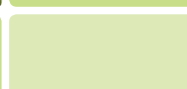
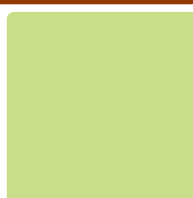
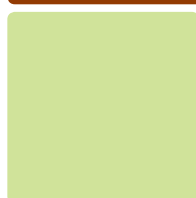
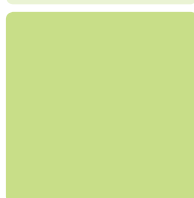
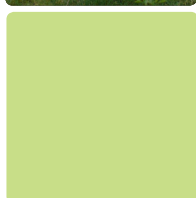
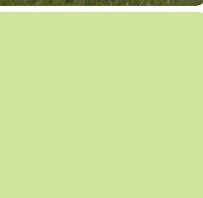
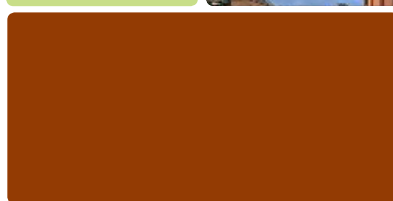
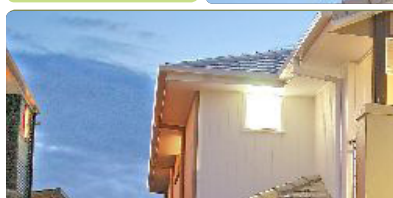
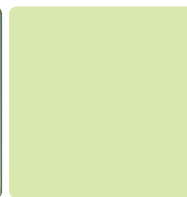
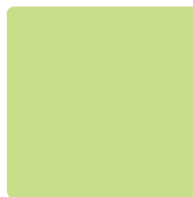
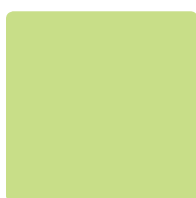
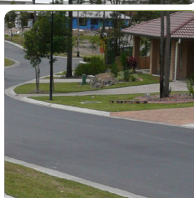
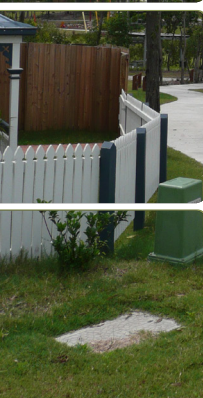
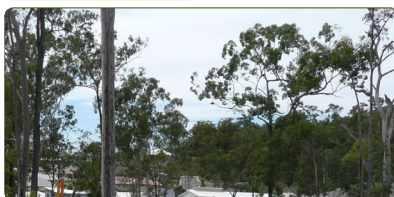




Ripley Valley Urban Development Area **Interim Land Use Plan**

8 October 2010 (Version 1)



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1.1 Introduction

Ripley Valley Interim Land Use Plan (ILUP) has been prepared pursuant to Section 8 of the *Urban Land Development Authority Act 2007* (the ULDA Act) and applies only to land within the declared Ripley Valley Urban Development Area (UDA) identified in Figure 1.

This ILUP commences on declaration

1.2 Background

The ULDA Act provides for particular parts of the State to be declared as areas called Urban Development Areas (UDAs).

The main purposes of the ULDA Act are to facilitate the following in the urban development areas:

- » the availability of land for urban purposes
- » the provision of a range of housing options to address diverse community needs
- » the provision of infrastructure for urban purposes
- » planning principles that give effect to ecological sustainability and best practice urban design
- » the provision of an ongoing availability of affordable housing options for low to moderate income households.

The Urban Land Development Authority (ULDA) is a statutory authority under the ULDA Act and is a key element of the Queensland Housing Affordability Strategy.

The ULDA is tasked to plan, carry out, promote or coordinate and control the development of land in declared UDAs.

1.3 Purpose of the ILUP

The purpose of this Interim Land Use Plan (ILUP) is to ensure that the future development opportunities of the UDA, to be expressed in the development scheme, are protected from incompatible land uses and activities while identifying appropriate precincts within which development may progress under the ILUP.

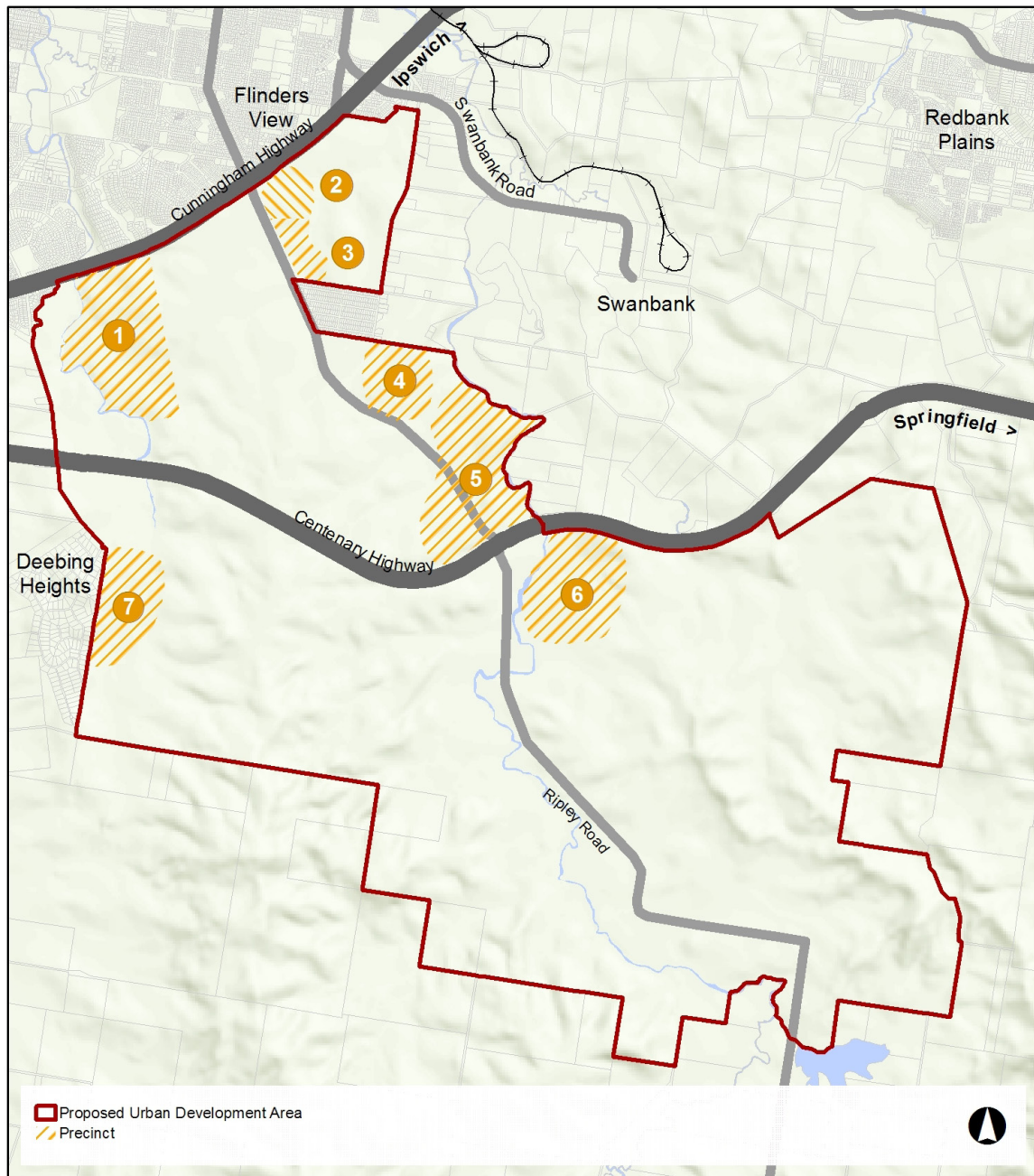
1.4 Relationship with the planning scheme

1. This ILUP prevails to the extent of an inconsistency with any of the following instruments:
 - » a planning instrument
 - » a plan, policy or code made under the *Sustainable Planning Act 2009* (SPA) or another Act.
2. Unless this ILUP specifically applies a provision of a planning scheme, or a plan, policy or code made under SPA or another Act, the ILUP is inconsistent with the provisions of the planning scheme, plan, policy or code.
3. For the purpose of interpreting Table 1 and Schedule 1, the provisions of the planning scheme (including the definitions) must be used to determine development that is specified as Exempt, Self-assessable or Code assessable in the relevant zone in the planning scheme.

1.5 Relationship with other legislation

In addition to assessment against the ILUP, development may require assessment against other legislation including for example the *Plumbing and Drainage Act 2002* and *Sustainable Planning Act 2009*.

Figure 1: Ripley Valley UDA boundary and precinct



2.1 The Urban Development Area

Ripley Valley UDA was declared by regulation, pursuant to Part 2 Division 1 Section 7 of the ULDA Act. The UDA is one of three new communities in South East Queensland. (See Figure 2)

Ripley Valley UDA is located in the south-west growth corridor which is one of the largest job and industry growth areas in Australia and offers opportunities for further residential growth to meet the region's affordable housing needs. The median income for the Ipswich area demonstrates a need for affordable housing which the UDA can meet through the provision of a diversity of housing types for purchase and rent to accommodate a range of household sizes.

Ripley Valley UDA is situated approximately 5 kilometres south-west of the Ipswich CBD and south of the Cunningham Highway. The Centenary Highway extension from Springfield in the east bisects the UDA and links with the Yamanto interchange in the west.

The natural setting of Ripley Valley UDA contains some significant ecological values and ridges, waterways and ecological corridors have been identified in the planning conducted by Ipswich City Council. The significant landscape features in the UDA are the Grampian Hills to the south, Deebling Creek to the west and Bundamba Creek to the east.

The current population of 900 resides on predominantly rural and rural residential sites and accesses facilities and services in the adjoining suburbs of Yamanto and Raceview as well as in Ipswich Central and Springfield to the east.

Ripley Valley is identified in the *South East Queensland Regional Plan 2009-2031* (Regional Plan) as a Regional Development Area. The Regional Plan identifies a need for an additional 118,000 dwellings in the Ipswich local government area by 2031. Ripley Valley UDA is an opportunity to provide approximately 50,000 dwellings to house a population of approximately 120,000 people.

The UDA is serviced by a significant major road network including the Centenary Highway extension and Ripley Road. Public transport and pedestrian and cycle networks are an integral part of the future planning of the Ripley Valley UDA. The planned passenger rail line for Springfield will be extended to the UDA and link with the Ipswich to Brisbane line.

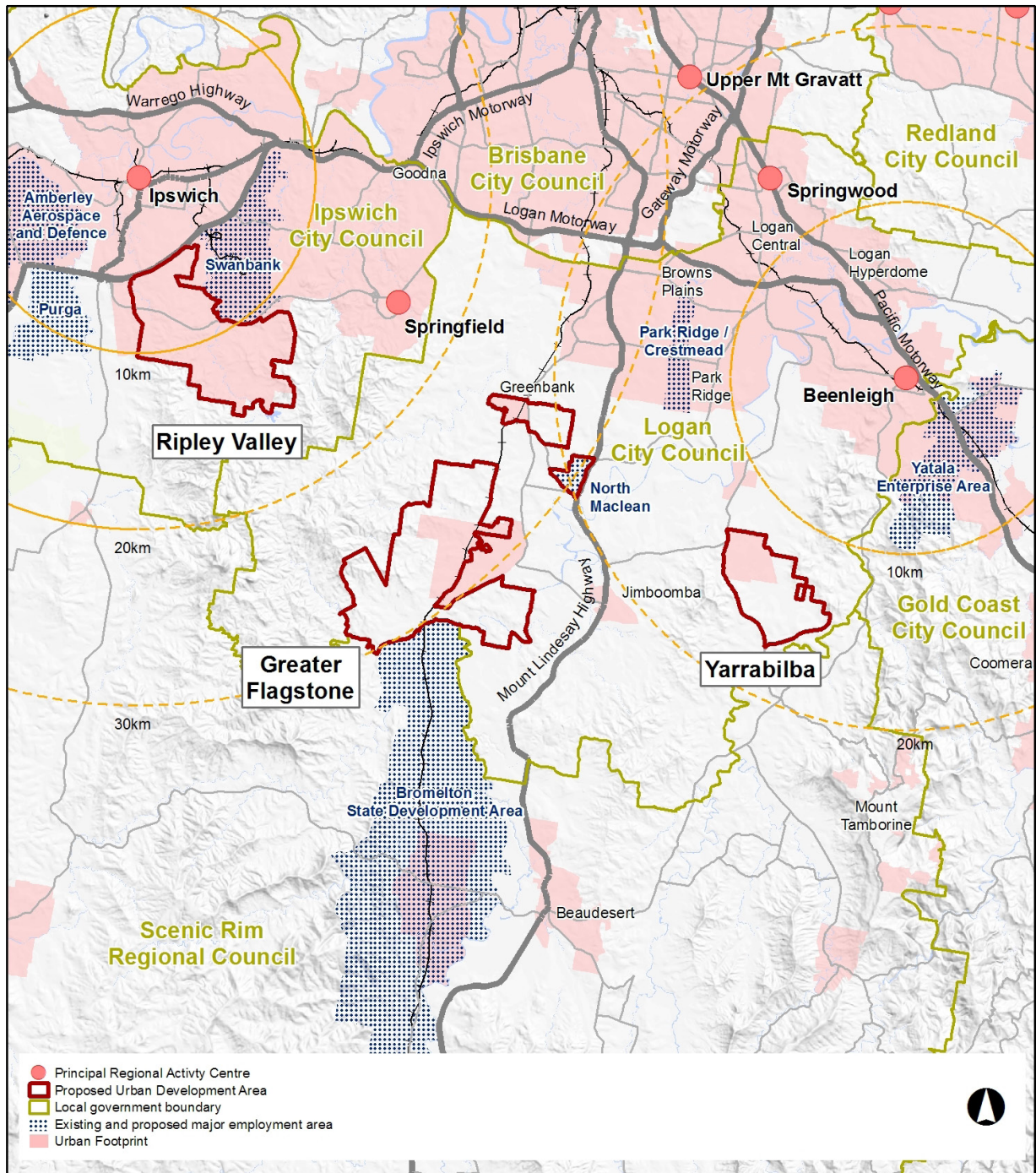
Ripley Valley UDA is strategically located for access to existing and planned major employment generators in Ipswich, Springfield, and the planned developments in nearby Swanbank Enterprise Park, Bremer Business Park, Ebenezer Industrial Park and the Aerospace and Defence Support Centre at Amberley.

State schools that currently service Ripley Valley UDA are located in nearby suburbs, with a primary school in Raceview and a secondary school in Silkstone. Private schools are also located in Ipswich and Springfield.

There are a number of tertiary education facilities in the immediate area with a TAFE in Bundamba, the University of Queensland located in Ipswich and the University of Southern Queensland in Springfield to the east of the Ripley Valley UDA. The population growth in the Ripley Valley UDA will increase the demand for integrated education and training services to provide skilled people for the planned industrial development, to service the Ripley Valley community and to offer life-long education.

Development under the Ripley Valley ILUP will demonstrate efficient residential development, best practice urban design, encourage a wider choice in housing style and create affordable product.

Figure 2: Ripley Valley UDA - context map



2.2 Vision for the UDA

Ripley Valley UDA is a model community providing housing for a projected population of 120,000 people in a network of neighbourhoods, centres and villages. The UDA is a sustainable and accessible community that provides affordable housing, demonstrates best practice urban design and is supported by sound community development principles.

The UDA is self contained, with 60% of employment within the Valley and 40% employed by the existing and proposed employment generators in the surrounding areas of Swanbank, Bremer, Ipswich Central, Ebenezer, Springfield and Amberley.

A full range of education and training facilities are offered in the area to provide an appropriately skilled workforce and opportunities for life-long learning.

As a new community, the needs of the UDA residents for supportive facilities and services are diverse, require early identification and timely delivery. The social, recreational and entertainment needs of the community are met through a combination of appropriately resourced existing Ipswich services and the provision of new services delivered in an integrated manner. This could include multi-purpose facilities located in centres throughout the UDA.

The urban form of the UDA ensures the ecological values are protected and enhanced and adequate greenspace is provided.

The UDA:

- » delivers sustainable communities that offer housing affordability, diversity, accessibility and choice
- » provides for a range of community facilities and services
- » delivers a vibrant town centre and neighbourhoods that offer live/work options
- » maximises local employment opportunities
- » maximises connectivity
- » responds to the local climate and landscape features
- » respects and enhances the significant natural assets of Ripley Valley
- » includes walkable streets and neighbourhoods
- » provides for personal safety and security
- » enhances character and amenity
- » uses infrastructure efficiently
- » demonstrates high quality urban design
- » promotes land use and transit integration
- » promotes best practice in the sustainable management of resources.

3.1 The elements of the ILUP

This ILUP contains:

- » a vision for the UDA
- » an intent for the identified precinct and
- » development requirements consisting of:
 - » principles and
 - » requirements

The vision and precinct intent identifies the broad planning outcomes for the UDA.

The development requirements state the requirements for carrying out development to achieve the vision and intent for the identified precinct. These requirements apply to all UDA Assessable and Self-assessable development in the UDA. To the extent a requirement is relevant, it must be taken into account in the preparation of a UDA development application and the assessment of the application.

For a development proposal, all development requirements must be achieved to the greatest extent practical, having regard to the extent of the other requirements.

The principles contained in the development requirements:

- » reflect the Government objectives for the UDA
- » seek to achieve for the UDA, the purposes of the ULDA Act and
- » are the basis for the development requirements.

3.2 Precincts

The ILUP precedes and is effective until the gazettal of the Development Scheme for a UDA. The vision, intent and development requirements of the ILUP allow identified precincts to be developed immediately following the declaration of a UDA.

Within Ripley Valley UDA, seven precincts have been identified. These precincts are shown in Figure 1.

These precincts are identified because:

- » development within the precinct is of a scale and nature that can occur without compromising the achievement of the vision for the UDA
- » they can be serviced at a reasonable cost
- » significant planning has been undertaken
- » they will bring on an early supply of land and initiate a supplying of affordable housing to the area
- » they will bring on community and employment opportunities within the area.

Land within the UDA not included in a precinct is part of the balance area.

3.3 Levels of assessment

Table 1 of this ILUP identifies whether development within the precinct or the balance area is:-

1. UDA Self-assessable development - Column 2
2. UDA Assessable development (Permissible) - Column 3A (Permissible development)
3. UDA Assessable development (Prohibited) - Column 3B (Prohibited development)

UDA Self-Assessable Development

A UDA development application is not necessary for UDA Self-assessable development complying with the development requirements specified in this ILUP.

UDA Assessable Development (Permissible)

Permissible development requires a UDA development application to be lodged with the ULDA for assessment and decision. Approval is required for permissible development to be undertaken.

Identification of development as permissible development does not mean that a UDA development approval (with or without conditions) will be granted.

UDA Assessable Development (Prohibited)

Development mentioned in Table 1 Column 3B is UDA Assessable development (Prohibited) and may not be carried out in the UDA.

UDA Exempt Development

Development included in Schedule 1 is UDA Exempt development meaning that a UDA development approval is not necessary prior to carrying out the use or works.

3.4 Development consistent with the ILUP

A UDA development approval cannot be granted if the development would be inconsistent with this ILUP.

UDA Self-assessable development which complies with the applicable development requirements is consistent with this ILUP.

Permissible development is consistent with this ILUP where:

1. the development complies with the applicable development requirements or
2. the development does not comply with the applicable development requirements but there are sufficient grounds to justify the approval of the development despite the non-compliance with the applicable development requirements.

Otherwise, the Permissible development is inconsistent with this ILUP and must be refused.

UDA Assessable development (Prohibited) is UDA Assessable development that is inconsistent with the ILUP.

3.5 Public notification of UDA development application

Public notice, as per the requirements of section 54 of the ULDA Act, is required for all applications for UDA Assessable development - Permissible.

4.1 Precinct 1

1. Precinct 1 shall be developed in consideration of its future role and function within Ripley Valley UDA¹ and must accommodate future transport corridors².
2. The precinct will deliver residential development offering a range of lot sizes and dwelling types (predominantly House and Multiple residential) and achieve a minimum average net residential density of 15 dwellings per hectare.
3. The precinct will accommodate up to 250 residential lots.
4. Residential building heights in the order of 9 metres or less are expected.
5. This precinct could also deliver a Neighbourhood centre providing convenience shopping and a transit stop while contributing to the park network.
6. The precinct will protect, enhance and provide appropriate buffers to the natural water course and associated vegetation communities providing access to bushland walking trails and passive recreation opportunities at featured areas within the corridor.
7. Each lot / dwelling within the precinct must be serviced by essential services including water, sewer, energy, telecommunication conduits and capable of being serviced by public transport.
8. Infrastructure (including roads, water and sewer infrastructure) required to support the development may need to be accommodated outside the precinct.

4.2 Precinct 2

1. Precinct 2 shall be developed in consideration of its future role and function within the Ripley Valley UDA¹ and must accommodate future transport corridors².
2. The precinct will deliver a highway service centre comprising a Service Station together with a Shop and/ or Food Premises with a combined GFA in the order of 500m².
3. The precinct will include a Community facility and Place of assembly.
4. The precinct must be serviced by essential services including water, sewer, energy, telecommunication conduits and capable of being serviced by public transport.
5. Infrastructure (including roads, water and sewer infrastructure) required to support the development may need to be accommodated outside the precinct.

¹ Having regard to the Ripley Valley Master Planned Area Structure Plan, Part 15 of the Ipswich Planning Scheme.

² As the planning for the future provision of transport infrastructure is on-going, the ULDA may obtain advice from any public sector entity responsible for the planning for or provision of the infrastructure as to whether the proposed development is likely to constrain the provision of future transport infrastructure or adversely impact on the function or operation of any existing or proposed transport corridors. The ULDA may have regard to any such advice in deciding the development application.

4.3 Precinct 3

1. Precinct 3 shall be developed in consideration of its future role and function within the Ripley Valley UDA¹ and must accommodate future transport corridors².
2. The precinct will deliver residential development offering a range of lot sizes and dwelling types (predominantly House and Multiple residential) and achieve a minimum average net residential density of 15 dwellings per hectare.
3. The precinct will accommodate up to 150 residential lots.
4. Residential building heights in the order of 9 metres or less are expected.
5. The precinct will also deliver a Neighbourhood centre with a GFA up to 6,000m² providing local convenience retail and services.
6. Emergency services may also be provided in the precinct.
7. The precinct will contribute to the park network.
8. The precinct will protect, enhance and provide appropriate buffers to the natural water course and associated vegetation communities providing access to bushland walking trails and passive recreation opportunities at featured areas within the corridor.
9. Each lot / dwelling within the precinct must be serviced by essential services including water, sewer, energy, telecommunication conduits and capable of being serviced by public transport.
10. Infrastructure (including roads, water and sewer infrastructure) required to support the development may need to be accommodated outside the precinct.

4.4 Precinct 4

1. Precinct 4 shall be developed in consideration of its future role and function within the Ripley Valley UDA¹ and must accommodate future transport corridors.²
2. The precinct will deliver residential development, offering a range of lot sizes and dwelling types (including House, Multiple residential and Other residential) and will contribute to the achievement of an ultimate average net residential density of 35 dwellings per hectare.
3. The precinct will accommodate up to 300 residential lots.
4. It is acknowledged that given the scale of development within the precinct the target residential density may not be achieved. In this instance, the UDA development application must demonstrate how this target density can be achieved over a broader area.³
5. Residential building heights in the order of 9 metres or less are expected.
6. The precinct will contribute to the park network.

³ A plan for the precinct that demonstrates how target densities can be achieved, may be submitted with the initial development application.

7. The precinct will protect, enhance and provide appropriate buffers to the natural water course and associated vegetation communities providing access to bushland walking trails and passive recreation opportunities at featured areas within the corridor.
8. Each lot / dwelling within the precinct must be serviced by essential services including water, sewer, energy, telecommunication conduits and capable of being serviced by public transport.
9. Infrastructure (including roads, water and sewer infrastructure) required to support the development may need to be accommodated outside the precinct.

4.5 Precinct 5

1. The precinct will deliver a Neighbourhood centre with a GFA in the order of 10,000m² providing local convenience retail and services. This will be an initial component of a "Main Street" with buildings that can accommodate a variety of uses including residential, retail, commercial and community activities. This precinct is the most intense urban setting of Ripley Valley and includes the highest order mixed use centre activities.
2. Buildings in the Urban Core are mixed-use with ground floors supporting active street life, offering residents and visitors shopping and street dining opportunities, and are serviced by lane access. Upper floors consist of residential apartments and offices to provide live/work opportunities. They create a consistent streetscape by fronting buildings of similar scale, form and mass to both sides of the thoroughfares and key intersections. Mass parking is provided behind or sleeved within buildings, in addition to on-street parking.
3. It is intended that large format commercial buildings which are configured as a single building with surrounding car parking are a temporary land use. Large format commercial buildings transition over time to accord with the built form disposition and requirements of the Urban Core. To enable this, the initial block structure should contain a laneway access to the car parking, which allows for future redevelopment of the site for mixed residential and commercial or multiple residential buildings to proceed in stages. Ultimately large floor plate retail should be sleeved by small-scale (i.e. less than 250m²) shops, food premises and businesses to ensure activity and visual interest on streets and to the public realm and park network.
4. The precinct functions as a District Centre with a Community facility incorporating a library, meeting rooms, performance space and other activities. In addition, an Educational establishment will be delivered.
5. The precinct will deliver residential development offering a range of lot sizes and dwelling types (predominantly House and Multiple residential) and will contribute to the achievement of an ultimate average net residential density of 55 dwellings per hectare.
6. It is acknowledged that given the scale of development within the precinct, the target residential density may not be achieved. In this instance, the UDA development application must demonstrate how this target density can be achieved over a broader area.³
7. Residential building heights in the order of 5 storeys or less are expected.
8. Precinct 5 shall be developed in consideration of its future role and function within the Ripley Valley UDA¹ and must accommodate future road and rail corridors².
9. The precinct will contribute to the park network and provide squares and plazas for relaxation and social gathering.
10. The precinct will protect, enhance and provide appropriate buffers to the natural water course and associated vegetation communities providing access to bushland walking trails and passive recreation opportunities at featured areas within the corridor.
11. Each lot / dwelling within the precinct must be serviced by essential services including water, sewer, energy, telecommunication conduits and capable of being serviced by public transport.
12. Infrastructure (including roads, water and sewer infrastructure) required to support the development may need to be accommodated outside the precinct.

4.6 Precinct 6

1. Precinct 6 shall be developed in consideration of its future role and function within the Ripley Valley UDA¹ and must accommodate future transport corridors². This precinct provides a multifunctional social and commercial hub for residents in adjoining and adjacent neighbourhoods.
2. The precinct is a transition between the less dense villages and neighbourhoods and the higher density Urban Core.
3. The precinct will deliver residential development, offering a range of lot sizes and dwellings types (predominantly House and Multiple residential) and will contribute to the achievement of an ultimate average net residential density of 20 dwellings per hectare.
4. The precinct will accommodate up to 300 residential lots.
5. It is acknowledged that given the scale of development within the precinct the target residential density may not be achieved. In this instance, the UDA development application must demonstrate how this target density can be achieved over a broader area.³
6. Residential building heights in the order of 9 metres or less are expected.

7. The area will also deliver a Neighbourhood centre of approximately 6,000 m² of GFA staged over time providing retail, commercial and service industry floor space. Residential development may be integrated within the centre.
8. This precinct may include a Community facility, Educational establishment and Place of assembly.
9. Bundamba Creek will be protected and enhanced within an integrated park network.
10. The precinct will contribute to the park network and provide squares and plazas for relaxation and social gathering.
11. The precinct will protect, enhance and provide appropriate buffers to the natural water course and associated vegetation communities providing access to bushland walking trails and passive recreation opportunities at featured areas within the corridor.
12. Each lot / dwelling within the precinct must be serviced by essential services including water, sewer, energy, telecommunication conduits and capable of being serviced by public transport.
13. Infrastructure (including roads, water and sewer infrastructure) required to support the development may need to be accommodated outside the precinct.
9. Infrastructure (including roads, water and sewer infrastructure) required to support the development may need to be accommodated outside the precinct.

4.8 Balance area

The balance area comprises that part of the UDA which requires the further investigation and resolution of a number of issues including, for example infrastructure and the protection of environmental values. These investigations will be undertaken as part of the preparation of the Development Scheme. In the interim, all development in the balance area (unless identified in Schedule 1 or Table 1) is prohibited.

In the longer term the balance area will comprise additional residential neighbourhoods focused on centres that provide a range of retail, recreational, cultural and meeting places. Public transport services will be enhanced by the extension of the Springfield rail line to the Ripley Valley town centre and on to the Ipswich CBD.

4.7 Precinct 7

1. Precinct 7 shall be developed in consideration of its future role and function within the Ripley Valley UDA¹ and must accommodate future transport corridors².
2. The precinct will deliver residential development offering a range of lot sizes and dwelling types (predominantly House, Multiple residential and Other residential) and achieve a minimum average net residential density of 15 dwellings per hectare.
3. The precinct will accommodate up to 150 residential lots
4. Residential building heights in the order of 9 metres or less are expected.
5. The precinct will also deliver a Neighbourhood centre up to 6,000m² of GFA servicing the local catchment's convenience needs.
6. The precinct will contribute to the park network.
7. The precinct will protect, enhance and provide appropriate buffers to the natural water course and associated vegetation communities providing access to bushland walking trails and passive recreation opportunities at featured areas within the corridor.
8. Each lot / dwelling within the precinct must be serviced by essential services including water, sewer, energy, telecommunication conduits and capable of being serviced by public transport.

For more detail regarding how to comply with the specific development requirements listed below refer to guidelines issued by the ULDA⁴ and available from the ULDA website www.ulda.qld.gov.au.

5.1 Housing and community

Principle

Development delivers sustainable communities that offer housing affordability, accessibility and choice⁵.

Requirements

Residential neighbourhoods:

- » deliver a minimum of 30% of all dwellings across the UDA available to purchase or rent by a household on the median household income for Ipswich City Council
- » deliver a minimum of 5% of all dwellings across the UDA available to purchase or rent by a household on 80% of the median household income for Ipswich City Council
- » provide housing choice and diversity to meet the needs of the community, through a mix of densities, types, designs, tenures and levels of affordability, to cater for a range of lifestyles, incomes and lifecycle needs
- » deliver affordable housing which is designed and located so that it is well integrated into the community
- » deliver accessible housing to meet the changing needs of people and households over time
- » deliver sustainable communities with a strong community identity and access to community facilities and services that meet diverse needs.

Planning and development processes provide opportunities for community engagement.

5.2 Centre vitality and employment

Principle

The UDA delivers:

- » a vibrant town centre complemented by a smaller network of neighbourhood centres⁶
- » a mix of retail, commercial, residential, civic, cultural, community and education uses to meet the needs of the community

- » a high degree of local employment opportunities
- » appropriate signage.

Requirements

Centres planning and design:

- » demonstrates best practice urban design
- » creates a high order of mixed use centres providing for residential, retail, business, civic, health, community, park network, public realm, employment, transport, educational, recreational and entertainment which support live/work opportunities
- » creates centres that function with a high level of self containment of retail expenditure and demand
- » provides for a range of community facilities and services to meet the life cycle, cultural and spiritual needs of the local population.

Advertising Devices:

- » cater for the needs of businesses to clearly identify the goods or services which are supplied to the public
- » are consistent with the scale and design of existing buildings and other works on the site and in the locality where they are located, complement the local streetscape and do not intrude into aircraft operational areas
- » where appropriate, reflect the character of the area
- » are sited and provided on premises having regard to safety and amenity.

Employment, education and training opportunities are provided:

- » which promote self containment through a range of local employment opportunities including in the planned employment generators in nearby Swanbank, Bremer, Ipswich Central, Ebenezer, Springfield and Amberley
- » by working with established institutions to locate education and training facilities in the UDA that complement the local and regional jobs profile and provide life-long learning opportunities for the Ripley Valley community.

⁴ Including ULDA guideline no. 01 Residential 30, Accessible Housing and Environment and Sustainable Development guidelines.

⁵ Refer to the ULDA Affordable Housing Strategy and Accessible Housing guidelines.

⁶ Having regard to the Ipswich City Council's draft Traditional Neighbourhood Design Code and Ripley Valley Master Planned Area Structure Plan, Part 15 of the Ipswich Planning Scheme.

5.3 Neighbourhood, block and lot design

Principle

The UDA delivers development designed to:

- » maximise connectivity
- » be responsive to the local climate and site features
- » include walkable streets and neighbourhoods
- » provide personal safety and security
- » enhance character and amenity
- » use infrastructure efficiently.

Requirements

Neighbourhood planning and design:

- » gives the neighbourhood a strong and positive identity inspired by the natural surrounds of valleys and ridges
- » responds to site characteristics, setting, landmarks and views, and through clearly legible street networks, the park network and use of streetscape elements
- » delivers appropriate scale of development
- » incorporates principles for crime prevention through environmental design (CPTED)
- » identifies appropriate areas for multiple residential uses
- » ensures adequate visual and noise amenity
- » maximise opportunities for views and vistas
- » achieves a balanced mix of lot sizes to provide housing choice and streetscape variety
- » responds to natural features, including topography and natural drainage features
- » promotes healthy and active lifestyles by prioritising walking and cycling within the UDA and connecting to facilities and services outside the UDA
- » integrates development with the surrounding area
- » provides a park network that caters for a variety of functions and experiences that are safe for users
- » locates services and utilities to maximise efficiency and ease of maintenance
- » incorporates orientation for solar access and natural ventilation
- » incorporates natural and cultural features
- » connects the regional corridors along Deebling Creek, Bundamba Creek and their tributaries to Flinders Peak and the Grampian Hills to the south.

5.4 Building design

Principle

Buildings are designed and sited on the lot to:

- » deliver diversity and affordability with smaller sized dwellings
- » make the most of the site
- » positively contribute to streetscape character
- » be comfortable for users and facilitate an outdoor lifestyle
- » reduce home energy demands.

Requirements

Buildings are designed and sited to:

- » meet the needs of residents for privacy
- » provide adequate outdoor areas and car parking on small and narrow lots
- » incorporate appropriate building setbacks that account for slope and protect the amenity and privacy of adjoining uses, including the appropriate use of build to boundary walls
- » complement or enhance the character of the local neighbourhood and contribute to the creation of attractive and safe residential environments
- » ensure on-site car parking spaces do not dominate the streetscape, do not interfere with the efficient functioning of the street, and enable on-street car parking
- » have clearly defined front entries and contribute towards the passive surveillance of the street
- » incorporate elements which provide diversity in building form and attractive frontages to all streets, the public realm and park network
- » integrate fencing into the building, street and park design
- » provide integrated solutions for home energy reduction opportunities such as natural lighting, cross ventilation and passive cooling.

5.5 Infrastructure, street design and parking

Principle

The UDA delivers:

- » efficient and effective use of infrastructure and services
- » efficient and safe street networks for all users⁷
- » efficient land use and transit integration
- » adequate car parking.

Requirements

⁷ Having regard to Appendix B of Ipswich City Council's draft Traditional Neighbourhood Design Code.

Infrastructure and Services:

- » are provided in a timely, orderly, integrated and coordinated manner to support urban uses and works
- » must be available or capable of being made available (including key infrastructure such as roads, public transport, water supply, sewerage, drainage, park network, community facilities, electricity and telecommunications)
- » are designed to allow for future developments in information technology and providing access to technology in neighbourhood facilities
- » are located and designed to maximise efficiency and ease of maintenance.

Street network planning and design:

- » connects to existing networks while ensuring acceptable levels of amenity and minimising negative impacts of through traffic
- » provides a safe and pleasant environment through lighting, pavement treatment and materials, clear sight lines and landscaping
- » provides movement networks for vehicles, pedestrians and bicycles that have a clear structure, provide a high level of internal accessibility and good external connections with the surrounding area
- » provides for pedestrian and cycle connections within the site which connect to existing facilities and support movement to key local and district destinations such as shops, schools, the park network and community facilities
- » minimises the impact of traffic noise on residential development
- » supports public transport routes and facilities and provides safe, legible and attractive connections from residential areas to public transport nodes or stops
- » does not unreasonably constrain future provision of public transport infrastructure and does not adversely impact on the function or operation of existing or future public transport corridors².

Planning and design of vehicle access and parking:

- » ensures safety and convenience for residents, visitors and service providers
- » is adequate for the user
- » adequately provides for the number and nature of vehicles expected.

5.6 Environment and sustainable development

Principle**Development delivers:**

- » minimal emissions to land, water and atmosphere
- » protection from flood and bushfire risk
- » efficient use of land and resources
- » protection of amenity, ecological values and natural systems.

Requirements**The design, siting and layout of development:**

- » maintain the safety of people and property from subsidence⁸, contamination, landslip, saline and dispersive soils and bushfire risk where in or adjoining bushland
- » ensures that all land and groundwater will be fit for purpose in accordance with accepted standards and practices
- » maintain and enhance the functioning and characteristics of the hydrological network including the riparian ecology of Bundamba and Deebling Creeks and the secondary tributaries to both of these creek systems
- » maintain and enhance the environmental values of the receiving waters and wetlands by sound catchment management practices
- » incorporates total water cycle management and water sensitive urban design principles
- » appropriately manage floodwater and stormwater
- » minimise air quality impacts arising from construction including dust, noise and traffic impacts
- » achieve acceptable noise levels within 100 metres of a transport corridor
- » minimise adverse impacts on natural landforms and the visual amenity of the site enabling the local environmental values to flourish
- » maintains and enhances significant vegetation and provides appropriate landscaping
- » retain vegetation where possible along streets and within park networks
- » promotes the efficient use of resources, maximises recycling opportunities and reduces waste generation
- » will incorporate koala conservation and habitat protection outcomes in a way that contributes to a net increase in koala habitat and assists in the long term viability of koala populations in SEQ

8 Ensure that land identified by the planning scheme as being potentially affected by subsidence caused by underground mining is either avoided or investigated to determine the safety of development.

- » incorporates leading energy efficiency and water efficiency practices, maximises recycling opportunities and reduces waste generation
- » incorporates landscaping that contributes to the bushland character, flora and fauna habitat, and fauna movement, with street trees selected from species native and/or endemic to the Ripley Valley UDA
- » respects cultural heritage, places or items
- » minimises adverse impacts on amenity during construction
- » ensures compatibility of land uses is achieved (for example through appropriate mitigation measures such as buffering).

Table 1

Column 1	Column 2	Column 3	
Area	UDA Self-assessable development	Column 3A	Column 3B
		Permissible development	Prohibited development
Precinct 1	<p>Development, except development mentioned in Schedule 1, that:</p> <ol style="list-style-type: none"> 1. is specified as Self assessable in the relevant zone in the Ripley Valley Master Planned Area Structure Plan, Part 15 of the Ipswich Planning Scheme; or 2. is an Environmentally relevant activity for which a code of environmental compliance has been made under the Environmental Protection Regulation 2008 except if the land is on the Environmental Management Register or Contaminated Land Register. 	<p>Development that is specified as Code assessable as it does not comply with the Acceptable Solutions of the applicable code in the relevant zone in the Ripley Valley Master Planned Area Structure Plan, Part 15 of the Ipswich Planning Scheme.</p> <p>Development, except development mentioned in Schedule 1 or Column 2, that is consistent with the intent for the precinct for:</p> <ol style="list-style-type: none"> 1. Environmentally relevant activity 2. House 3. Multiple residential 4. Neighbourhood centre 5. Operational work 6. Other residential 7. Reconfiguring a lot 8. Utility installation. <p>Development, except development mentioned in Schedule 1 or Column 2 that:</p> <ol style="list-style-type: none"> 1. does not compromise the Vision or intent for the UDA*; or 2. is required to deliver development within an identified precinct. 	<p>All other development (including development not defined) except development mentioned in Schedule 1, Column 2 or Column 3A.</p>

Table 1 (cont)

Column 1	Column 2	Column 3	
Area	UDA Self-assessable development	Column 3A	Column 3B
		Permissible development	Prohibited development
Precinct 2	<p>Development, except development mentioned in Schedule 1, that:</p> <ol style="list-style-type: none"> 1. is specified as Self-assessable in the relevant zone in the Ripley Valley Master Planned Area Structure Plan, Part 15 of the Ipswich Planning Scheme; or 2. is an Environmentally Relevant Activity for which a code of environmental compliance has been made under the <i>Environmental Protection Regulation 2008</i> except if the land is on the Environmental Management Register or Contaminated Land Register. 	<p>Development that is specified as Code assessable as it does not comply with the Acceptable Solutions of the applicable code in the relevant zone in the Ripley Valley Master Planned Area Structure Plan, Part 15 of the Ipswich Planning Scheme.</p> <p>Development, except development mentioned in Schedule 1 or Column 2, that is consistent with the intent for the precinct for:</p> <ol style="list-style-type: none"> 1. Child care centre 2. Community facility 3. Educational establishment 4. Environmentally relevant activity 5. Operational work 6. Place of assembly 7. Reconfiguring a lot 8. Service station 9. Shop (up to 500m², including the GFA for Food premises) 10. Utility installation. <p>Development, except development mentioned in Schedule 1 or Column 2 that:</p> <ol style="list-style-type: none"> 1. does not compromise the Vision or intent for the UDA*; or 2. is required to deliver development within an identified precinct. 	<p>All other development (including development not defined) except development mentioned in Schedule 1, Column 2 or Column 3A.</p>

Table 1 (cont)

Column 1	Column 2	Column 3	
Area	UDA Self-assessable development	Column 3A	Column 3B
		Permissible development	Prohibited development
Precinct 3	<p>Development, except development mentioned in Schedule 1, that:</p> <ol style="list-style-type: none"> 1. is specified as Self-assessable in the relevant zone in the Ripley Valley Master Planned Area Structure Plan, Part 15 of the Ipswich Planning Scheme; or 2. is an Environmentally Relevant Activity for which a code of environmental compliance has been made under the <i>Environmental Protection Regulation 2008</i> except if the land is on the Environmental Management Register or Contaminated Land Register. 	<p>Development that is specified as Code assessable as it does not comply with the Acceptable Solutions of the applicable code in the relevant zone in the Ripley Valley Master Planned Area Structure Plan, Part 15 of the Ipswich Planning Scheme.</p> <p>Development, except development mentioned in Schedule 1 or Column 2, that is consistent with the intent for the precinct for:</p> <ol style="list-style-type: none"> 1. Child care centre 2. Commercial 3. Community facility 4. Educational establishment 5. Emergency services 6. Environmentally relevant activity 7. House 8. Multiple residential 9. Neighbourhood centre 10. Operational work 11. Other residential 12. Reconfiguring a lot 13. Retail (other than Service station and Showroom, storage and display facilities). 14. Utility installation. <p>Development, except development mentioned in Schedule 1 or Column 2 that:</p> <ol style="list-style-type: none"> 1. does not compromise the Vision or intent for the UDA*; or 2. is required to deliver development within an identified precinct. 	<p>All other development (including development not defined) except development mentioned in Schedule 1, Column 2 or Column 3A.</p>

Table 1 (cont)

Column 1	Column 2	Column 3	
Area	UDA Self-assessable development	Column 3A	Column 3B
		Permissible development	Prohibited development
Precinct 4	<p>Development, except development mentioned in Schedule 1, that:</p> <ol style="list-style-type: none"> 1. is specified as Self-assessable in the relevant zone in the Ripley Valley Master Planned Area Structure Plan, Part 15 of the Ipswich Planning Scheme; or 2. is an Environmentally Relevant Activity for which a code of environmental compliance has been made under the <i>Environmental Protection Regulation 2008 except if the land is on the Environmental Management Register or Contaminated Land Register</i>. 	<p>Development that is specified as Code assessable as it does not comply with the Acceptable Solutions of the applicable code in the relevant zone in the Ripley Valley Master Planned Area Structure Plan, Part 15 of the Ipswich Planning Scheme.</p> <p>Development, except development mentioned in Schedule 1 or Column 2, that is consistent with the intent for the precinct for:</p> <ol style="list-style-type: none"> 1. Child care centre 2. Community facility 3. Educational establishment 4. Environmentally relevant activity 5. House 6. Multiple residential 7. Operational work 8. Other residential 9. Reconfiguring a lot 10. Utility installation. <p>Development, except development mentioned in Schedule 1 or Column 2 that:</p> <ol style="list-style-type: none"> 1. does not compromise the Vision or intent for the UDA*; or 2. is required to deliver development within an identified precinct. 	<p>All other development (including development not defined) except development mentioned in Schedule 1, Column 2 or Column 3A.</p>

Table 1 (cont)

Column 1	Column 2	Column 3	
Area	UDA Self-assessable development	Column 3A	Column 3B
		Permissible development	Prohibited development
Precinct 5	<p>Development, except development mentioned in Schedule 1, that:</p> <ol style="list-style-type: none"> 1. is specified as Self-assessable in the relevant zone in the Ripley Valley Master Planned Area Structure Plan, Part 15 of the Ipswich Planning Scheme; or 2. is an Environmentally relevant activity for which a code of environmental compliance has been made under the <i>Environmental Protection Regulation 2008 except if the land is on the Environmental Management Register or Contaminated Land Register</i>. 	<p>Development that is specified as Code assessable as it does not comply with the Acceptable Solutions of the applicable code in the relevant zone in the Ripley Valley Master Planned Area Structure Plan, Part 15 of the Ipswich Planning Scheme.</p> <p>Development, except development mentioned in Schedule 1 or Column 2, that is consistent with the intent for the precinct for:</p> <ol style="list-style-type: none"> 1. Child care centre 2. Commercial 3. Community facility 4. Educational establishment 5. Environmentally relevant activity 6. Fast food premises 7. Food premises 8. House 9. Indoor entertainment 10. Market 11. Multiple residential 12. Neighbourhood centre 13. Operational work 14. Outdoor sport and recreation 15. Reconfiguring a lot 16. Shop 17. Shopping Centre 18. Showroom 19. Utility installation <p>Development, except development mentioned in Schedule 1 or Column 2 that:</p> <ol style="list-style-type: none"> 1. does not compromise the Vision or intent for the UDA*; or 2. is required to deliver development within an identified precinct. 	<p>All other development (including development not defined) except development mentioned in Schedule 1, Column 2 or Column 3A.</p>

Table 1 (cont)

Column 1	Column 2	Column 3	
Area	UDA Self-assessable development	Column 3A	Column 3B
		Permissible development	Prohibited development
Precinct 6	<p>Development, except development mentioned in Schedule 1, that:</p> <ol style="list-style-type: none"> 1. is specified as Self-assessable in the relevant zone in the Ripley Valley Master Planned Area Structure Plan, Part 15 of the Ipswich Planning Scheme; or 2. is an Environmentally relevant activity for which a code of environmental compliance has been made under the <i>Environmental Protection Regulation 2008 except if the land is on the Environmental Management Register or Contaminated Land Register</i>. 	<p>Development that is specified as Code assessable as it does not comply with the Acceptable Solutions of the applicable code in the relevant zone in the Ripley Valley Master Planned Area Structure Plan, Part 15 of the Ipswich Planning Scheme.</p> <p>Development, except development mentioned in Schedule 1 or Column 2, that is consistent with the intent for the precinct for:</p> <ol style="list-style-type: none"> 1. Child care centre 2. Commercial 3. Community facility 4. Educational establishment 5. Emergency services 6. Environmentally relevant activity 7. House 8. Multiple residential 9. Neighbourhood centre 10. Operational work 11. Place of assembly 12. Reconfiguring a lot 13. Retail 14. Sport, recreation and entertainment 16. Utility installation. <p>Development, except development mentioned in Schedule 1 or Column 2 that:</p> <ol style="list-style-type: none"> 1. does not compromise the Vision or intent for the UDA*; or 2. is required to deliver development within an identified precinct. 	<p>All other development (including development not defined) except development mentioned in Schedule 1, Column 2 or Column 3A.</p>

Table 1 (cont)

Column 1	Column 2	Column 3	
Area	UDA Self-assessable development	Column 3A	Column 3B
		Permissible development	Prohibited development
Precinct 7	<p>Development, except development mentioned in Schedule 1, that:</p> <ol style="list-style-type: none"> 1. is specified as Self-assessable in the relevant zone in the Ripley Valley Master Planned Area Structure Plan, Part 15 of the Ipswich Planning Scheme; or 2. is an Environmentally relevant activity for which a code of environmental compliance has been made under the <i>Environmental Protection Regulation 2008 except if the land is on the Environmental Management Register or Contaminated Land Register.</i> 	<p>Development that is specified as Code assessable as it does not comply with the Acceptable Solutions of the applicable code in the relevant zone in the Ripley Valley Master Planned Area Structure Plan, Part 15 of the Ipswich Planning Scheme.</p> <p>Development, except development mentioned in Schedule 1 or Column 2, that is consistent with the intent for the precinct for:</p> <ol style="list-style-type: none"> 1. Environmentally relevant activity 2. House 3. Multiple residential 4. Neighbourhood centre 5. Operational work 6. Other residential 7. Reconfiguring a lot 8. Utility installation. <p>Development, except development mentioned in Schedule 1 or Column 2 that:</p> <ol style="list-style-type: none"> 1. does not compromise the Vision or intent for the UDA*; or 2. is required to deliver development within an identified precinct. 	<p>All other development (including development not defined) except development mentioned in Schedule 1, Column 2 or Column 3A.</p>

Table 1 (cont)

Column 1	Column 2	Column 3	
Area	UDA Self-assessable development	Column 3A	Column 3B
		Permissible development	Prohibited development
Balance Area	<p>Development, except development mentioned in Schedule 1, that:</p> <ol style="list-style-type: none"> 1. is specified as Self-assessable in the relevant zone in the Ripley Valley Master Planned Area Structure Plan, Part 15 of the Ipswich Planning Scheme; or 2. is an Environmentally relevant activity for which a code of environmental compliance has been made under the <i>Environmental Protection Regulation 2008 except if the land is on the Environmental Management Register or Contaminated Land Register</i>. 	<p>Development that is specified as Code assessable as it does not comply with the Acceptable Solutions of the applicable code in the relevant zone in the Ripley Valley Master Planned Area Structure Plan, Part 15 of the Ipswich Planning Scheme.</p> <p>Development, except development mentioned in Schedule 1 or Column 2 that:</p> <ol style="list-style-type: none"> 1. does not compromise the Vision or intent for the UDA*; or 2. is required to deliver development within an identified precinct. 	<p>All other development (including development not defined) except development mentioned in Schedule 1, Column 2 or Column 3A.</p>
<p>* Development does not compromise the intent for the UDA where it is consistent with Ripley Valley Master Planned Area Structure Plan, Part 15 of the Ipswich Planning Scheme.</p>			

Under Section 58 of the ULDA Act, the ULDA may impose conditions relating to infrastructure, and the payment of contributions or the surrender of land for infrastructure for any development area.

Infrastructure contributions are detailed in the Interim Infrastructure Funding Framework which establishes funding arrangements that will apply until the final Infrastructure Funding Framework is approved concurrent with the gazettal of the Development Scheme.

State expenditure for investment in infrastructure will be subject to consideration through normal budgetary processes and will be part of an approved State agency capital works program.

Schedule 1: Exempt Development

Development exempt from assessment against this ILUP.

(NOTE: Does not include land on the Environmental Management Register or Contaminated Land Register or on land identified by a planning scheme as being potentially affected by subsidence caused by underground mining.)

Building work

1. Minor building and demolition work.
2. Carrying out building work associated with a material change of use that is UDA exempt or self assessable development
3. Carrying out building work associated with an approved material change of use.

Reconfiguring a lot

1. Reconfiguration:
 - a. for a building format plan of subdivision that does not subdivide land on or below the surface of the land
 - b. for the amalgamation of two or more lots
 - c. for the incorporation, under the *Body Corporate and Community Management Act 1997*, section 41, of a lot with common property for a community titles scheme
 - d. for the conversion, under the *Body Corporate and Community Management Act 1997*, section 43, of lessee common property within the meaning of that Act to a lot in a community titles scheme
 - e. in relation to the acquisition, including by agreement, under the *Acquisition of Land Act 1967* or otherwise, of land by:
 - » a constructing authority, as defined under that Act, for a purpose set out in parts 1-13 (other than part 10, second dot point) of the schedule to that Act
 - » an authorised electricity entity
 - f. for land held by the State, or a statutory body representing the State, and the land is being subdivided for a purpose set out in the *Acquisition of Land Act 1967*, schedule, parts 1 to 13 (other than part 10, second dot point) whether or not the land relates to an acquisition
 - g. for the *Transport Infrastructure Act 1994*, section 240
 - h. in relation to the acquisition of land for a water infrastructure facility.
2. Subdivision involving road widening and truncations required as a condition of development approval.

Operational work

1. Operational work, or plumbing or drainage work (including maintenance and repair work) if the work is carried out by or on behalf of a public sector entity authorised under a State law to carry out the work.
2. Erecting no more than one (1) satellite dish on premises, where the satellite dish has no dimension greater than 1.8 metres.
3. Filling or excavation where:
 - a. to a depth of one vertical metre or less from ground level or
 - b. top dressing to a depth of less than 100 vertical millimetres from ground level.
4. Carrying out operational work if consistent with an approved Plan for Development for a precinct.
5. Carrying out operational work associated with a material change of use that is UDA exempt development (excluding park).
6. Carrying out operational work associated with an approved material change of use.
7. Carrying out operational work associated with the decontamination of land under plans approved by the relevant authority.
8. Carrying out operational work that is clearing of vegetation:
 - » other than Significant vegetation unless the clearing is consistent with an approved Plan of Development
 - » carried out by or on behalf of Ipswich City Council or a public sector entity, where the works being undertaken are authorised under State law
 - » in accordance with the conditions of a UDA development approval for a material change of use or reconfiguring a lot.
9. Carrying out operational work that is the placing of advertising devices that:
 - » do not exceed 5m² for commercial, industrial, recreational or entertainment use
 - » are attached to front fence or façade of main building
 - » do not project more than 150mm from front façade or front fence
 - » are not illuminated
 - » contain name of business or operator, use on premises, contact details or name and address of building and
 - » comprise no more than two signs.

Material Change of Use

1. Making a material change of use of premises implied by building work, plumbing work, drainage work or operational work if the work was substantially commenced by the state, or an entity acting for the state, before 31 March 2000.
2. Making a material change of use of premises for a class 1 or 2 building under the Building Code of Australia (BCA) part A3, if the use is for providing support services and short term accommodation for persons escaping domestic violence.
3. Making a material change of use of premises for a Park.

Plumbing or Drainage Work

1. Carrying out plumbing or drainage work.

All aspects of development

1. Development directed to be carried out under a notice, order or direction made under a State law.
2. Development for a Sales office where less than 150m² and Display home.
3. Development for a Home based business.
4. Development undertaken by the State, or a statutory body representing the State, for the purposes of public housing.
5. Development that would have been exempt development in the relevant zone in the Ripley Valley Master Planned Area Structure Plan, Part 15 of the Ipswich Planning Scheme.
6. Development consistent with an approved Plan of Development.
7. Development for a utility installation, being an undertaking for the supply of water, hydraulic power, electricity or gas, of any development required for that purpose of that undertaking by way of:
 - » development of any description at or below the surface of the ground
 - » the installation of any plant inside a building or the installation or erection within the premises of a generating station of any plant or other structures or erections required in connection
 - » the installation or erection of an electricity distribution or supply network (and any components of such a network) which operates at voltages up to and including 33 kilovolts, excluding new substations.
8. Development for a house on a lot \geq 400m² with a minimum 12.5m frontage.

Schedule 2: Definitions

Use Definitions

Commercial

Business

Means the use of premises for administration, clerical, technical, professional or veterinarian services or other business activity where any goods or materials made, sold or hired on the premises are ancillary.

Medical centre

Means the use of premises for the medical care and treatment of persons not resident on the site. The term includes medical centre, dental clinics, pathology labs, naturopath clinics, chiropractic clinics, natural medicine practices, counselling rooms, psychiatric and psychological consulting rooms, premises used for nursing services and the like. The term does not include home based businesses, hospitals, retirement villages or aged care facilities.

Sales office and display home

Means the use of premises (including a caravan or relocatable home structure) for the promotion and/or sale of land and/or buildings within an estate, where such premises are located within the estate which is proposed to be promoted or sold.

Industrial

Extractive industry

Means the use of premises for extraction of sand, gravel, soil, rock, stone or similar substance from land. The term includes ancillary storage, loading or cartage and any crushing, screening, washing, blending or other treatment processes of material extracted from the site.

High impact industry

Means the use of premises for industrial activities which have significant off-site impacts such as air and noise emissions. Examples include asphalt manufacturing, boiler making, brewery, engineering works, glass or glass fibre making and timber mills.

Low impact industry

Means the use of premises for industrial activities which have minimal impacts on non-industrial uses and where impacts such as noise and air emissions are able to be readily mitigated. Examples include small engine repair workshop and vehicle workshop.

Noxious and hazardous

Means the use of premises for industrial activities that have extreme adverse impacts on other land uses. These impacts include air, noise and water emissions, the potential for fire, explosions and toxic releases.

Research and technology facility

Means the use of premises for innovative and emerging technological industries involved in research, design, manufacture, assembly, testing, maintenance and storage of machinery, equipment and components. Examples include aeronautical engineering, computer component manufacturing, medical laboratories.

Service industry

Means the use of premises for industrial activities where manufactured goods are sold or repaired or commercial services are provided.

Warehouse

Means the use of premises for the storage of goods whether or not in a building, including self storage facilities or storage yards.

Residential

Home based business

Means the use of a House or Multiple residential for an occupation or business activity as a secondary use where:

- a. the floor area used specifically for the home business does not exceed 50m²
- b. any visitor accommodation does not exceed 4 visitors
- c. there is no hiring out of materials, goods, appliances or vehicles
- d. there is only one sign related to the Home business, located within the premises or on a fence facing the road
- e. there is no repairing or servicing of vehicles not normally associated with a house
- f. there is no industrial use of premises
- g. the maximum height of a new building, structure or object does not exceed the height of the house and the setback is the same as, or greater than, buildings on adjoining properties.

House

Means the use of premises for residential purposes where freestanding on its own lot used as one self contained dwelling. The term includes secondary dwelling.

Secondary dwelling means a self contained dwelling unit, containing no more than 2 bedrooms, used for residential purposes where located in conjunction with an existing house on the one lot.

Multiple residential

Means the use of premises for residential purposes if there are two or more dwelling units on any one lot. Multiple residential dwelling units may be contained on one lot or each dwelling unit may be contained on its own lot subject to community title schemes. The term multiple residential does not include House.

Other residential

Means the use of premises for the accommodation and care of aged and retired people, small groups of disadvantaged persons or persons who are being nursed, require ongoing supervision/support or are convalescing. This term may include but is not limited to ancillary dining and recreation facilities, administration offices, laundries, kitchens, ancillary medical facilities and residential accommodation for management and staff.

Relocatable home park

Means the use of premises for relocatable dwellings that provide long term residential accommodation.

The term includes ancillary facilities such as amenities, laundries, kitchens and recreation facility for persons associated with the development. It also includes a manager's office and residence.

Retail**Fast food premises**

Means the use of premises for the preparation and sale of food to the public generally for immediate consumption off the premises. The term may include drive through facilities and ancillary facilities for the consumption of food on the premises.

Food premises

Means the use of premises for the preparation and sale of food and drink to the public for consumption on or off the site. The term includes a cafe, restaurant, coffee shop, bistro, tea room, milk bar, snack bar, kiosk, take-away, but does not include fast food premises as separately defined.

Market

Means the use of premises for the display and sale of goods to the public on a regular but infrequent basis, where goods are primarily sold from temporary structures such as stalls, booths or trestle tables. The use includes ancillary food and beverage sales and ancillary entertainment provided for the enjoyment of customers.

Neighbourhood centre

Means the use of premises for servicing the convenience needs of the community. The term includes Business, Medical centre, Retail and Community facility which ultimately function as an integrated complex. It may include a key open space area (such as park or plaza).⁹

Service station

Means the use of premises for the retail sale of fuel including petrol, liquid petroleum and automotive distillate to refuel motor vehicles.

Shop

Means the use of premises for the display, sale or hire of goods to the public. The term includes the incidental storage of goods on the premises and the ancillary or incidental preparation of food. It also includes hairdressing, minor appliance repairs, alterations, retail dry cleaning, liquor store, department store, discount department store, discount variety stores and betting agencies. The term does not include the types of repairs as separately defined by light industry.

Shopping centre

Means the use of premises for display, sale or hire of goods comprising two or more individual tenancies, comprising primarily shops and which function as an integrated complex.

⁹ The intended size of a neighbourhood centre is expressed for a particular precinct in the precinct intent.

Showroom

Means the use of premises for the display and sale of goods primarily of a bulky nature and of a similar or related product line. The term also includes storage.

Rural**Agriculture**

Means the use of premises for commercial purposes for the:

- » growing and harvesting of trees, crops, pastures, flowers, fruit, turf, vegetables and the like for commercial or business purposes. The definition includes the storage and packing of produce grown on the subject site and the repair and servicing of machinery and other ancillary activities
- » breeding, keeping, rearing, training, boarding or stabling of animals.

Animal keeping and husbandry

Means the use of premises for keeping, depasturing, grazing or stabling of any animal, bird, insect and reptile. The term includes the use of land for keeping, breeding, stabling, training or boarding animals.

Service, community and other**Car park**

Means the use of premises for the parking of motor vehicles where such parking is not ancillary to some other development on the same site.

Cemetery

Means the use of premises for the interment of the dead. The term does not include a crematorium or funeral parlour.

Child care centre

Means the use of premises for the minding or care, but not residence of children generally under school age. The use includes but is not limited to a kindergarten, creche or early childhood centre.

Community facility

Means the use of premises for social or community purposes, such as a community centre, library, public building or the like.

Crematorium

Means the use of premises for cremating human corpses after death. The term does not include a funeral parlour or cemetery.

Educational establishment

Means the use of premises for systematic training and instruction, including any other ancillary facility. This definition includes prep facilities, primary school, secondary school, college, university, technical institute, academy or other educational centre.

This term may include residential accommodation and other ancillary uses provided for the employees and the students of such premises.

Emergency services

Means the use of premises for services which respond to community need in an emergency.

Environmentally relevant activities

As defined in the *Environmental Protection Act 1994*.

Funeral parlour

Means the use of premises for arranging and conducting funerals, memorial services and the like, but does not include burial and cremation. The definition includes the storage and preparation of bodies for burial or cremation and includes a mortuary and funeral chapel. The term does not include a cemetery or crematorium.

Hospital

Means the use of premises for the medical or surgical care or treatment of persons accommodated on the premises to receive this care or treatment.

The use includes care or treatment of persons such as emergency patients or out-patients not residing on the premises

Place of assembly

Means the use of premises for worship and activities of a religious organisation, community or association.

Utility installation

Means the use of premises for the purpose of providing utility or telecommunications services, which does not fall within the Schedule of Facilities and Areas under the *Telecommunications Act 1997*. The term may include but is not limited to:

a telecommunications tower more than 5m in height

an equipment shelter of more than 7.5m² in area and 3m in height.

Tourist park

Means the use of premises to provide accommodation in caravans, self contained cabins, tents and similar structures for the touring or holidaying public.

The use may include a manager's residence and office, kiosk, amenity buildings and the provision of recreation facilities for the exclusive use of occupants of the park.

Sport, recreation and entertainment**Indoor entertainment**

Means the use of premises for sport, physical exercise, recreation and public entertainment predominantly within a building. The term includes facilities commonly described as sports centre, gymnasium, convention centres, amusement and leisure centres, cinema, nightclub, adult entertainment theatre and hotel.

Outdoor sport and recreation

Means the use of premises for any sporting or recreational activity, or other leisure past time, which is conducted wholly or mainly outside of a building.

The term includes such typical premises as (outdoor) public swimming pools, golf courses and driving ranges, outdoor courts and sportsgrounds, and the like. The term also includes the provision of a clubhouse and other ancillary facilities.

Park

Means the use of premises by the public for free recreation and enjoyment, but used infrequently for events.

Facilities for park users may include children's playground equipment, informal sports fields, vehicle parking and other public conveniences.

A park does not include pest vegetation as listed by state or local government.

Tourism**Tourist attraction**

Means the use of premises for providing on-site entertainment, recreation or similar facilities for the touring or holidaying public.

Other definitions

Advertising Device

As defined in the *Sustainable Planning Act 2009*.

Filling or excavation

Means removal or importation of material to or from a lot that will change the ground level of the land.

Minor building or demolition work

Means

- » internal building or demolition work
- » external building work up to 25m² for roofs over existing decks or paved areas, sun hoods, carports and the like
- » building work up to 10% of approved GFA or lawfully existing GFA at the time of commencement of this ILUP
- » raising a house where the resultant height does not exceed 9m.

Operation work

As defined in the *Sustainable Planning Act 2009*.

Reconfiguring a lot

As defined in the *Sustainable Planning Act 2009*.

Administrative definitions

Affordable housing

Affordable housing means private rental housing and home purchase options (including housing aimed at the first home owners market) for low to moderate income households.¹⁰

Basement

A storey below ground level or where the underside of the ceiling projects no more than one metre above ground level.

Building

As defined in the *Building Act 1975*.

Building height

The maximum vertical distance between the natural ground level and the roof or parapet at any point but not including an antenna, aerial, chimney, flagpole or the like.

Contaminated Land Register

As defined in the *Environmental Protection Act 1994*.

Development scheme

As defined in the *Urban Land Development Authority Act 2007*.

Dispersive Soils

Are clay rich soils that have a high concentration of sodium or magnesium ions in the clay fraction. When these soils come into contact with water, they may become unstable and disperse. Also known as 'sodic' soils. Dispersion in the surface soil leads to crusting and surface sealing, dispersion in the subsoil accelerates erosion and may lead to the formation of gullies and tunnels.

Dwelling

Any "building" or part thereof comprising a self-contained unit principally for residential accommodation and includes any reasonably associated building.

Dwelling unit

Means a building or part of a building used or capable of being used as a self contained residence which must include:

- » food preparation facilities
- » a bath or shower
- » a toilet and wash basin.

The term includes works ancillary to a dwelling.

Environmental Management Register

As defined in the *Environmental Protection Act 1994*.

Gross floor area

The total floor area of all storeys of a building, including mezzanines, measured from the external walls or the centre of a common wall, excluding area used for:

- » building services
- » ground floor public lobby
- » a public mall in a shopping complex

¹⁰ Refer to the ULDA Affordable Housing Strategy.

- » the parking, loading and manoeuvring of motor vehicles
- » private balconies whether roofed or not.

Ground level

The level on a site which precedes development excluding any site works that are subject to a related development approval, unless approved by the ULDA or established as part of a reconfiguration of the land preceding development.

Grounds

Grounds means matters of public interest which include the matters specified as the main purposes of the Act as well as:

- » superior design outcomes and
- » overwhelming community need.

Grounds does not include the personal circumstances of an applicant, owner or interested third party.

Mezzanine

An intermediate floor within a room.

Net residential density

As defined in ULDA guideline no. 01 Residential 30.

Park Network

An integrated greenspace network including both active and passive recreation, linear/riparian corridors, parks and private and public sporting recreation facilities.

Planning scheme

The planning scheme for Ipswich City Council as at the date of this ILUP.

Plan of Development

Means :

- » a detailed plan as described in ULDA guideline no. 01 Residential 30 or
- » a detailed plan, including graphics, text and tables that collectively accompanies a development application. A Plan of Development details lot layout, the form and density of development, landscape intent and building control requirements.

Plot ratio

The ratio between the gross floor area of a building and the total area of the site.

Premises

As defined in the *Sustainable Planning Act 2009*.

Private open space

An outdoor area for the exclusive use of occupants.

Public interest

Refers to an outcome that benefits the wider community rather than local, site specific or land ownership desires.

Public realm

Refers to spaces that are used by the general public, including streets, squares, plazas and boulevards.

Relevant Zone

Refers to the zone in which the land is located under the planning scheme.

Saline Soils

Are soils which have soluble salts in soil or water in sufficient concentrations to potentially impact on the built or natural environment. Impacts may include damage to high value assets such as roads or buildings or reduced plant growth or death.

Setback

The shortest distance measured horizontally from the outermost projection of the building or structure to the vertical projection of the boundary of the lot.

Significant vegetation

Means all vegetation, except those listed as pest vegetation by State or local government, that is significant in its:

- » ecological value at local, State or national levels
- » contribution to the preservation of natural landforms
- » contribution to the character of the landscape
- » cultural or historical value
- » amenity value to the general public.

Note: vegetation may be living or dead and the term includes their root zone¹¹.

Site cover

The proportion of the site covered by buildings, including roof overhangs.

Storey

A space within a building which is situated between one floor level and the floor level next above, or if there is no floor above, the ceiling or roof above. This does not mean:

1. a space that contains only:
 - a. a lift shaft, stairway or meter room
 - b. a bathroom, shower room, laundry, toilet or other sanitary compartment
 - b. accommodation intended for not more than 3 vehicles
 - c. a combination of the above, or
4. a mezzanine

Urban Design

Refers to the holistic design of urban environments, including the overall townscape, individual buildings, street networks, streetscapes, parks and other public spaces.

¹¹ The root zone is described by the vertical projection of the foliage to a depth of 1 metre below the surface and including buttress roots on and above the soil surface.

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8 October 2010

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