

ARP West Neighbourhoods 1 (North) and 2 (South) – AMEX

Table of **Approved** Uses – 25 / 03 / 14

Despite anything in this Approval, nothing in this Approval makes any development PDA assessable development that in accordance with the Ripley Valley Urban Development Area Development Scheme is PDA exempt development or PDA self - assessable in the applicable zone.

Overall Notes:

- “Approved uses” are listed in the table below for those sites where the particular use is nominated on an approved Plan of Development (that complies with Practice Note 10, to the extent applicable to the application, and includes reference to ULDA Guidelines where relevant) as part of a subsequent RoL Approval
- Uses not listed as “Approved uses” require separate MCU application with detailed design documentation, after, or in conjunction with an RoL application/ approval

Density:

- “Net residential density” includes residential lots, local parks and internal local roads (as per Development Scheme definition)
- “Site density” relates to an individual development parcel that has resulted from earlier subdivision which dedicated any required public roads and parks

Low Density Residential Use Area	Community Purposes Use Area	Open Space Use Area
Development Parameters		
A minimum net residential density of: ▪ 8 dw/ha* on land with an undeveloped slope of >12.5% (slope constrained residential land)** ▪ 15 dw/ha* on land with an undeveloped slope of <12.5%** * Measured across the whole of the precinct (net residential density as per development scheme definition), which may involve more than one plan of development; <i>Unless it can be demonstrated this density cannot be achieved due to site constraints.</i> ** <i>Slope constrained residential land as shown on the approved Ripley West Master Plan Land Use Plan.</i>		
Approved Uses (Permanent) – Urban Living, Urban Core and Environmental Protection Zones (where consistent with an approved plan of development that supports the development parameters above)		

Display Home or House (including secondary dwelling) where: ▪ The Lot is 400m² or less ▪ The frontage is 12.5 metres or less	Educational Establishment where: ▪ For a State High School ▪ Located generally in accordance with the approved Ripley West Master Plan Land Use Plan	Outdoor Sport and Recreation where: ▪ Excluding a Golf Course
Multiple Residential where: ▪ Involving a site density not exceeding 1 dwelling per 150m² ▪ Involving no more than 5 dwellings	Indoor Sport and Recreation and Outdoor Sport and Recreation where associated with the Educational Establishment (State High School)	Utility Installation where: ▪ Integrated within a building; and ▪ Not located adjoining a residential or sensitive land use as defined in the Ripley Valley PDA Development Scheme
Other Residential where: ▪ Involving a site density not exceeding 1 dwelling per 150m² ▪ Involving no more than 5 dwellings ▪ Within 400m walking distance of a public transport stop	Emergency Services where: ▪ For an Ambulance Station ▪ Located generally in accordance with the approved Ripley West Master Plan Land Use Plan	
Shop where: ▪ Up to a maximum aggregate of 250m² at a single location ▪ Positioned within 200m of a Potential Retail Node* <i>* As shown on the approved Ripley West Master Plan Land Use Plan.</i>	Community Facility	
	Child Care Centre	
	Utility Installation where: ▪ Integrated within a building; and ▪ Not located adjoining a residential or sensitive land use as defined in the Ripley Valley PDA Development Scheme	
Food Premises where: ▪ Up to a maximum aggregate of 250m² GFA at a single location ▪ Positioned within 100m of a Potential Retail Node* <i>* As shown on the approved Ripley West Master Plan Land Use Plan.</i>	Place of Assembly where; ▪ No greater than 500m² GFA	
Child Care Centre where: ▪ Located within 200m of a Potential Retail Node*, Community Facility or Educational Establishment AND ▪ Located on a sub arterial or major collector road <i>* As shown on the approved Ripley West Master Plan Land Use Plan.</i>		

PLANS AND DOCUMENTS
referred to in the PDA APPROVAL

26 MAR 2014

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Community Facility where: ■ Located within 200m of a Potential Retail Node* or Educational Establishment <i>* As shown on the approved Ripley West Master Plan Land Use Plan.</i>		
Approved Uses (Interim Uses) not requiring a plan of development These uses are to cease upon the endorsement of the survey plan relating to that part of the site, unless it is contained within a balance lot or unless a MCU Approval exists for the use.		
Agriculture where: ■ Of small-scale intensity		
Animal keeping and husbandry where: ■ Of a small scale intensity ■ The use excludes the boarding of cats, dogs, or any other domestic animal.		

