Queensland Government

Ripley Valley Priority Development Area

Development Scheme

Amendment no. 2, 1 July 2025

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1.1 Interpreting the Development Scheme

The Ripley Valley Urban Development Area Development Scheme took effect on 8October 2011.

On 1 February 2013 the *Urban Land Development Authority Act 2007* (ULDA Act) was repealed. Chapter 6 of the *Economic Development Act 2012* (ED Act) provides for the transition of an Urban Development Area (UDA) to a Priority Development Area (PDA). For the interpretation of terminology used in this development scheme, Chapter 6 of the ED Act includes transitional provisions which should be referred to.

1.2 Economic Development Act

The Economic Development Act 2012 (the ED Act)[1] establishes the Minister for Economic Development Queensland (MEDQ) as a corporation sole to exercise the functions and powers of the ED Act.

The main purpose of the ED Act[2] is to facilitate economic development, and development for community purposes, the provision of diverse housing, including, for example, social housing and affordable housing, and the provision of premises for commercial or industrial uses.

The ED Act[3] seeks to achieve this by establishing the MEDQ and providing for a streamlined planning and development framework for particular parts of the state declared as priority development areas (PDAs)

1.3 Application of the development scheme

The Ripley Valley PDA Development Scheme (the scheme) is applicable to all development on land within the boundaries of the PDA.

The development scheme became effective on 8 October 2011 and was amended on 28 February 2025 and again on 1 July 2025.

1.4 Elements of the development scheme

The scheme consists of:

(i) a vision

(ii) a land use plan

(iii) an infrastructure plan

(iv) an implementation strategy.

The vision for the PDA is expressed through the vision statement (see section 2.2) and associated map (see Appendix 2, Figure 15.1).

The land use plan regulates development inn the PDA.

The infrastructure plan details the infrastructure necessary to support the land use plan for the PDA.

The implementation strategy describes other strategies and mechanisms that Economic Development Queensland (EDQ) will use to complement the land use plan and infrastructure plan to achieve the vision for the PDA.

1.5 Acknowledgements

Preparation of the scheme was a collaborative effort and EDQ was greatly assisted by officers from Ipswich City Council, as well as other key stakeholders.

The scheme has been based on the award winning planning work that had previously been undertaken by Ipswich City Council, in particular the work contained in the Traditional Neighbourhood Design (TND) Code and Part 15 Ripley Valley Master Planned Area Structure Plan of the 2006 Consolidated Ipswich Planning Scheme.

The figure in Appendix 1 explains how the Transect Zones in the TND code relate to the zones in this scheme.

Referencing this work in the development scheme ensures it is given due regard in the planning, design and assessment of PDA development applications and guides future growth in the Valley

1 See section 8 of the ED Act.
2 See section 3 of the ED Act.
3 See section 4 of the ED Act.

2.1 Background

Ripley Valley PDA is located in South East Queensland's western growth corridor, which is one of the largest employment and industry growth areas in Australia. The PDA offers opportunities for significant residential growth, close to major employment areas to meet the region's affordable housing needs.

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

Ripley Valley is identified in the South East Queensland Regional Plan 2023 – ShapingSEQ 2023 (Regional Plan) as a Major Regional Activity Centre and as an Identified Growth Area. Ripley Valley PDA has the potential to contribute approximately 50,000 dwellings to house a population of approximately 120,000 people.

The PDA contains some significant ecological values, including forested ridges, waterways and ecological corridors. The southern part of the PDA is framed by the Grampian Hills which are visually dominated by Flinders Peak. This area forms the western end of a key regional landscape corridor extending eastwards through Greenbank to Karawatha Forest. Bundamba Creek and its tributaries drain the central and eastern parts of the site, whilst Deebing Creek drains the western part.

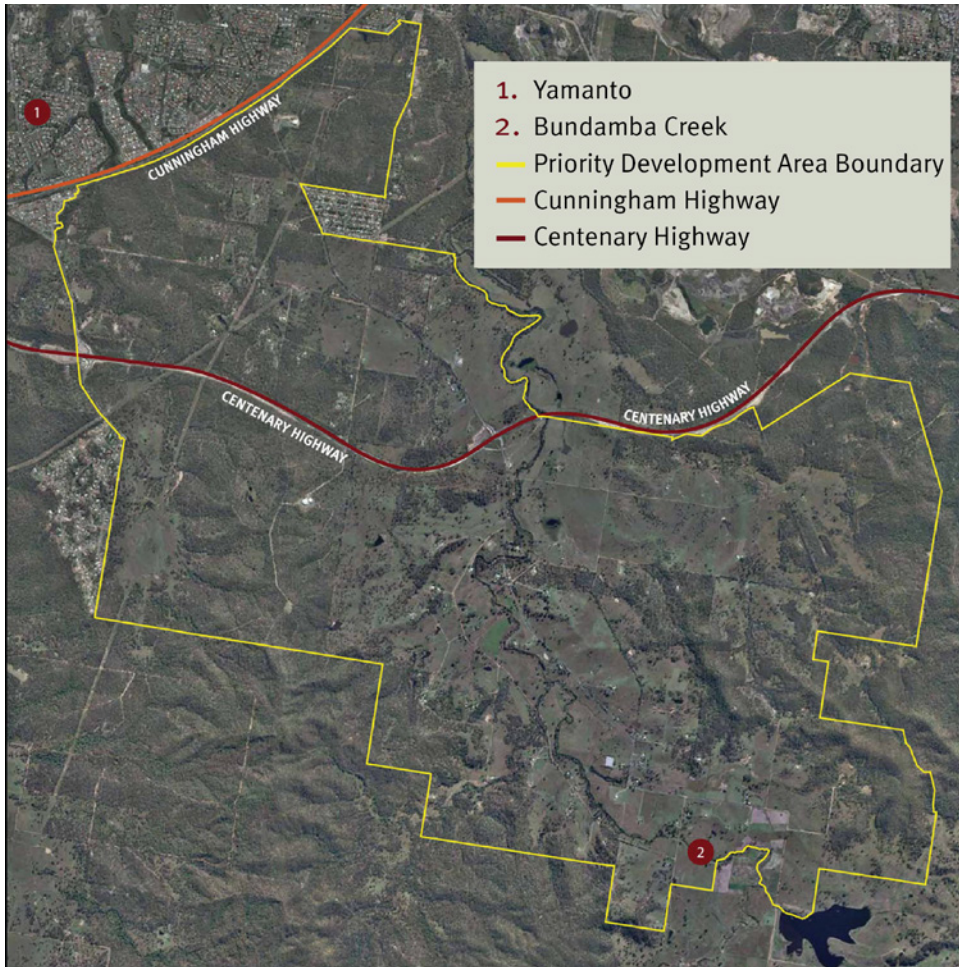
At the time of declaration the population of approximately 400 resided on rural landholdings, and rural residential areas, and accessed facilities and services in adjoining areas including Ipswich Central, Yamanto, Raceview and Springfield.

The PDA is serviced by a significant major road network including the Centenary Highway extension and Ripley Road. A planned passenger rail line from Springfield will be ultimately extended to the PDA and link with the Ipswich to Brisbane line.

The PDA is strategically located for access to existing and planned major employment generators in Ipswich CBD, Springfield, Swanbank Enterprise Park, Citiswich, Ebenezer Industrial Park and the Aerospace and Defence Support Centre at Amberley.

There are a number of tertiary education facilities in the immediate area including a TAFE in Bundamba , the University of Queensland in Ipswich and the University of Southern Queensland campus in Springfield.

Map 1: Ripley Valley PDA boundary



2.2 Vision statement

The scheme adopts the following vision for Ripley Valley from the 2006 Consolidated Ipswich Planning Scheme, Part 15 - Ripley Valley Master Planned Area Structure Plan.

The Structure Plan for development in the Ripley Valley is shown on Figure 15.1 in Appendix 2 of this scheme.

The Structure Plan provides an indicative 'footprint' for future development.

The Ripley Valley Vision

Ripley Valley 2030 - is 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.

Vegetated hills, valleys, lakes, open space linkages and trails are a constant reminder of the connection and relationship this community has with its valley home. This natural setting is celebrated by the community in every aspect of design, form and function.

Residents have easy access and connections to employment opportunities both locally and within the wider Ipswich district. Ripley Valley is the heart of one of the State's employment and economic growth regions, with residents benefiting from employment prospects in neighbouring areas of Swanbank, Ebenezer and Amberley. An integrated public transport system operates within and beyond the Valley to provide convenient travel alternatives.

A real 'sense of place' is instilled in the Valley, generating community pride in their active involvement in a safe, friendly and green living environment.

The Ripley town centre is stimulating and inspired by its marketplace style and is easily accessible to the community it services. The valley 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 both near and afar. The Ripley Valley has embraced the principles of sustainability and is a model for others to follow- acknowledged both in Australia and overseas.

Development Themes

The following themes further refine the Ripley Valley Vision Statement, and have been designed through a process of collaborative partnerships between government, business and community to guide the development and staging of an effective action framework according to the values and evolving needs of the community.

A Living Valley -

Each resident in 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.

An Accessible Valley-

Travelling around the Valley by foot, cycle, bus, or car is convenient, safe and equitable to all members of the community.

A Designed Valley -

Inspired by the natural surrounds, the built form is efficient, comfortable and distinctive reflecting the diverse needs of residents, specifically designed to be sensitive to the features of the Valley and provide residents with a unique living environment.

A Prosperous Valley -

The Valley provides employment and investment opportunities for residents and contributes significantly to the regional economy.

A Functional Valley -

Ripley Valley has been designed on global best practices in sustainability, including energy efficiency, waste minimisation and water sensitive design. 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.

A Natural Valley -

The significant natural assets of the valley are conserved and enhanced, enabling the local environmental values to flourish and define the function of the community.

In addition to the above, the scheme complements this vision by ensuring:

- Ripley Valley PDA is a significant community within Ipswich City and the South East Queensland region and achieves its potential as a Identified Growth Area, potentially developing into 50,000 dwellings to house a population of 120,000 people[4]
- the PDA is an inclusive community which:
  - provides a diversity of housing, including affordable and accessible housing, to cater for a variety of households and changing requirements as the community matures
  - meets the social, recreational and entertainment needs of residents through a combination of appropriately resourced existing Ipswich services and the provision of new services in accessible locations, including multi-purpose community facilities located in centres throughout the PDA and
  - provides a multitude of opportunities for social interaction in the centres and parks, that provide the focus for neighbourhoods throughout the PDA.

4 The Ripley Valley PDA Infrastructure Planning and Background Report (IPBR) provides growth projections for the Ripley Valley PDA and can be found on EDQ's website: www.edq.qld.gov.au

3.1 Components of the land use plan

3.1.1 Components of the land use plan

The land use plan establishes the PDA development requirements which regulate development to achieve the vision for the PDA.

3.1.2 PDA development requirements

The PDA development requirements are expressed as:

(i) PDA-wide criteria (see section 3.3)

(ii) zone provisions (see section 3.4)

(iii) identified requirements for PDA accepted development subject to identified requirements (see schedule 3).

Refer to Figure 1.

The PDA-wide criteria apply to all PDA assessable development in the PDA and do not apply to PDA accepted development or PDA accepted development subject to identified requirements.

The zone provisions for each zone apply to:

(i) land in that zone (zone intent and zone map)

(ii) all development in that zone (Table 2 - Categories of development).

Accepted development subject to identified requirements provisions:

(i) do not apply to accepted development, and

(ii) apply to PDA accepted development subject to identified requirements.

EDQ guidelines and certain parts of the 2006 Consolidated Ipswich Planning Scheme (see section 3.2.12)provide guidance on how to achieve the PDA-wide criteria. The guidelines are available on the EDQ website at www.edq.qld.gov.au

3.1.3 Categories of development

Table 2 - Categories of development prescribe for each zone:

(i) PDA accepted development (column 1)

(ii) PDA accepted development subject to identified requirements (column 2)

(iii) PDA assessable development which is permissible (column 3A)

(iv) PDA assessable development which is prohibited (column 3B).

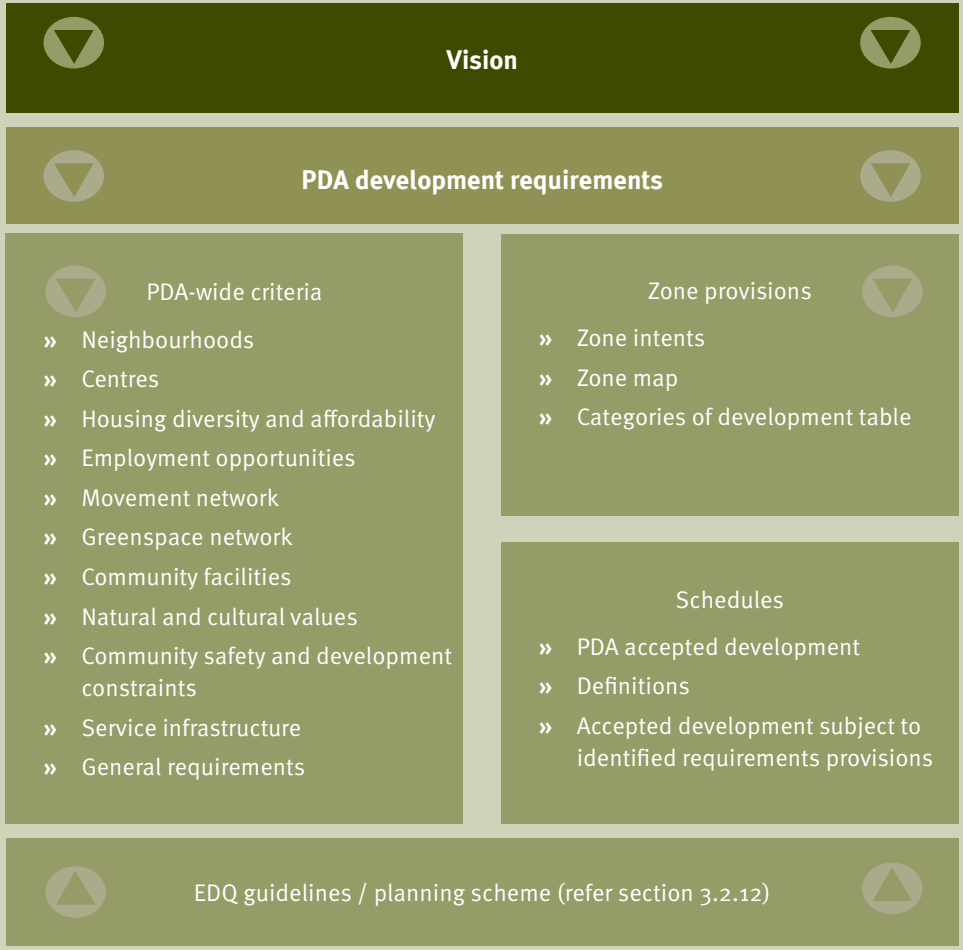
3.1.4 Schedules

Schedule 1 identifies development that is accepted for the whole of the PDA.

Schedule 2 provides the use and administrative definitions required to interpret and apply the scheme.

Schedule 3 sets out the specific requirements applying to accepted development subject to identified requirements and are referenced in the categories of development table.

Figure 1: Components of the land use plan and their relationship



3.2 Development assessment

3.2.1 Interpretation

Under the ED Act, section 33 defines development.

Schedule 2 defines particular words used in this scheme, including uses and administrative terms.

3.2.2 PDA accepted development subject to identified requirements

PDA accepted development subject to identified requirements must comply with the applicable schedule (see schedule 3).

Under the ED Act, section 226, PDA accepted development subject to identified requirements must comply with the requirements under the development scheme for carrying out the PDA accepted development subject to requirements.

3.2.3 Development consistent with the land use plan

PDA assessable development is consistent with the land use plan if:

(i) the development complies with all relevant PDA-wide criteria and the relevant zone intents, or

(ii) the development does not comply with one or more of the PDA-wide criteria or zone intent but:

a. the development does not conflict with the PDA vision, and

b. there are sufficient grounds to justify the approval of the development despite the non compliance with the PDA-wide criteria or zone intents.

PDA prohibited development is inconsistent with the land use plan. Under the ED Act, section 86 PDA assessable development that is inconsistent with the land use plan cannot be granted approval.

In this section 'grounds' means matters of public interest which include the matters specified as the main purposes of the Act as well as:

(i) superior outcomes

(ii) overwhelming community need.

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

3.2.4 Development approval

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

PDA assessable development requires a PDA development application to be lodged with the MEDQ for assessment and decision.

Approval is required before PDA assessable development is undertaken.

3.2.5 Infrastructure agreements

A PDA development condition may require the land owner to enter into an infrastructure agreement, under Part 7 of the Act, to address the provisions and requirements of the infrastructure plan and implementation strategy.

3.2.6 Consideration in principle

A request may be made to the MEDQ for consideration in principle for proposed development.

In considering the request, the MEDQ may decide to:

(i) support all or part of the proposed development, with or without qualifications that may amend the proposed development

(ii) oppose all or part of the proposed development

(iii) give no indication of either support or opposition to all or part of the proposed development.

The MEDQ, when considering a development application:

(i) is not bound by any decision made regarding an application for consideration in principle

(ii) may give such weight as it considers appropriate to the decision in respect of the application for consideration in principle.

3.2.7 Development application

To the extent the PDA-wide criteria, zone intents, EDQ guidelines and practice notes are relevant, they are to be taken into account in the preparation of a PDA development application and the assessment of the application by the MEDQ.

The infrastructure plan and implementation strategy may include further information which should be taken into account in the preparation, design and feasibility of development proposals.

3.2.8 Context plans

The scheme maps provide a broad spatial framework to guide development of the PDA. Context plans provide the intermediate level of spatial planning between the scheme maps and individual development proposals. Context plans are required to ensure that the development proposal will not prejudice the achievement of the PDA vision, PDA-wide criteria and zone intents in a broader area around the development site.

Context plans are prepared by applicants and are required to accompany a PDA development application for:

(i) the first permissible development in the relevant context plan area, or

(ii) a later permissible development that is materially inconsistent with the existing MEDQ-endorsed context plan for the context plan area.

However, a context plan is not required if:

(i) in the MEDQ's opinion the proposed development is of a nature or scale, or will operate for such period of time, that the PDA vision, PDA-wide criteria and zone intents will not be compromised, or

(ii) the MEDQ has undertaken more detailed planning for the broader area around the development site, has consulted with the community about the more detailed plan and the development proposal is materially consistent with the more detailed planning intentions for the area.

Applicants should discuss the requirement for a context plan with EDQ in pre-application meetings.

A context plan is required for a neighbourhood unit (context plan area) identified in Figure 15-15 of the Ripley Valley Structure Plan (see Appendix 2). An EDQ practice note provides details on how to prepare a context plan. A context plan may cover two or more contiguous context plan areas.

A context plan is part of the supporting information for a PDA development application and will not form part of a PDA development approval.

The MEDQ will assess the submitted context plan as part of the development assessment process for the PDA development application. The MEDQ may request the applicant to change a context plan.

If the MEDQ is satisfied that the context plan is consistent with the achievement of the PDA vision, PDA-wide criteria and zone intents the MEDQ will signify that it has endorsed the context plan by placing the MEDQ endorsed context plan on the department's website. Once endorsed by the MEDQ the context plan supersedes any previous MEDQ-endorsed context plan for the same context plan area. This process will allow context plans to evolve in response to changing market conditions or improved information and to progressively reflect the development intentions of various landowners in the context plan area.

A context plan should:

(i) identify the location of major network infrastructure, including transport, within the context plan area

(ii) resolve if required, any development constraints that may determine the extent of developable area or appropriate uses

(iii) resolve the boundaries of centres, community greenspace network and sites for major community infrastructure such as parks and schools, and

(iv) demonstrate that the development proposal:

a. does not prejudice the ability for surrounding land to be developed in an orderly and efficient manner consistent with the PDA vision, PDA-wide criteria and zone intents, and

b. is consistent with existing and approved development in the context plan area and adjoining context plan areas.

3.2.9 Plan of Development

A Plan of Development (PoD) may accompany an application for a material change of use or reconfiguring a lot and may deal with residential or non-residential uses as well as operational work.

A PoD is prepared by an applicant and may include maps, graphics and text that collectively demonstrate how proposed uses, works and lots will contribute towards the achievement of the vision and will be consistent with the relevant PDA development requirements.

The PoD can not include land beyond the boundary of the land the subject of the application, but may cover only part of the land the subject of the application.

Under Table 2 - Categories of development, development approved in accordance with a PoD is accepted development and requires no further development approval under the scheme.

For further advice on preparing a PoD refer to the applicable EDQ practice note available on the department's website.

3.2.10 Notification requirements

A PDA development application will require public notification[5] if the application:

» includes a proposal for development which does not comply with the zone intents

» is accompanied by a context plan required under section 3.2.8, or

» is for development which, in the opinion of the MEDQ, may have undue impacts on the amenity or development potential of adjoining land under separate ownership, including development for a non-residential use adjacent to land approved for or accommodating a residential use in the urban living zone.

The MEDQ may require public notification in other circumstances if the development application is for a use, or of a size or nature which, in the opinion of the MEDQ, warrants public notification.

3.2.11 Interim use

An interim use is a land use that, because of its nature, scale, form or intensity, is not an appropriate long term use of the land. Interim land uses may occur is appropriately developed and operated and where located in areas which will not compromise the zone intent in the longer term. Possible interim uses are identified in the zone provisions.

5 The EDQ practice note provides further guidance.

The MEDQ may approve an interim use if it can be demonstrated that an interim use will not preclude or delay an appropriate long term use or intensity of development. Information to support an application for an interim use may include:

- a context plan
- a schedule of land supply and projected take-up rates, or
- plans showing how the development could transition from the proposed interim use to an appropriate longer term use[6].

The MEDQ may impose a condition of approval that limits the duration of an interim use.

Interim uses will only be approved if it can be demonstrated that the use will not prejudice the achievement of the vision for the PDA.

3.2.12 Relationship with local government planning scheme and other legislation

This scheme may apply a provision of a planning instrument, or a plan, policy or code made under the *Planning Act 2016* (PA) or another Act. However, the scheme prevails to the extent of any inconsistency with those instruments.

This scheme reflects work undertaken by Council and specifically references sections outlined below.

Application of Development Constraints Overlays and associated codes of the Ipswich Planning Scheme

Refer to Ipswich City Council's Planning Scheme for the most up to date guidance on how to achieve the PDA development requirements in relation to community safety and development constraints.

Alternative solutions will be considered provided these meet the PDA development requirements.

Application of Advertising Devices Code[7]

Refer to Ipswich City Council's Planning Scheme for the most up to date guidance on how to achieve the requirements of the PDA-wide criteria relating to advertising.

The 2006 Consolidated Ipswich Planning Scheme

As of 1 July 2025, a reference to the 2006 Consolidated Ipswich Planning Scheme is a reference to the repealed 2006 Consolidated Ipswich Planning Scheme.

Application of Part 15 Ripley Valley Master Planned Area Structure Plan of the 2006 Consolidated Ipswich Planning Scheme.

This scheme references certain maps and sections contained in Part 15 Ripley Valley Master Planned Area Structure Plan of the 2006 Consolidated Ipswich Planning Scheme. These maps and sections provide a spatial representation of some of the PDA-wide criteria, and provide guidance on how to achieve the PDA development requirements.

Application of Part 12, Division 3 TND Code *of the 2006 Consolidated Ipswich Planning Scheme*

The provisions contained in the sections 12.3.5 and 12.3.6 of the Traditional Neighbourhood Design (TND) Code of the 2006 Consolidated Ipswich Planning Scheme provide guidance on how to achieve the PDA development requirements[8].

Alternative solutions will be considered provided these meet the PDA development requirements.

Other legislation

In addition to assessment against the scheme, development may require assessment against other legislation including for example the *Plumbing and Drainage Act 2018* and PA.

3.2.13 Land not included in a zone

This section applies to land which is not shown in the land use plan as being included in a zone (unallocated land).

Where the unallocated land adjoins land in a zone, the unallocated land is deemed to be included in that zone.

Where the unallocated land adjoins land included in different zones, the unallocated land is deemed to be included in those zones with the centreline of the unallocated land being the boundary between the zones.

6 The applicable guideline provides examples of how this might be achieved for centres.

7 Parts 12 and 15 of the 2006 Consolidated Ipswich Planning Scheme are available on the Ipswich City Council's website: www.ipswich.qld.gov.au. Please note that it may be necessary to use other sections of the TND code in order to understand the context of the acceptable solutions.

8 Parts 12 and 15 of the 2006 Consolidated Ipswich Planning Scheme are available on the Ipswich City Council's website: www.ipswich.qld.gov.au. Please note that it may be necessary to use other sections of the TND code in order to understand the context of the acceptable solutions

3.3 PDA-wide criteria

3.3.1 Neighbourhoods

Development delivers neighbourhoods that:

- are compact and walkable. Neighbourhoods comprise the area within a 5 minute walk (400 metre radius) of a community focal point. A cluster of neighbourhoods supports a neighbourhood centre
- have a highly permeable, legible street pattern, designed to promote walking and cycling as the primary modes for local movements
- contain a variety of dwelling types including affordable and accessible housing
- are designed to respond to local site characteristics, settings, landmarks, scenic amenity and views, and use natural features, such as ridges and waterways, or man made features such as buildings and public parks to provide local identity and character
- have a centrally located focal point which must comprise of at least a local recreation park but which can also include a public transport stop, community facility, local shop or similar
- are interconnected and provide good access to public transport, parks, schools and other community facilities and neighbourhood centres
- provide a safe environment through the application of Crime Prevention Through Environmental Design (CPTED) principles such as passive surveillance of public spaces, and a legible street network that minimises traffic impacts on residential areas
- locate higher density residential close to centres, significant transit opportunities, recreation and corridor parks, or along busier streets that lead directly to centres
- are designed to promote optimum solar access and use of prevailing breezes
- locate urban neighbourhoods around transport nodes and higher order centres to maximise accessibility
- contribute to a strong sense of community safety and security for the Ripley Valley as a whole and the specific neighbourhood in which they reside.

The Ripley Valley is designed as an assembly of neighbourhoods which vary in density and mix of uses in accordance with Figure 15.12.

Neighbourhoods are distributed generally in accordance with Figure 15-2 Neighbourhood Structure in Part 15 Ripley Valley Master Planned Area Structure Plan of the 2006 Consolidated Ipswich Planning Scheme. A copy of these figures are provided in Appendix 2.

Neighbourhoods are designed to achieve the minimum residential densities in Table 1.

Reference should be made to Appendix 1, Appendix 2, Table 1, Part 15 and the TND Code from the 2006 Consolidated Ipswich Planning Scheme and applicable EDQ guidelines for further detail.

3.3.2 Centres

Development delivers centres that:

- provide for knowledge, community and commerce, accommodating a range of employment, education, cultural and community, retail, community green space, entertainment, sport and recreational opportunities which meet the needs of the community, encourage community interaction and active, healthy lifestyles
- are commensurate with their role in the SEQ Regional Plan, Ripley Valley centres network (see Figure 15-12 Centres and Employment) and the broader Ipswich Planning Scheme centres network, and the size of their service catchments
- comprise the urban core, secondary centres and neighbourhood centres, and are focal points for their catchments and provide a wide range of services and facilities
- respond to local site characteristics, settings, landmarks and views, and use built form and natural features to provide specific identity and character
- are active places characterised by a high quality public realm and safe, attractive pedestrian areas
- have a local recreation or civic park as a central focal point for community activities
- are located to maximise accessibility and distributed to ensure convenient access for Ripley Valley residents, taking into account the likely catchment[9] of an existing, or approved centre and the centres hierarchy
- provide a focus for corridor parks, the road network and act as hubs for feeder public transport and walking and cycling networks with higher order centres designed around existing or planned high frequency public transport nodes
- give priority for public and active transport within centres
- have a permeable road network that provides vehicle access into centres through a network of low-speed urban streets
- locates higher density development, including residential development, and key community facilities in the core of the centre. The core is the area within the 400 metre primary walking catchment of the major transit node or central focal point
- locates lower intensity and car dependent uses on the periphery of the centre - the centre frame. The centre frame of major and secondary centres can also include neighbourhoods of

9 s15.3.4 of the Ripley Valley Master Planned Area Structure Plan of the 2006 Consolidated Ipswich Planning Scheme sets out the likely population catchments.

Table 1: Height, gross floor area and density provisions

Zones	Urban core zone	Urban living zone			
	Urban Core centre and frame	Secondary centre (west)	Secondary centre (east)	Major neighbourhood centres (each)	Neighbourhood centres
Maximum building height	Major centre -12 storeys Frame - 5 storeys	5 storeys	5 storeys	3 storeys	9.0m
Minimum net residential density	50-100 within the major centre core 20-50 within the Urban Core Frame	35-50 within 400m of the main transit stop (proposed rail station) 20-35 outside the above	20	20	15**
Indicative maximum gross floor areas*:					
» retail and indoor entertainment use categories	70,000m²	20,000m²	15,000m²	6,000m²	3,000m²
» commercial use categories	32,000m²	1,000m²	1,000m²	500m²	200m²
» low intensity retail e.g. showrooms/outdoor sales	100,000m²	–	–	–	–
» service industry / research technology facility	15,000m²	5,000m²	5,000m²	–	–
Community services***(indicative GFA)	40,000m²	8,000m²	8,000m²	1,800m²	–

* Development proposals that would result in the aggregate gross floor area exceeding these indicative maximums must be accompanied by an economic impact assessment study report that assesses the likely impact on existing and proposed centres within and outside the PDA.

** Unless it can be demonstrated this density cannot be achieved due to site constraints.

*** Includes community facilities as well as privately delivered services such as health, child care, aged care and respite services, sport and recreation and youth services.

higher density residential development

- contain commercial, retail and other uses which require high levels of accessibility.

The urban core is the focal point of the community. It will provide a wide range of facilities and services, including most higher-order services. It has the greatest mix of uses and the highest development densities within the PDA. The highest density of activities and key community facilities are in the urban core close to the major transit node.

Secondary urban centres are the intermediate tier in the centres hierarchy and provide a wide range of goods and services with relatively high densities. They are also the focus for surrounding higher density neighbourhoods and provide higher order services for a broad catchment.

Neighbourhood centres provide a range of services and activities to meet day-to-day needs. Neighbourhood centres are located on collector or higher order roads with good access by public and active transport.

Non-residential uses are located within or adjacent to centres, or in other locations that through appropriate design continue to maintain a high quality of amenity for nearby residential uses.

Small scale shop or office activities with aggregate gross floor area of 250m² or less are acceptable outside a centre where the development will not constitute an incremental expansion to a designated centre and will not have a detrimental impact on residential amenity and the centres hierarchy.

Centres are distributed generally in accordance with Map 15-12 Centres and Employment in Part 15 Ripley Valley Master Planned Area Structure Plan of the 2006 Consolidated Ipswich Planning Scheme. A copy of this figure is provided in Appendix 2. It should be noted that Figure 15-12 provides a range of potential centre locations. Actual centre numbers and locations will be determined through the preparation of context plans.

Centres are designed to achieve the specific requirements set out in Table 1.

Reference should be made to Appendix 1, Appendix 2, Table 1, Part 15 and the TND Code from the 2006 Consolidated Ipswich Planning Scheme and applicable EDQ guidelines for further detail.

3.3.3 Housing diversity and affordability

Development delivers:

- 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 life cycle needs
- residential development that complements or enhances the character of the neighbourhood and streetscape, and contributes to the creation of an attractive and safe environment
- dwellings that provide appropriate levels of amenity and privacy, and adequate outdoor areas and car parking to meet varying household needs
- energy efficient, climatically responsive design including appropriate solar orientation, shading, cross ventilation, natural lighting and passive cooling techniques.

Reference should be made to Appendix 1, Appendix 2, Table 1, Part 15 and the TND Code from the 2006 Consolidated Ipswich Planning Scheme and applicable EDQ guidelines for further detail.

3.3.4 Employment opportunities

Development delivers:

- a wide range of accessible employment opportunities
- employment and training opportunities which complement those in nearby major industry employment areas such as Swanbank, Ebenezer and Amberley
- employment activities in centres, including centre frames, or local industry and business areas
- industrial activities that serve and are compatible with a predominantly residential community including low impact industry, service industry, research and technology facilities and warehouses
- development of a scale and intensity which is compatible with existing and proposed development in the vicinity.

Local industry and business areas have not been designated for Ripley Valley.

Local industry and business areas (e.g. service/trade clusters) may be established in the urban living zone where:

- development does not compromise the centres hierarchy
- development does not impact on residential amenity
- there is adequate access including access by public and active transport modes
- development does not attract high volumes or unacceptable types of traffic (i.e. heavy service vehicles) into residential areas.

The applicable EDQ guideline provides additional information on how to achieve these criteria.

Local employment opportunities are provided through the network of neighbourhoods and urban centres generally in accordance with Figure 15.12. A copy of this figure is provided in Appendix 2.

Reference should be made to Appendix 1, Appendix 2, Table 1, Part 15 and the TND Code from the 2006 Consolidated Ipswich Planning Scheme and applicable EDQ guidelines for further detail.

3.3.5 Movement network[10]

Development contributes to:

- connected communities with efficient and affordable access
- an effective, efficient and integrated movement network that provides a high level of safety and accessibility, maintains residential amenity and promotes the use of public and active transport particularly for local trips
- a major road network that provides effective links between centres and the neighbourhoods they serve, and to the external road network, and accommodates a range of users including cars, service vehicles, pedestrians, cyclists and public transport
- a road network that has a functional hierarchy, facilitates longer travel movements, provides multiple access routes to and through neighbourhoods and minimises traffic impacts on residential areas
- the provision of a public transport network that is readily accessible to the community (90% of all dwellings should be within 400 metres of a potential public transport service), and provides effective links to centres, rail stations and key external destinations
- a comprehensive active transport (walking and cycling) network based around major active transport spines, supplemented with local links and a safe and permeable street network within neighbourhoods[11]. The active transport network provides safe and direct links to key destinations including centres, railway stations, parks and schools
- the preservation and protection of key thoroughfares and indicative transport alignments.

Elements of the movement network should be delivered generally in accordance with Figure 15-7 Transit Plan, 15-8 Strategic Walk and Cycle Plan, 15-9 Throroughfare Types and 15-10 Thoroughfare Hierarchy Plan in Part 15 Ripley Valley Master Planned Area Structure Plan of the 2006 Consolidated Ipswich Planning Scheme. Copies of these figures are provided in Appendix 2.

Reference should be made to Appendix 1, Appendix 2, Table 1, Part 15 and the TND Code from the 2006 Consolidated Ipswich Planning Scheme and applicable EDQ guidelines for further detail.

3.3.6 Community greenspace network[12]

Development contributes to the provision of an integrated, high quality, regional, community greenspace network that caters for a range of environmental needs by:

- retaining where possible locally significant wetlands, remnant endangered vegetation where proven by groundtruthing to be viable and essential habitat for fauna
- protecting important landscape and visual quality values including scenic amenity areas
- enhancing wetland communities as part of stormwater management
- providing ecological corridors and linkages such as along Bundamba and Deebing Creeks, including to areas outside the neighbourhood or community.

Development delivers parks that:

- contribute to a the achievement of an integrated high quality greenspace network that caters for a variety of recreation functions and experiences to meet the needs of residents and visitors
- are accessible for users
- provide for multiple purposes and uses including recreational, sporting, ecological and stormwater management functions
- incorporate existing natural features where possible and are landscaped to assist in creating neighbourhood identity and wayfinding
- retain as much existing significant vegetation as possible whilst also meeting active recreation and sporting needs
- are shaped and embellished to suit their anticipated use
- support the community's recreational needs and provide opportunities for community and special events.

Elements of the integrated community green space network should be distributed generally in accordance with Figure 15-3 Open Space in Part 15 Ripley Valley Master Planned Area Structure Plan of the 2006 Consolidated Ipswich Planning Scheme. A copy of this figure is provided in Appendix 2.

Reference should be made to Appendix 1, Appendix 2, Table 1, Part 15 and the TND Code from the 2006 Consolidated Ipswich Planning Scheme and applicable EDQ guidelines for further detail.

3.3.7 Community facilities[13]

Development facilitates the delivery of:

- sustainable communities with a strong community identity and access to community facilities and services that meet diverse needs, maximise potential for community development and enhance community wellbeing
- a range of community facilities and services that are accessible and appropriate to the needs of the community and reduce physical and social isolation
- community facilities and services that are located where accessibility to the facility's target market is maximised

10 Refer to the Ripley Valley PDA Development Charges and Offsets Plan (DCOP). The DCOP incorporates infrastructure planning, charges and offsets processes into an integrated document for the PDA..

11 Where active transport enters the on-road environment, treatment should be consistent with Austroads: "Cycling Aspects of Austroads Guides (June 2017)".

12 Refer to the Ripley Valley PDA Development Charges and Offsets Plan (DCOP). The DCOP incorporates infrastructure planning, charges and offsets processes into an integrated document for the PDA.

13 Refer to the Ripley Valley PDA Development Charges and Offsets Plan (DCOP). The DCOP incorporates infrastructure planning, charges and offsets processes into an integrated document for the PDA.

through good access to public transport, pedestrian and cycle paths

- a hierarchy of community facilities and services in neighbourhood, secondary and major centres. Neighbourhood level community facilities and services are located within walking distance for most residents, meet everyday needs and are provided early in development. District level community facilities and services serve a broader population catchment, reflect the diverse needs of the population and are provided in response to population growth thresholds. Major community facilities and services are of a higher order and accessed by a sub-regional population.

Potential locations for community facilities are indicated in Figure 15-5 Community Facilities and Schools in Part 15 Ripley Valley Master Planned Area Structure Plan of the 2006 Consolidated Ipswich Planning Scheme. A copy of this figure is provided in Appendix 2.

Reference should be made to Appendix 1, Appendix 2, Table 1, Part 15 and the TND Code from the 2006 Consolidated Ipswich Planning Scheme and applicable EDQ guidelines for further detail.

3.3.8 Natural and cultural values

Development delivers:

- protection of significant environmental and ecological values
- protection of Remnant Endangered vegetation where proven by groundtruthing to be viable
- minimal emissions to land, water and atmosphere
- protection of culturally significant places and items
- efficient use of land and resources.

The design, siting and layout of development:

- preserves and enhances important local, natural, environmental values, and respects local landforms
- avoids, minimises and/or offsets development impacts on areas of biodiversity value
- maintains or improves ecological connectivity in the local urban context
- incorporates landscaping with endemic species that contribute to bushland character, flora and fauna habitat, and fauna movement
- respects cultural heritage values
- minimises adverse impacts on natural landforms and the visual amenity of the site
- maintains or improves the natural functions and environmental, social and economic values of the area's waterways, wetlands, riparian corridors and floodplains
- maintains or improves the ecological health and environmental values of surface and groundwater, including wetlands and waterways in and adjacent to the PDA
- maintains and improves the functioning and characteristics of the hydrological network (including surface and groundwater and the riparian ecology of Bundamba and Deebing Creeks) and generally maintains the natural flow regime
- incorporates total water cycle management and water sensitive urban design principles to appropriately manage floodwater and stormwater
- applies best practice erosion and sediment control techniques giving particular regard to the local highly dispersive soils[14]
- ensures that all land and groundwater will be fit for purpose in accordance with accepted standards and practices
- manages air quality, noise and hazardous materials according to current standards
- promotes innovative and efficient use of energy and water
- maximises recycling opportunities and reduces waste generation.

Map 2 - Values shows the key natural and cultural values in the PDA[15]. Development is sited, designed and constructed to avoid or minimise impacts on natural and cultural values.

Reference should be made to Appendix 1, Appendix 2, Table 1, Part 15 and the TND Code from the 2006 Consolidated Ipswich Planning Scheme and applicable EDQ guidelines for further detail.

3.3.9 Community safety and development constraints

Development ensures that people and property are safe from potential hazards including landslip, bushfire, flooding[16], saline and dispersive soils, predicted effects of climate change, mining subsidence[17] and unexploded ordnance[18].

Development does not compromise the integrity or operation of defence facilities, the Swanbank power station or high voltage

14 Ipswich City Council's Soil Management Guidelines assists in identifying soils at risk of erosion.

15 The information contained within these maps may be subject to review. Applicants should check Ipswich City Council's planning scheme overlays for the most up to date information at www.ipswich.qld.gov.au.

16 Consequently the provisions of this development scheme with respect to the management of flooding and flood risk mitigation may be subject to change at the direction of the Queensland Government in the near future.
This should be taken into account by applicants and assessment managers when considering development in this PDA. Applicants should check Ipswich City Council's planning scheme overlays for the most up-to-date information at http://pdonline.ipswich.qld.gov.au

17 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.

18 The information contained within these maps may be subject to review. Applicants should check Ipswich City Council's planning instruments for the most up to date information at www.ipswich.qld.gov.au.

transmission lines/corridors[19].

Residences and other sensitive uses are protected from the impacts of noise and dust from regional transport corridors.[20]

To ensure protection from flooding and appropriate flood management:

- development achieves an acceptable level of flood immunity[21]
- development ensures that stormwater run off at the site's boundaries does not exceed that which presently exists, and there is 'no net worsening' of flood conditions at the site's boundaries.

To ensure protection from bushfire hazard, development is designed to mitigate bushfire risk.

Maps 3a and 3b show the key community safety and operational constraints affecting the PDA. Development is sited, designed and constructed to avoid, minimise or withstand the incidence of a development constraint.

19 Applicants should check Energex's website for the most up to date guidance on how to achieve this criterion at https://ww.energex.com.au/.

20 An EDQ guideline has been prepared to provide further clarity.

21 As identified on Map 3a, part of the PDA is subject to inundation. For information about how to address potential flooding, refer to:

i) Ipswich City Council's planning instruments including relevant provisions of the Ipswich Planning Scheme

ii) State Planning Policy and associated guideline for siting requirements for key elements of community infrastructure and

iii) the applicable EDQ guideline addressing flooding.

The relevant Development Constraints Overlays of the Ipswich Planning Scheme provide guidance on how to achieve these criteria.

Reference should be made to Appendix 1, Appendix 2, Table 1, Part 15 and the TND Code from the 2006 Consolidated Ipswich Planning Scheme and applicable EDQ guidelines for further detail.

3.3.10 Service infrastructure

The PDA delivers efficient and effective use of infrastructure and services.

Development ensures infrastructure and services are:

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

Reference should be made to Appendix 1, Appendix 2, Table 1, Part 15 and the TND Code from the 2006 Consolidated Ipswich Planning Scheme and applicable EDQ guidelines for further detail.

3.3.11 General requirements

Site area and landscaping:

- sites have sufficient dimensions to accommodate buildings, parking, access and circulation areas and landscaping
- landscaping is provided to enhance the visual amenity of the locality.

Sub-tropical design measures

Development provides built forms that respond to the sub-tropical environment, including eaves, roof overhangs and sun shading devices.

Parking and end of trip facilities:

Parking is provided in accordance with the rates and standards set out in the Ipswich Planning Scheme. The MEDQ will consider proposals for a reduced number of car parking spaces where it can be justified due to factors including:

- availability of on-street car parking
- public transport accessibility
- overall accessibility, including for residential development, whether the proposed development is located within or adjoining a neighbourhood centre
- potential for sharing car parking spaces by different uses and activities
- target markets for residential development.

End of trip facilities[22] for pedestrians and cyclists, including secure undercover bicycle storage facilities, showers and lockers are to be provided as part of non-residential development.

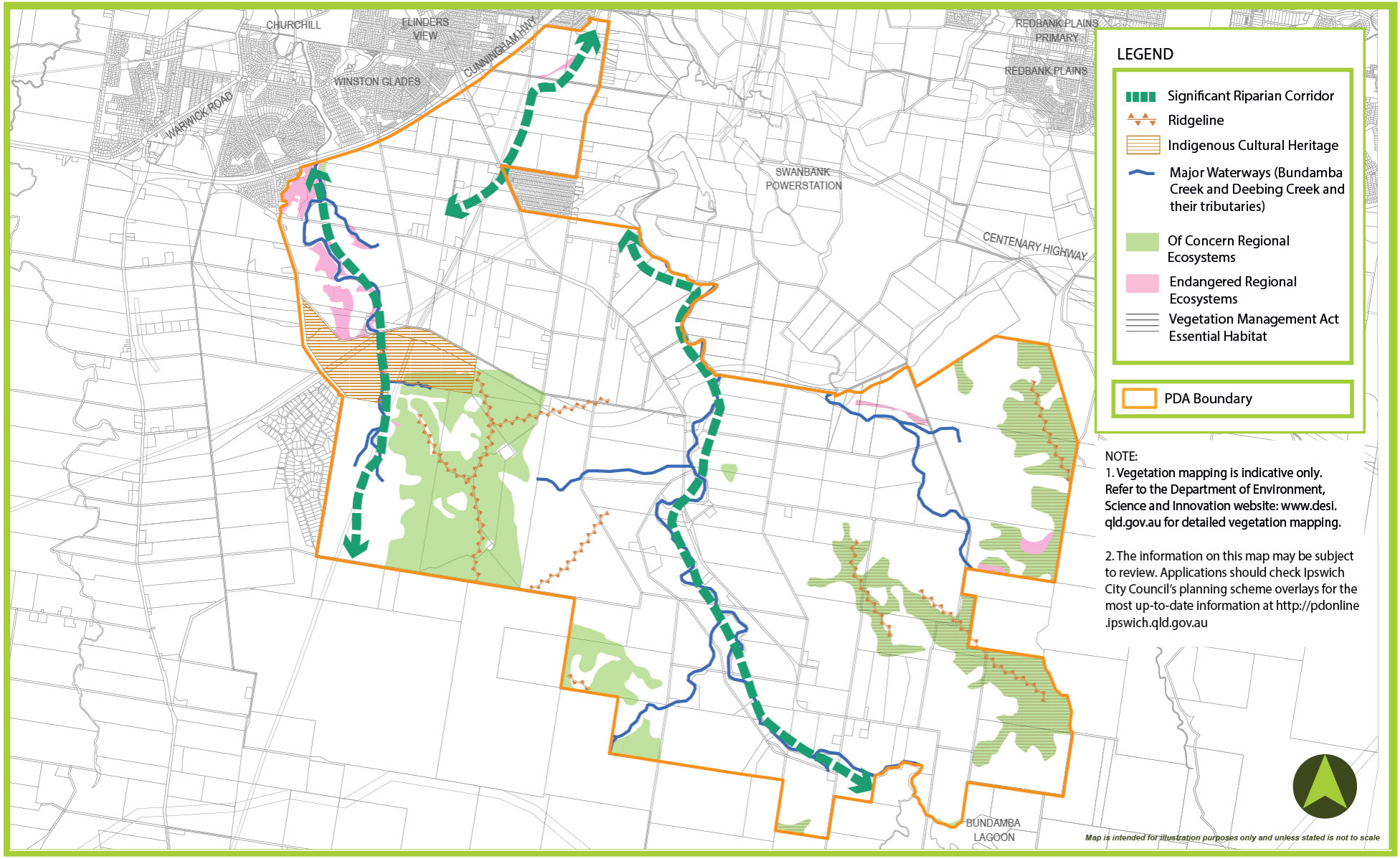
Advertising devices

- cater for the needs of display homes and businesses to clearly identify the location, 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 and complement the local streetscape
- where appropriate, reflect the character of the area
- are sited and provided on premises having regard to safety and amenity.

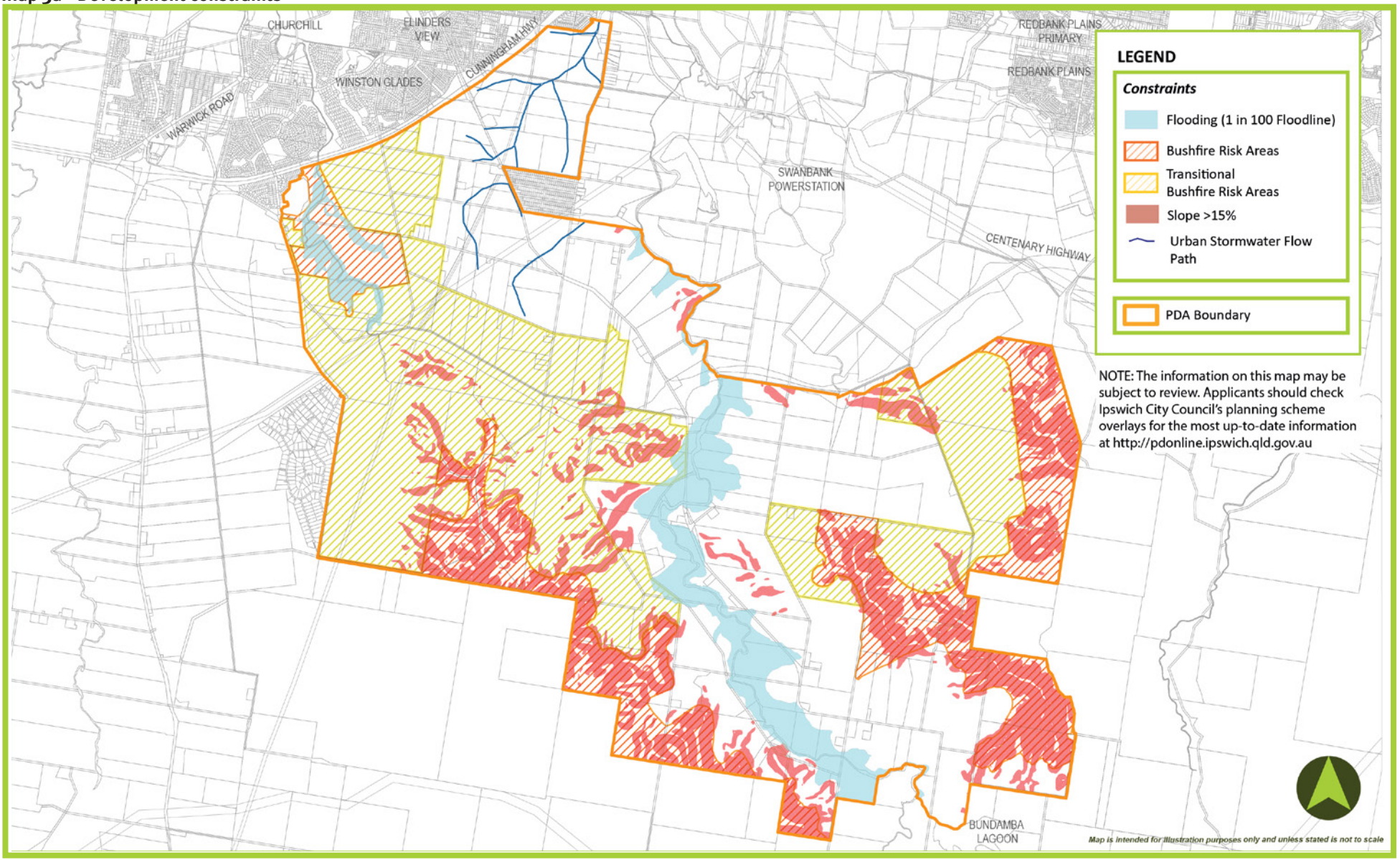
The relevant Advertising Devices Code of the Ipswich Planning Scheme provides guidance on how to achieve these requirements.

22 Refer to the Queensland Development Code 4.1 - Sustainable Buildings

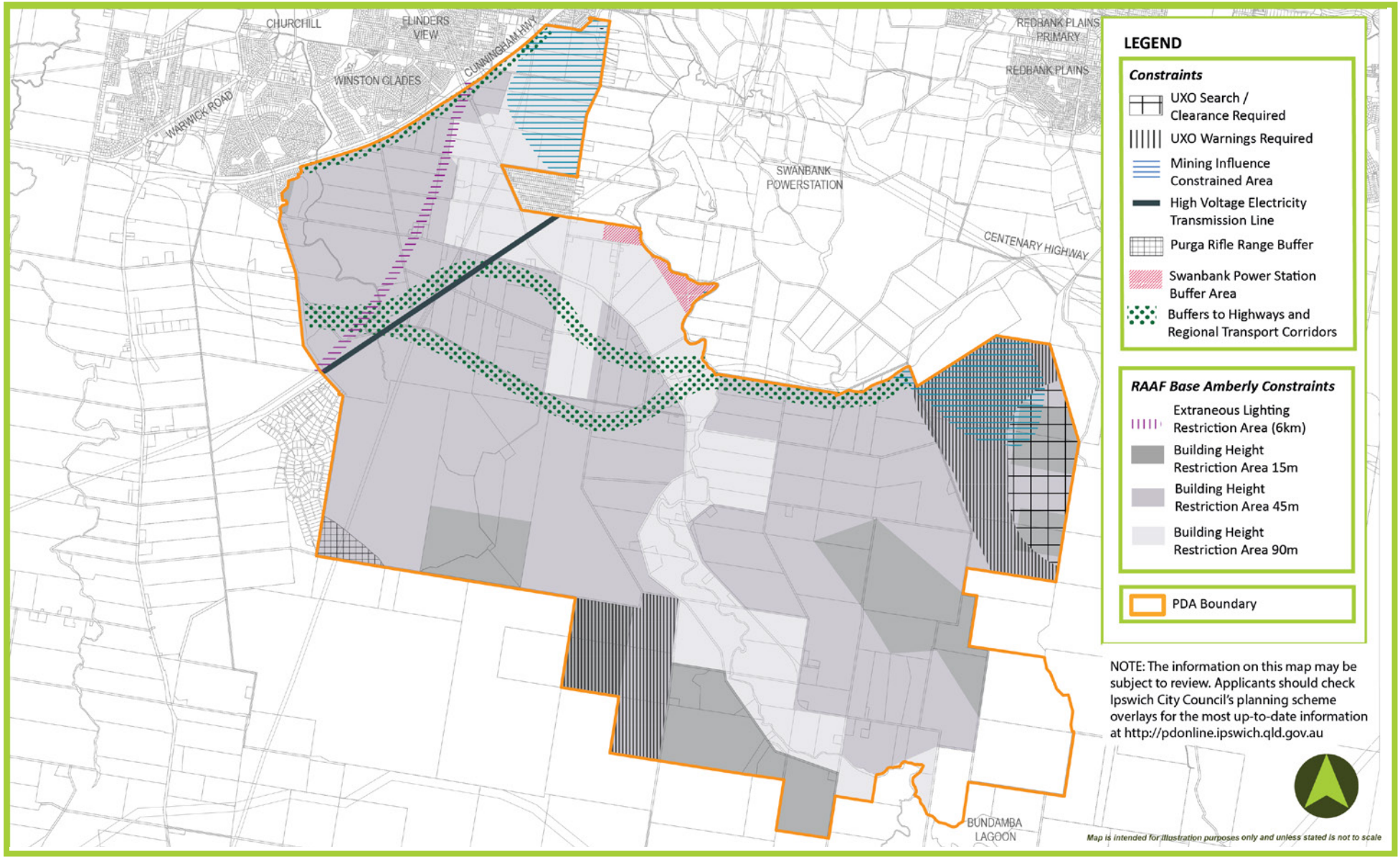
Map 2 -Values


CHURCHILL
FLINDERS VIEW
WINSTON GLADES
WARWICK ROAD
CUNNINGHAM HWY
REDBANK PLAINS PRIMARY
REDBANK PLAINS
SWANBANK POWERSTATION
CENTENARY HIGHWAY
BUNDAMBA LAGOON
LEGEND
Significant Riparian Corridor
Ridgeline
Indigenous Cultural Heritage
Major Waterways (Bundamba Creek and Deebing Creek and their tributaries)
Of Concern Regional Ecosystems
Endangered Regional Ecosystems
Vegetation Management Act Essential Habitat
PDA Boundary
NOTE:
1. Vegetation mapping is indicative only. Refer to the Department of Environment, Science and Innovation website: www.desi.qld.gov.au for detailed vegetation mapping.
2. The information on this map may be subject to review. Applications should check Ipswich City Council's planning scheme overlays for the most up-to-date information at http://pdonline.ipswich.qld.gov.au
Map is intended for illustration purposes only and unless stated is not to scale

Map 3a - Development constraints



Map 3b - Development constraints



3.4 Zone provisions

3.4.1 Zone map

Map 4 - Zones shows the location and boundaries of zones in the PDA. The map establishes 3 zones:

- Urban living
- Urban core
- Environmental protection.

Inclusion of land within the urban living or the urban core zones does not imply that all such lands can be developed for urban purposes. Some land may not be available or appropriate to be developed due to local site conditions such as slope, flooding, vegetation or other constraints including the need to provide roads, open space, community facilities, schools etc. Particular regard should be given to Development Constraints (refer maps 3a and 3b) and the Open Space Network Plan (refer Appendix 1, Figure 15-3).

3.4.2 Zone intents

Urban living zone

The urban living zone applies to most of the area intended for urban development in the PDA. The majority of the zone is intended to be developed as urban and suburban neighbourhoods focused on identifiable and accessible centres and comprising of a mix of residential development including houses, multiple residential and other residential and live work opportunities through home based business. The urban living zone is also intended to accommodate a wide range of other non-residential uses.

These other uses include:

- secondary centres and neighbourhood centres (generally in accordance with Figure 15-12 in Appendix 2)
- a community greenspace network comprising parks, environmental areas and open space corridors along waterways (generally in accordance with Figure 15-3 in Appendix 2)
- local employment areas such as small scale industry and business areas (e.g. service/trade clusters) and local shops (as outlined in section 3.3.4)
- specific facilities and institutions such as educational establishments, child care centres and community facilities (generally in accordance with Figure 15-5 in Appendix 2).

The PDA-wide criteria provide guidance about the preferred nature and locations for some of these uses, but their actual location, nature and extent will be determined through more detailed planning and the preparation of context plans as outlined in section 3.2.8.

Other than in identified centres, non-residential uses may also be approved in the urban living zone where it is demonstrated to the satisfaction of the MEDQ that:

- the proposed use has appropriate vehicular access that will not result in excessive numbers of vehicles passing through residential areas
- the proposed use will cater for the needs of the immediate community and will not compete with or undermine the vitality of the centres hierarchy
- any impacts associated with the use (e.g. noise, dust, emissions) will not affect residential or other sensitive uses.

Reference should be made to Appendix 1, relevant maps in Appendix 2, Table 1, Part 15 and the TND Code from the 2006 Consolidated Ipswich Planning Scheme and applicable EDQ guidelines for further detail on the preferred locations, scale, form and nature of development in the urban living zone.

The urban living zone may also accommodate interim uses such as:

- Agriculture
- Agriculture supply store
- Animal keeping and husbandry
- Intensive horticulture.

Urban core zone

The urban core zone provides the central focus of the PDA, and is located around the proposed main railway station and transport interchange. The urban core zone accommodates the highest densities and the greatest mix of land uses including greenspace and community facilities.

Land within the urban core zone falls into two categories: the urban core zone and the urban core frame.

The urban core centre component of the zone is located between the proposed railway station / transit interchange and extends eastward to link up with attractive greenspace, recreation and active transport opportunities presented by the Bundamba Creek corridor. The highest density development is focussed within the 400 metre primary walking catchment of the proposed railway station extending across the eastern side of Ripley Road through to the Bundamba Creek greenspace corridor.

The urban core frame component occupies the less accessible balance area of the urban core zone.

The exact boundaries between the urban core centre and urban core frame will be determined through the context planning and development assessment process.

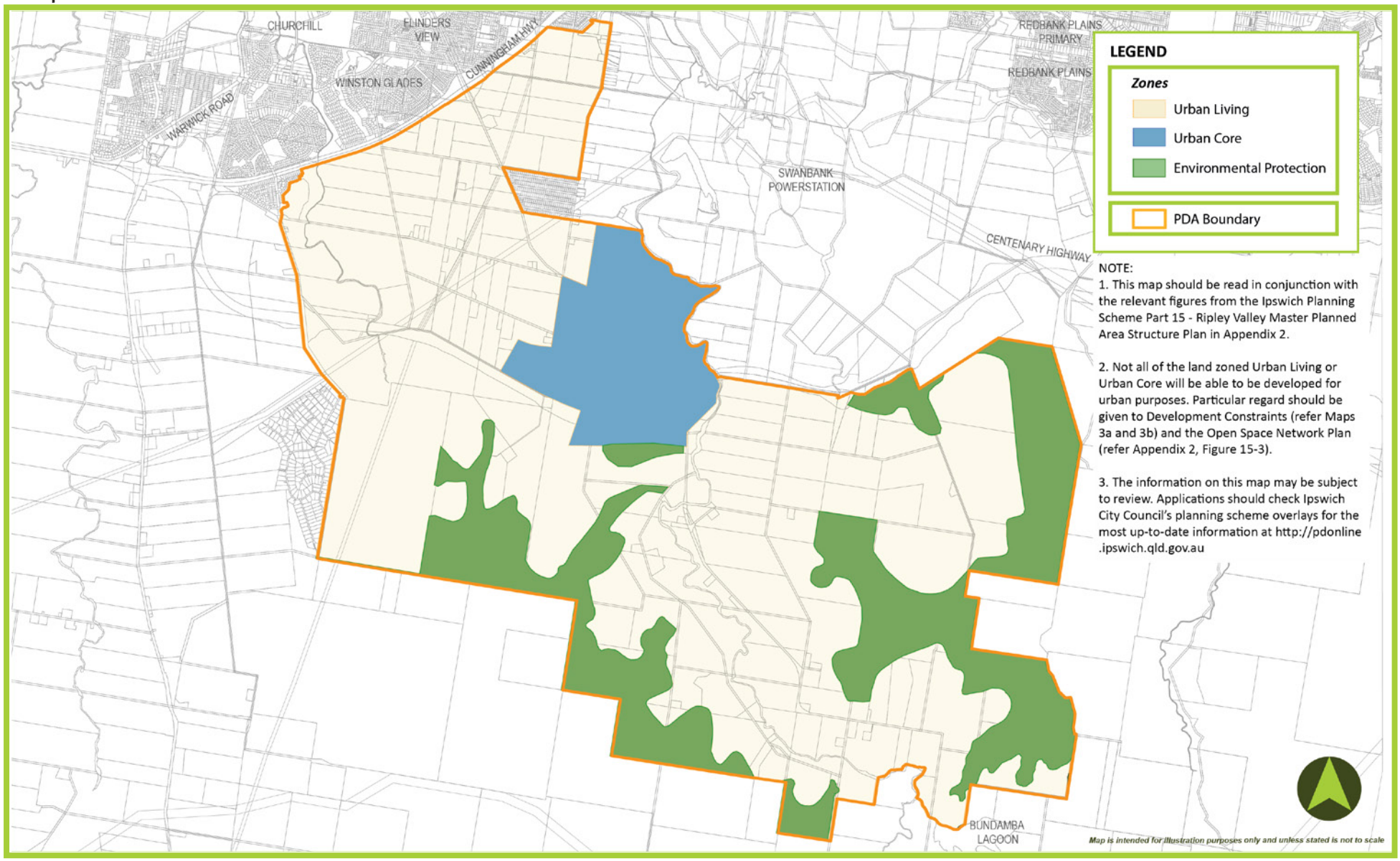
Interim uses may include:

- Bulk landscape supplies
- Warehouse.

Other industrial uses and rural uses are not envisaged in the urban core zone.

Reference should be made to Appendix 1, Appendix 2, Table 1, Part 15 and the TND Code from the 2006 Consolidated Ipswich Planning Scheme and applicable EDQ guidelines for further detail.

MAP 4 - Zones


CHURCHILL
FLINDERS VIEW
WINSTON GLADES
WARWICK ROAD
CUNNINGHAM HWY
REDBANK PLAINS PRIMARY
REDBANK PLAINS
SWANBANK POWERSTATION
CENTENARY HIGHWAY
BUNDAMBA LAGOON
LEGEND
Zones
Urban Living
Urban Core
Environmental Protection
PDA Boundary
NOTE:
1. This map should be read in conjunction with the relevant figures from the Ipswich Planning Scheme Part 15 - Ripley Valley Master Planned Area Structure Plan in Appendix 2.
2. Not all of the land zoned Urban Living or Urban Core will be able to be developed for urban purposes. Particular regard should be given to Development Constraints (refer Maps 3a and 3b) and the Open Space Network Plan (refer Appendix 2, Figure 15-3).
3. The information on this map may be subject to review. Applications should check Ipswich City Council's planning scheme overlays for the most up-to-date information at http://pdonline .ipswich.qld.gov.au
Map is intended for illustration purposes only and unless stated is not to scale

Urban Core Centre

The urban core centre component of the urban core zone accommodates the highest order mixed use centre activities providing a mix of commercial, business, professional, community, entertainment, retail and high density residential activities. The urban core centre is the most intense urban setting, forms the heart of the PDA and is capable of servicing the whole urban development area.

The urban core centre is characterized by high density development up to 12 storeys in height.

Development within the urban core centre delivers:

- safe, attractive and permeable movement networks for pedestrians and cyclists
- ground floor areas which are used primarily for retail, 'shop front' and other active uses
- upper floor levels which are used for a variety of uses including retail, offices, entertainment and residential uses
- buildings fronting streets that are a minimum two storeys in height
- lower intensity or large building format uses which are 'sleeved' by active street frontage uses
- parking in basements or where provided at ground level, screened from streets and other public areas by buildings or landscaping
- high quality design that recognises the importance of streetscape and public realm and contributes to the overall attractiveness of the urban core centre
- built form and associated earthworks that takes precedence over the natural environment in matters concerning pedestrian movements, building disposition, street and open space design
- views to Flinders Peak and the Grampian Hills from key streets, public spaces and buildings
- buildings, streets and parks that optimize physical and visual connections to the Bundamba Creek greenspace corridor.

The urban core centre is the principal focus of retail activities in the PDA. It includes a vibrant retail precinct anchored by a public 'Main Street' (or streets). The retail precinct includes:

- speciality retail
- entertainment, recreation, leisure, cultural and community facilities
- food, beverage and dining facilities, including alfresco dining
- convenience retail for workers, residents and visitors.

The urban core centre also accommodates major civic buildings, educational and health facilities, and provides a safe, attractive public realm with a variety of urban parks, plazas and squares that provide recreation spaces and places for community events and promote opportunities for community interaction.

Uses other than retail, residential and commercial should not have any off-site impacts that may affect the amenity of adjoining areas whether developed or not.

Lower intensity uses and uses that do not require high levels of public transport accessibility, such as showrooms, warehouses and service stations are not appropriate long-term uses in the urban core centre component of the zone.

Urban Core Frame

The urban core frame accommodates a mix of land uses including:

- uses that support activities in the urban core centre but are not suitable for the urban core centre itself (such as service industry and low impact industry)
- uses that benefit from a central accessible location within the PDA but are low intensity uses (such as warehouses, outdoor sales, showrooms and service stations)
- residential uses, including short term and tourist accommodation, taking advantage of proximity to the range of employment opportunities, services and facilities located in the major centre.

The maximum building height in the urban core frame zone is 5 storeys.

Retail development that has the potential to detract from the vitality and viability of retailing in the major centre is not suitable for the urban core frame. Retail development will only be approved in the urban core frame zone where it is:

- not suitable for the urban core centre or other designated centres
- small scale retail to meet the needs of a local catchment of residents or workers
- retailing activity that has a nexus with a use that is not suitable for the major centre.

The urban core frame will incorporate a number of urban neighbourhoods. The transitional nature of this area between the urban core centre and the surrounding residential neighbourhoods means there is likely to be a wide variety of dwelling types ranging from small precincts of houses to multi-level apartment buildings, with densities increasing with proximity to the major centre.

Key roads in the urban core frame, including those providing direct access to the urban core centre, are pedestrian and cyclist friendly with high quality streetscapes and a distinct urban feel. Any large format retail/commercial buildings should ultimately be sleeved along these streets by smaller-scale shops, food premises and businesses where practical to ensure active frontages and visual interest.

Phasing of development in the urban core zone

Development is to occur in an orderly and efficient manner. The desired long-term layout, mix of uses and intensity of development will only be delivered in the long term. However it is important to ensure that the active, pedestrian friendly character of key 'Main Street' elements is established as part of the initial stage of development of the major centre. The 'Main Street' spine should extend from the proposed railway station to the open space located in association with Bundamba Creek. Staging of development and interim uses may be acceptable where they do not compromise the delivery of the desired long term outcomes.

Some land within the urban core centre may not be suitable for development until the Ripley Valley community reaches certain population thresholds. These areas should be retained for longer term development. Context plans should demonstrate how earlier development takes into account longer term development areas and maintains integrity and compactness of earlier development.

Reference should be made to Appendix 2 (particularly Figure 15-14), Table 1, Part 15 and the TND Code from the 2006 Consolidated Ipswich Planning Scheme and applicable EDQ guidelines for further detail.

Environmental protection zone

The environmental protection zone includes areas that are of environmental significance and have associated conservation, biodiversity, habitat or scenic amenity values. The zone may also provide for buffers between incompatible land uses and includes land constrained by features such as subsidence, contamination, dispersive soils, bushfire risk, landslip, erosion and flooding. The zone may accommodate elements of an integrated open space network providing for multi-purpose functions that respond to community needs provided they do not compromise environmental values.

The zone allows only a limited range of low impact, low intensity land uses to protect areas identified as having significant values for biological diversity, water catchment, ecological functioning or cultural values.

Low intensity development may occur where such uses do not affect the environmental significance of the local area demonstrated through detailed site specific investigations. Development should embrace sustainable land management practices, minimise clearing and contribute to the amenity and landscape of the area.

The environmental protection zone provides opportunities for habitat improvement.

Reference should be made to Appendix 2, Part 15 and the TND Code from the 2006 Consolidated Ipswich Planning Scheme, and applicable EDQ guidelines for further detail.

Table 2 - Categories of development

Column 1 *PDA accepted development*	*Column 2* *PDA accepted development subject to identified requirements*	*Column 3* *PDA assessable development*	
		Column 3A *Permissible development*	*Column 3B* *Prohibited development*
In the Urban living zone			
1. An environmentally relevant activity if: (i) a code of environmental compliance has been made for that activity under the *Environmental Protection Regulation 2019*, and (ii) the activity complies with that code. 2. If the land is not on the Environmental Management Register or Contaminated Land Register: (i) development specified in schedule 1 (ii) development for Home based business (iii) development for a sales office where not greater than 150m² (iv) material change of use when not involving building work (other than minor building work) or operational work, for a use other than Car park where: (a) any existing use and the proposed use are both included in either the Commercial use or Retail use categories in schedule 2 where complying with the parking rates in the planning scheme.	1. If the land is not on the Environmental Management Register or Contaminated Land Register: (i) Material change of use for a House or Display home where: (a) the lot is 400m² or more (b) the lot frontage is 12.5 metres or more (c) it complies with the applicable self assessable provisions in schedule 3, and (d) the site is located outside a development constraint area on Maps 3a or 3b other than a RAAF Base Amberley Constraint area or a Transitional Bushfire Risk Area if, for the Transitional Bushfire Risk Area, the site adjoins an existing or approved urban development.	1. Reconfiguring a lot that is not mentioned in schedule 1 2. Making a material change of use if (i) the use is not defined in schedule 2, or (ii) the change of use is not mentioned in columns 1, 2, or 3B. 3. Operational work or building work if the work is not mentioned in columns 1, 2, or 3B.	Development for: 1. Extractive industry 2. High impact industry 3. Medium impact industry 4. Noxious and hazardous industry.

Table 2 - Categories of development

Column 1 *PDA accepted development*	*Column 2* *PDA accepted development subject to identified requirements*	*Column 3* *PDA assessable development*	
		Column 3A *Permissible development*	*Column 3B* *Prohibited development*
In the Urban living zone (continued)			
(v) material change of use if in accordance with an approved Plan of Development (PoD) (vi) operational work or building work in accordance with an approved PoD.			

Column 1 PDA accepted development	Column 2 PDA accepted development subject to identified requirements	Column 3 PDA assessable development	
		Column 3A Permissible development	Column 3B Prohibited development
In the Urban core zone			
1. An environmentally relevant activity if: (i) a code of environmental compliance has been made for that activity under the *Environmental Protection Regulation 2019*, and (ii) the activity complies with that code. 2. If the land is not on the Environmental Management Register or Contaminated Land Register: (i) development specified in schedule 1 (ii) development for Home based business (iii) making a material change of use where complying with the parking rates in the planning scheme and not involving building work (other than minor building work) or operational work for: (a) Commercial uses (other than Car park) (b) Community facility (c) Educational establishment (d) Fast food premises (e) Food premises (f) Market (g) Multiple residential (h) Other residential	Nil	1. Reconfiguring a lot that is not mentioned in schedule 1 2. Making a material change of use if (i) the use is not defined in schedule 2, or (ii) the change of use is not mentioned in columns 1, 2, or 3B. 3. Operational work or building work if the work is not mentioned in columns 1, 2, or 3B.	Development for: 1. Extractive industry 2. High impact industry 3. Medium impact industry 4. Noxious and hazardous industry.

Column 1 *PDA accepted development*	*Column 2* *PDA accepted development subject to identified requirements*	*Column 3* *PDA assessable development*	
		Column 3A *Permissible development*	*Column 3B* *Prohibited development*
In the Urban core zone (continued)			
(j) Place of assembly (k) Research and technology facility (l) Shop (m) Showroom (n) Warehouse (iv) material change of use if in accordance with an approved Plan of Development (PoD) (v) operational work or building work in accordance with an approved PoD.			

Column 1 *PDA accepted development*	*Column 2* *PDA accepted development subject to identified requirements*	*Column 3* *PDA assessable development*	
		Column 3A *Permissible development*	*Column 3B* *Prohibited development*
In the Environmental protection zone			
Nil	Nil	1 Operational work 2 Development for: » Agriculture » Animal keeping and husbandry » Emergency services » Environmentally relevant activities » House » Intensive animal husbandry (where involving stabling) » Park » Short term accommodation » Telecommunication facility » Tourist attraction » Utility installation.	All other development, including development not defined in schedule 2, other than development mentioned in Columns 1, 2 and 3A.

Infrastructure Plan

4.1 Approach

Infrastructure requirements to achieve the planning outcomes will be delivered through the development assessment process, imposed as conditions of a PDA approval for development and delivered as part of the building and operational works on the site.

Infrastructure delivery is divided into 2 components:

1. Local infrastructure will include all internal works and external water and sewerage connections required to deliver the development including:
   a. transport (including roads, public transport and active transport)
   b. community facilities (including parks and plazas, community facility sites, State school sites)
   c. network infrastructure (including water supply and sewerage, stormwater management, telecommunications and power).
2. Sub-regional infrastructure which includes major trunk works for connection to council and state's transport network systems and the local water authority's treatment system. These works are detailed in section 4.4.

As part of implementing this infrastructure plan, EDQ will formulate an infrastructure funding framework for the funding of local infrastructure and appropriate contribution to sub-regional infrastructure. State infrastructure funding will be sought under the normal budgetary processes and will be part of an approved State agency capital program.

Listed below is the infrastructure currently identified for the Ripley Valley PDA. These infrastructure elements reflect current understanding. However, further detailed infrastructure investigations will occur as the development continues and the infrastructure requirements and delivery responsibilities may be amended to reflect the outcomes of these investigations.

Local infrastructure required within any application area will be required to be constructed at the time of development of that area. Infrastructure charges credits will apply in accordance with the approved Infrastructure Funding Framework where the developer constructs nominated local infrastructure.

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.

4.2 Infrastructure agreements

A PDA development condition may require the land owner to enter into an infrastructure agreement, under section 88 of the Act, to address the provisions and requirements of the infrastructure plan and implementation strategy.

For large sites, to ensure the PDA community evolves over time to achieve innocation and best practice, a tiered infrastructure agreement approach is required with a head infrastructure agreement and numerous seconday infrastructure agreements.

The overarching head infrastructure agreement will contain commitments for the whole PDA and address the applicant's responsibilites in relation to the delivery of:

- key infrastructure items delivered within the site
- key infrastructure items delivered external to the site (eg. road upgrades, trunk water and sewerage infrastructure)
- affordable housing
- public transport
- strategies to achieve ecological sustainability outcomes contained in the implementation strategy.

Separate agreements with individual utilities and the local authority may also be required.

The head infrastructure agreement will include provisions to identify the monitoring, compliance and enforcement system that will apply over the PDA's life.

Secondary infrastructure agreements will support the head infrastructure agreement and generally cover the same geographic areas as the context plans. Like context plans, these secondary infrastructure agreements will be progressively entered into at relevant points in the future which will ensure they include best practice standards and practices that are contemporary to that time. Secondary infrastructure agreements will address:

- area specific infrastructure delivery obligations (eg. transport, water, open space, community facilites)
- delivery of environmental protection areas
- housing types and percentages
- pedestrian and cycle network facilities
- local and size of community land and facilities.

The combination of context plans and a tiered infrastructure agreement approach provides the mechanism to review the appropriateness of development standards and practices and to incorporate improvemenets in technology and practices in future context plans and secondary infrastructure agreements.

4.3 Local Infrastructure*

4.3.1 Transport and Network Infrastructure

Infrastructure	*Description of works*	*When required*
Water, Sewerage, Stormwater	Internal reticulation and trunk works required to service the development as agreed with EDQ and the relevant entity. A total water cycle management plan is to be approved and implemented with each stage of development.	To be constructed at the time the development is being undertaken and delivered before improvements are demanded by additional loading from developments within the PDA.
Roads	Internal and trunk roads required to service the development as agreed with the relevant entity.	To be constructed at the time the development is being undertaken and delivered before improvements are demanded by additional loading from developments within the PDA.
Public Transport	Development will contribute to an interim public transport service for up to 5 years or until the fare box income exceeds 30% of running costs, whichever is sooner. This service is to provide a minimum of half hourly services in peak time and hourly services at other times from 6.00am to 9.00pm on weekdays and 8.00 am to 5.00pm on weekends.	On the completion of the 200th lot for the PDA or portion of the PDA.
Active Transport	Active transport infrastructure required to service the development.	To be constructed at the time the development is being undertaken.
Other Networks	Network infrastructure improvements will be undertaken in conjunction with the relevant responsible authority for items including but not limited to; telephony, broadband, electricity and gas.	Generally to be constructed at the time the development is being undertaken and delivered before improvements are demanded by additional loading from developments within the PDA.

4.3.2 Community Infrastructure[2]

Infrastructure	*Description of works*	*When required*
Parks, open space, playing fields, plazas	To be delivered in accordance with the requirements of the scheme and EDQ guidelines.	To be provided at the time the adjacent development is being undertaken.
State school sites	To be delivered in accordance with the requirements of the scheme and EDQ guidelines.	To be provided at the time the adjacent development is being undertaken.
State and council community facilities sites	To be delivered in accordance with the requirements of the scheme and EDQ guidelines.	To be provided at the time the adjacent development is being undertaken.

*Refer to the Ripley Valley PDA Development Charges and Offsets Plan (DCOP). The DCOP incorporates infrastructure planning, charges and offsets processes into an integrated document for the PDA

4.4 Sub-regional infrastructure*

4.4.1 The timing of the provision of Sub-regional Infrastructure is dependent on the rates of development for the PDA. The estimated development rates are shown below:

Year	Dwellings developed
2015 (0 - 4 years)	2,375
2021 (5 - 10 years)	9,000
2057 (Ultimate)	50,000

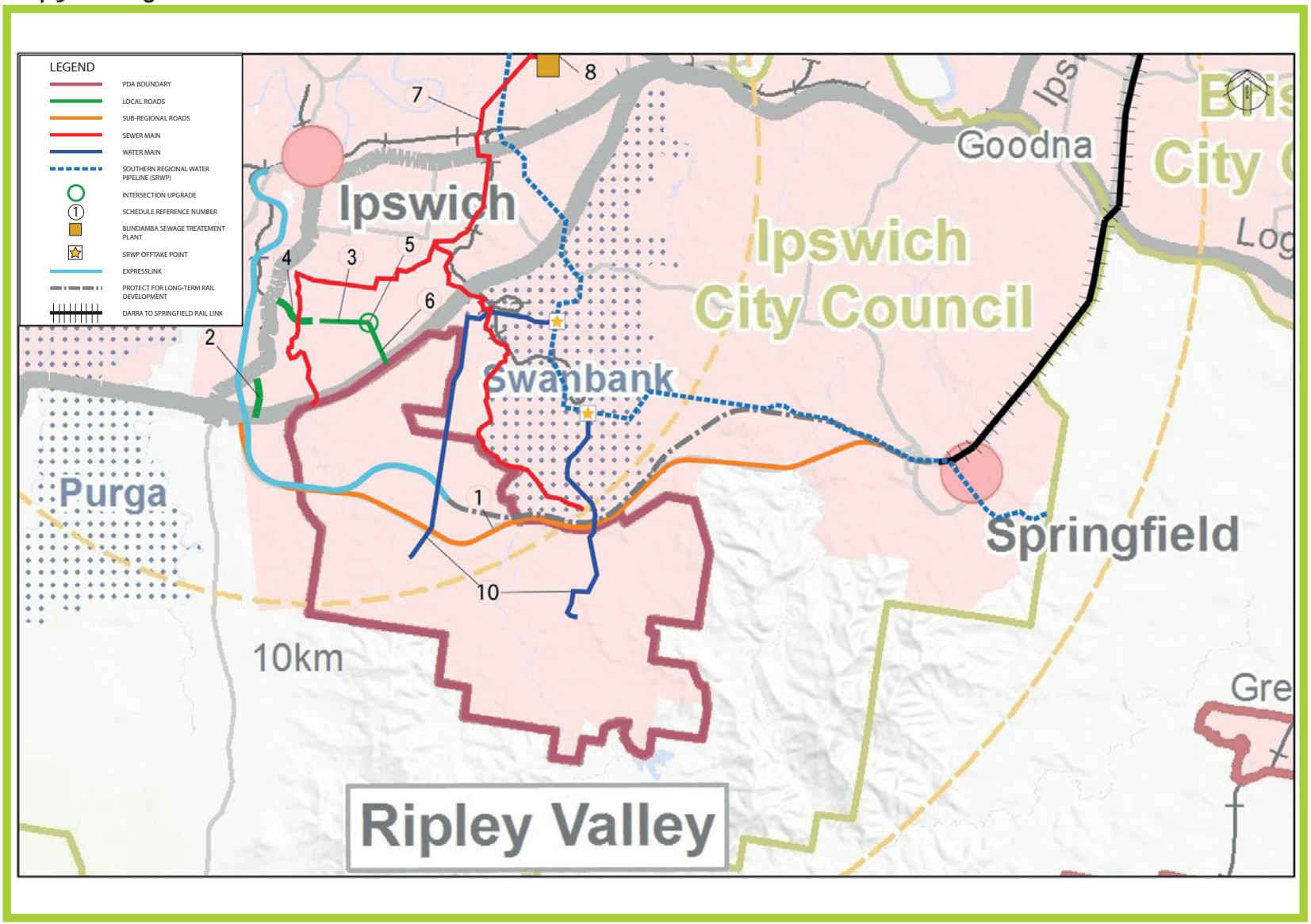
4.4.2 The following sub-regional infrastructure is planned for the development of Ripley Valley**

Map 5 Ref.	Infrastructure	Description of works
Roads		
1	Centenary Highway extension upgrade	Augusta Parkway to Cunningham Highway
2	Kerners Road Deviation	Deebing Creek Connection Road to Warwick Road
3	Edwards Street upgrade	Ripley Road to Briggs Road
4	Edwards Street extension	Briggs Road to Warwick Road
5	Ripley Road intersection upgrade	Edwards Street / Ripley Road / Raceview Street Signalisation
6	Ripley Road upgrade	Edwards Street to Cunningham Highway
Waste Water		
7	Upgrade of downstream sewer	Upgrade of downstream sewer connecting to the Bundamba Treatment Plant
8	Waste Water Treatment	Upgrade of Bundamba waste water treatment plant to service Ripley Valley
Water		
9	Water Connections	External water connections to the SRWP

* Refer to the Ripley Valley PDA Development Charges and Offsets Plan (DCOP). The DCOP incorporates infrastructure planning, charges and offsets processes into an integrated document for the PDA

**Further investigation will determine the timing and entity responsible for delivery.

Map 5 - Sub-regional infrastructure*



*Refer to the Ripley Valley PDA Development Charges and Offsets Plan (DCOP). The DCOP incorporates infrastructure planning, charges and offsets processes into an integrated document for the PDA

Implementation Strategy

5.1 Introduction

The ED Act requires a development scheme to include an implementation strategy to "achieve the main purposes of the Act for this area, to the extent that they are not achieved by the land use plan or infrastructure plan." The implementation strategy for the Ripley Valley PDA Development Scheme (the scheme) fulfils this requirement by identifying a suite of goals, actions and commitments that support the achievement of the vision for the Ripley Valley community.

Fulfilling the vision for the Ripley Valley community will take approximately 30 to 40 years. Many things within our society will change and evolve during this time including; technologies, prevailing economic conditions, socio-demographic trends and attitudes and preferences towards housing. Ripley Valley is expected to become a 'model' new community embracing or even exceeding 'best practice' in ecological sustainability.

This implementation strategy responds to the challenge of delivering a 'model' community over a lengthy time period by establishing targets and goals, underpinned by a commitment to a cycle of data monitoring, review and, if warranted, amendment of standards, guidelines or targets. This approach establishes a cycle of continuous adoption of 'best practice' over time through a rigorous process of monitoring and review. This cycle is depicted in the following diagram as an ever tightening review spiral over time heading closer and closer to the 'model' community aspiration (Figure 1).

Achieving the targets specified in this implementation strategy will not necessarily follow a linear path and there will be a range of actions and innovations driving change. Consequently, following a formal review of data against the specified 'targets' the MEDQ may decide to:

» amend an aspect of the implementation strategy (this may include amending existing targets or incorporating new targets)

» amend existing, or create new, EDQ guidelines and standards that express minimum development requirements that are relevant to the targets.

This strategy focuses on:

1. Housing affordability - which is addressed by expressing 'stretch' targets which are supported by a series of actions. Data relevant to these targets will be regularly collected and will be initially reviewed five years after approval of the development scheme. Subsequent reviews of performance against housing affordability targets should be reviewed every 2 years thereafter.
2. Ecological sustainability - which is addressed by setting goals for a range of long term sustainability aspirations. 2016 'stretch' targets for a suite of sustainability criteria are also specified. These goals and targets are complemented by a range of actions aimed at stimulating development and behavioural outcomes that will contribute towards the targets. Data relevant to these targets will be regularly collected and will be initially reviewed five years after approval of the development scheme. Subsequent reviews of performance against ecological sustainability targets should be reviewed every 2 years thereafter.

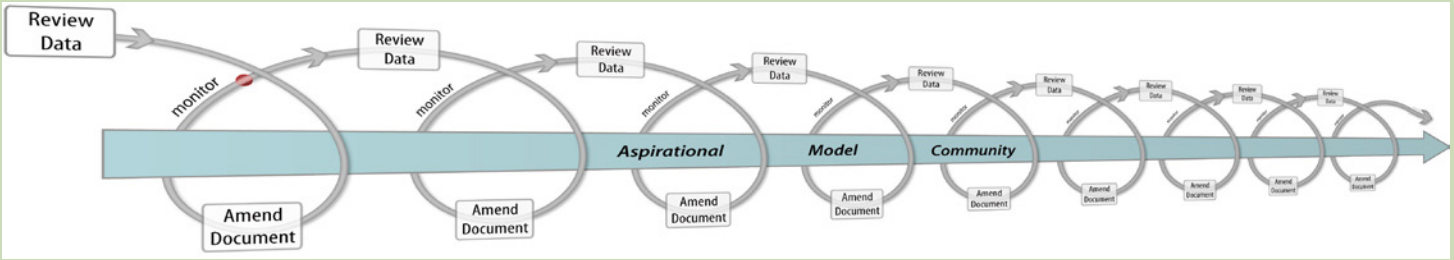


Figure 1

5.2 Housing options

Facilitating the provision of housing that is affordable to households on low to moderate incomes is set out as a core purpose in the Act.

The Housing Strategy defines low to moderate income households which is typically the income of first home buyers and key workers.

EDQ actions	*Stretch targets*	*Goals*
EDQ will: » work with developers to produce suitable housing designs to meet defined price points » monitor dwelling prices and amount of accessible housing produced » include in landowner development agreements: » provisions requiring the land owner deliver housing to achieve nominated price points and accessibility targets where the monitoring process indicates targets are not being achieved » where subsidy is required to achieve these price points, additional provisions will be required to ensure the retention of the affordability over time.	Greater than 25% housing that is affordable for key workers and first home buyers in accordance with the income targets in the Housing Strategy. Greater than 10% accessible housing	Neighbourhoods include a diversity of housing, including that which is affordable for households on low to moderate incomes, and accessible to relfect changing requirements as the community matures.
EDQ will work with the Department of Housing, Local Government, Planning and Public Works, Not for Profit providers and the land owner to identify opportunities for the inclusion of social housing projects progressively over the life of the project.	5% Social housing	

5.3 Ecological sustainability

Ecological sustainability is a balance that integrates:

- protection of ecological processes and natural systems
- economic development
- maintenance of the cultural, economic, physical and social wellbeing of people and communities.

The achievement of ecological sustainability is required by the land use plan and can lead to reduced development and housing costs, including ongoing living costs. Energy, transport, water and access to services are major cost burdens on all household budgets. The land use plan is supported by guidelines which provides development standards to ensure the minimization of adverse impacts on ecological processes and natural systems. The infrastructure plan identifies the key infrastructure required with standards set by the applicable guideline.

This element of the implementation strategy will be critical to achieve continuous improvement in all aspects of ecological sustainability as technology and community needs change during the life of the PDA.

There are aspirations for a growing community that cannot be achieved by the land use or infrastructure plans alone. This element of the implementation strategy is critical to achieve innovation and continuous improvement in ecological sustainability.

EDQ actions	*Stretch targets*	*Goals*
EDQ will work with landowners, councils, government agencies, utility providers and other organisations to develop: Strategies for: » community education to promote the protection and enhancement of the natural environment » demand optimisation for water and energy efficiency and demand management strategies, including builder education » reducing, recycling and reusing demolition, construction and household waste » addressing urban heat island effect to ensure urban amenity and lower energy use in dwellings and buildings. Demonstration projects to: » deliver alternative technology and service model projects for local renewable energy, water self sufficiency, and waste avoidance and recovery » deliver affordable sustainable housing projects that reduces energy use and inputs to achieve zero emissions » facilitate for early introduction of electric vehicles and associated infrastructure. EDQ will work with the Department of Transport and Main Roads and the Council to facilitate the commencement of a public transport service to connect the PDA with education, health and retail centres in the regional area from the time the first residents move into the project.	<u>Natural resources and environment</u> <u>By 2016</u> Potable water usage reduction to an average of 140 litres per person per day Average household energy usage reduction to 15 kilowatt hours (kWh) per day 20% peak energy demand reduction from 5 kilovolt ampere (kVa) to 4kVa average diversified maximum demand Household waste reduction to 150kg per person per year 75% reduction in demolition and construction waste <u>Active and Public Transport</u> <u>By 2016</u> Achieve 20% share of all trips as active transport (walking and cycling) trips <u>Economic sustainability</u> <u>By 2016</u> 100% wireless internet connection for all centres	Communities that: » are in a harmonised, built and natural environment that provides a socially inclusive, resilient and affordable place to live (in terms of set up and living costs) » generate no net green house gas emissions with all new buildings (being carbon neutral as a result of their normal use through a combination of thermal and energy efficiency and use of renewable energy from either centralised, community or direct sources) » maximise local sustainable water harvesting and the efficient utilisation of local water, wastewater, and stormwater resources while protecting the ecosystem health of natural waterways » have sustainable transport with zero emission private vehicles, active travel and public transport that is safe and equitable for all members of the community » have a sustainable waste avoidance and resource recovery that eliminates waste from household and commercial activities » support growth of regional connected economy through the provision of diverse sustainable livelihoods linked with public transport and other sustainable transport

This will be achieved by delivering affordable, sustainable living through early provision of community facilities and services, an early focus on demand management and ongoing technology, and service integration innovations during the life of the PDA.

EDQ actions	*Stretch targets*	*Goals*
EDQ will work with landowners, education providers and the community to: » deliver active transport strategies such as walking school bus services » facilitate pilot community urban agriculture projects. EDQ will work with government agencies, the council and the landowner to: » formulate and implement diverse and connected employment generation strategies » facilitate the concept design and development of centres for knowledge, community and commerce by establishing reference working groups including the council, relevant state agencies and the land owner ahead of the development of each neighbourhood » facilitate wireless internet connection for all centres for knowledge, community and commerce, and major transport stations. EDQ actions will be subject to monitoring and feedback processes.		» provide services, facilities and infrastructure that meet the social, communication, recreational and entertainment needs of residents creating opportunities for social interaction and networking from the outset of development.

EDQ actions	*Stretch targets*	*Goals*
EDQ will work with landowners, government agencies, Ipswich City Council and other organisations as required to: » outline specific community infrastructure and community development requirements in a Development Agreement, prior to the commencement of development. » facilitate the development of a Community Development Strategy within twelve months of the gazettal of the development scheme » facilitate the delivery of community, health and recreational services and facilities as identified in the community development strategy in anticipation of the demands of the growing population » investigate the establishment of a Community Development Fund in conjunction with the Infrastructure Framework, and other potential sources of funds » identify a range of service delivery options delivered in a timely manner to meet the education needs of the community as determined by the Department of Education and Training » monitor the delivery of community infrastructure.		

5.4 Urban land availability for development

A key measure of success of the development scheme is that it leads to development on the ground, rather than be just a planning document. While the land use plan indicates the vision, intent and land uses for precincts within the PDA, certain circumstances may occur where intervention is required to ensure development can and does proceed.

Specific instances are where land fragmentation, multiple agency interests or infrastructure constraints results in a delay in land being able to be brought to market. The fragmentation of landholdings in Ripley Valley requires co-ordinated development that achieves integrated planning and promotes the timely and efficient provision of infrastructure.

EDQ Actions	*Stretch Targets*	*Goals*
EDQ will work with Ipswich City Council to, where required, take the necessary action to facilitate land development in Ripley Valley by: » working with small landowners in Ripley Valley to co-ordinate development of fragmented landholdings through neighbourhood planning to achieve integrated outcomes with high quality urban design outcomes » preparing infrastructure plans to facilitate the co-ordinated provision of infrastructure for fragmented areas » working with government agencies to bring government land to the market where the land is surplus to their requirements » undertaking studies to address area wide issues » arrange funding for catalyst infrastructure to open up multiple development fronts.	Development in the PDA commences quickly and maintains a supply of land on at least four (4) development fronts.	Land development is co-ordinated through integrated planning and with timely and efficient provision of infrastructure.

Schedule 1: Accepted development

NOTE: Does not include land affected by subsidence caused by underground mining.

Development prescribed in schedule 64 of the *Planning Regulation 2017*, other than Part 2, section 2, Part 3, section 18 and Part 5, section 28.
Building work
Minor building and demolition work.
Carrying out building work associated with a material change of use that is PDA accepted development or PDA accepted development subject to identified requirements.
Carrying out building work associated with an approved material change of use.
Material change of use of premises
Making a material change of use of premises for a Park.
Reconfiguring a lot
Subdivision involving road widening and truncations required as a condition of development approval.
Operational work
Erecting no more than one (1) satellite dish on premises, where the satellite dish has no dimension greater than 1.8 metres.
Filling or excavation where: (a) not exceeding 50m^3 in volume or (b) top dressing to a depth of less than 100 vertical millimetres from ground level.
Carrying out operational work if consistent with an approved Plan for Development for a precinct.
Carrying out operational work associated with a material change of use that is PDA accepted development (excluding Park).
Carrying out operational work associated with an approved material change of use.
Carrying out operational work associated with the decontamination of land.
Carrying out operational work that is clearing of vegetation: (a) other than Significant vegetation, or (b) Significant vegetation where: » 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 a state law. » in accordance with the conditions of a PDA development approval for a material change of use or reconfiguring a lot.

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 a front fence or facade of a main building » do not project more than 150mm from front facade or front fence » are not illuminated » contain the name of a business or operator, the use on premises, the contact details or name and address of building » comprise no more than two signs.
Plumbing or drainage work
Carrying out plumbing or drainage work.
All aspects of development
Development undertaken by the state, or a statutory body representing the state, for the purposes of public housing.

Schedule 2: Definitions

Use definitions

Commercial use category

Business

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

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.

Health care services

Means the use of premises for medical, paramedical, alternative therapies and general health care and treatment of persons that involves no overnight accommodation.

Sales office

Means the use of premises for the temporary 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 use category

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 that have significant off-site impacts on non-industrial uses including air, noise or odour emissions that are not easily controlled or contained.

These uses may operate outdoors, but do not involve the manufacture of agricultural chemicals, pharmaceutical products, explosives or fertilisers.

Low impact industry

Means the use of premises for industrial activities which have negligible impacts on surrounding non-industrial uses.

The manufacturing aspects of the use are undertaken indoors.

Any off site impacts including air, noise and odour emissions are able to be readily mitigated.

Medium impact industry

Means the use of premises for industrial activities that have offsite air, noise and odour emissions.

Despite mitigation measures these activities would still have noticeable impacts on non-industrial uses.

The primary (noise, odour and air emitting) aspects of the use are undertaken indoors.

Noxious and hazardous industry

Means the use of premises for industrial activities that have the potential for extreme, adverse impacts on other land uses. This includes the potential for fire, explosion or toxic release.

These uses may involve the production of organic and inorganic chemicals, and the storage and production of explosives.

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 component.

The use may include emerging industries such as energy, aerospace, and biotechnology.

Service Industry

Means the use of premises for industrial activities that have no external air, noise or odour emissions from the site and can be suitably located with other non-industrial uses.

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 use category

Display home

Means the temporary use of premises for the promotion and/or sale of land and/or houses within an estate, where such premises are located within the estate which is proposed to be promoted or sold.

Home based business

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

- the floor area used specifically for the home business does not exceed 50m²
- any visitor accommodation does not exceed 4 visitors
- there is no hiring out of materials, goods, appliances or vehicles
- there is only one sign related to the Home business, located within the premises or on a fence facing the road

- there is no repairing or servicing of vehicles not normally associated with a residential use
- there is no industrial use of premises
- the maximum height of a new building, structure or object does not exceed the height of the House or Multiple residential and the setback is the same as, or greater than, buildings on adjoining properties
- car parking in accordance with the planning scheme
- there is no display of goods
- number of employees does not exceed 4.

House

Means a residential use of premises containing one primary single dwelling on a lot. The use includes out-buildings and works normally associated with a dwelling and may include a secondary dwelling.

The secondary dwelling is subordinate to the primary dwelling, capable of being used as a self-contained residence, and may be constructed under the primary dwelling, attached to it or free standing.

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.

Short term accommodation

Means the use of premises comprising primarily accommodation units for short-term accommodation, generally for travellers and visitors, such as motel or backpackers. The use may include dining, laundry and recreational facilities which cater exclusively for the occupants of the premises, a manager's office and residence. The term does not include Other residential, Hotel or Tourist park.

Retail use category

Bulk landscape supplies

Means the use of premises for bulk storage and sale of landscaping and gardening supplies including soil, gravel, potting mix and mulch, where the majority of materials sold from the premises are not in pre-packaged form.

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.

Garden Centre

Means the use of premises for the sale of plants and includes gardening and landscaping products and supplies where these are sold mainly in pre-packaged form. The use may include an ancillary cafe or coffee shop.

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.

Outdoor sales

Means the use of premises for the display, sale, hire or lease of products where the use is conducted wholly or predominantly outdoors and may include construction, industrial or farm plant and equipment, vehicles, boats and caravans.

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 or the provision of personal services or betting to the public.

Shopping centre

Means the use of premises comprising two or more individual tenancies that is comprised primarily of shops and which function as an integrated complex.

Showroom

Means the use of premises primarily for the sale of goods of a related product line that are of a size, shape or weight that requires

- a large area for handling, display or storage and
- direct vehicle access to the building by members of the public for loading and unloading items purchased or hired.

Rural use category

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.

Agricultural supply store

Means the use of premises for the sale of agricultural products and supplies including agricultural chemicals and fertilisers, seeds, bulk veterinary supplies, farm clothing, saddlery, animal feed and irrigation materials.

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.

Intensive animal industries

Means the use of premises for the intensive breeding of animals or animal products in an enclosure that may require the provision of food and water either mechanically or by hand.

The use includes the ancillary storage and packing of feed and produce.

Intensive horticulture

Means the use of premises for the intensive cultivation of plants or plant material on imported media and located within a building or structure or where outdoors, artificial lights or containers are used.

The use includes the storage and packing of produce and plants grown on the subject site.

Wholesale nursery

Means the use of premises for the sale of plants where the plants are grown on or adjacent to the site.

The use may include sale of gardening materials where these are ancillary to the primary use.

Service, community and other uses category

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 bodies and may include the interment of the ashes. 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 uses. 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 by government bodies or community organisations to provide essential emergency services, disaster management services and including management support facilities for the protection of persons, property and the environment.

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 medical or surgical care or treatment of patients whether or not residing on the premises.

The use may include accommodation for employees and ancillary activities directly serving the needs of patients and visitors.

Place of assembly

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

Telecommunications facility

Means the use of premises for systems that carry communications by means of radio, including guided or unguided electromagnetic energy whether such facility is manned or remotely controlled.

The term does not include low impact facilities that are exempt from State planning laws under the *Telecommunications Act 1997* and specified in the *Telecommunications (Low-impact facilities) Determination 2018*.

Utility Installation

Means the use of premises to provide the public with the following services:

- supply of water, hydraulic power, electricity or gas
- sewerage or drainage services
- transport services including road rail or water
- waste management facilities
- network infrastructure.

The use includes maintenance and storage depots and other facilities for the operation of the use.

Veterinary hospital

Means the use of premises for the treatment of sick or injured animals where such animals are accommodated overnight or for long stay periods on the premises. The term does not include animal keeping and husbandry or veterinary clinic.

Sport, recreation and entertainment use category

Indoor entertainment

Means the use of premises for public entertainment predominantly within a building.

The term includes facilities commonly described as cinema, nightclub, adult entertainment, theatre and hotel.

Indoor sport and recreation

Means the use of premises for leisure, sport, recreation or conducting large scale receptions, displays and functions, predominantly within a building.

The term includes facilities commonly described as sports centre, gymnasium, convention centres, amusement and leisure centres.

Outdoor sport and recreation

Means the use of premises for recreation or sport activity, or other leisure past-time, which is conducted wholly or mainly outside of a building.

The term includes facilities such 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 and may be used for community events.

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

A park does not include pest vegetation as listed by State or local government. A park may include small scale community gardens.

Tourism use category

Tourist attraction

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

The use may include provision of food and drink for consumption on site.

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 tourist park.

Other development

Filling or excavation

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

Material change of use

As defined in the *Economic Development Act 2012*.

Minor building work or demolition work

Means

- internal building work
- demolition work
- external building work up to 25m² for roofs over existing decks or paved areas, sun hoods, carports and the like
- demolition where not involving a place of cultural heritage listed building under the *Queensland Heritage Act 1992*
- building work up to 10% of approved GFA or lawfully existing GFA at the time of commencement of this scheme
- raising a house where the resultant height does not exceed 9m.

Operational work

As defined in the *Economic Development Act 2012*.

Reconfiguring a lot

As defined in the *Economic Development Act 2012*.

Administrative definitions

Accessible housing

Housing in accordance with the applicable EDQ guideline.

Affordable housing

Affordable housing[23] means private rental housing and home purchase options (including housing aimed at the first home owners market) for low to moderate income households.

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 work

As defined in the *Economic Development Act 2012*.

Building height

The maximum vertical distance between the natural ground level and the roof or parapet at any point but not including anything projecting from a building such as an antenna, aerial, chimney, flagpole or the like.

23 Refer to EDQ guideline 16 - Housing

Caretaker's accommodation

The residential use of part of a premises where in connection with a non residential use on the same premises.

Contaminated Land Register

As defined in the *Environmental Protection Act 1994*.

Development scheme

As defined in the *Economic Development Act 2012*.

Dwelling unit

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*.

Environmentally relevant activities

As defined in the *Environmental Protection Act 1994*.

Existing or approved urban development

Means where one or more of the uses in any of the definitions use categories exists or is approved other than:

- the Rural use category and
- within the Service and community use category, a Cemetery or Crematorium.

Greenspace network

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

Gross floor area (GFA)

The total floor area of all storeys of a building, including mezzanines, measured from the outside of 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
- the parking, loading and manoeuvring of motor vehicles
- private balconies whether roofed or not.

Ground level

Means:

- the existing level of the site providing it has not been unlawfully altered; or
- where the land has been unlawfully altered the level of land prior to the alteration; or
- the 'as-constructed' level of the land in accordance with an approval for filling and excavation.

Interim Uses

Refer to section 3.2.9.

Mezzanine

An intermediate floor within a room.

Neighbourhood centre

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).

Net residential density

Net residential density means the total number of dwellings divided by the combined area of residential lots, local parks, internal local roads and half the width of local roads bordering the site. Average net residential density means net residential density calculated for a whole neighbourhood.

Outermost projection

Outermost projection, of a building or structure, means the outermost part of the building or structure, other than a part that is:

- a retractable blind
- a fixed screen
- a rainwater fitting
- an ornamental attachment.

Planning scheme

The planning scheme for Ipswich City Council, unless specifically referring to the 2006 Consolidated Ipswich Planning Scheme. References to the 2006 Consolidated Ipswich Planning Scheme mean the version of that scheme that was in force immediately before it was repealed.

Plan of Development

See section 3.2.

Plot ratio

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

Premises

As defined in the *Economic Development Act 2012*.

Private open space

An outdoor area for the exclusive use of occupants.

Public housing

As defined in the *Housing Act 2003*.

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 parks.

Sensitive uses

Means any of the following: Child care centre, Educational establishment, Health care services, Hospital, House, Multiple residential, Other residential, Relocatable home park and Short term accommodation.

Setback

Setback, for a building or structure, means the shortest distance, measured horizontally, between the outermost projection of the building or structure to the vertical projection of the boundary of the lot where the building or structure is.

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 including vegetation mapped as endangered remnant vegetation on the regional ecosystem maps prepared under the *Vegetation Management Act 1999*
- 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 zone[24].

Site cover

Site cover, of development, means the portion of the site, expressed as a percentage, that will be covered by a building or structure, measured to its outermost projection, after the development is carried out, other than a building or structure, or part of a building or structure, that is:

- in a landscaped or open space area, including, for example, a gazebo or shade structure
- a basement that is completely below ground level and used for car parking È the eaves of a building
- a sun shade.

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:

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

24 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.

Schedule 3: Identified requirements for PDA accepted development subject to identified requirements

Identified requirements for a House - in the Urban living zone

Elements	*Identified requirements*
For the primary house on a lot.	
Design and siting of buildings and structures	Where on a lot 400m² to 450m² - the acceptable solutions in Element 1 of the Queensland Development Code (QDC), MP1.1 - Design and siting standards for single detached housing - on lots under 450m². Where on a lot more than 450m² - the acceptable solutions in Element 1 of the Queensland Development Code (QDC), MP1.2 - Design and siting standards for single detached housing - on lots 450m² and over*.
Outdoor living space	Minimum 16m² with a minimum dimension of 4m and directly accessible from a main living room.
Car parking	Minimum 1 covered space 5m x 3m.
Driveway	Minimum 3m wide.
Front entry	Pedestrian entry and door visible from and addressing the street.
Street surveillance	Minimum one habitable room fronting the street with large windows or balconies facing the street.
Front fencing	Up to 1.8m high, with a minimum of 50% transparency for that part of the fence exceeding 1.2m in height.
Building articulation	Minimum 0.5m wall articulation every 10m plus roof overhangs (eaves) and at least one of the following: a verandah, window hoods / screens, or awnings and shade structures.
Road access	The lot has physical access to a sealed road, or a constructed road on Council's maintenance list.
Infrastructure services	The lot is connected to a reticulated water supply network and a reticulated electricity network. The lot is connected to a reticulated sewerage network or is capable of providing for on site effluent treatment and disposal in accordance with the Queensland Plumbing and Wastewater Code.
Cleared area along boundaries	Minimum 15m if the boundary adjoins a Bushfire Risk Area.
For the secondary dwelling on a lot	
Floor area of secondary dwelling	Minimum 45m² to maximum 75m²
Design and siting of buildings and structures	Where on a lot 400m² to 450m² - the acceptable solutions in Element 1 of the Queensland Development Code (QDC), MP1.1 - Design and siting standards for single detached housing - on lots under 450m². Where on a lot more than 450m² - the acceptable solutions in Element 1 of the Queensland Development Code (QDC), MP1.2 - Design and siting standards for single detached housing - on lots 450m² and over.
Materials and detailing	Materials, detailing, colours and roof form are consistent with those of the primary house.
Outdoor living space	Minimum 9m² with a minimum dimension of 4m and directly accessible from a main living area. If the lot is on a corner, not located within the corner setback.
Car parking	Minimum one space 5m x 3m.
Driveway	Shared driveway with the primary house. However if the lot Is on a corner a separate driveway must be provided with a minimum width of 3m.
Front entry	If the lot is on a corner - dedicated pedestrian entry and door visible from and addressing the secondary street.
Street surveillance	If the lot is on a corner or overlooks a lane - minimum of 1 habitable room fronting the secondary street or lane with large windows or balconies facing the street or lane.
Fencing (street front)	If the lot is on a corner - maximum 1.2 m high on secondary frontage.
Fencing (other)	Up to 1.8m high - minimum 50% transparency over 1.2m in height.
Verandahs	If the lot is on a corner - Minimum 50% of building frontage, not screened.

* Note: the 9m building height limit in the development scheme prevails over the 8.5m height limit in QDC

Schedule 4: Amendments

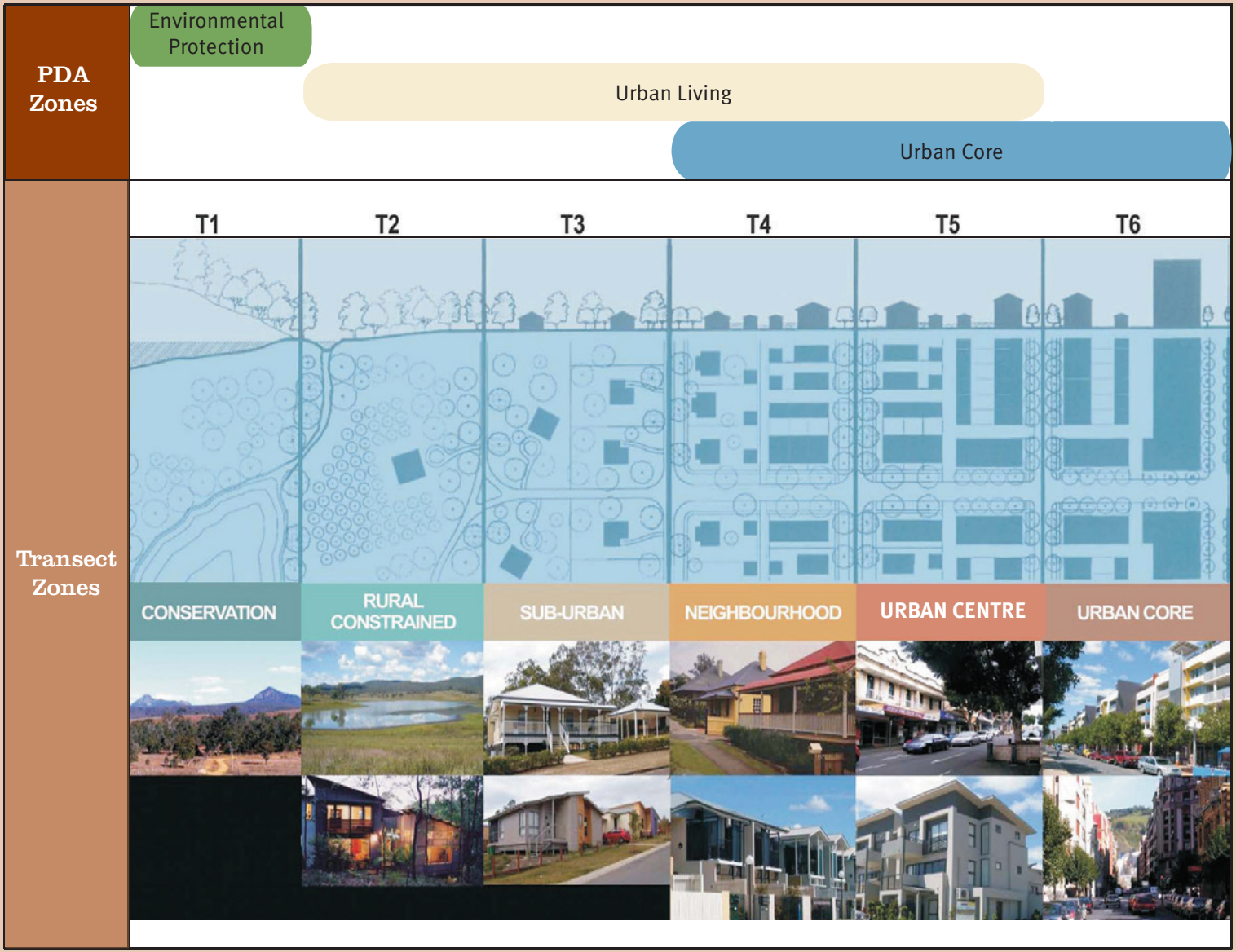
Current PDA DS Page	*Current PDA Development Scheme Section*	*Amendment*
Amendment 1: 28 February 2025		
Cover page	-	Last amended date added
Copyright page	-	Added for consistency
Contents page	-	Page numbers reordered
Page 1	1.1 Interpreting the Development Scheme	New section was added to the Introduction and reordering of subsequent section numbers
Page 43	Schedule 2: Definitions	New definition - Administrative definitions to include 'Outermost projection'.
Page 43	Schedule 2: Definitions	Amended definition - Administrative definitions of 'Setback' to reflect the standard administrative terms for local planning instruments prescribed in the Planning Regulation 2017.
Page 43	Schedule 2: Definitions	Amended definition - Administrative definitions of 'Site cover' to reflect the standard administrative terms for local planning instruments prescribed in the Planning Regulation 2017.
Page 45	Schedule 4	New Schedule added to reflect the amendments on 28 February 2025
Amendment 2: 1 July 2025		
General Amendments		
Various Pages and Sections		Amend act name from "*Urban Land Development Authority Act*" to "*Economic Development Act 2012*" to reflect change in legislation from the *Urban Land Development Act 2007* (the ULDA Act) to *Economic Development Act 2012*(the ED Act).
Various Pages and Sections		Amend terminology from "Urban Development Area (UDA)" to "Priority Development Area (PDA)" to reflect change in legislation from the *Urban Land Development Act 2007* (the ULDA Act) to *Economic Development Act 2012*(the ED Act).
Various Pages and Sections		Amend terminology from "Urban Land Development Authority (ULDA)" to "Economic Development Queensland (EDQ)/Minister for Economic Development Queensland (MEDQ)" to reflect change in legislation from the *Urban Land Development Act 2007* (the ULDA Act) to *Economic Development Act 2012*(the ED Act).
Various Pages and Sections		Amend outdated legislation referred to in the Ripley Valley PDA Development Scheme, including: » *"South East Queensland Regional Plan 2023 – ShapingSEQ 2023"* » *"Plumbing and Drainage Act 2018"* » *"The Planning Act 2016"* » *"Austroads: Cycling Aspects of Austroads Guides (June 2017)"* » *"Ipswich City Council's Soil Management Guidelines"* » *"Environmental Protection Regulation 2019"* » *"Planning Regulation 2017"* » *"Telecommunications Act 1997"* » *"Telecommunications (Low-impact facilities) Determination 2018"*

Current PDA DS Page	*Current PDA Development Scheme Section*	*Amendment*
Amendment 2: 1 July 2025		
Specific Amendments		
Page 1	1.2 Priority Development Area	Update Introduction content to reflect change in legislation from *Urban Land Development Act 2007* to *Economic Development Act 2012*.
Page 1	1.3 Application of the development scheme	Update Introduction content to reflect change in legislation from *Urban Land Development Act 2007* to *Economic Development Act 2012*.
Page 1	1.5 Acknowledgements	Amend Acknowledgments section to refer to "the Traditional Neighbourhood Design (TND) Code and Part – 15 Ripley Valley Master Planned Area Structure Plan of the 2006 Consolidated Ipswich Planning Scheme."
Page 2	2.1 Background	Amend the reference to the South East Queensland Regional Plan to refer to ShapingSEQ 2023. Amend references to "400 population" to refer to the population being at the time of declaration.
Page 3	2.2 Vision statement	Amend vision statement to refer to the "2006 Consolidated Ipswich Planning Scheme, Part 15 – Ripley Valley Master Planned Area Structure Plan."
Pages 4-17	3.0 Land Use Plan	Amend terminology in Land Use Plan from "levels of assessment" to "categories of development", "self-assessable development" to "accepted development subject to identified requirements" and from "exempt development" to "accepted development" to reflect change in legislation from *Urban Land Development Act 2007* to *Economic Development Act 2012*.
Page 4	3.1.2 PDA development requirements	Amend UDA development requirements section to refer to "EDQ guidelines and certain parts of the 2006 Consolidated Ipswich Planning Scheme (see section 3.2.12) provide guidance on how to achieve the PDA-wide criteria." As well as update the link to EDQ's website.
Page 5	3.2 Development assessment	Amend Development assessment section references to relevant ED Act section numbers tto reflect change in legislation from *Urban Land Development Act 2007* to *Economic Development Act 2012*, including: » From section 6 of the ULDA Act to section 33 of the ED Act; » From section 43 of the ULDA Act to section 226 of the ED Act; and » From section 97 of the ULDA Act to Part 7 of the ED Act.
Page 7	3.2.12 Relationship with local government planning scheme and other legislation	Amend relationship with local government planning scheme and other legislation section to refer to: » "Part 15 Ripley Valley Master Planned Area Structure Plan of the 2006 Consolidated Ipswich Planning Scheme." » "Application of Development Constraints Overlays and associated codes of the Ipswich Planning Scheme." » "Ipswich City Council's Planning Scheme for the most up to date guidance on how to achieve the PDA development requirements in relation to community safety and development constraints." » "Part 12, Division 3 TND Code of the 2006 Consolidated Ipswich Planning Scheme." » "Sections 12.3.5 and 12.3.6 of the Traditional Neighbourhood Design (TND) Code of the 2006 consolidated Ipswich Planning Scheme provide guidance on how to achieve the PDA development requirements." » "Ipswich City Council's Planning Scheme for the most up to date guidance on how to achieve the requirements of the PDA-wide criteria relating to advertising." » Amend footnotes to refer to "Parts 12 and 15 of the 2006 Consolidated Ipswich Planning Scheme." As well as updating the link to Ipswich City Council's website.

Current PDA DS Page	*Current PDA Development Scheme Section*	*Amendment*
Amendment 2: 1 July 2025		
Specific Amendments		
Page 8	3.3.1 Neighbourhoods	Amend neighbourhoods section to refer to "Figure 15-2 Neighbourhood Structure in Part 15 Ripley Valley Master Planned Area Structure Plan of the 2006 Consolidated Ipswich Planning Scheme."
Page 8	3.3.2 Centres	Amend centres section to refer to "s15.3.4 of the Ripley Valley Master Planned Area Structure Plan of the 2006 Consolidated Ipswich Planning Scheme."
Pages 10-13, 17 & 20	3.3.2 Centres 3.3.3 Housing diversity and affordability 3.3.4 Employment opportunities 3.3.5 Movement Network 3.3.7 Community facilities 3.3.8 Natural and cultural values 3.3.9 Community safety and development constraints 3.3.10 Service infrastructure 3.4.2 Zone intents	Amend sections to refer to "Appendix 1, Appendix 2, Table 1, Part 15 and the TND Code from the 2006 Consolidate Ipswich Planning Scheme and applicable PDA guidelines for further detail."
Page 11	3.3.5 Movement Network	Amend movement network section to refer to "Figures 15-7 Transit Plan, 15-8 Strategic Walk and Cycle Plan, 15-9 Throroughfare Types and 15-10 Thoroughfare Hierarchy Plan in Part 15 Ripley Valley Master Planned Area Structure Plan of the 2006 Consolidated Ipswich Planning Scheme."
Page 11	3.3.6 Community greenspace network	Amend community greenspace network section to refer to "Figure 15-3 Open Space in Part 15 Ripley Valley Master Planned Area Structure Plan of the 2006 Consolidated Ipswich Planning Scheme."
Pages 11-12	3.3.7 Community facilities	Amend community facilities section to refer to "Figure 15-5 Community Facilities and Schools in Part 15 Ripley Valley Master Planned Area Structure Plan of the 2006 Consolidated Ipswich Planning Scheme."
Pages 12-13	3.3.9 Community safety and development constraints	Amend community safety and development constraints section to refer to "the relevant Development Constraints Overlays of the Ipswich Planning Scheme."
Page 13	3.3.11 General requirements	Amend general requirements section to refer to "the relevant Advertising Devices Code of the Ipswich Planning Scheme for guidance on how to achieve these requirements."
Page 14	Map 2 – Values	Amend map legend from "UDA Boundary to "PDA Boundary" and update link to the Department of Environment and Resource Management website.
Pages 15-16	Map 3a & 3b – Development constraints	Amend map legends from "UDA Boundary" to "PDA Boundary" and update link to Ipswich City Council's planning scheme overlays.
Pages 17 & 20	3.4.2 Zone intents	Amend zone intents section to refer to "Appendix 1, relevant maps in Appendix 2, Table 1, Part 15 and the TND Code from the 2006 Consolidated Ipswich Planning Scheme and applicable PDA guidelines."

Current PDA DS Page	*Current PDA Development Scheme Section*	*Amendment*
Amendment 2: 1 July 2025		
Specific Amendments		
Page 18	Map 4 - Zones	Amend map legend from "UDA Boundary" to "PDA Boundary" and update map notes to refer to the "relevant figures from the 2006 Consolidated Ipswich Planning Scheme Part 15 – Ripley Valley Master Planned Area Structure Plan in Appendix 2."
Page 43	Schedule 2: Definitions	Amend the definition of planning scheme to "The planning scheme for Ipswich City Council, unless specifically referring to the 2006 Consolidated Ipswich Planning Scheme." References to the 2006 Consolidated Ipswich Planning Scheme mean the version of that scheme that was in force immediately before it was repealed.

Appendix 1 - Relationship between TND Transect zones and PDA zones.



7.1 Appendix

The following is an excerpt from Ipswich City Council's Traditional Neighbourhood Design Code (TND):

The TND

... provides for the creation of a predictable urban environment through stipulating the physical form and intensity of development in accordance with TND and Transect Based Planning principles.

It is primarily concerned with built form outcomes rather than the management and segregation of land uses. 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.

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. Neighbourhoods are designed from the least urban to the most urban.

The Transect is an ordering system that ensures every urban element finds a place within its continuum.

Spatial definition is the way in which buildings relate to adjoining buildings and the street and their place within the neighbourhood.

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.

Buildings and frontage treatment are designed to

- *Create a spatial definition...*
- *Contribute to the character of the neighbourhood ...*

(For example:

- *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*
- *Buildings at the edge 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.)*

Development is ... designed and located to -

- *Create a discernable centre for the neighbourhood to promote community identity and a 'sense of place'*
- *Position dwellings within walking distance from the centre of the neighbourhood*
- *Position dwellings within walking distance from open space and encourage pedestrian connectivity throughout neighbourhoods*
- *Encourage the use of public transport, walking and cycling*
- *Provide for... [secondary dwellings] to ... detached dwellings*
- *Offer a variety of dwelling types to accommodate a range of people with different lifecycle and lifestyle needs*
- *Position buildings in relation to the street and to other buildings at a scale commensurate with the intent of the ...zone...*
- *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 ...zone...*

The PDA development requirements seek to achieve similar outcomes.

In the preparation of context plans, applicants should demonstrate how the proposal meets TND and Transect based principles, including the potential allocation of Transect zones and any alternative approaches that will create a superior outcome to meet the PDA development requirements.

Appendix 2 - Relevant figures from part 15 - Ripley Valley Master Planned Area Structure Plan

Figure 15.1	Structure Plan
Figure 15.2	Neighbourhood Structure
Figure 15-3	Open Space
Figure 15.5	Community Facilities and Schools
Figure 15.7	Transit Plan
Figure 15.8	Strategic Walk and Cycle Plan
Figure 15.9	Thoroughfare Types
Figure 15.10	Thoroughfare Hierarchy Plan
Figure 15.12	Centres and Employment
Figure 15.14	Development Sequencing
Figure 15.15	Neighbourhood Unit Plan

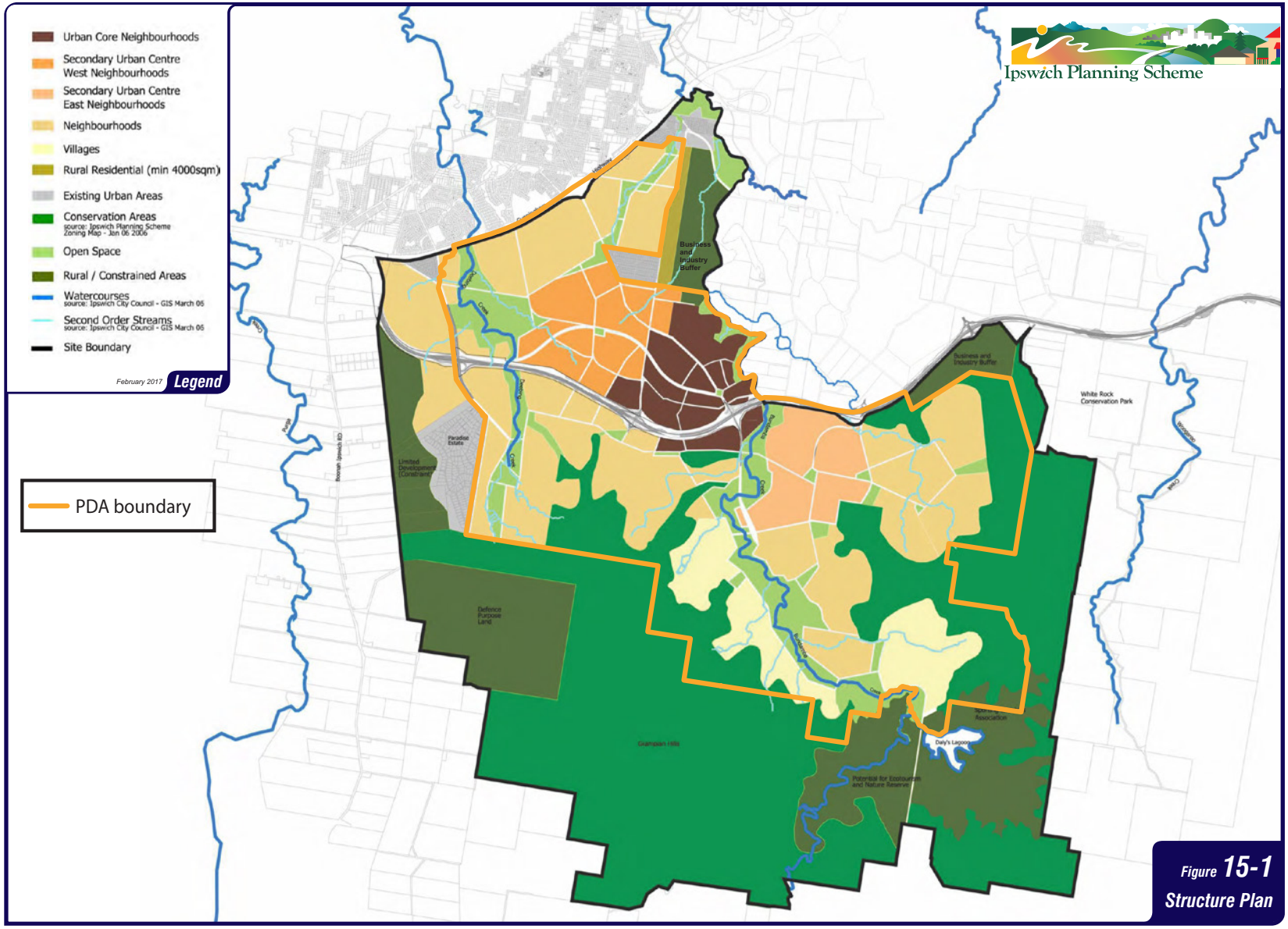


Figure 15-1
Structure Plan

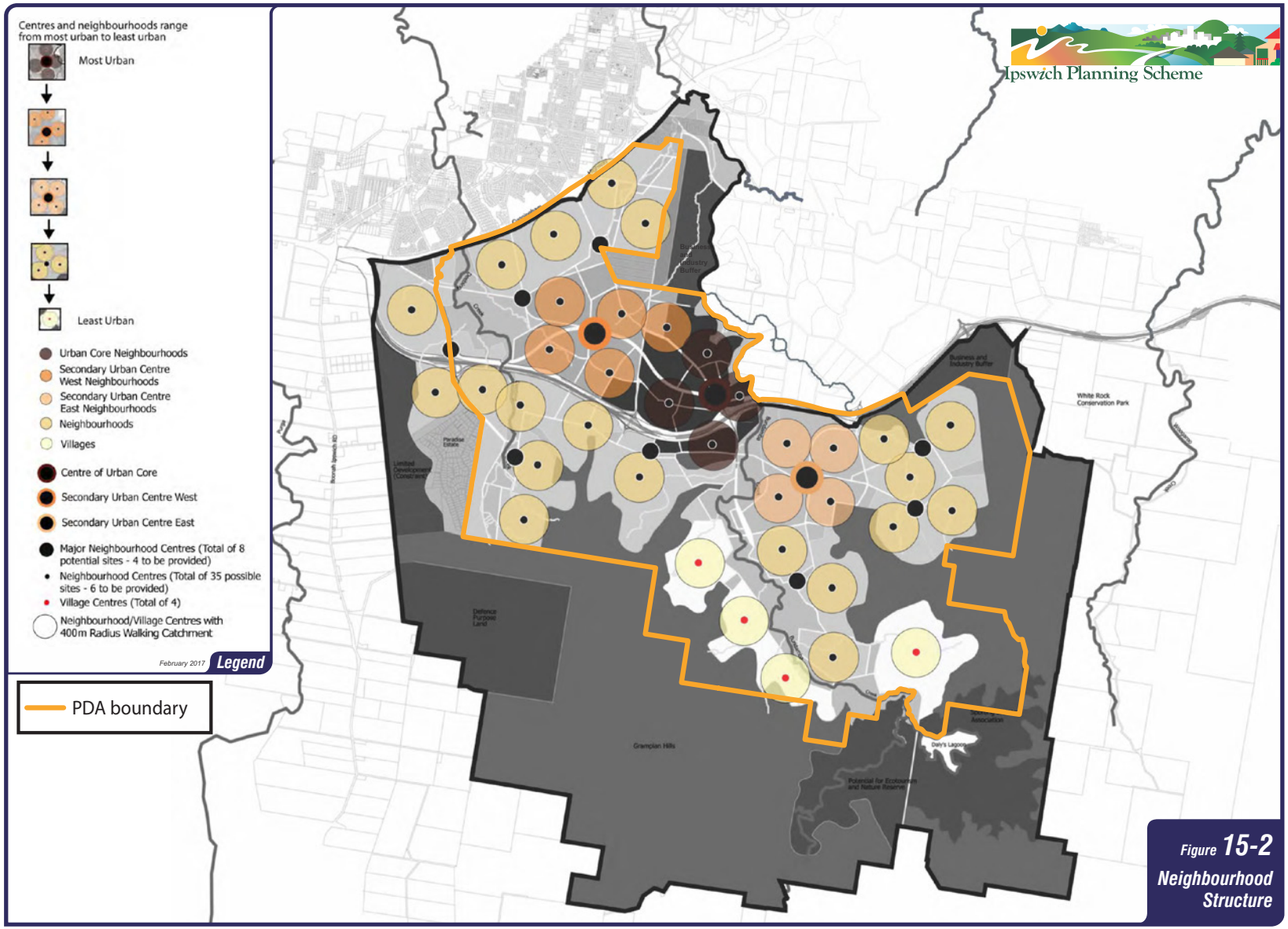


Figure 15-2
Neighbourhood Structure

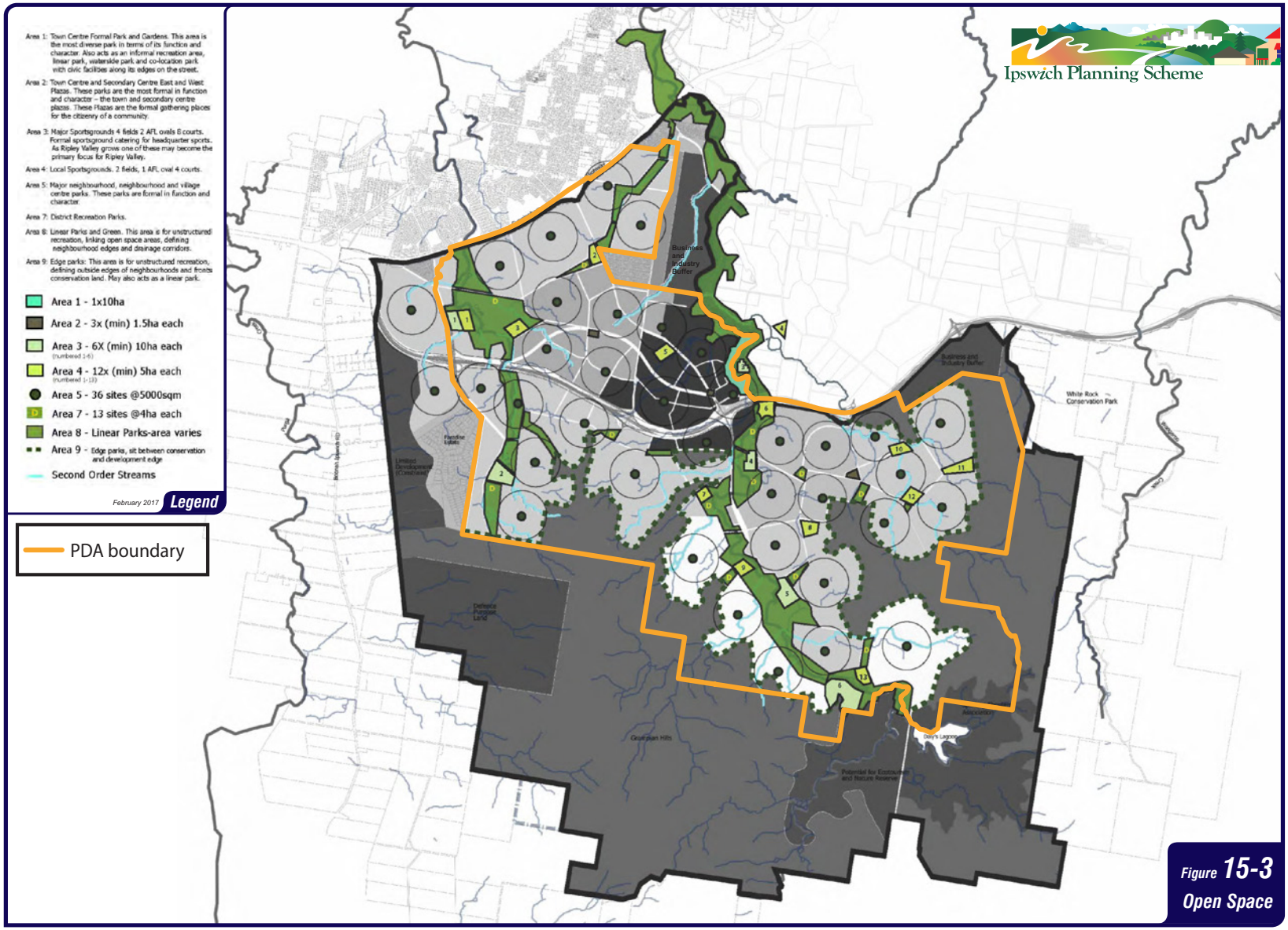


Figure 15-3
Open Space

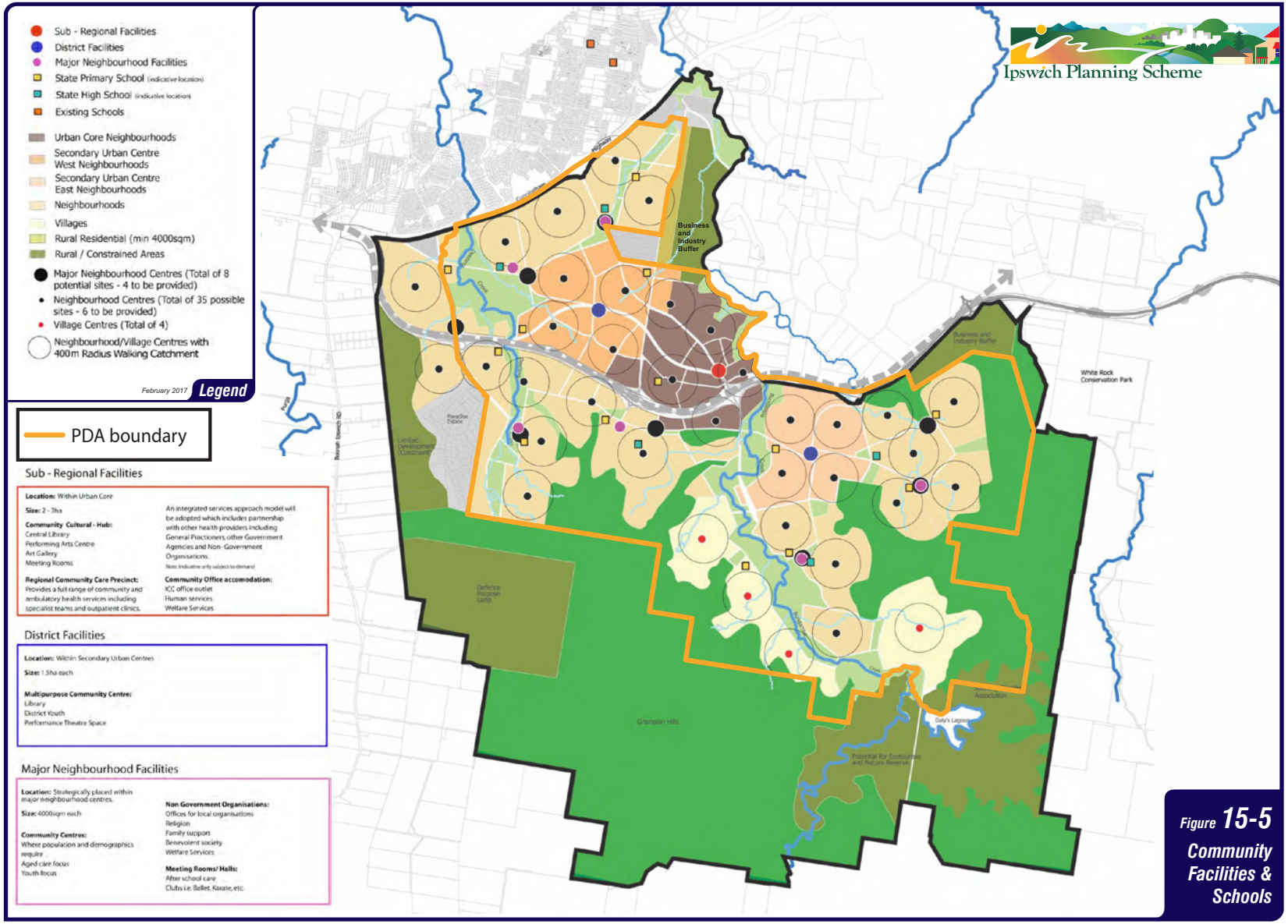


Figure 15-5 Community Facilities & Schools

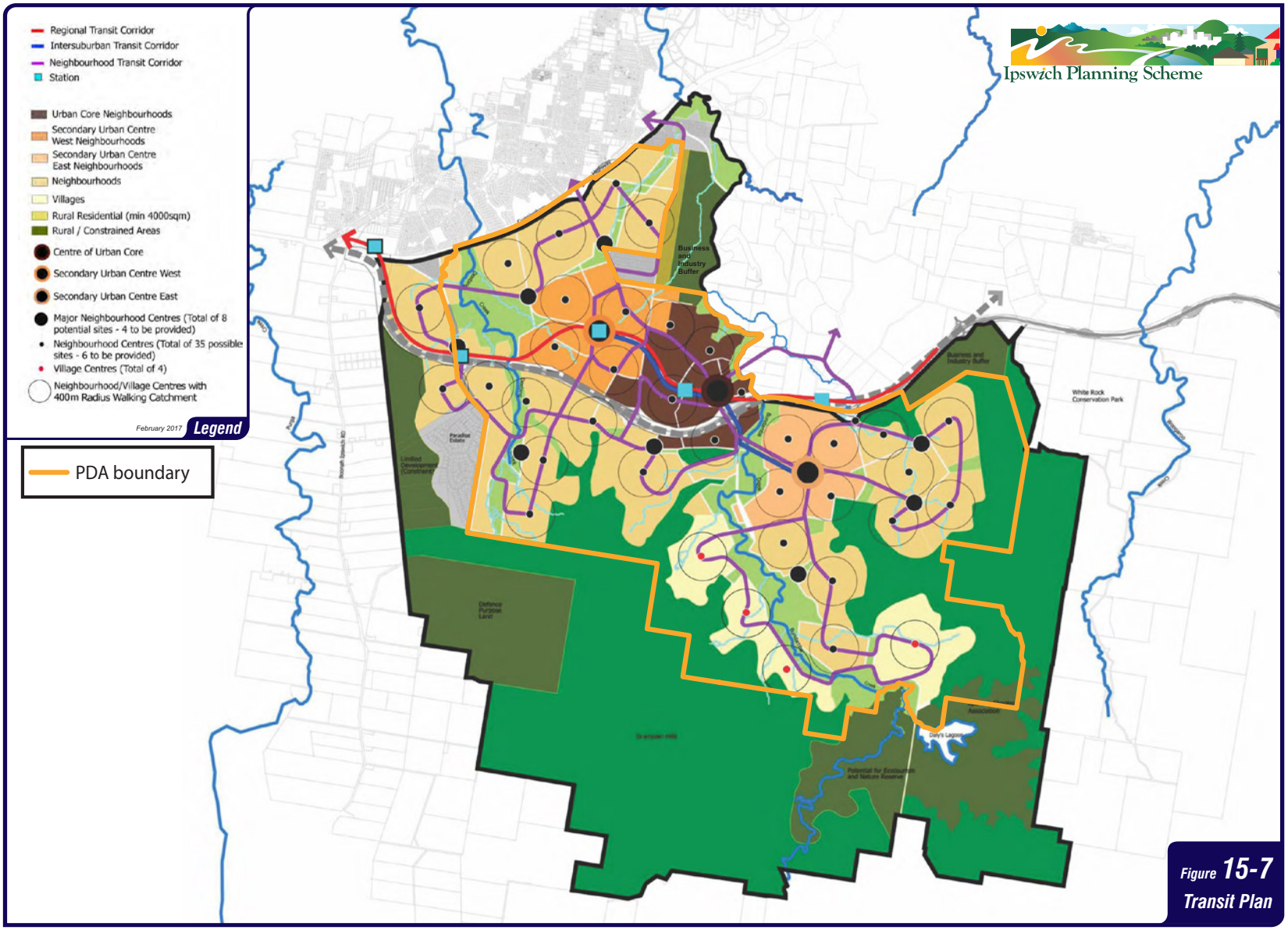


Figure 15-7
Transit Plan

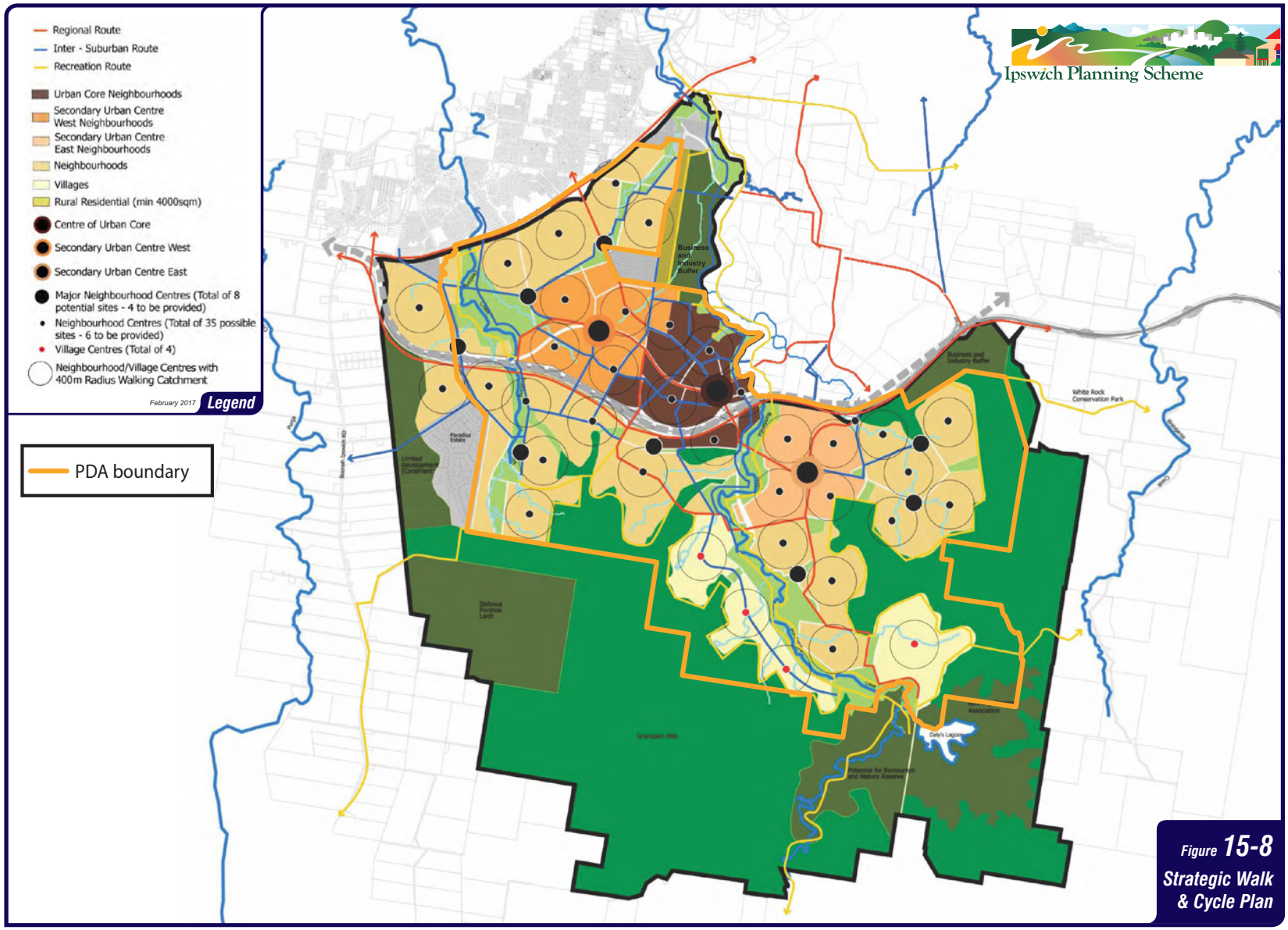


Figure 15-8
Strategic Walk & Cycle Plan

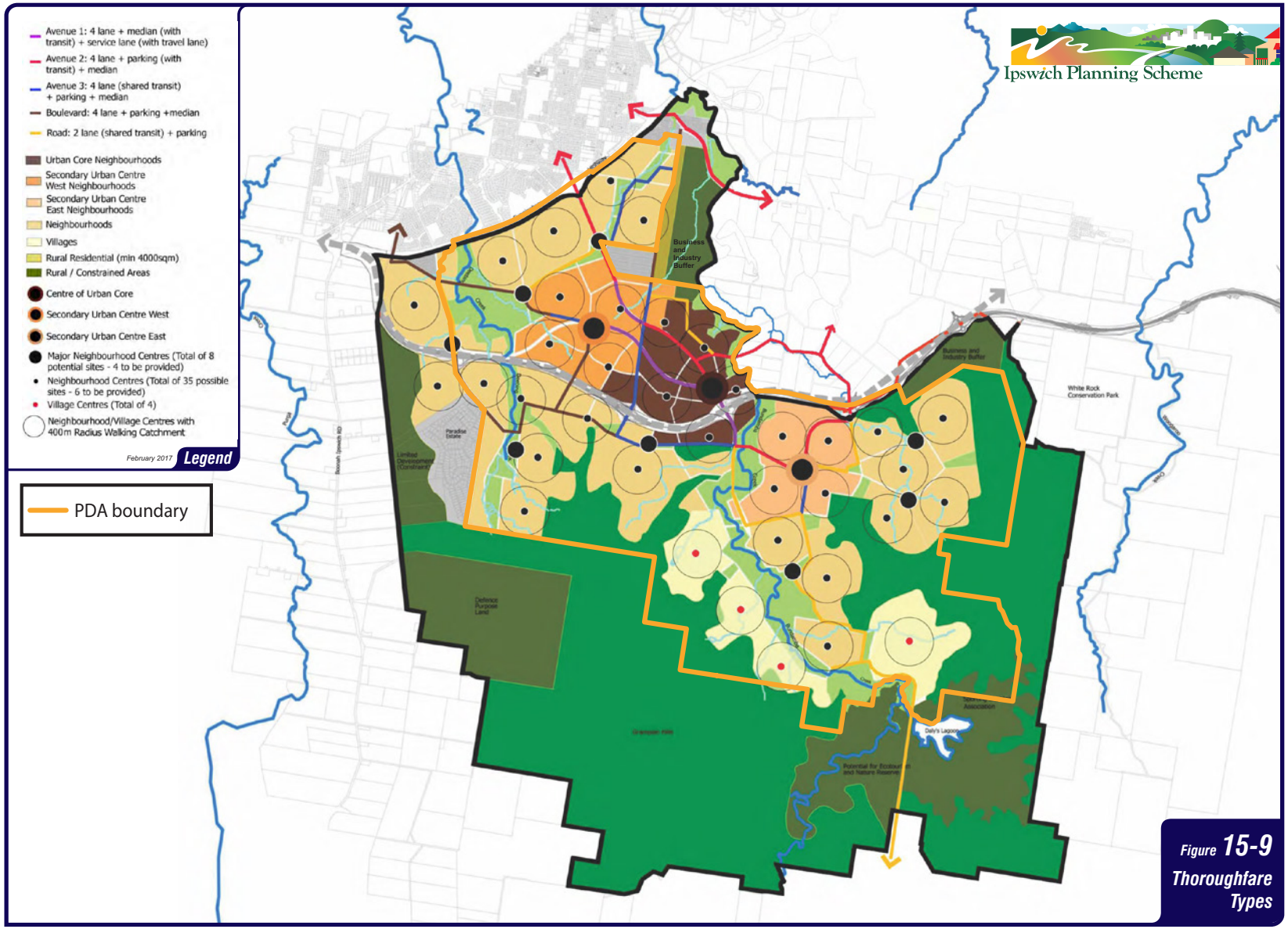
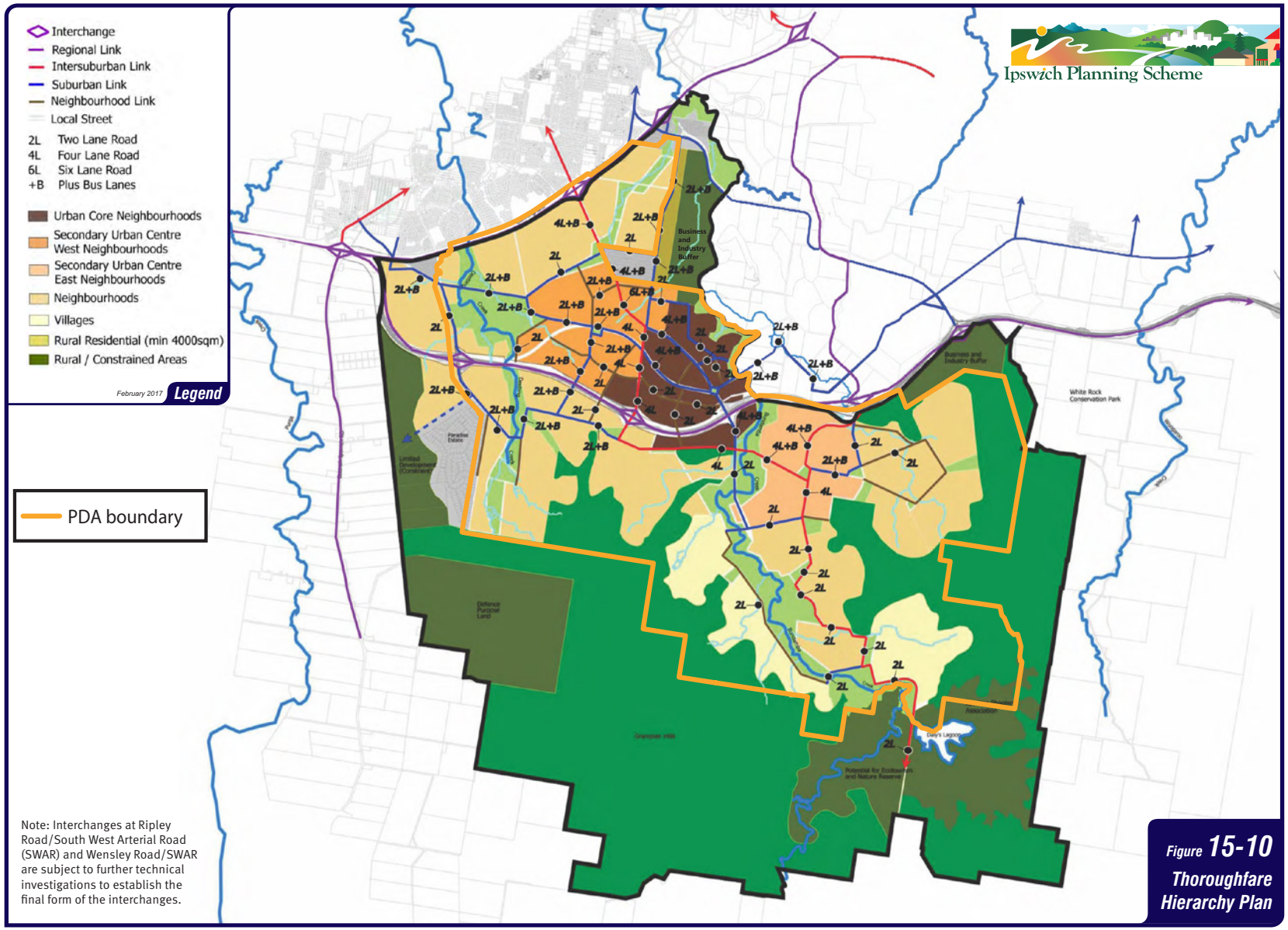


Figure 15-9 Thoroughfare Types



Note: Interchanges at Ripley Road/South West Arterial Road (SWAR) and Wensley Road/SWAR are subject to further technical investigations to establish the final form of the interchanges.

Figure **15-10**
Thoroughfare Hierarchy Plan

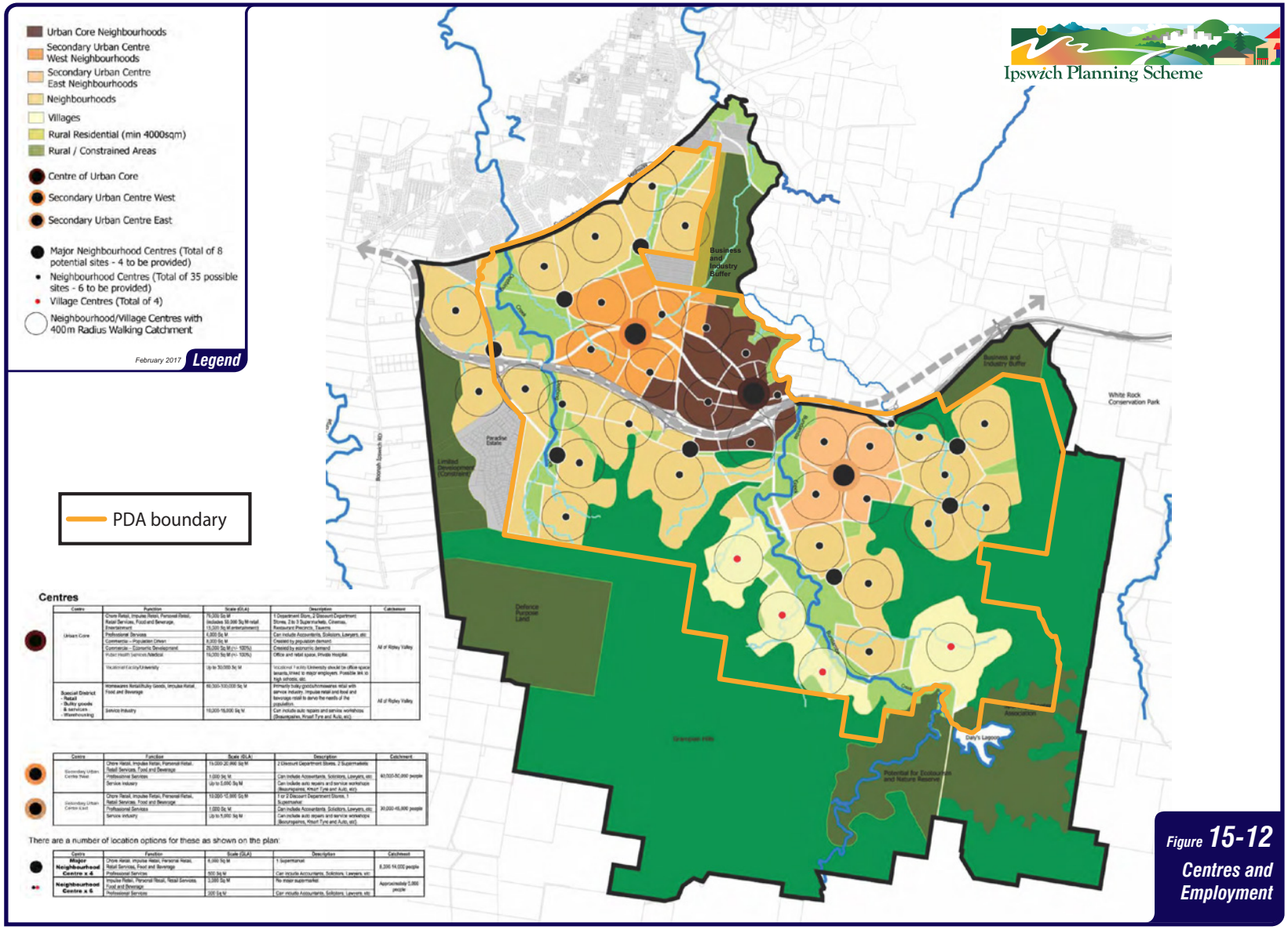


Figure 15-12
Centres and Employment

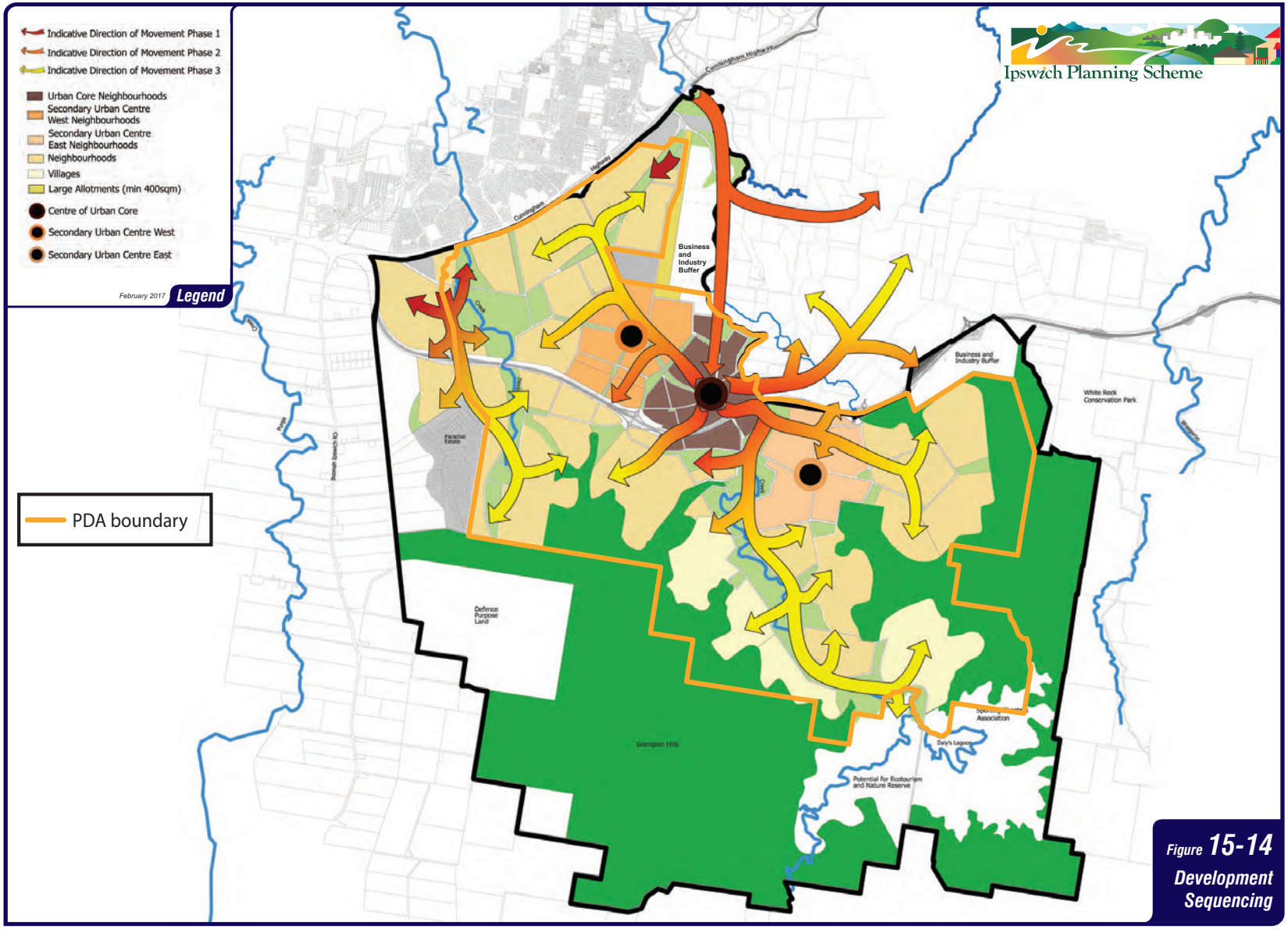


Figure 15-14 Development Sequencing

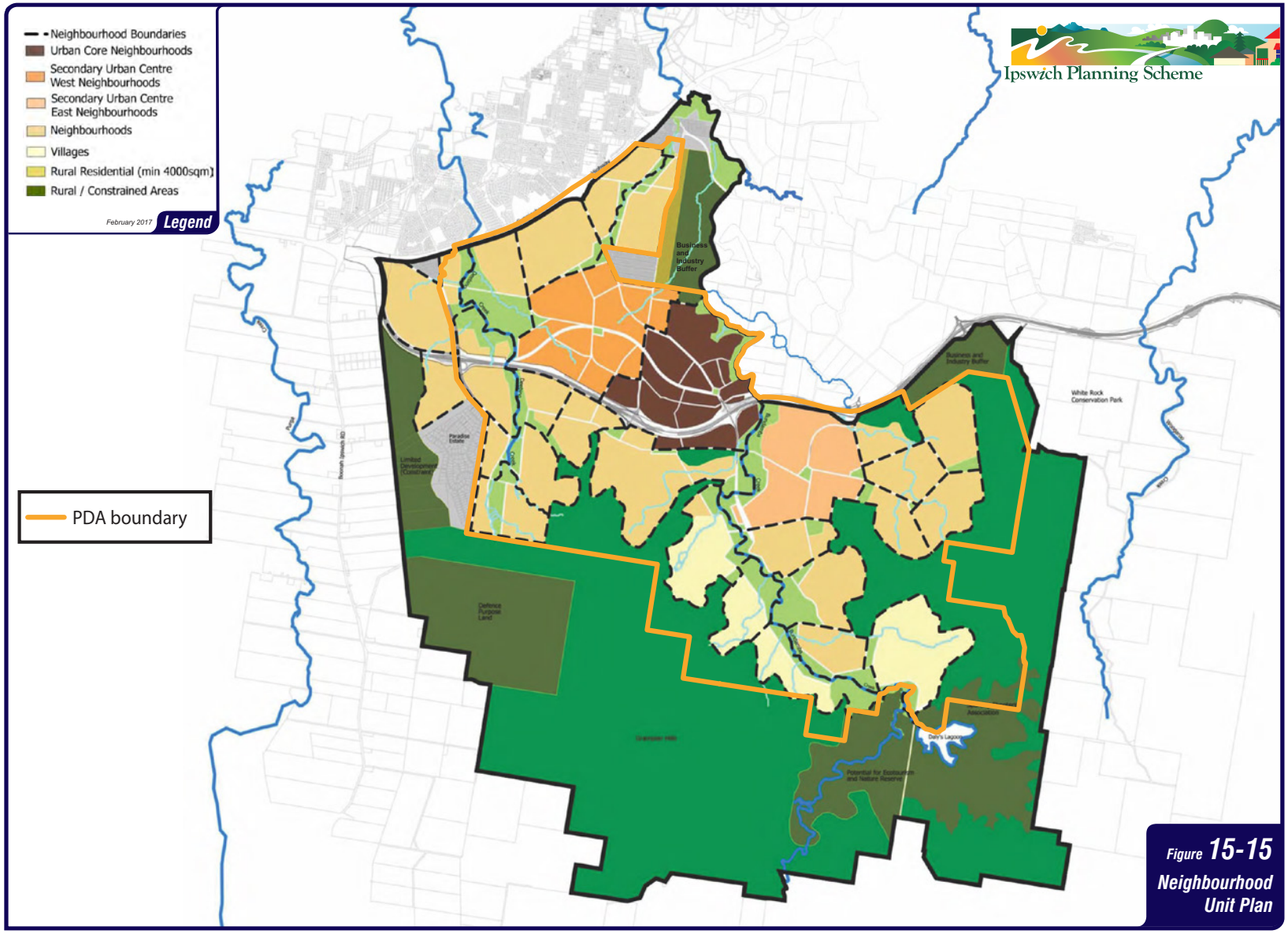


Figure 15-15 Neighbourhood Unit Plan

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Queensland Government

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