Engineer.

- (f) Compliance with all of the requirements of conditions 8 (e), 8 (h), 8 (k), 8 (n), 8 (o), 8 (r), 8 (t), 8 (u), 8 (y), and 8 (z) of the rezoning approval, insofar as they are relevant to the operational aspects of the proposed development.
- (i) Further, with regard to condition 8 (h), a copy of the landfill's Site Based Management Plan shall be forwarded to Council after it has been approved by the Department of Environment in respect to any required amendment for the Environmental Authority.
- (g) With regard to condition 8 (g), a copy of the final Operations Manual and Staff Training Program relevant to Stage 1 of the landfill, shall be provided to Council in respect to any changes required as a result of the development the subject of this approval, and shall be to the satisfaction of the Health, Environmental Protection & Sport Manager.
- (h) Compliance with all of the requirements of conditions 8 (r), of the rezoning approval, insofar as they are relevant to the operational aspects of the proposed development.

8. Stormwater, Erosion & Silt Management

- (a) The Developer shall provide all necessary stormwater drainage (both internal and external to the development) and such drainage works shall be designed and constructed in accordance with QUDM.
- (b) Unless specifically approved by Council in consultation with the owner of the adjoining land, the development shall be designed and constructed such that no ponding or redirection of storm water occurs onto adjoining land.
- (c) The Developer shall comply with Condition 7 (a), 7 (b) and 8 (s) of the rezoning conditions which require all proposed site works including drainage to be prepared and submitted for approval prior to any construction work commencing on the site, and the provision of details of any agreement necessary to discharge waters downstream from the subject land.
- (d) The Developer shall comply with the Conditions in relevant Schedule of the Environmental Authority Licence which cover the requirements for stormwater management.

9. Contributions

- (a) The Developer shall pay, prior to commencement of the proposed use, the following amount to Council:

Road headworks = \$945 to be credited to Future Roads Headworks - Trust.

The above amount is valid if paid before 31 December 2000. after which it will be upgraded in accordance with Council's Roads Contribution Policy.

10. Sullage

All sewerage/sullage effluent shall be disposed of in a manner such that the effluent does not enter any adjoining premises, pond or cause a health nuisance. The system shall be constructed to the satisfaction of the Council's Building Manager.

11. Flammable and combustible liquids

All storage of flammable and combustible liquids (such as fuels, oils, solvents, thinners and manufactured products e.g. paints, polishes, adhesives etc) shall comply with the Building (Flammable and Combustible Liquids) Regulations 1994.

12. Compliance with Conditions

Unless otherwise stated all of the conditions shall be completed prior to commencement of the proposed use of the site, or as determined by Council.

13. Department of Environment requirements

- (a) Compliance with the following requirements of the Department of Environment:

Provision of the following information for the approval and to the satisfaction of the Department of Environment:

- (i) details regarding likely materials to be utilised as 'feedstock';
  - (ii) details to adequately describe the hardstand areas, product storage areas and leachate collection system; and
  - (iii) details of the environmental management plan (including segregation procedures and guidelines) to ensure composting operations are not contaminated from the landfill facility.
- (b) In the event that Aboriginal origin, archaeological or historic sites, items or places are identified, located or exposed during the course of construction, the developer should cease all construction works and contact the Regional manager, Cultural Heritage, Department of Environment on (07) 3225 8426.

14. Vehicles and equipment used

All vehicles and equipment used for the collection, transportation and disposal of waste shall comply with the provisions of the Environmental Protection Act.

15. Hours of Construction

Unless otherwise approved in writing by Council, construction hours are to be confined to:

Monday to Friday	7.00 a.m. to 6.00 p.m.
Saturday	7.00 a.m. to midday

No work shall be undertaken on Sundays or Public Holidays.

16. Hours of Operation

Unless otherwise approved in writing by the Health, Environmental Protection and Sport Department manager hours of operation shall be:

Monday to Friday	6.00 a.m. to 6.00 p.m.
Saturday	6.00 a.m. to 4.00 p.m.
Sunday	7.00 a.m. to 4.00 p.m.

17. Minor alterations

Notwithstanding the requirements detailed in this approval, any other minor alterations and/or modifications acceptable to the Development Assessment Manager will suffice.

Furthermore, you are advised of the following:-

1. Condition 4 (a) of the rezoning approval states:

*"4 (a) - The land to which this approval relates has been worked by coal mining operations Council and its servants or agents accept no legal liability or responsibility for any loss or damage arising from the mining operations to person or property of whatsoever nature or howsoever caused as the direct or indirect consequence of the granting of the approval contained herein. Such approval has been granted at the request of the applicant and in reliance on material submitted by the applicant in support thereof."*

The developer's previous acknowledgement of condition 4 (a) is noted.

2. Department of Environment

Further requirements may exist under and compliance will be required in accordance with the following legislation as administered by the Department of Environment:

- (a) *Environmental Protection Act 1994;*
- (b) *The Contaminated Land Act 1991; and*
- (c) Any other relevant legislation.

The Department of Environment have also advised the following with regard to the requirements of Condition 13 of the above approval.

Feedstock

Feedstock material is generally referred to as green wastes, sludge and other organic processing wastes. Care must be exercised to ensure only those regulated wastes permitted for use in the licence are utilised. Feedstock material is a broad categorisation and the properties of wastes within this category can vary greatly in relation to the generation of odour, leachate, vermin/animal attraction, etc.

In detailing feedstock material, information on the sourcing of organic wastes (particularly sewage sludge) should be provided to ensure that materials are not contaminated with heavy materials.

#### Hardstand Areas, Product Storage areas and Leachate Collection System

The hardstand, product storage areas and leachate collection system are cited as “within a bunded area initially to be located in the southern part of Lot 104”. The applicant will need to advise the Department of changes to the location of the hardstand and product storage areas and of the clay-lining in these new areas so as not to be in breach of current licence conditions.

The proposed clay-lined area is described as having a compacted clay base of 0.3 metres. Without knowing the permeability of the clay utilized, it is impossible to determine whether this thickness is sufficient. A compact clay base with a thickness of 0.6 metres with a permeability of  $1 * 10^{-9}$  metres per second is recommended.

#### Mixing and Storage Areas

Information should be supplied with regard to the proximity of sensitive land uses (eg. residential areas), to the areas designated for composting mixing and storage of sewage sludge and other wastes. It should be determined whether the existing buffer distances are adequate.

#### Environmental Management

As the landfill operation is in close proximity to the composting operation, a clear environmental management plan should include segregation procedures and guidelines to ensure composting operations are not contaminated and detail corrective actions should contamination occur.

#### **The environmental management plan should detail:**

- dust, odour and litter control measures;
- measures to minimize vermin/animal attraction to the waste feedstock;
- firefighting and contingency measures;
- proposed number and size of windows;
- maintenance of buffer areas;
- product testing regime; and
- management of incompatible and unacceptable waste.

The EM plan should be consistent with the EM plan guide provided below.

The proposal states, "the environmental monitoring program already in place for the existing operation will be relevant to the proposed composting activities". It should be noted that certain issues relating to the composting activities may require very different environmental management plans as stated in the licence (eg on-going process and final product testing are very different to monitoring of the landfill). Therefore a specific EM plan is required for the composting operation.

#### Environmental Management (EM) Plan Guideline

The purpose of an EM plan is to identify any potential environmental impacts and mitigation measures together with corrective action if an undesirable impact or unforeseen level of impact occurs.

#### **The aims of the EM plan are to:**

1. provide evidence of practical and achievable plans for the management of the project to ensure that environmental requirements are complied with, by producing an integrated planning framework for comprehensive monitoring and control of construction and operational impacts. Specific commitments on strategies and design criteria to be employed should also be given;
2. provide Local, State and Commonwealth authorities and the proponent with a framework to confirm compliance with their policies and requirements; and
3. provide the community with evidence of the management of the project in an environmentally acceptable manner.

An EM plan should be reviewed and periodically updated to reflect knowledge gained during the course of operations. Changes to the management plan should be implemented in consultation with the relevant authorities.

#### **Essential components are:**

- establishment of agreed performance criteria and objectives in relation to environmental and social impacts;
- detailed prevention, minimisation and mitigation measures for environmental impacts at specific sites;
- details of the proposed monitoring of the effectiveness of remedial measures against the agreed performance criteria in consultation with relevant government agencies and the community;
- details of the funding and implementation responsibilities for environmental management;
- timing of environmental management initiatives; and
- reporting requirements and auditing responsibilities for meeting environmental



performance objectives.

**The recommended structure of the EM plan is as follows**

**Element:** Aspect of construction or operation.

**Policy:** The operational policy that applies to the element.

**Performance Requirement:** A performance requirement for each element of the operation.

**Strategy:** The things that will be implemented to achieve the performance requirement.

**Monitoring:** The monitoring requirements which will measure actual performance.

**Reporting:** Format, timing and responsibility for reporting and auditing of monitoring results.

**Corrective Action:** The action to be implemented in case a performance requirement is not reached and the person(s) responsible for action.

Please refer any enquiries to Pradesh Ramiah on (07) 3225 1061 or email Pradesh.ramiah@env.qld.gov.au.

3. Workplace Health and Safety

Workplace amenities shall be provided in compliance with the *Workplace Health and Safety Act* and Workplace Health and Safety Regulations as administered by the Department of Employment, Vocational Education, Training and Industrial Relations.

4. Outstanding conditions - Permitted Development Subject to Conditions approval

There are a number of outstanding conditions of the previous approval dated 20 September 1996. These matters have been previously raised with Thiess Environmental Services by letter dated 3 July 1997 and subsequently a further letter dated 22 September 1997. The following matters remain outstanding as at the date of this approval:

**Condition 3(b)(i) - certification from a Geotechnical Engineer:**

The certification required by this condition has not yet been received.

**Condition 3 (d) - with regard to compliance with condition 3(j) of the rezoning approval:**

Your submission with respect the timing of compliance with this condition (ie. agreement to be entered into with Queensland Electricity Commission) is to be provided.

The above matters are to be resolved within 30 days of the date of this notification.

3. The Developer is advised that any intended commercial sales to be carried out from the subject site will require further application to Council, which may result in a requirement for additional Road Contributions.

## ATTACHMENT A

### CONDITIONS ASSOCIATED WITH REZONING LAND AND SUBSEQUENT DEVELOPMENT

1. Prior to the Council making APPLICATION TO THE Minister for an amendment of the Town Plan:-
  - (a) The applicant shall within thirty (30) days of the date of notification of conditional approval of the application submit a Plan of Development representing the facts and circumstances of the proposed development endorsed with the conditions of this approval which shall become part of the Plan of Development for the proposed approval of Moreton Shire Council.
  - (b) The applicant shall within thirty (30) days of the date of notification of the Council's conditional approval of this application, provide to the Shire Clerk a complete list of further detailed studies required and matters requiring further detailed design in accordance with Section 1.5 of the Environmental Impact Study Report and subsequent reports relating to the rezoning application.
  - (c) The applicant shall provide to Council's satisfaction details of agreements reached with Mr J Curley to provide for continued access to land owned by him.
2. **Transport, Traffic, Access**
  - (a) All refuse shall be transported to the site by road.
  - (b) Access to the site shall be from Swanbank Road via the Cunningham Highway.
  - (c) Unless otherwise required or approved by the Moreton District Engineer, Queensland Department of Transport, prior to commencement of development on site the applicant shall upgrade Swanbank Road from the end of the existing constructed pavement to the Cunningham Highway ramp by performing the following work:-
    - (i) Repair failures, widen shoulders, extend culverts (where necessary) and full width reseal to 9.5 metres including the extension of culverts - Chainage 0 to 3850 metres, excluding bridges and floodway.
    - (ii) Repair and widen flood way to 9.5 metres (1.1550 to 1.950 metres).
    - (iii) Repair/replace joints and replace DWS in connection with 24 foot bridge.
    - (iv) Small bridge over 4 pipes on bend to be widened to Department bridge standard of 6.8 metres at (3. 100 metres).
    - (v) Lengthen channellisation at on ramp and widen turn at off ramp.

- (d) Prior to commencement of works prescribed by Condition (2)(c) all roadworks and associated works and drainage shall be designed and constructed to the satisfaction of the District Engineer, Moreton District Office, Department of Transport.
- (e) Prior to commencement of the use, the operator shall provide a copy of the approval from the Department of Transport for the use of Swanbank Road as a B-double route to the satisfaction of the Shire Engineer.
- (f) Prior to commencement of development on site, the unsealed section of Swanbank Road shall be upgraded to the entry of the subject land to a 9.5 metre standard with a 9.5 metre sealed surface together with associated works and drainage to the requirements and satisfaction of the Shire Engineer (Present estimated value \$125 000 00).
- (g) Prior to commencement of development on site, the applicant shall seek and obtain written approval of all access construction works on Swanbank Road from the Shire Engineer in respect of Condition (2)(c) and (2)(d) and (2)(f) inclusive.
- (h) No public or unauthorised access to the site shall be permitted.
- (i) At such time as the traffic volumes associated with the landfill operation exceed 90 refuse vehicle movements per day and the vehicle movements of 30 employees. Council may require specific safety provision to be made for the pedestrians crossing Swanbank Road in the vicinity of Swanbank Power Station.
- (j) All refuse transport vehicles shall be approved refuse carriage vehicles pursuant to the Health Act 1937-1990.
- (k) Prior to commencement of the use, the applicant shall take such measures as may be approved in writing by the Shire Engineer to ensure that dirt, coal, dust and the like is not deposited on the Swanbank Road by vehicles gaining egress from the site.
- (l) Prior to commencement to the use all garbage haulage trucks shall be fitted with noise attenuation devices to the satisfaction of the Chief Environmental Health Officer.

3. **Infrastructure**

- (a) The applicant, operator and the holder of the licence under the Health Act shall at all times ensure that the rights of all easements on the site registered in favour of the Moreton Shire Council are protected.
- (b) Prior to commencement of development on site, the applicant shall relocate the existing Moreton Shire Council 300 millimetre diameter water supply delivery main from its present location through the Phase I area to a location approved by the Shire Engineer and grant an easement in favour of Moreton Shire Council for the control, operation and maintenance of the water main, free of cost to the Council. The design of the relocated main shall be adequate to maintain the approved hydraulic capacity of the water supply system. (Present estimated value \$441 000 00).

- (c) Prior to commencement of works to relocate and construct the water mains the applicant shall demonstrate to the written satisfaction of the Shire Engineer that stable foundations for the relocated main are provided.
- (d) Unless the Council and the Applicant agree to construct the ultimate size main required by this condition, the applicant shall within sixty (60) days of Moreton Shire notification of the decision to commence construction of the Stage 1 augmentation of the water supply scheme, contribute moneys to Moreton Shire for the increased cost of Stage 1 augmentation of the water supply delivery main directly resulting from relocation of the main easement.

Contribution shall be at the rate prevailing at the time of notification.

(Present estimated value of \$868 000).

- (e) Design and construction of all water supply mains shall be approved by and to the satisfaction of the Shire Engineer.
- (f) Contribution of \$19 883 00 for water supply services external to but servicing the site. Contribution shall be bonded before Council seeks gazettal and paid prior to lodgement of an application for Stage 1 of the landfill operations.
- (g) Prior to commencement of development on site, reticulated water from the Moreton Shire Scheme shall be connected to the site to the satisfaction of the Shire Engineer.
- (h) Prior to commencement of development on site, reticulated power shall be connected to the subject land.
- (i) The applicant, operator and the holder of the licence under the Health Act shall at all times ensure that the rights of all easements on the site in favour of the Queensland Electricity Commission are protected.
- (j) Prior to commencement of development on site, the applicant shall provide Council with details of any agreement reached with Queensland Electricity Commission for the relocation of the powerline which traverses the Phase 1 area.

#### 4. **Mining Matters**

- (a) The land to which this approval relates has been worked by coal mining operations Council and its servants or agents accept no legal liability or responsibility for any loss or damage arising from the mining operations to person or property of whatsoever nature or howsoever caused as the direct or indirect consequence of the granting of the approval contained herein. Such approval has been granted at the request of the applicant and in reliance on material submitted by the applicant in support thereof.
- (b) Before commencement of development on site and prior to relinquishment of mining leases, the applicant, or holder of the licence under the Health Act shall obtain written agreement from the Department of Resource Industries to the terms and conditions that guarantee compliance with outstanding conditions of the leases prior

to relinquishment of the current mining leases should the landfill rehabilitation not proceed. A written copy of that approval shall be provided to the Shire Clerk.

- (c) Prior to commencement of the use all mining leases shall be relinquished.
- (d) A site plan and layout shall be approved by the Council for each landfill stage in accordance with Part VIII of the schedule to the Town Plan. The site plan shall be based on the conditions of a comprehensive drilling program undertaken by an Engineer qualified in Mine Subsidence and Rock Mechanics designed to accurately determine the subsurface conditions in respect of abandoned underground mines heating and spontaneous combustion. The site plan shall be reviewed by a consultant to the Council at the expense of the person who has lodged the design. The site plan shall indicate the facts and circumstances of the application.
- (e) All materials on site that are currently burning or capable of sustaining combustion that are to be relocated from their present location, shall be disposed of in a manner that prevents oxygen access that will sustain further combustion of these materials. The location for the disposal of these materials shall be approved by the Chief Environmental Health Officer.

5. **Environmental Monitoring Programme**

Prior to lodgement of an application for Part VIII Approval for any stage of the landfill:

- (a) The applicant shall submit for the approval of the Department of Environment and Heritage, the Water Resources Commission and Moreton Shire Council an environmental monitoring programme which shall indicate:-
  - (i) parameters for baseline data studies;
  - (ii) procedures for implementing baseline data studies;
  - (iii) the methods of monitoring to ensure compliance with standards;
  - (iv) procedures for compliance with standards;
  - (v) back up procedures in the event of failure of procedures for compliance with standards;
  - (vi) time for continuation of monitoring after closure of the landfill operation.

For surface water condition underground water condition, leachate, landfill, gas, air condition, noise condition, odour condition, soil stability and the like.

For the purposes of this condition "standards" are those which the Department of Environment and Heritage and the Water Resources Commission and the Moreton Shire Council, shall from time to time prescribe the standards for the site. The applicant, operator or licence holder shall not exceed or permit to be exceeded the levels specified by the Department of Environment and Heritage, Moreton Shire Council and the Water Resources Commission.

6. **Testing and Screening Procedures**

Prior to commencement of development on the site, the applicant shall submit for Council approval a programme for quality assurance and quality control for the selection, testing, implementation and performance monitoring of the geomembrane, geomembrane seams, geomembrane liner installation and report annually to the Council on all matters of this programme.

- (b) Prior to commencement of construction of the landfill base, the operator shall demonstrate that the landfill base is free of any risk of spontaneous combustion by preparing representative test plots of not less than 0.5 hectare in area which still not develop temperatures in excess of 80 degrees Celsius measured at a depth of 1.0m below the HDPE liner over a period agreed as representing the time necessary to place and seal the surface with the basal liner, plus one month. A temperature monitoring system shall be installed 1.0m below the HDPE liner to monitor temperatures.

Construction techniques for the representative test plot shall be prepared and undertaken in a manner identical to that intended for the landfill base itself. The cost of representative base area testing shall be borne by the operator. Complete records of the representative base area tests shall be provided to the Council free of cost. At its discretion, Council may terminate or suspend the need for representative base area testing or alter the nature of the testing at its discretion, based on the results of past tests.

- (c) The applicant shall cause random independent inspections to be made of the screening process at the material handling facilities to ensure that no dumping of materials listed in Condition (8)(h) occurs. An annual report to the Chief Environmental Health Officer on those inspections and their results shall be provided.

7. **Landfill Design, Construction and Operation**

- (a) Designs for all proposed site works including drainage shall be prepared and submitted to the Shire Engineer and Chief Environmental Health Officer for their approval prior to any construction work commencing on the site.
- (b) Prior to commencement of the use, all conducted site works carried out shall be approved in writing by the Shire Engineer and the Chief Environmental Health Officer.
- (c) The composite liner and leachate collection system shall be designed to prevent escape of leachate into natural drainage systems.
- (d) No landfill shall take place in any areas where the specific energy of the base material is greater than 1MJ/kg to the satisfaction of the Chief Environmental Health Officer and Shire Engineer.

- (e) Unless an alternative proposal is approved by the Chief Environmental Health Officer, all cross sections and profiles of the landfill shall be constructed to a standard not in excess of those shown on Figure 2.6 of the Environmental Impact Study Report HOBO.
- (f) Unless an alternative proposal is approved by the Chief Environmental Health Officer, the landfill shall be constructed in accordance with the schematic section of landfill which is represented on figure 1.5 of the Environment Impact Study Report HOBO 254.
- (g) Unless otherwise required by the Chief Environmental Health Officer and Shire Engineer, the base material shall be thoroughly wetted immediately prior to placement of the HDPE liner.
- (h) Reject coalstone and carbonaceous shale shall not be used in intermediate or final cover material.
- (i) Prior to commencement of the use, the operator shall conduct, equip and maintain maintain a major fire fighting compaction and wet down water supply storage within or adjacent to the location of active landfill. The size and design of the storage facility shall be to the satisfaction of the Shire Engineer.
- (j) The applicant shall take immediate steps to the satisfaction of the Council to prevent any occurrence or recurrence of any fire in the landfill above or below the HDPE liner. In the landfill mass, fire shall be considered to be any occurrence which gives evidence of heat two metres below the surface of the final or intermediate cover which is in excess of 80 degrees Celsius.

8. **Miscellaneous**

- (a) Prior to commencement of any development on the site the applicant shall investigate and study those matters raised in the reports of Dr M Williams and SIMTARS contained in the Appendices to the Environmental Impact Study Report and report on them to Moreton Shire Council.
- (b) The applicant shall undertake a complete risk assessment on all data provided in respect of the first stage of Phase 1 of the proposal and a report or the assessment be provided to Moreton Shire Council.
- (c) Prior to commencement of any development on the site, a recreation needs study shall be undertaken by the applicant for Council's consideration to provide input to a final land use plan for the site. A final land use plan shall be submitted for the consideration and approval of the Council, prior to approval of the application for Part VIII Approval for Stage 1 of the landfill operation.
- (d) No construction works or earthworks shall be commenced on the site until an approval pursuant to Part VIII of the schedule to the Town Plan is sought and obtained.

- (e) The site, the subject of this approval shall not be used for the purposes of a lawful and ancillary activities unless a current licence held under the Health Act. The site shall be operated in accordance with the conditions of that licence by the holder of the licence.
- (f) The rezoning approval does not provide for the establishment of a community service facility (transfer station) on the site.
- (g) Unless otherwise approved by the Chief Environmental Health Officer only refuse that has been delivered to and processed through a materials handling facility of a type described in the Environmental Impact Study Report for this development shall be disposed of at the Swanbank site.
- (h) The substances which shall be excluded from the landfill site area.
  - (i) Liquid wastes.
  - (ii) Radioactive wastes.
  - (iii) Any explosive or flammable material including materials derived from grease, oil, tar, petroleum, shale or coal.
  - (iv) Any sludge or refuse material (unless it can be shown to be harmless) from any:-
    - (A) tanning or leather processing plant;
    - (B) petroleum or petrochemical plant;
    - (C) chemical plant;
    - (D) paint manufacturing plant;
    - (E) metal treatment plant;
    - (F) vegetable oil or mineral oil plant; and
    - (G) pharmaceutical or drug manufacturing plant.
  - (v) Any material containing:-
    - (A) arsenic;
    - (B) cadmium;
    - (C) cyanide
    - (D) lead
    - (E) mercury
    - (F) selenium
    - (G) sulphide
  - (vi) Any toxic inorganic material, including any soluble salt of the following:-
    - (A) barium
    - (B) boron
    - (C) chromium
    - (D) copper
    - (E) manganese
    - (F) silver
    - (G) zinc



- (vii) Any toxic organic material including any pesticide or weedicide, in particular any containing:—
- (A) chlorinated hydrocarbons
  - (B) fluorinated hydrocarbons
  - (C) organophosphates
  - (D) carbamates or thlocarbamates
  - (E) phenols
  - (F) acetone or its derivatives
- (viii) Any soluble acid or alkali or acidic or base compound unless it can be shown that it may be beneficial to the operation of the landfill.
- (ix) Any other substance which is hazardous or toxic in the opinion of the Chief Environmental Health Officer.
- (i) Prior to commencement of development on the site the operator shall submit with all designs for the landfill system including gas and leachate control, and independent expert review of the design free of cost to the Council.
- (j) Prior to commencement of the use provision shall be made on site for a designated parking area constructed to the requirements and satisfaction of the Shire Engineer to accommodate all employees vehicles and all other vehicles associated with the operation of the landfill.
- (k) The landfill operations shall at all times be confined to the approved site and conducted in accordance with the conditions of this approval.
- (l) The active tipping face shall be provided with a litter control device to prevent the spread of litter to the satisfaction of the Chief Environmental Health Officer.
- (m) The site shall be fenced to the requirements and satisfaction of the Chief Environmental Health Officer and Shire Engineer.
- (n) Wastes that require special treatment as determined by the Chief Environmental Health Officer shall be disposed of to the requirements and satisfaction to the Chief Environmental Health Officer.
- (o) Where topsoil is to be removed, it shall be stored and maintained in a manner to maximise its suitability and effectiveness for top cover.
- (p) Any bund designed to provide either an acoustic or amenity buffer shall be constructed and landscaped to the satisfaction of the Shire Planner, the Chief Environmental Health Officer and Shire Engineer.
- (q) The landfill shall be designed and constructed so that the water table is below the base level of the landfill to the satisfaction of the Chief Environmental Health Officer and Shire Engineer.

- (r) The applicant shall ensure that coal seams below the landfill are kept in an oxygen free state, to the satisfaction of the Chief Environmental Health Officer and Shire Engineer.
- (s) Prior to commencement of the use, the applicant shall provide details of any agreement necessary to discharge waters downstream from the subject land.
- (t) The landfill operation shall be conducted in a manner so that no prejudice or detriment is occasioned on the Swanbank cooling water dam, the Swanbank dam picnic area nor to the operation of the historic railway on the Swanbank loopline.
- (u) When the landfill operation is complete and the final land use has been established the area with the exception of gas and leachate control facilities and the like shall be suitable for public recreation purposes.
- (v) The applicant shall transfer free of cost to Council access restriction strips, 0.1 metres wide along the full frontages of the site with all roads except Swanbank Road.
- (w) The applicant shall cause the site to be amalgamated into one undivided registered title.
- (x) Prior to the Council making application to the Minister for amendment of the Town Plan, the applicant shall lodge all necessary survey plans to satisfy conditions (8)(v) and (w) above.
- (y) The applicant shall comply with the provisions of the Town Plan and all Council By- laws and Policies.
- (z) The landfill operation shall be undertaken in a manner that ensures the progressive rehabilitation of the site to the satisfaction of the Shire Planner.

9. **Security**

Prior to the Council making application to the Minister for an amendment to the Town Plan, and at the time of returning the executed deed of agreement referred to in Section 10, the applicant shall provide a bond for the sums set out below in a form satisfactory to the Council to secure the performance of the obligations and undertakings set forth as follows:-

<u>Item</u>	<u>Amount</u>
2(f)	\$125 000
3(b)	\$441 000
3(d)	\$868 000
3(f)	\$ 19 883
Total estimated	
Value of security	<u>\$1 453 833</u>

10. **Legal**

Prior to the Council making application to the Minister for an amendment of the Town Plan the applicant shall:-

- (a) enter into a Deed of Agreement with the Council and shall execute any further necessary documents to ensure the performance by the applicant of the obligations and undertakings contained in the conditions in Section 9;
- (b) provide security in the manner set forth in Section 9; and
- (c) pay the reasonable costs of the Council in respect of the preparation of the abovementioned documents.

Brett Davey  
**DEVELOPMENT PLANNING MANAGER**

I concur with the recommendation contained in this report.

John Adams  
**CITY PLANNER**

<b>Planning, Development and Heritage Committee</b>	
Mtg Date: 23.01.2018	OAR: YES
<b>Authorisation:</b> John Adams	

BD: MG  
A4581770

10 January 2018


**MEMORANDUM**

TO: CITY PLANNER  
FROM: DEVELOPMENT PLANNING MANAGER  
RE: COURT ACTION STATUS REPORT

**INTRODUCTION:**

This is a report by the Development Planning Manager dated 10 January 2018 concerning the status of outstanding court actions.

**ATTACHMENTS:**

<b>Name of Attachment</b>	<b>Attachment</b>
<a href="#">Attachment A - Court Action Status Report</a>	 Attachment A

**RECOMMENDATION:**

That the report be received and the contents noted.

Brett Davey  
**DEVELOPMENT PLANNING MANAGER**

I concur with the recommendation contained in this report.

John Adams  
**CITY PLANNER**



**Planning and Development Department  
Court Action Status Report  
9 January 2018  
Total Number of Appeals - 5**

*Note: Data is current as at close of business on the previous working day.*

**Court of Appeal - 1 Appeal/s**

**Appeal No:** 8535/17      **Appeal Date:** 22/8/2017      **Case Name:** Springfield Land Corporation Pty Limited v Cherish Enterprises Pty Ltd and Ipswich City Council  
**Solicitor:** Daniel Best      **Appeal Type:** Application to Court of Appeal  
**P&D Register No:** 135      **Application No:** 1560/2016/CA      **Applicant:** Cherish Enterprises Pty Ltd  
**Division:** 1      **Property:** 7001 Mur Boulevard, Springfield  
30 Parkside Drive, Springfield  
94 Sharpless Road, Springfield

**Appeal Summary:** This is an application to the Court of Appeal (Supreme Court of Queensland) in relation to the decision of Judge Kefford in the Planning and Environment Court on 14 July 2017. The decision related to a declaratory proceeding by Cherish Enterprises seeking that a development application (pursuant to section 242 of the Sustainable Planning Act 2009 to vary the effect of the Planning Scheme) over land at 7001 Mur Boulevard, Springfield could be assessed by Council in the absence of an approved Precinct Plan or any application for an Area Development Plan. The appellant (SLC) is seeking that the decision be changed by the Court of Appeal on the basis that the primary judge made errors of law in the decision.

**Status:** Awaiting directions

**Planning & Environment Court - 4 Appeal/s**

**Appeal No:** 2528 of 2016      **Appeal Date:** 30/6/2016      **Case Name:** Solium Building Pty Ltd v Ipswich City Council  
**Solicitor:** Daniel Best      **Appeal Type:** Applicant Appeal  
**P&D Register No:** 121      **Application No:** 2405/2015/MCU      **Applicant:** Soluim Building Pty Ltd  
**Division:** 7      **Property:** 69A Warwick Road, Ipswich

**Appeal Summary:** This is an applicant appeal against Council's decision to refuse an application. The refusal was issued on the basis of outstanding matters that were not adequately addressed in the application, including: flood free access, non-compliance with QUDM Safety Requirements within Flood Affected Areas, Safety and Residential Amenity and The Precautionary Principle. The applicant has appealed Council's decision and they believe that the development application complies with or can be conditioned to comply with all of the provisions of the planning scheme referred to in Council's reasons for refusal.

**Status:** Without prejudice discussions ongoing. Mediation agreement requires that the appellant provide technical material for Council review to determine next steps. The matter was adjourned until 31 January 2018.

**Planning & Environment Court - 4 Appeal/s****Appeal No:** 2188/2017    **Appeal Date:** 19/6/2017    **Case Name:** Lipoma Pty Ltd v Ipswich City Council**Solicitor:** Daniel Best    **Appeal Type:** Applicant Appeal**P&D Register No:** 134    **Application No:** 682/2003/MA/B    **Applicant:** Thomson Geer Lawyers**Division:** 6    **Property:** 6 The Terrace, North Ipswich  
2 The Terrace, North Ipswich**Appeal Summary:** This is an applicant appeal against Council's decision to refuse a permissible change request. The permissible change request which was refused by Council sought the deletion of the part of condition 5(a)(ii) of the Riverlink Approval relating to the Commercial Village Precinct that requires a QR land contribution and extended arts precinct contribution.**Status:** Matter adjourned.**Appeal No:** 4050/2017    **Appeal Date:** 24/10/2017    **Case Name:** Tocchini V Ipswich City Council**Solicitor:** N/A at this time    **Appeal Type:** Applicant Appeal**P&D Register No:** 136    **Application No:** 8948/2016/CA    **Applicant:** Mr Samuel Mark Tocchini and  
Mrs Danielle Clare Tocchini**Division:** 10    **Property:** 201 Sids Dip Road, Lower Mount Walker**Appeal Summary:** This is an applicant appeal against Council's decision to part refuse an application. The refusal related to a proposed Intensive Animal Husbandry - Poultry Farm and Environmentally Relevant Activity 4(2) - Poultry Farm. The appeal also relates to the conditions of the approved Reconfiguring a Lot - one (1) Lot into two (2) Lots.**Status:** Without prejudice discussions ongoing.**Appeal No:** 4970 of 2017    **Appeal Date:** 22/12/2017    **Case Name:** Flora and Simon White v Ipswich City Council**Solicitor:** N/A    **Appeal Type:** Applicant Appeal**P&D Register No:** 137    **Application No:** 3778/2017/MCU    **Applicant:** Ms Flora White and Mr Simon Nicholas White**Division:** 1    **Property:** 6 Stella Street, Camira**Appeal Summary:** This is an applicant appeal against Councils decision to refuse an application for a Business Use – Medical Centre (Psychologist) on land within the Residential Low Density (RL1) zone.**Status:** Awaiting directions

BJD:MS  
A4574002

<b>Planning, Development and Heritage Committee</b>	
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Mtg Date:23.01.2018	OAR: YES
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<b>Authorisation:</b> John Adams	
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10 January 2018

**MEMORANDUM**

TO: CITY PLANNER

FROM: DEVELOPMENT PLANNING MANAGER

RE: DEVELOPMENT ASSESSMENT (DA) FEES AND CHARGES FOR THE RIPLEY VALLEY PRIORITY DEVELOPMENT AREA (PDA)

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**INTRODUCTION:**

This is a report by the Development Planning Manager dated 10 January 2018 concerning a proposal for Council to charge its own standard Development Assessment (DA) administration fees within the Ripley Valley Priority Development Area (PDA) in lieu of a schedule of fees determined by the Minister of Economic Development Queensland (MEDQ).

**BACKGROUND:**

The Ripley Valley Urban Development Area was declared on 8 October 2010 and covers a total area of 4680 hectares. Part of the Ripley Valley area (principally within the original Ripley Township and part of Deebing Heights, including Paradise Heights Estate), were not included in the UDA declaration.

The Ripley Valley is planned to provide approximately 50,000 dwellings to house a population of approximately 120,000 people.

It is appropriate for Council to consider reviewing the arrangements concerning standard fees and charges when assessing applications with the Ripley Valley Priority Development Area.

**CONFIDENTIAL BACKGROUND PAPERS**

<a href="#">Background information</a>	<a href="#">Background detail</a>
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**RECOMMENDATIONS:**

- A. That the City Planner be authorised to negotiate with the General Manager Economic Development Queensland regarding the revision of the current delegation and the transfer to Economic Development Queensland (EDQ) all Part B fees accrued to date by Council within the Ripley Valley PDA subject to the Minister of Economic Development Queensland (MEDQ) granting approval for Council to utilise its standard fees and charges when assessing development applications within the Ripley Valley PDA.
  
- B. That the Development Planning Manager be authorised to transfer to EDQ all Part B fees accrued to date by Council within the Ripley Valley PDA subject to the MEDQ granting approval for Council to utilise its standard fees and charges when assessing development applications within the Ripley Valley PDA.

Brett Davey

**DEVELOPMENT PLANNING MANAGER**

I concur with the recommendations contained in this report.

John Adams

**CITY PLANNER**