

PART 8—ROSEWOOD AREA

Division 1—Preliminary

8.1 Rosewood Area Provisions

- (1) The following provisions in this part comprise the Rosewood Area Code—
- compliance with the Rosewood Area Code (division 3, section 8.5);
 - overall outcomes for the Rosewood Area (division 3, section 8.6);
 - specific outcomes for the Rosewood Area (division 3, section 8.7);
 - assessment criteria for each zone in the Rosewood Area as follows—
 - Town Centre Zone (division 4, sections 8.8 to 8.12);
 - Service Trades and Showgrounds Zone (division 5, sections 8.13 to 8.16);
 - Character Areas – Housing Zone (division 6, sections 8.17 to 8.21);
 - Residential Low Density Zone (division 7, sections 8.22 to 8.26);
 - Residential Medium Density Zone (division 8, sections 8.27 to 8.30);
 - Urban Investigation Zone (division 9, sections 8.31 to 8.35);
 - Recreation Zone (division 10, sections 8.36 to 8.40);
 - Special Uses Zone (division 11, sections 8.41 to 8.45).
- (2) The following provisions in this part relate to the assessment tables for the zones in the Rosewood area—
- general provisions (division 2);
 - assessment tables for each zone (divisions 4 – 11, Tables 8.4 to 8.20).

Division 2—General Provisions for Assessment Tables

8.2 Assessment Categories for Zones

The assessment categories¹ are identified for development in each zone in column 2 of tables 8.4 to 8.17, 8.19 and 8.20 as follows—

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

- (a) tables 8.4, 8.6, 8.8, 8.10, 8.12, 8.14, 8.16 and 8.19—making a material change of use² for a defined use, or another use in a defined use class, listed in column 1; or
- (b) tables 8.5, 8.7, 8.9, 8.11, 8.13, 8.15, 8.17 and 8.20—other development³ listed in column 1, including—
 - (i) carrying out building work not associated with a material change of use;
 - (ii) minor building work;
 - (iii) placing an advertising device on premises;
 - (iv) clearing of vegetation, not associated with a material change of use;
 - (v) earthworks, not associated with a material change of use;
 - (vi) reconfiguring a lot;
 - (vii) carrying out operational work for reconfiguring a lot or in association with a material change of use.

8.3 Relevant Assessment Criteria for Self Assessable Development and Assessable Development in Each Zone

- (1) The relevant assessment criteria in each zone are referred to in column 3 of tables 8.4 to 8.17, 8.19 and 8.20.
- (2) For self assessable development and development requiring code assessment, the relevant assessment criteria are applicable codes.

8.4 Uses Consistent or Inconsistent with the Outcomes Sought for a Zone

- (1) In accordance with sections 8.12, 8.16, 8.21, 8.26, 8.30, 8.35, 8.40 and 8.45, as applicable, a defined use, use class or other development that is inconsistent with the outcomes sought for a zone is noted in column 1 of tables 8.4 to 8.17, 8.19 and 8.20, as applicable to that zone.

² Works associated with an application for a material change of use may be assessed together with the material change of use. Also, see Ipswich Planning Scheme Users Guide 2 for examples that explain the type of development involved in different proposals.

³ See Ipswich Planning Scheme Users Guide 2 for examples that explain the type of development involved in different proposals.



- (2) If a defined use, use class or other development is not noted as inconsistent in column 1 of the applicable table, it is a consistent or potentially consistent use, use class or other development in accordance with sections 8.12, 8.16, 8.21, 8.26, 8.30, 8.35, 8.40 and 8.45, as applicable.

Division 3—Overall and Specific Outcomes for the Rosewood Area, as a whole

8.5 Compliance with the Rosewood Area Code

Development that in the local government's opinion, is consistent with the specific outcomes for the Rosewood Area as a whole in Section 8.7 and the specific outcomes for the relevant zone, complies with the Rosewood Area Code.

8.6 Overall Outcomes for the Rosewood Area

- (1) The overall outcomes are the purpose of the Rosewood Area Code.

NOTE 8.6A

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

- (2) The overall outcomes sought for the Rosewood Area are the following—

NOTE 8.6B

- (1) Outlying areas surrounding Rosewood are constrained by a number of factors, including past mining activities, future mining resources areas, areas of ecological significance, good quality agricultural land and areas of poor drainage, some of which are also flood prone.
- (2) This has provided the township with a strongly focussed and consolidated urban area located within a scenic belt of open space and rural lands, and the scenic frame of the higher lands to the north (see Figure 8.1).

Overall Vision

- (a) An integrated community is created and maintained which enjoys enhanced liveability, effective growth management, sustained economic growth, good urban design and ecological sustainability.
- (b) Rosewood retains the appearance and feel of a typical Queensland country town.

- (c) The interaction of the definitive elements of the township character including the 'timber and tin' style of housing, and the historic qualities of the streetscapes, particularly in John Street, are conserved.
- (d) New buildings are designed to ensure that the existing township character is reinforced.
- (e) A strong mix of complimentary land uses is provided within a contained, attractive and functional mixed use urban form, which promotes "walkability" and reduced private vehicle usage.
- (f) Growth of the town is encouraged and the pattern of development supports local businesses and employment.

Community Identity

- (g) A defined urban area is created with a strong sense of community identity.

Housing

- (h) There is a wide range of housing opportunities and a diversity of housing types and choice is available within the town.
- (i) There is an adequate supply of residential land and dwellings provided in response to community needs and locational constraints and opportunities.
- (j) The historic character of housing in Rosewood is retained through appropriate building design, and through the continuation of historic subdivision layout styles and streetscape designs.
- (k) There is increased and mixed residential densities in identified areas having good access to commercial, community, employment and transport facilities.

Amenity

- (l) Pleasant and safe living and working environments are created.
- (m) There is a high standard of amenity in residential areas and uses in these areas are compatible.
- (n) Buffers are provided and maintained between incompatible land uses.
- (o) Topographic features such as creeks and ridgelines are used where possible to achieve or enhance buffer effects.

Environmental Management and Greenspace

- (p) Uses and works are located and designed to minimise risks and nuisance to people and property.
- (q) Uses and works are designed to—
- (i) minimise impacts on the air, water, acoustic and visual qualities of the environment; and



- Property Boundaries
- 'SMITH' Road Names
- Urban Boundary
- Rural/ Open Space
- Planned Extent of Township Area
- Town Centre
- Scenic Frame

July 2006 **Legend**

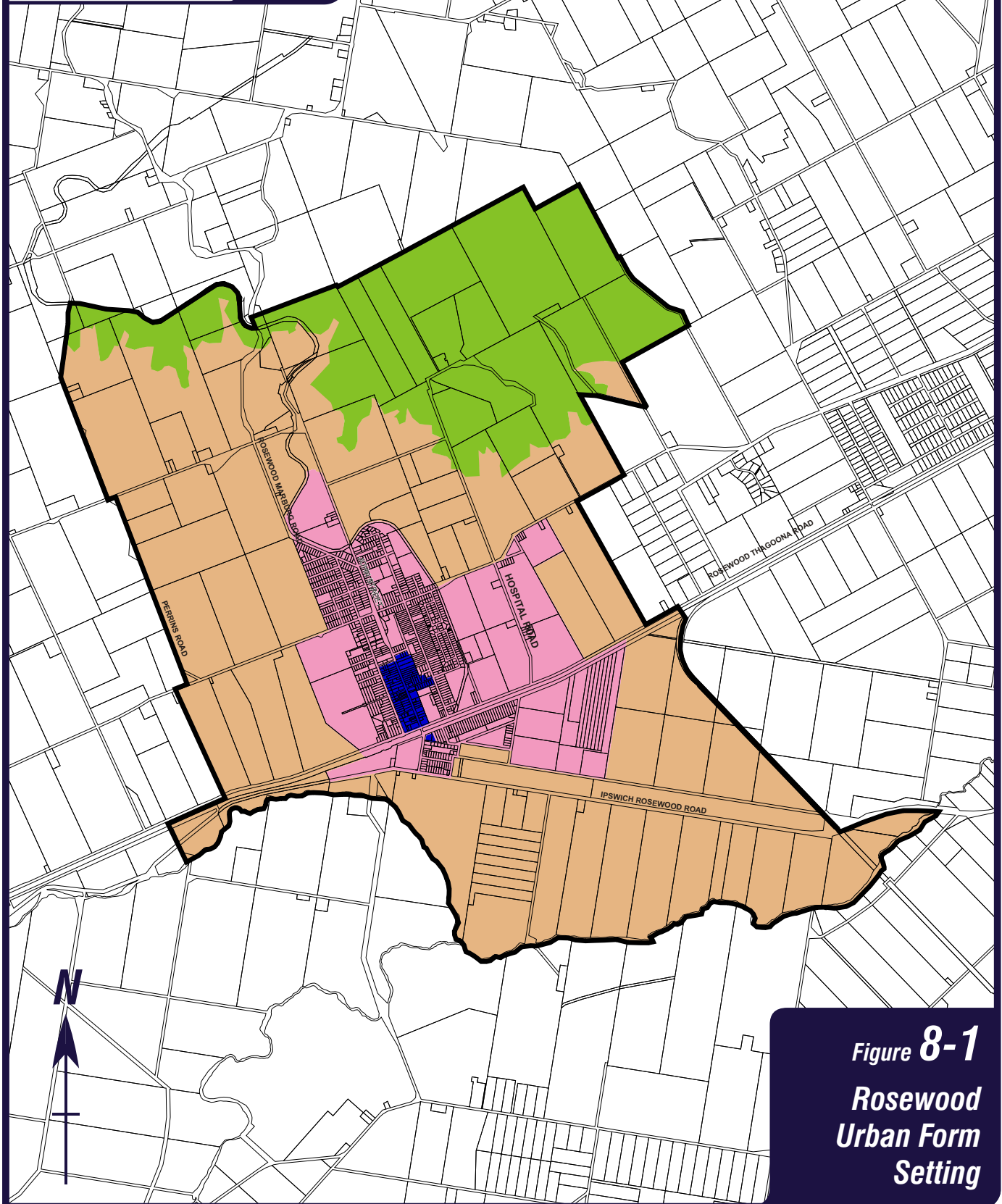


Figure 8-1
Rosewood
Urban Form
Setting

- (ii) achieve design solutions which are responsive to topographic and climatic constraints and opportunities.
- (r) There is an integrated open space network providing for diverse, useable, accessible, multi-purpose and affordable recreation and leisure opportunities that respond to community needs.

Infrastructure Efficiency

- (s) Uses and works support the efficient provision or extension of infrastructure, including both physical infrastructure and human services and facilities.

Transport and Access

- (t) An efficient, safe and attractive transport network is provided for a range of transport modes including motor vehicles, freight vehicles, public transport, pedestrians and cyclists.
- (u) Pedestrian, cycle and vehicle connectivity and ease of mobility are provided within Rosewood.
- (v) Conflict between local and through traffic and between pedestrians, cyclists and vehicles is minimised.
- (w) Adequate parking facilities are provided to serve proposed uses.
- (x) The need for car parking facilities is minimised by promoting alternative forms of transport, such as pedestrian and cycle networks.

Employment and Economic Development

NOTE 8.6C

- (1) A mixed density approach to residential development is an integral part of fostering local employment opportunities and business revitalisation for Rosewood.
- (2) Owing to multiple constraints (such as mining, drainage and flooding) expansion of the township is severely limited, therefore, increased residential densities are important to the expansion of the town's population catchment.
- (3) The urban form of the township promotes a pattern of land use which makes efficient use of the identified areas of business, retail, service trades and community services uses.
- (4) The urban form also promotes the consolidation of business and retail activities, continued provision and development of community facilities, and expansion of service/trades activities, providing for local services.

- (y) A range of economic and employment opportunities are provided including revitalised and new local business and retail activities, entertainment, recreation, tourism, education, a mixed business/service trades area, support services for the surrounding rural hinterland and home based business opportunities, allowing the creation of more local employment.

- (z) The country town character is capitalised on to promote the tourism opportunities of the historic railway and the main street.

- (aa) The land use pattern supports local tourism opportunities through the provision of support services such as accommodation (including bed and breakfast accommodation), food and beverage outlets, retail outlets, local parks and rest areas and the retention and use of the historic rail line for heritage rail trips.

Urban Design, Heritage, Townscape and Image

- (bb) Places of cultural significance or streetscape value are conserved and used for appropriate purposes.
- (cc) Uses and works are designed and located in a manner which is appropriate and compatible with—
 - (i) identified historic character areas;
 - (ii) areas of townscape significance, including major approach routes and gateways and important view corridors, landmark features and sites.

Community and Cultural Development and Human Services

- (dd) An appropriate range of community facilities (including educational and aged care facilities) is provided in response to community needs.
- (ee) Uses are designed to incorporate community safety and crime prevention principles.

Zones

- (ff) The overall outcomes for each zone within the Rosewood Area as stated in the following sections—
 - (i) Town Centre Zone (division 4, section 8.9);
 - (ii) Service Trades and Showgrounds Zone (division 5, section 8.14);
 - (iii) Character Areas – Housing Zone (division 6, section 8.18);
 - (iv) Residential Low Density Zone (division 7, section 8.23);



- (v) Residential Medium Density Zone (division 8, section 8.28);
- (vi) Urban Investigation Zone (division 9, section 8.32);
- (vii) Recreation Zone (division 10, section 8.37);
- (viii) Special Uses Zone (division 11, section 8.42).

8.7 Specific Outcomes for the Rosewood Area

NOTE 8.7A

The specific outcomes which are sought to apply generally throughout the Rosewood Area are set out below.

Transport and Access

(1) Specific Outcomes

- (a) A pedestrian network is provided as outlined in Figure 8.2.

NOTE 8.7B

- (1) Of key importance for the future transport network is the need to improve pedestrian access across the rail line.
- (2) Crossings are nominated—
 - (a) at the current John Street level crossing;
 - (b) via a new link from the southern end of Hospital Road through to Mill Street; and
 - (c) via an extension of the existing overpass to allow pedestrian access from Albert Street to Mill Street adjacent to the primary school.

- (b) A bikeway network is provided as outlined in Figure 8.3.
- (c) Strategic public transport linkages are provided with a focus on the existing rail service and its consolidation to include a bus service interchange and 'park and ride' facility linked with the rail station.
- (d) The road network is designed as outlined in Figure 8.4 and includes the following key elements—
 - (i) a western bypass including a crossing of the rail line;
 - (ii) local area traffic management;
 - (iii) a consolidated east/west link along Bennet Street/William Street;
 - (iv) Hospital Road is linked to Railway Street and via a crossing of the rail line is linked to Mill Street;
 - (v) Bassett Lane and Mill Street are developed as internal link roads.

NOTE 8.7C

- (1) Rosewood is subject to a number of through traffic carrying roads, and suffers from a lack of connectivity from east to west.
- (2) Major through traffic routes currently dissect the township residential areas and the main commercial business precincts, creating amenity and safety problems.
- (3) There is a potential to rationalise traffic movements into more well-defined transport corridors.
- (4) A western bypass of Rosewood has the potential to alleviate the current problems caused by heavy vehicle traffic in John Street.
- (5) The viability of this bypass, particularly in the short to medium term is yet to be determined.
- (6) The bypass proposal is subject to further detailed study, particularly regarding issues such as alignment, the crossing of the railway line (in consultation with Queensland Rail) and detailed construction design.

- (e) The design and layout of parking facilities is integrated, and located to minimise disruption to traffic flow, and to minimise pedestrian and vehicle conflicts.
- (f) Carparking is provided in accordance with demand generated by uses or works, and may include shared parking and access arrangements.
- (g) Activities are clustered and located within close proximity to public transport to encourage public transport usage and reduce reliance on private motor vehicles.

NOTE 8.7D

- (1) Sections 12.9.5(4) and (5) of the Parking Code provide for a 20% reduction in the number of required parking spaces within the Town Centre Zone.
- (2) These provisions reflect the location of public transport facilities and the desire to encourage multi-purpose single trips and the clustering of activities.
- (h) Carparking is generally provided at the rear of uses to minimise the visual impact on streetscapes.
- (i) Service areas for uses—
 - (i) are combined where possible;
 - (ii) minimise disruptions to local traffic;
 - (iii) reduce vehicular/pedestrian conflict; and
 - (iv) protect the visual amenity of Rosewood.



Provision of Infrastructure**(2) Specific Outcomes**

Infrastructure is—

- (a) integrated with existing systems;
- (b) provided to service the approved uses (including suitable road access, electricity, telecommunications and adequate water supply and effluent treatment and disposal);
- (c) provided to meet appropriate standards, in particular that roads are constructed to a bitumen road standard;
- (d) comprised of components and materials that are readily accessible and available from local sources.

(3) Probable Solutions – for sub-section (2)

Infrastructure is provided to the standards stated in Part 13—Local Government Infrastructure Plan and Planning Scheme Policy 3—General Works.

Visual Framework**NOTE 8.7E**

- (1) Rosewood is an area of strong visual appeal, which includes both man made and natural features.
- (2) Figures 8.5 and 8.6 depict the essential features which are worthy of particular consideration or protection in order to retain, and where possible to enhance, the visual quality and character of the area.
- (3) These features include—
 - (a) views of major topographic features, including the prominent ridges, knolls and hillsides to the north and views to the Liverpool Ranges to the west;
 - (b) major approach routes and gateways;
 - (c) major landmarks; and
 - (d) important view corridors.

- (4) The planning scheme seeks to ensure that Rosewood maintains a distinctive character as it develops by conserving its valuable visual features, particularly—
 - (a) its major landmarks and important view corridors;
 - (b) its heritage character;
 - (c) the short distance views to prominent hillsides; and
 - (d) the uninterrupted long range views to the hinterland.
- (5) The planning scheme seeks to enhance the overall visual quality of the Rosewood area by—
 - (a) appropriate treatments along the main approach routes and gateways;
 - (b) high quality in the design, construction and landscaped treatment of new buildings, with particular attention to details which are easily viewed by passers by; and
 - (c) the development of new landmark buildings and structures in appropriate locations.

(4) Specific Outcomes

- (a) Views to surrounding ridgelines and to the Little Liverpool and Liverpool Ranges are conserved.
- (b) Roof design and the design and placement of roof top plant and equipment is complimentary to the appearance of a building, particularly when viewed from surrounding vantage points.
- (c) Uses and works which adjoin an approach route or gateway (as listed in Table 8.1 and depicted in Figure 8.5) are designed to enhance—
 - (i) the sense of arrival to Rosewood; and
 - (ii) the character of the particular area in which the site is located.



Table 8.1: Approach Routes and Gateways in the Rosewood Area

Approach Routes	<ul style="list-style-type: none"> • The Railway line from Brisbane to the east and Toowoomba to the west. • Rosewood-Marburg Road/Waight Street from the north. • Ipswich-Rosewood Road, Rosewood-Warrill View Road and School Street from the south. • Karrabin-Rosewood Road and Rosewood-Thagoona Road from the east. • Rosewood-Laidley Road from the west.
Gateways	<p>In association with the main approach routes there are a number of locations which provide 'a sense of arrival' or a gateway to Rosewood. There are six outer gateways in the vicinity of—</p> <ul style="list-style-type: none"> • the intersection of School Street and Ipswich-Rosewood Road; • the Hospital Road/Rosewood-Thagoona Road intersection; • the Karrabin-Rosewood Road crossing of the Rosewood-Cabanda rail line; • Rosewood-Laidley Road at the Rosewood State High School frontage; • Rosewood-Marburg Road at the north-western extent of the town's urban development; and • the town 'edge' adjoining the railway line to the west. <p>There are an additional three inner gateways in the vicinity of—</p> <ul style="list-style-type: none"> • the intersection of John Street and Karrabin-Rosewood Road; • the intersection of John Street and William Street; and • the Railway crossing at John Street.

NOTE 8.7F

- (1) Rosewood includes a number of significant landmark features.
 - (2) They include both prominent buildings and large trees.
 - (3) Table 8.2 provides a Register of Rosewood Landmarks.
 - (4) The landmarks have been categorised as either—
 - (a) primary landmarks, comprising the most highly prominent features, which are easily viewed across wide areas of the town, or which are of major civic prominence; and
 - (b) potential landmarks, which may have considerable potential for the creation of new landmark sites.
 - (5) Landmarks have a very important role to play in—
 - (a) retaining local character and identity;
 - (b) forming and reinforcing the perception of the Rosewood Urban Area; and
 - (c) providing community reference points and in assisting with orientation.
 - (6) There are a number of locations where the visual framework of the town would be enhanced by additional landmark structures.
 - (7) Examples of appropriate locations for new landmarks include sites which—
 - (a) terminate significant vistas;
 - (b) mark the junction of significant routes; or
 - (c) identify a building or place of public significance.
 - (8) The sites which are appropriate for new landmark structures are listed in Table 8.2 and are depicted on Figure 8.5.
- (d) Primary and potential landmarks and landmark sites (as listed in Table 8.2, and depicted on Figure 8.5) are retained and enhanced.
 - (e) New uses or works—
 - (i) do not obstruct a significant view of an existing landmark;
 - (ii) do not significantly alter the context of an existing landmark; or
 - (iii) create an attractive landmark feature on a potential landmark site.



- Property Boundaries
- 'SMITH' Road Names
- Existing Pedestrian Network
- - - Future Pedestrian Links
- Pedestrian Rail Crossing Investigation Areas

January 2006 **Legend**

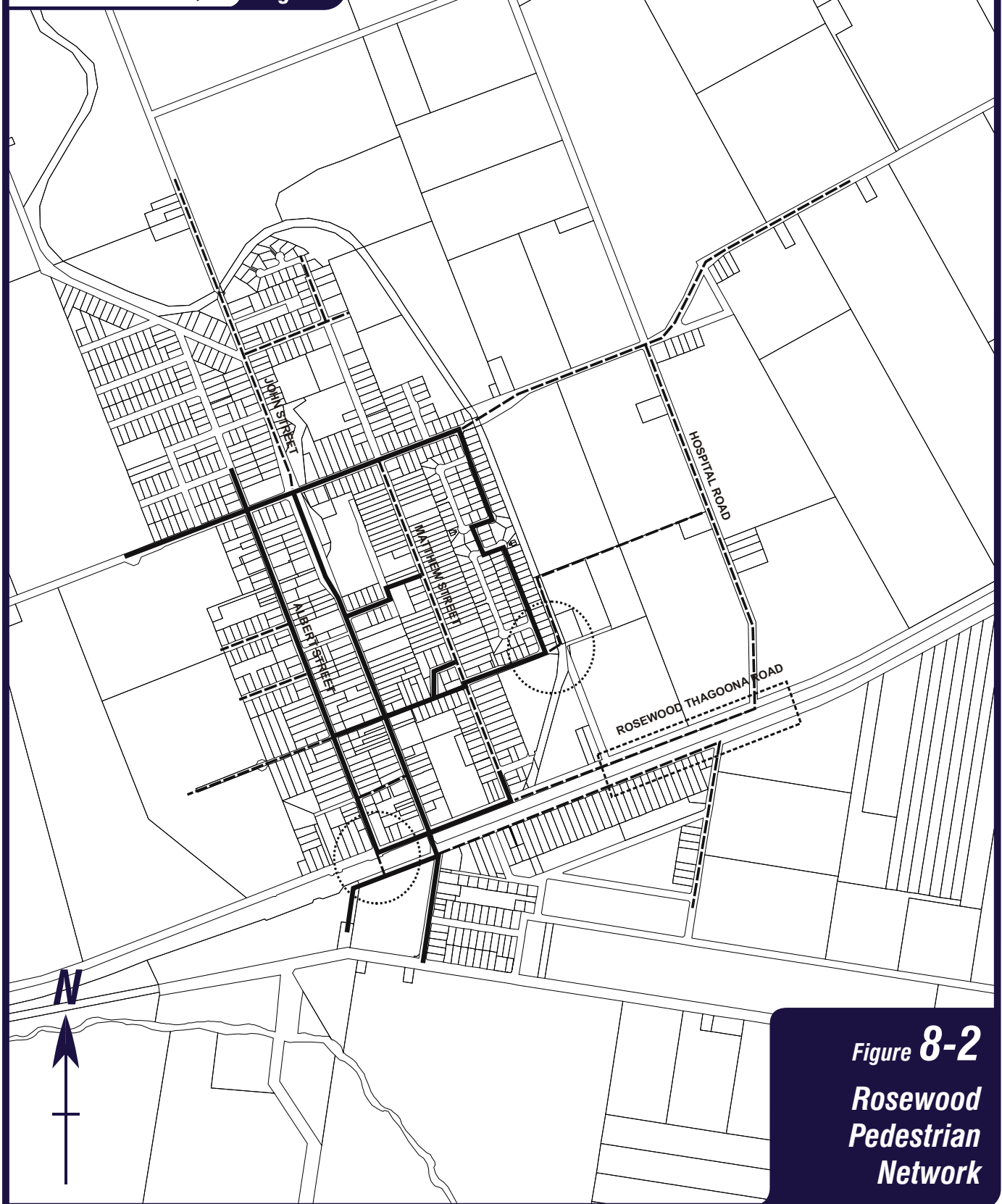


Figure 8-2
Rosewood
Pedestrian
Network

- Property Boundaries
- 'SMITH' Road Names
- District Routes
- . - Neighbourhood Routes
- Potential Future District Routes
- ● ● ● Timed Improvement Routes
- ■ ■ ■ ■ Trunk Routes

January 2006 **Legend**

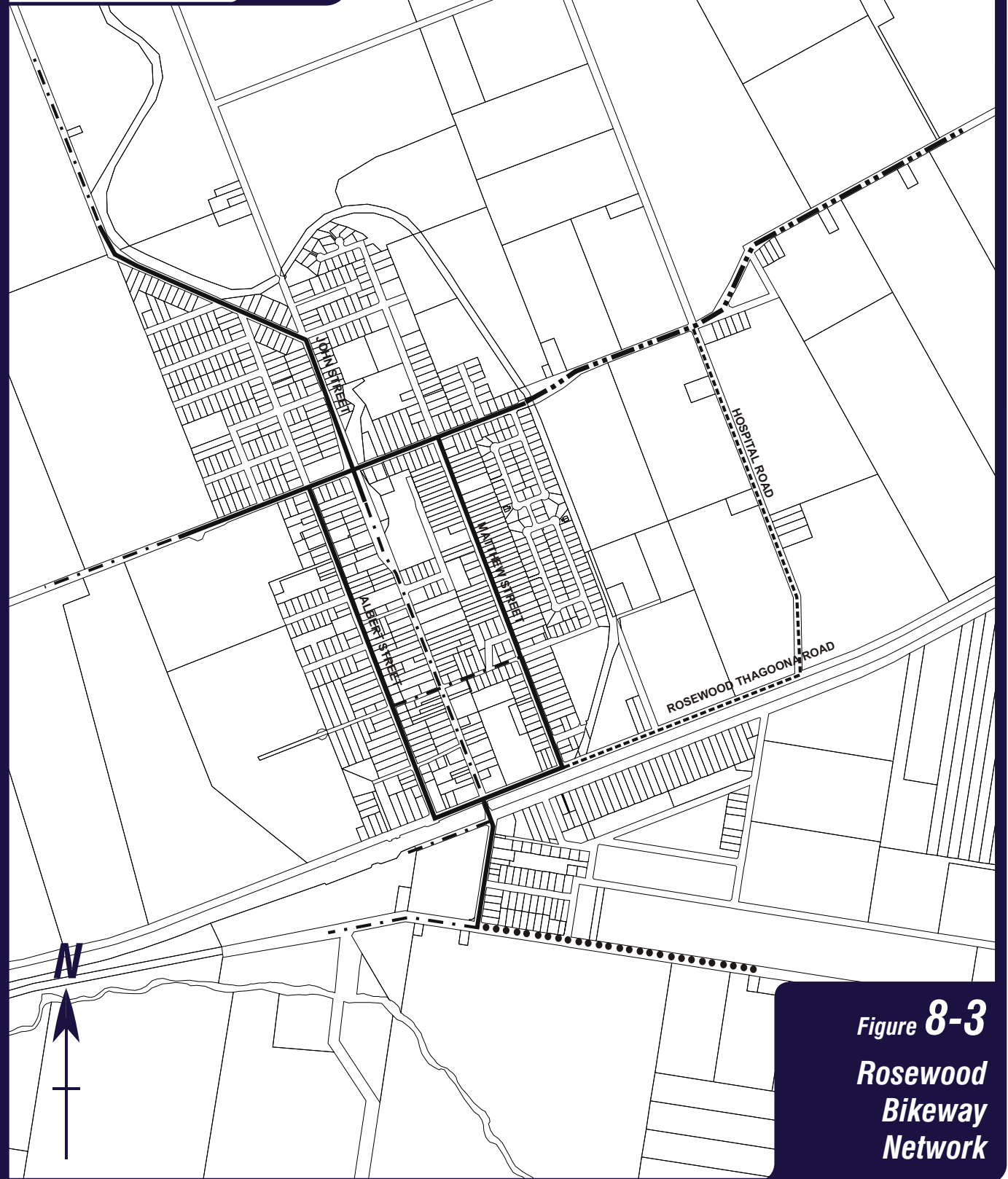


Figure 8-3
Rosewood
Bikeway
Network

- Property Boundaries
- 'SMITH' Road Names
- External Link Road
- External Link Road Investigation Area
- - - Internal Link Road
- Internal Link Road Investigation Area

January 2006 **Legend**

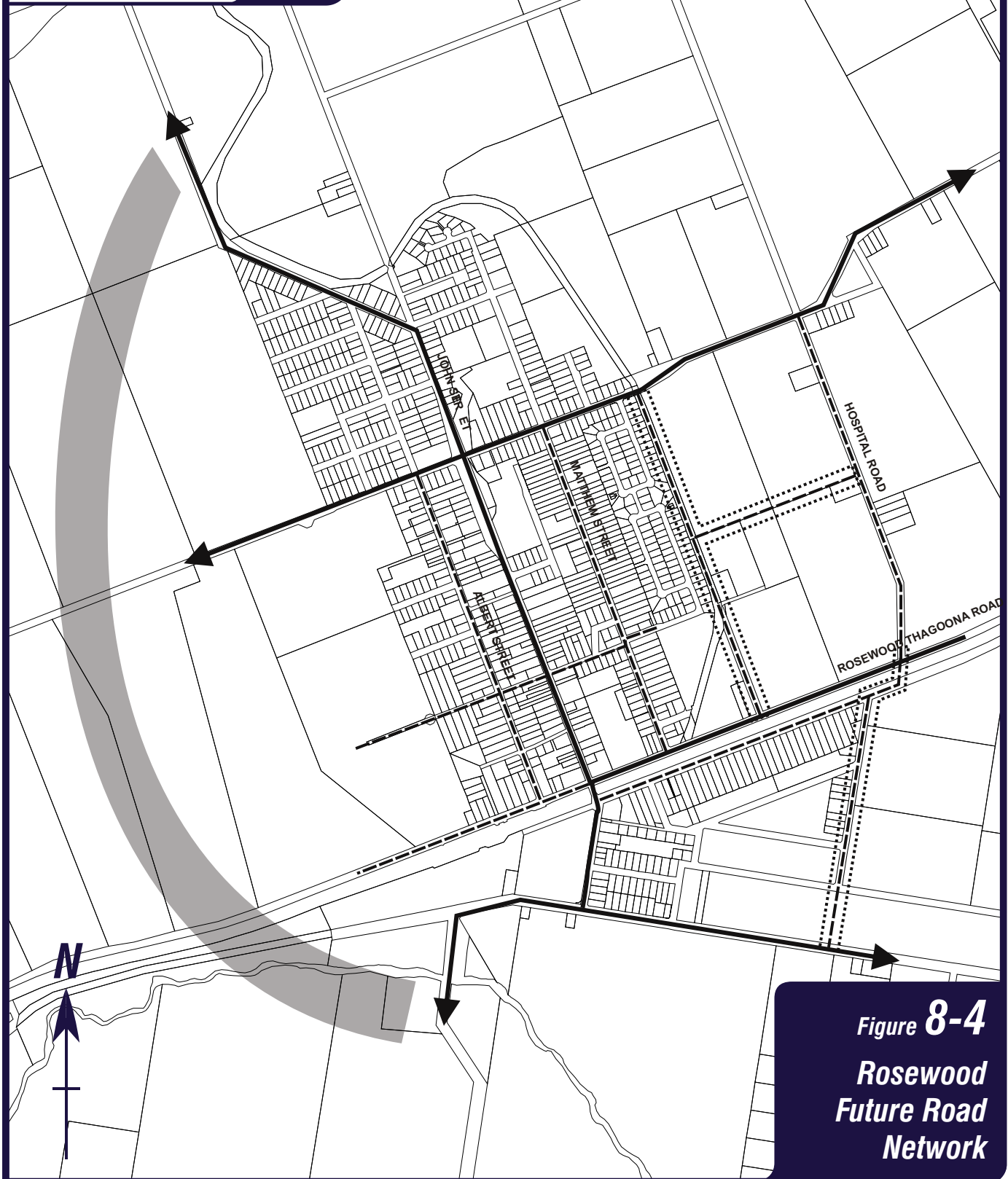


Figure 8-4
Rosewood
Future Road
Network

- Property Boundaries
- 'SMITH' Road Names
- Rosewood Area Boundary
- - - Main Approach Routes
- Outer Gateways
- Inner Gateways
- ◆ Primary Town Landmarks
- ★ Potential Landmark Sites

January 2006 **Legend**

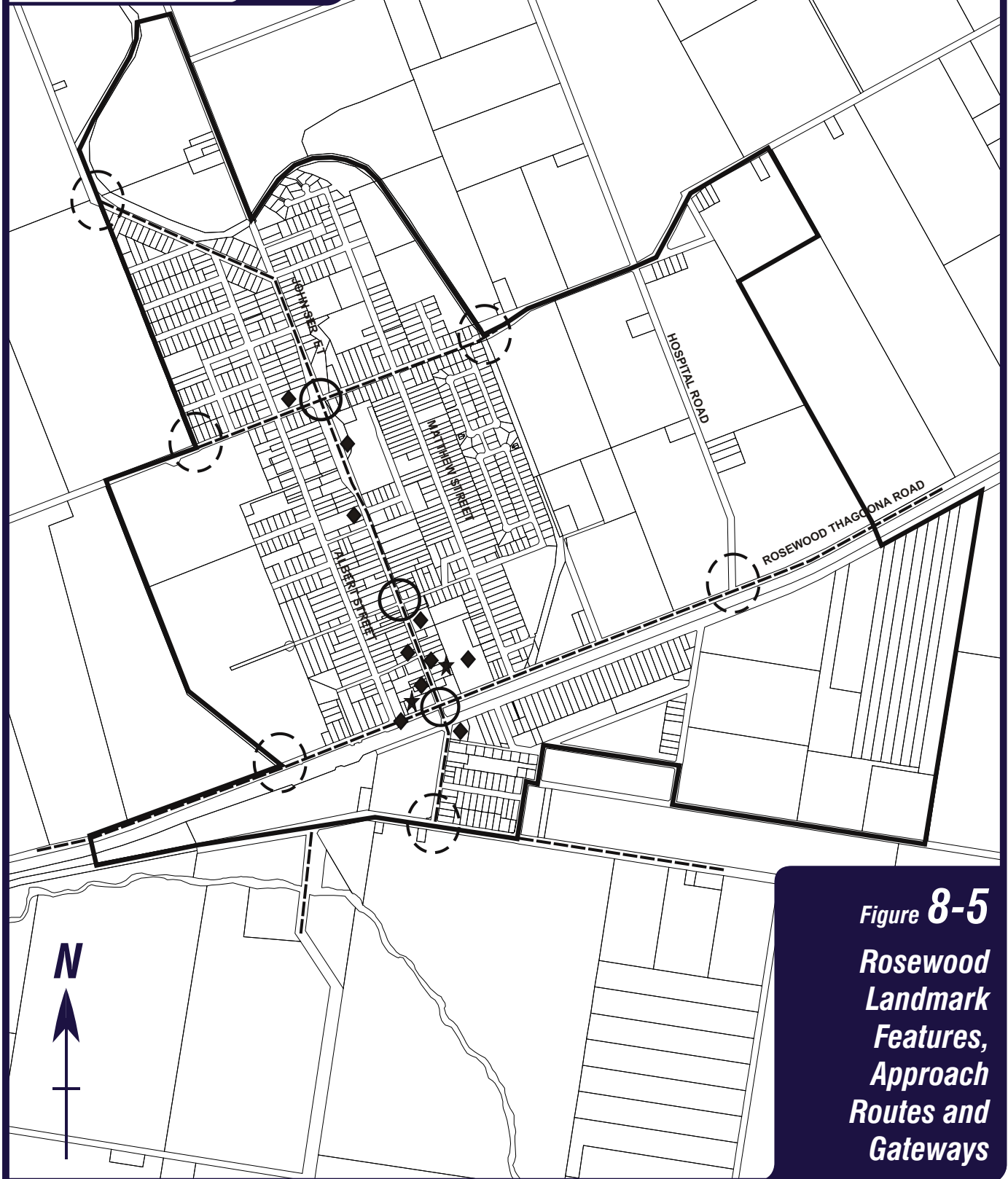


Figure 8-5
Rosewood
Landmark
Features,
Approach
Routes and
Gateways

Table 8.2: Register of Landmarks in the Rosewood Area

Primary Landmarks	<ol style="list-style-type: none"> 1. Glendalough, Cnr John Street and Rosewood-Laidley Road 2. Royal George Hotel, John Street 3. Rising Sun Hotel, Cnr School and Mill Streets 4. Rosewood Hotel, John Street 5. Railway Station, Railway Street 6. St Brigids Church, Railway Street 7. Uniting Church and Bell Tower, John Street 8. Johnston Park, John Street 9. Post Office, John Street 10. St Luke's Anglican Church, John Street 11. Hoop Pine, John Street
Potential Landmark Sites	<ol style="list-style-type: none"> 1. Rosewood Town Square, 7-9 John Street 2. Lot situated at the north-western corner of John Street and Railway Street, currently containing the CWA Hall

NOTE 8.7G

- (1) Rosewood's topography and plethora of landmarks have created a number of highly significant view corridors which criss cross the area and which include extensive views—
 - (a) of streetscapes which serve to capture the 'township character';
 - (b) to important historic buildings;
 - (c) along the main approach routes to the township;
 - (d) to the prominent surrounding hill sides and hinterland.
- (2) A register of important views is set out in Table 8.3 and the location of significant view corridors is depicted in Figure 8.6.

- (f) New uses and works—
 - (i) are located and designed to conserve and where possible enhance the important views and view corridors as listed in Table 8.3 and depicted in Figure 8.6;
 - (ii) do not obstruct view corridors, significant/important views and/or views to landmark features.

NOTE 8.7H

- (1) Where a proposal may have a significant townscape impact, a townscape appraisal or streetscape impact assessment may be required to be submitted under Planning Scheme Policy 2—Information Local Government May Request.
- (2) In some cases it will be sufficient to provide a location plan, streetscape context drawings and photographs.



Table 8.3: Register of Significant/Important Views

View Corridor No.	Description	View Corridor No.	Description
1.	Views east and west along Walloon Road.	12.	Views north and south along John Street and Upper John Street north of the roundabout. Views to the north include character housing elements with the ridges and hills to the north as a backdrop. Views to the south from the high ground provide a wide panorama of the township.
2.	Views north and south along John Street, south of the roundabout.	13.	Views to the north east from the northern end of Trevlac Street include the scenic frame of the ridges and hills to the north-east.
3.	Views north and south along John Street in the township centre, framed by historic buildings and landmarks.	14.	Views to the north-east from the corner of Matthew Street and Roblyn Street, across Peace Park and to the hills and ridges beyond.
4.	Views east and west along Railway Street, east of John Street. Views to the east are framed by extensive street plantings and building frontages and by the rail line, views to the west form a gateway to the town centre, framed by street planting and the rail line.	15.	Views north-west and south-east along Waight Street incorporate a character housing streetscape and views of the township's scenic frame in both directions.
5.	Views east and west along Mill Street. Views to the east are framed by the rail line and character housing incorporating street planting. Views to the west include the Rising Sun Hotel and the backdrop of the Liverpool Ranges.	16.	Views to the south-west from Edward Street include the backdrop of the Liverpool Ranges and rural countryside.
6.	Views east and west along Railway Street, incorporating the railway station and the backdrop of the Liverpool Ranges.	17.	Views east and west along Rosewood-Laidley Road showing character housing, the Rosewood State High School and the scenic backdrop of the township.
7.	Views north and south along Albert Street (Lower), framed by character housing and street planting.	18.	Views to the south-west from William Street include the backdrop of the Liverpool Ranges and rural countryside.
8.	Views north and south along Albert Street (Upper), showing extensive street planting and character housing along the streetscape.	19.	View to the north-east along the old Cabanda-Rosewood Rail Line.
9.	Views north and south along School Street. Views to the north are dominated by extensive street planting and the Rising Sun Hotel. Views to the south include significant street planting, character houses and the backdrop of the Liverpool Ranges.	Potential Future View Corridors	
10.	View from Rosewood-Warrill View Road showing the township backdrop, with Anzac Park in the foreground, the rooflines and street planting of the township in the midground, and the ridges and hills to the north in the background forming the township scenic frame.	1a.	View north-west from Ipswich-Rosewood Road towards the township. The current view is composed of extensive vegetation allowing glimpses of the township. Any future development of the area should be cognisant of its gateway importance, and incorporate the character and urban design provisions included in this part.
11.	View east along Church Lane framed by historic buildings along Church Lane/John Street.		



- Property Boundaries
- 'SMITH' Road Names
- View Corridors
- - - Potential Future View Corridors
- Arrows for Direction

January 2006 **Legend**

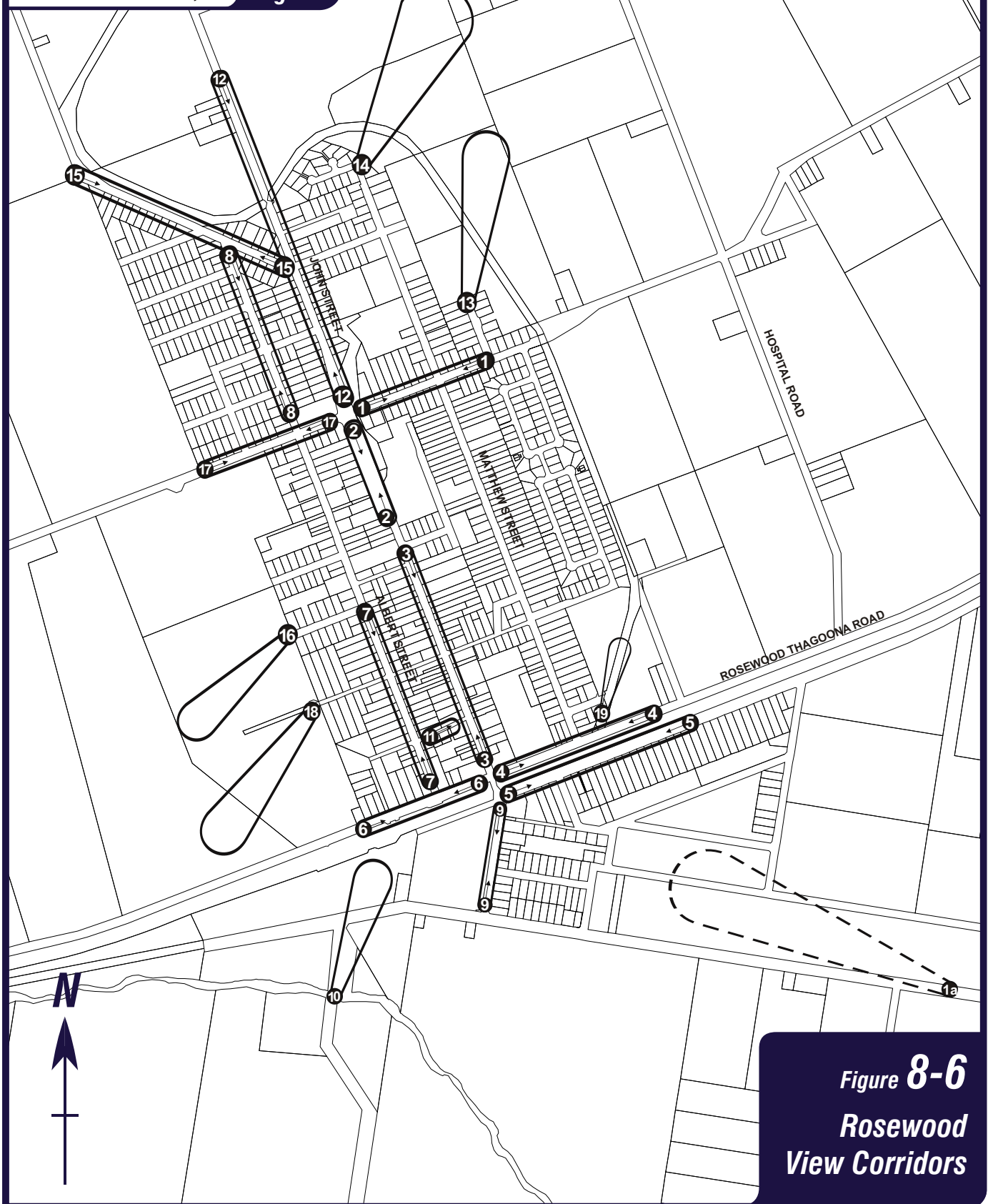


Figure 8-6
Rosewood
View Corridors

Division 4—Town Centre Zone: Assessment Criteria and Assessment Tables

8.8 Town Centre Zone

- (1) The provisions in this division relate to the Town Centre Zone as follows—
- overall outcomes (section 8.9);
 - specific outcomes and probable solutions as follows—
 - effects of development – general (section 8.10);
 - effects of development within Sub Areas (section 8.11);
 - consistent and inconsistent uses, use classes and other development (section 8.12);
 - assessment tables (tables 8.4 and 8.5).

view corridors and landmark features throughout the zone.

- (d) In the 'Town Centre Secondary Business Area' (refer Sub Area TCS), a mixture of low scale commercial and retail uses (such as professional offices and video shops) community uses (such as churches and community halls) and government services are provided together with low to medium density housing.

NOTE 8.9B

- (1) Some of the land within the Town Centre Zone is affected by development constraints, including flooding and cultural features.
- (2) Refer to the overlay maps and Part 11 to determine whether a proposal is affected by an overlay.

8.9 Overall Outcomes for Town Centre Zone

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

NOTE 8.9A

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

- (2) The overall outcomes sought for the Town Centre Zone are as follows—
- (a) The Town Centre Zone provides a vibrant and successful commercial heart for Rosewood, including—
- (i) retail and commercial premises, which cater predominantly to the needs of the local community;
 - (ii) a major supermarket;
 - (iii) a mix of uses including community facilities (e.g. churches and public halls), hotels, other commercial premises and government services;
 - (iv) the rejuvenation of existing businesses; and
 - (v) expansion in diversity of shopping facilities.
- (b) In the 'Town Centre Primary Business Area' (refer Sub Area TCP) ground floor areas are predominantly used for retail/commercial tenancies with offices and other commercial uses and dwellings above.
- (c) Uses and works contribute to the overall attractiveness of the area through the use of high quality design which gives due regard to streetscape amenity and character, places of cultural significance and streetscape value, and which protects

8.10 Effects of Development – General

NOTE 8.10A

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

- (1)

Historic Character

Specific Outcomes

- (a) New buildings and other works are designed in a manner which is sympathetic and respectful of the strong historic character of the Rosewood Town Centre, particularly along John Street.
- (b) Places of cultural significance or streetscape value are conserved and are adaptively reused in an appropriate manner which retains key elements of cultural fabric.

Visual Framework

- (2)

Specific Outcomes

New uses and works take account of and protect where possible, the townscape features and prominence of the Town Centre Zone as identified in Figures 8.5 and 8.6 and Tables 8.1, 8.2 and 8.3.

Building Form and Lot Size

- (3)

Specific Outcomes

- (a) The scale and bulk of buildings are generally consistent with the existing lot pattern, size and building layout in Rosewood.
- (b) New uses and works take account of the townscape character effects of the existing block sizes created by the grid street pattern and reflect this pattern in new building forms on consolidated sites by breaking down building forms to a bulk and form consistent with the existing block sizes and dimensions.



- Building Height and Setbacks**
- (4) **Specific Outcomes**
Building height and setbacks comply with the specific outcomes for each of the Sub Areas, as set out in section 8.11.

- Building Articulation/Design**
- (5) **Specific Outcomes**
- (a) The design cues for new buildings are taken from the design of existing character places in Rosewood.
 - (b) At the street alignment, buildings are highly detailed.
 - (c) Buildings are designed to be attractive.
 - (d) Large expanses of blank walls are to be avoided, particularly in situations where such walls are likely to be visually prominent.
 - (e) Facade design and detailing complement traditional proportioning and avoid the use of reflective glass.
 - (f) New buildings incorporate features for solar control which reinterpret traditional features such as verandahs, balconies, deep reveals, covered shades, blinds, awnings and lattice.
 - (g) The size of recurring features such as windows and doors does not distract from the overall scale of the building.
 - (h) Window to wall proportions are similar to those found on existing character places in Rosewood and are in the range of 25% to 40% for all storeys above ground level.
 - (i) New buildings take into account the image presented by the backs of buildings so as to ensure a high degree of fit with the existing.
 - (j) New buildings which adjoin existing character buildings are compatible with the historic pattern and form of the character buildings in their proportions, colours and materials.

- Building Entrances**
- (6) **Specific Outcomes**
Street entrances to buildings are emphasised by—
- (a) provision of a recessed entrance or use of protruding elements at the entrance point;
 - (b) a size of entrance of an appropriate scale and presence on the street;
 - (c) use of high quality materials and high levels of detailing around the entrance;
 - (d) use of individual canopy elements over the entrance.

- Building Orientation**
- (7) **Specific Outcomes**
- (a) Buildings address the street frontage or frontages rather than being aligned at right angles or diagonal to the street.

- (b) Buildings are designed so that overlooking and opportunities for casual surveillance of public spaces, carparks and pedestrian paths are provided.
- (c) Upper level balconies or verandahs are provided, overlooking the street.

Street Awnings

(8) **Specific Outcomes**

Street awnings—

- (a) are provided to maintain continuous weather protection to pedestrians, particularly where—
 - (i) the site or street frontage is identified in Figure 8.7; or
 - (ii) the building is built to the street alignment;
- (b) are designed to maintain the continuity and character of adjacent awnings, especially in relation to height and fascia depth;
- (c) are designed to compliment historic style awnings (i.e. post supported); and
- (d) do not break the continuity of the edge fascia (for example with strongly geometrical forms, such as triangular or barrel vaulted shapes).

Corner Sites

(9) **Specific Outcomes**

NOTE 8.10B

- (1) Corner sites are of particular importance owing to their visual prominence within the grid pattern of streets.
- (2) Accordingly, the quality of the design of buildings on corner sites will have a significant impact on the achievement of the Town Centre's desired character.

- (a) Buildings on corner sites—
 - (i) contribute to the clear definition of the street intersection and entrances to the building;
 - (ii) are built to both street frontages and parallel to the street alignment;
 - (iii) are higher, or at least as high, as those buildings adjacent;
 - (iv) provide detailing on corner facades including prominent building entrances and windows;
 - (v) use high quality appropriate materials;
 - (vi) utilise a short splay or chamfered edge to the corner of the building closest to the intersection; or include other focal points such as a tower clock, visual display, or artwork.



- Property Boundaries
- 'SMITH' Road Names
- Preferred Future Street Awning Locations

January 2006 **Legend**

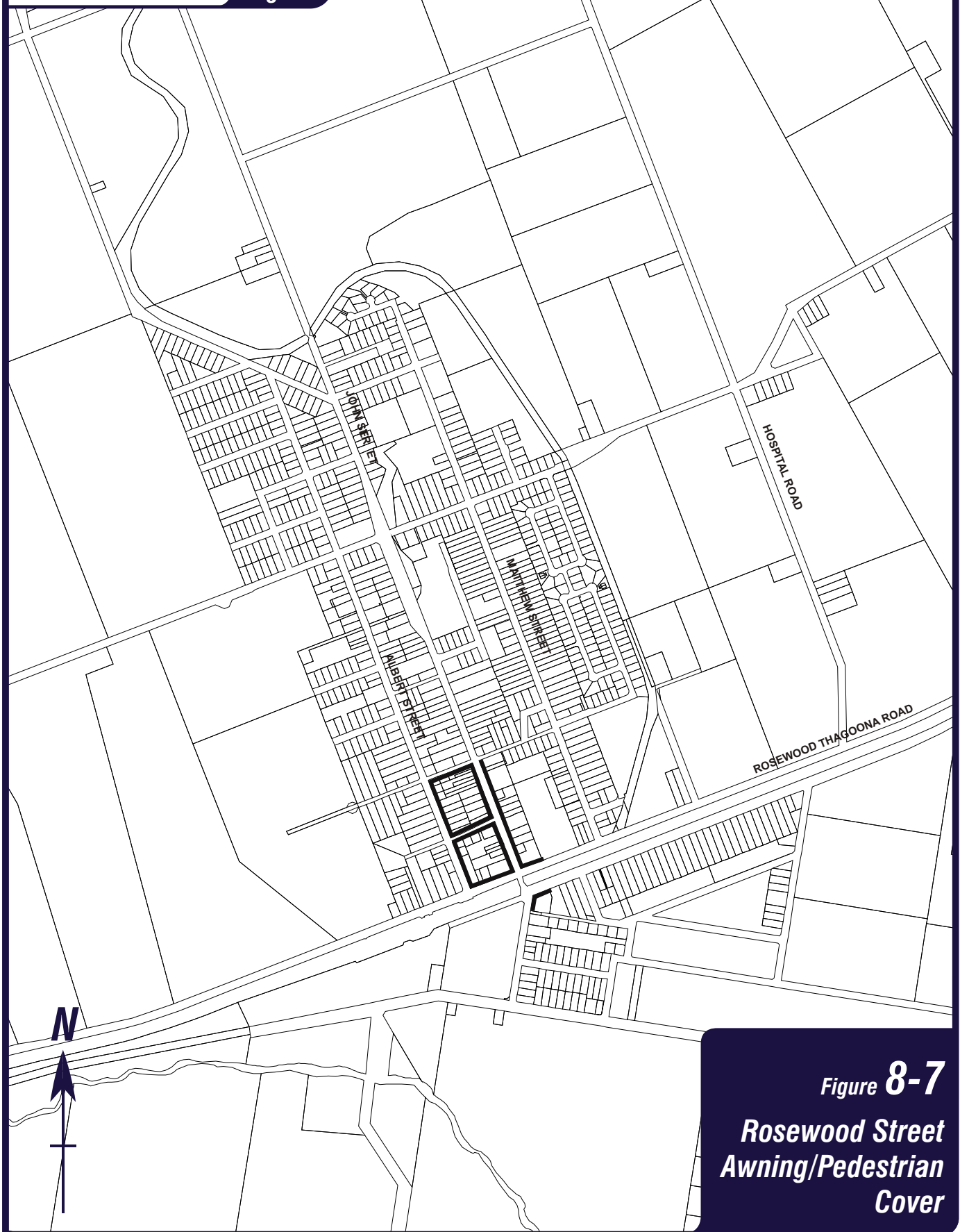


Figure 8-7
Rosewood Street
Awning/Pedestrian
Cover

- (b) There is no major indentation of the building at the corner to create a plaza or the like.
- (c) New uses and works strengthen the area's corner focal points through appropriate treatments as outlined above, at the intersections of—
 - (i) John Street and Railway Street;
 - (ii) John Street and Royal George Lane;
 - (iii) John Street and William Street;
 - (iv) Albert Street and Railway Street;
 - (v) Albert Street and Royal George Lane;
 - (vi) Albert Street and William Street.

Skylines Elements/Roof Top Design

(10) Specific Outcomes

The design of roof forms ensures that—

- (a) symmetrical parapets are used which reflect the historic parapet styles on adjacent character buildings, or the predominant parapet style on character buildings within the street;
- (b) plant rooms and equipment are appropriately concealed;
- (c) strongly horizontal roof forms with large lengths of unbroken straight lines are not used; and
- (d) appropriately coloured roof treatments are used and contrasting coloured roof treatments are avoided.

NOTE 8.10C

- (1) Careful attention to design details is required if the unique skyline and visual character of Rosewood is to evolve sympathetically.
- (2) Special attention needs to be given to the design of roof forms and the location and concealing of plant and equipment.
- (3) The design of rooftops and projections is to be treated as an integral part of the building envelope design.

Materials

(11) Specific Outcomes

The materials used on building works compliment those materials originally used on existing character places in Rosewood.

(12) Probable Solutions – for sub-section (11)

- (a) The following materials are used in building works in Rosewood—
 - (i) painted timber or colour applied render wall cladding; and
 - (ii) colour applied corrugated metal roofing.
- (b) Extensive use of the following materials on building works within Rosewood is avoided—

- (i) fully glazed curtain walls in both reflective and non-reflective glass;
- (ii) sheet or profiled metal cladding;
- (iii) unarticulated concrete surfaces; or
- (iv) unarticulated cladding systems such as flat fibre cement or similar.

NOTE 8.10D

- (1) Materials assist in achieving a cohesive, distinctive character.
- (2) Paving materials, colour and texture are compatible with those identified in the Local Government's adopted standards

Colour

Specific Outcomes

- (a) The colours used on building works compliment the existing colours in Rosewood.
- (b) Colours unify buildings which form part of a group.
- (c) Colour schemes are appropriate to the style of the building.

(14) Probable Solutions – for sub-section (13)

- (a) The following colours are used in building works in Rosewood—
 - (i) heritage colour schemes; or
 - (ii) warm earth tones.
- (b) Use of the following colours on building works within Rosewood is avoided—
 - (i) black;
 - (ii) predominantly cool, blue colour schemes;
 - (iii) light pastel colours;
 - (iv) metallic and reflective finishes; or
 - (v) bright primary colours.
- (c) Unpainted surfaces are not painted where the original finish (e.g. facing brickwork) is an important part of the building's character.

Street Furniture

(15) Specific Outcomes

- (a) A uniform and consistent suite of street furniture is adopted and used throughout the town centre.
- (b) The furniture suite includes seating/benches, litter bins, drink fountains, signage, bollards, lighting and tables.
- (c) The street furniture reflects Rosewood's historic character and is consistent in style, form and colour.

(16) Probable Solutions – for sub-section (15)

Street furniture incorporates the use of 'church pew' style seating as currently found in front of existing businesses.



Vegetation/Landscaping**(17) Specific Outcomes**

- (a) Existing large/mature vegetation is conserved where possible.
- (b) Appropriate landscaping, including street trees is used, where possible, to soften building outlines and to enhance the overall appearance of the town centre.

NOTE 8.10E

Street tree planting and other streetscape landscaping works should be compatible with any Streetscape Master Plan adopted by the local government.

Operation of Road Network and Access**(18) Specific Outcomes**

Uses and works are located and designed to—

- (a) enhance the integration of traffic movements within the zone;
- (b) ensure the safe and efficient operation of the road network, including the strategic network as outlined in Figure 8.4;
- (c) avoid, or at least minimise direct vehicular access to John Street and Royal George Lane; and
- (d) provide bikeway linkages and routes in accordance with the Ipswich Cycle Strategy (as outlined in Figure 8.3).

Carparking**(19) Specific Outcomes**

Uses and works—

- (a) are clustered and located within close proximity to public transport to encourage public transport usage and reduce reliance on private motor vehicles;
- (b) are served by associated carparking, generally located at the rear of premises;
- (c) share access and parking arrangements where possible; and
- (d) separate and clearly define parking provisions for residential and business uses.

NOTE 8.10F

- (1) Sections 12.9.5(4) and (5) of the Parking Code provide for a 20% reduction in the number of required parking spaces within this zone.
- (2) These provisions reflect the location of public transport facilities and the desire to encourage multi-purpose single trips and the clustering of activities.

Pedestrian Network**(20) Specific Outcomes**

- (a) Active and attractive streetscapes are created with a priority given to pedestrian use, particularly along John Street.

- (b) Continuous weather protection is provided along all major pedestrian routes and active streetscapes (as outlined in Figure 8.2).
- (c) Pedestrian links are provided, as outlined in Figure 8.2.
- (d) Pedestrian links are developed with shopfronts or some other form of active use in order to enhance public safety.

NOTE 8.10G

- (1) A “Pedestrian Link Investigation Area” is identified in the vicinity of the Albert Street/Railway Street intersection.
- (2) It is intended that a pedestrian link across the rail lines be provided in this area, in order to improve pedestrian access particularly to the Rosewood Primary School and to Anzac Park.
- (3) It is expected that this link would be in the form of an overpass, and may be best achieved through extensions to the existing rail ‘platform bridge’ currently located in the area.
- (4) It should also be noted that Queensland Rail has not approved or given a commitment to this connection.

8.11 Effects of Development within Sub Areas**NOTE 8.11A**

- (1) The Town Centre Zone includes three (3) Sub Areas, as outlined below.
- (2) The locations of the Sub Areas are—
 - (a) depicted on the zoning maps Z12 and Z21; and
 - (b) described below.

- (1) **Sub Area TCP – Town Centre Primary Business Area including land situated at 3, 5, 11, 13-15 and 17 John Street and land situated between John, Railway, Albert and William Streets**

NOTE 8.11B

- (1) The TCP Sub Area contains most of the current retail facilities in Rosewood, and a wide mix of other uses, ranging from community facilities (e.g. churches and public halls) to hotels and other commercial premises.
- (2) The Sub Area is intended to continue to form the retail and commercial core of Rosewood.
- (3) In order to support the vitality of the Town Centre Primary Business Area and to foster population growth in the township, the upper floor levels of buildings are encouraged to be used for commercial/office uses and as dwellings.

Specific Outcomes

- (a) The building form contributes to—



- (i) an integrated and active street character; and
 - (ii) a low rise, human scale building profile.
- (b) Infill uses and works to the rear of allotments on the eastern side of John Street are designed to ensure an attractive and appropriate interface to the historic St Brigid's site.

Probable Solutions – for sub-section (1)(a)

- (c) Buildings are generally limited to two (2) storeys in height.
- (d) An additional storey is not provided unless appropriate with regard to—
 - (i) the character and amenity of the area and the overall townscape;
 - (ii) the scale of adjoining development;
 - (iii) the retention of important view corridors; and
 - (iv) the retention of the significance of landmark sites and structures.
- (e) Any new buildings with street frontage are built to the street alignment.
- (f) Uses and works incorporate—
 - (i) retention/provision of retail tenancies at ground floor level, particularly along John Street;
 - (ii) provision for dwellings, including medium density housing above ground floor.

- (2) **Sub Area TCS – Town Centre Secondary Business Area, including land situated between Church Lane, Skinner, Albert and William Streets and fronting the eastern side of John Street between Skinner and William Streets and the Rising Sun Hotel, situated on the southern side of the railway line at the corner of School and Mill Streets**

NOTE 8.11C

- (1) The Town Centre Secondary Business Area currently contains a diversity of land uses, ranging from dwellings to churches, with some retail and commercial uses.
- (2) It is intended that the Sub Area continue to provide a diversity of land use, with a mix of residential, commercial and retail uses, and community facilities such as community halls and government services.
- (3) The Sub Area is intended to provide a supporting frame to the Town Centre Primary Business Area, catering for a mix of generally low scale commercial and retail uses (such as professional offices and video shops), community uses (such as churches) and low to medium density housing (including attached housing).

- (4) The Sub Area may also provide land for future (i.e. long term) expansion/growth of the Town Centre Primary Business Area.

Specific Outcomes

- (a) A low rise, human-scale, building profile is achieved, which offers an attractive, comfortable and safe pedestrian environment.
- (b) The dwellings situated on John Street are adaptively reused for commercial/retail purposes such as—
 - (i) specialist, boutique shopping;
 - (ii) small scale professional offices;
 - (iii) small scale accommodation, including bed and breakfast establishments and boutique motels; and
 - (iv) home based businesses.
- (c) The design of uses and works adjoining the Rising Sun Hotel is compatible with the historic character of the hotel.
- (d) Uses and works fronting John Street accentuate the view corridors along the street and the visual framework of the Town Centre Primary Business Area.

Probable Solutions – for sub-section (2)(a)

- (e) Buildings are generally limited to one (1) storey in height.
- (f) An additional storey is not provided unless appropriate with regard to—
 - (i) the character and amenity of the area and the overall townscape;
 - (ii) the scale of adjoining development;
 - (iii) the retention of important view corridors; and
 - (iv) the retention of the significance of landmark sites and structures.

NOTE 8.11D

The single storey height restriction in the Town Centre Secondary Business Area is intended to reinforce the significance of the Town Centre Primary Business Area, and to ensure the compatibility between residential and commercial/retail development.

- (g) New buildings with street frontage are built to the street alignment, however where new buildings are situated between existing buildings with different setbacks, the average of the two setbacks may be used.



(3) Sub Area TS – Town Square, including land situated at 7-9 John Street**NOTE 8.11E**

- (1) The land situated at 7-9 John Street is currently utilised primarily as a public carpark and also contains a large Hoop Pine.
- (2) The potential exists for the development of this Sub Area as a community focus for the township as a whole and a visual icon for the Town Centre of Rosewood.
- (3) It is intended to retain the carparking facilities and to redesign the frontage of the Sub Area to provide a community focussed central meeting point.
- (4) The design of the Sub Area should incorporate extensive streetscape improvements, such as seating, planting and shade provision and draw strongly on and incorporate the Hoop Pine as a focal element.
- (5) The potential exists for appropriately designed infill development at the rear of the site, which may include office space and/or upper level residential development in order to support the Town Centre Primary Business Area.

Specific Outcomes

- (a) A low rise, human-scale, building profile is achieved, which offers an attractive, comfortable and safe pedestrian environment.
- (b) New buildings are located to the rear of the Sub Area, giving prominence to the Town Square to be developed to the street frontage.
- (c) Infill uses and works to the rear of the Sub Area on the eastern side of John Street are designed to ensure an attractive and appropriate interface to the historic St Brigid's Church site.
- (d) Uses and works incorporate—
 - (i) provision of office tenancies at ground floor level, preferably situated to the rear of the site;
 - (ii) provision for dwellings, including medium density housing in above ground floor tenancies.
- (e) Landscape treatment—
 - (i) retains and enhances existing landscape features and historic plantings including the Hoop Pine;
 - (ii) retains and enhances important view corridors and landmark features as identified in Figures 8.5 and 8.6, and in Tables 8.1, 8.2 and 8.3.

Probable Solutions – for sub-section (3)(a)

- (f) Buildings are one (1) to two (2) storeys in height.

- (g) An additional storey is not provided unless appropriate with regard to—
 - (i) the character and amenity of the area and the overall townscape;
 - (ii) the scale of adjoining development;
 - (iii) the retention of important view corridors; and
 - (iv) the retention of the significance of the landmark feature comprising the existing Hoop Pine.

8.12 Consistent and Inconsistent Uses, Use Classes and Other Development**Specific Outcomes**

- (1) The following are consistent uses, use classes and other development categories in the Town Centre Zone—
 - (a) business use, if operating between the hours of 6.00 a.m. and 10.00 p.m. and the requisite number of parking spaces are provided for the use in accordance with Table 12.9.1 of the Parking Code (Part 12, division 9) unless auction depot, farm supply outlet, funeral premises, hotel (if situated in the Town Centre Secondary Business Area), service station, vehicle sales premises, veterinary clinic (where animals are kept overnight), or the predominant use of premises for a skin penetrating activity other than acupuncture;
 - (b) caretaker residential;
 - (c) carrying out building work not associated with a material change of use, if building work on an existing building on site and if complying with the Planning Scheme Building Matters Code;
 - (d) clearing of vegetation;
 - (e) community use unless cemetery, crematorium or emergency service depot, if operating between the hours of 6.00 a.m. and 10.00 p.m.;
 - (f) earthworks not associated with a material change of use and which complies with the Earthworks Code;
 - (g) general store, if operating between the hours of 6.00 a.m. and 10.00 p.m.;
 - (h) home based activity which complies with the Home Based Activities Code;
 - (i) minor building work;
 - (j) minor utility;
 - (k) park, if not involving illuminated sporting activities;
 - (l) placing an advertising device on premises which complies with the Advertising Devices Code.



- (2) The following uses, use classes and other development categories are consistent with the outcomes sought for the Town Centre Zone if of a type and scale appropriate for the prevailing nature of the area and the particular circumstances of the site and its surrounds—
- (a) aviation use, if a helipad;
 - (b) business use if auction depot, farm supply outlet, funeral premises, a shop involving new building work unless more than 4000m² of gross floor area, or hotel (if situated in the Town Centre Secondary Business Area), service station, vehicle sales premises, veterinary clinic (where animals are kept overnight), or the predominant use of premises for a skin penetrating activity other than acupuncture;
 - (c) caretaker residential;;
 - (d) car park;
 - (e) carrying out operational work for reconfiguring a lot or in association with a material change of use;
 - (f) community use, if emergency service depot or another use (other than a cemetery or crematorium) operating before 6.00 a.m. or after 10.00 p.m.;
 - (g) display housing;
 - (h) dual occupancy;
 - (i) entertainment use, unless drive-in theatre;
 - (j) general store, if operating after 10.00 p.m. or before 6.00 a.m.;
 - (k) institutional residential, if situated within the Town Centre Secondary Business Area;
 - (l) major utility;
 - (m) multiple residential unless a caravan park;
 - (n) night court;
 - (o) park, if involving illuminated sporting activities;
 - (p) reconfiguring a lot;
 - (q) recreation use, unless equestrian and coursing sports or motor sports complex;
 - (r) service trades use;
 - (s) shopping centre, unless more than 4000m² of gross floor area in the Town Centre Secondary Business Area;
 - (t) single residential;
 - (u) temporary accommodation unless camping ground, caravan park or farm stay accommodation;
 - (v) temporary sales office;
 - (w) temporary use;
 - (x) tourist facility;
 - (y) wine making.
- (3) The following uses, use classes and other development categories are inconsistent with the outcomes sought and are not located within the Town Centre Zone; and constitute undesirable development which is unlikely to be approved—
- (a) agriculture;
 - (b) animal husbandry;
 - (c) aviation use, unless a helipad;
 - (d) business use, if a shop involving new building work of more than 4000m² of gross floor area in the Town Centre Secondary Business Area;
 - (e) community use, if cemetery or crematorium;
 - (f) correctional centre;
 - (g) entertainment use, if drive-in theatre;
 - (h) extractive industry;
 - (i) forestry;
 - (j) general industry;
 - (k) institutional residential, unless situated within the Town Centre Secondary Business Area;
 - (l) intensive animal husbandry;
 - (m) multiple residential, if a caravan park;
 - (n) nuclear industry;
 - (o) plant nursery (wholesale);
 - (p) recreation use, if equestrian and coursing sports or motor sports complex;
 - (q) shopping centre, if more than 4000m² of gross floor area in the Secondary Business Sub Area;
 - (r) special industry;
 - (s) temporary accommodation, if a camping ground, caravan park or farm stay accommodation.



Table 8.4: Assessment Categories and Relevant Assessment Criteria for Town Centre Zone—Making a Material Change of Use

Column 1 Defined use or use class ⁴	Column 2 Assessment category ⁵	Column 3 Relevant assessment criteria ⁶ —applicable code if development is self-assessable or requires code assessment
RESIDENTIAL		
Caretaker Residential	Code Assessable	Rosewood Area Code (Part 8)—particularly the specific outcomes in section 8.7 and the Town Centre Zone (division 4) Residential Code (Part 12, division 6)
Display Housing	Code Assessable	Rosewood Area Code (Part 8)—particularly the specific outcomes in section 8.7 and the Town Centre Zone (division 4) Residential Code (Part 12, division 6) Parking Code (Part 12, division 9)
Dual Occupancy	Code Assessable	Rosewood Area Code (Part 8)—particularly the specific outcomes in section 8.7 and the Town Centre Zone (division 4) Residential Code (Part 12, division 6) Parking Code (Part 12, division 9)
Home Based Activity	Impact Assessable if Home Industry. Self Assessable, unless Home Industry, if the applicable code for Self Assessable development is complied with. Code Assessable otherwise.	If Self Assessable—acceptable solutions in the Home Based Activities Code. If Code Assessable— (a) Home Based Activities Code (Part 12, division 2); (b) Rosewood Area Code (Part 8)—particularly the specific outcomes in section 8.7 and the Town Centre Zone (division 4).
Institutional Residential—inconsistent use class unless situated within the Town Centre Secondary Business Area [refer s 8.12(3)]	Impact Assessable	Rosewood Area Code (Part 8)—particularly the specific outcomes in section 8.7 and the Town Centre Zone (division 4) Residential Code (Part 12, division 6) Parking Code (Part 12, division 9)
Multiple Residential—inconsistent use class if caravan park [refer s 8.12(3)]	Impact Assessable if— (a) caravan park; or (b) situated on the ground floor in the Town Primary Business Area, or the Town Square Sub Area; or (c) situated in the Town Centre Secondary Business Area. Code Assessable otherwise.	Rosewood Area Code (Part 8)—particularly the specific outcomes in section 8.7 and the Town Centre Zone (division 4) Residential Code (Part 12, division 6) Parking Code (Part 12, division 9)
Single Residential	Code Assessable	Rosewood Area Code (Part 8)—particularly the specific outcomes in section 8.7 and the Town Centre Zone (division 4) Residential Code (Part 12, division 6)
Temporary Accommodation—inconsistent use class if camping ground, caravan park or farm stay accommodation [refer s 8.12(3)]	Impact Assessable if— (a) camping ground, caravan park or farm stay accommodation; or (b) situated on the ground floor in the Town Centre Primary Business Area, or the Town Square Sub Area; or (c) situated in the Town Centre Secondary Business Area. Code Assessable otherwise.	Rosewood Area Code (Part 8)—particularly the specific outcomes in section 8.7 and the Town Centre Zone (division 4) Residential Code (Part 12, division 6) Parking Code (Part 12, division 9)

⁴ See Schedule 1 (dictionary), division 1 (defined uses and use classes).

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

⁶ For impact assessable development, 'relevant assessment criteria' are provided to assist the preparation of an application and in no way affect the regard given to the planning scheme as a whole in accordance with Section 3.5.5 of the IPA.



Column 1 Defined use or use class ⁴	Column 2 Assessment category ⁵	Column 3 Relevant assessment criteria ⁶ —applicable code if development is self-assessable or requires code assessment
COMMERCIAL / INDUSTRIAL		
Business Use— inconsistent use if a shop involving new building work of more than 4000m ² of gross floor area in the Town Centre Secondary Business Area [refer s 8.12(3)]	Exempt, unless auction depot, farm supply outlet, funeral premises, hotel, service station, vehicle sales premises or veterinary clinic (where animals are kept overnight) if— (a) located within an existing building approved or lawfully used for a business use; and (b) operating between the hours of 6.00 a.m. to 10.00 p.m.; and (c) the requisite number of parking spaces are provided for the use in accordance with Table 12.9.1 of the Parking Code (Part 12, division 9). Impact Assessable if the predominant use of premises for a skin penetrating activity other than acupuncture or if a shop involving new building work of — (a) more than 2000m ² of gross floor area in the Town Centre Secondary Business Area; or (b) more than 6000m ² of gross floor area in the Town Centre Primary Business Area. Code Assessable otherwise.	Rosewood Area Code (Part 8)—particularly the specific outcomes in section 8.7 and the Town Centre Zone (division 4) Commercial and Industrial Code (Part 12, division 7) Parking Code (Part 12, division 9)
Extractive Industry— inconsistent use [refer s 8.12(3)]	Impact Assessable	Rosewood Area Code (Part 8)—particularly the specific outcomes in section 8.7 and the Town Centre Zone (division 4)
General Industry— inconsistent use class [refer s 8.12(3)]	Impact Assessable	Rosewood Area Code (Part 8)—particularly the specific outcomes in section 8.7 and the Town Centre Zone (division 4) Commercial and Industrial Code (Part 12, division 7) Parking Code (Part 12, division 9)
General Store	Exempt, if— (a) within an existing building approved for or lawfully used for a general store or business use; and (b) operating between the hours of 6.00 a.m. to 10.00 p.m.; and (c) the requisite number of parking spaces are provided for the use in accordance with Table 12.9.1 of the Parking Code (Part 12, division 9). Impact Assessable if operating after 10.00 p.m. or before 6.00 a.m. Code Assessable otherwise.	Rosewood Area Code (Part 8)—particularly the specific outcomes in section 8.7 and the Town Centre Zone (division 4) Commercial and Industrial Code (Part 12, division 7) Parking Code (Part 12, division 9)
Nuclear Industry— inconsistent use [refer s 8.12(3)]	Impact Assessable	Rosewood Area Code (Part 8)—particularly the specific outcomes in section 8.7 and the Town Centre Zone (division 4) Commercial and Industrial Code (Part 12, division 7) Parking Code (Part 12, division 9)
Plant Nursery (Wholesale) inconsistent use [refer s 8.12(3)]	Impact Assessable	Rosewood Area Code (Part 8)—particularly the specific outcomes in section 8.7 and the Town Centre Zone (division 4) Commercial and Industrial Code (Part 12, division 7) Parking Code (Part 12, division 9)
Service Trades Use	Impact Assessable	Rosewood Area Code (Part 8)—particularly the specific outcomes in section 8.7 and the Town Centre Zone (division 4) Commercial and Industrial Code (Part 12, division 7) Parking Code (Part 12, division 9)
Shopping Centre— inconsistent use if more than 4000m ² of gross floor area in the Town Centre Secondary Business Area	Impact Assessable if— (a) more than 2000m ² of gross floor area in the Town Centre Secondary Business Area; or (b) more than 6000m ² of gross floor area in the Town Centre Primary Business Area. Code Assessable otherwise.	Rosewood Area Code (Part 8)—particularly the specific outcomes in section 8.7 and the Town Centre Zone (division 4) Commercial and Industrial Code (Part 12, division 7) Parking Code (Part 12, division 9)



Column 1 Defined use or use class ⁴	Column 2 Assessment category ⁵	Column 3 Relevant assessment criteria ⁶ —applicable code if development is self-assessable or requires code assessment
Special Industry—inconsistent use class [refer s 8.12(3)]	Impact Assessable	Rosewood Area Code (Part 8)—particularly the specific outcomes in section 8.7 and the Town Centre Zone (division 4) Commercial and Industrial Code (Part 12, division 7) Parking Code (Part 12, division 9)
Temporary Sales Office	Code Assessable	Rosewood Area Code (Part 8)—particularly the specific outcomes in section 8.7 and the Town Centre Zone (division 4) Commercial and Industrial Code (Part 12, division 7) Parking Code (Part 12, division 9)
RECREATION / ENTERTAINMENT		
Entertainment Use—inconsistent use class if drive in theatre [refer s 8.12(3)]	Impact Assessable if— (a) drive-in theatre, licensed club or night club; (b) other than (a), if operating after 10.00 p.m. or before 6.00 a.m. Code Assessable otherwise.	Rosewood Area Code (Part 8)—particularly the specific outcomes in section 8.7 and the Town Centre Zone (division 4) Recreation and Entertainment Code (Part 12, division 11) Parking Code (Part 12, division 9)
Night Court	Impact Assessable, if situated within the Town Centre Secondary Business Area. Code Assessable, if situated within the Town Centre Primary Business Area.	Rosewood Area Code (Part 8)—particularly the specific outcomes in section 8.7 and the Town Centre Zone (division 4)
Park	Exempt where not involving illuminated sporting activities. Code Assessable otherwise.	If Code Assessable— (a) Rosewood Area Code (Part 8)—particularly the specific outcomes in section 8.7 and the Town Centre Zone (division 4); (b) Recreation and Entertainment Code (Part 12, division 11); (c) Parking Code (Part 12, division 9).
Recreation Use—inconsistent use class if equestrian and coursing sports or motor sports complex [refer s 8.12(3)]	Code Assessable if indoor recreation, operating between 6.00 a.m. and 10.00 p.m. Impact Assessable otherwise.	Rosewood Area Code (Part 8)—particularly the specific outcomes in section 8.7 and the Town Centre Zone (division 4) Recreation and Entertainment Code (Part 12, division 11) Parking Code (Part 12, division 9)
RURAL		
Agriculture—inconsistent use class [refer s 8.12(3)]	Impact Assessable	Rosewood Area Code (Part 8)—particularly the specific outcomes in section 8.7 and the Town Centre Zone (division 4)
Animal Husbandry—inconsistent use class [refer s 8.12(3)]	Impact Assessable	Rosewood Area Code (Part 8)—particularly the specific outcomes in section 8.7 and the Town Centre Zone (division 4)
Forestry—inconsistent use class [refer s 8.12(3)]	Impact Assessable	Rosewood Area Code (Part 8)—particularly the specific outcomes in section 8.7 and the Town Centre Zone (division 4)
Intensive Animal Husbandry—inconsistent use class [refer s 8.12(3)]	Impact Assessable	Rosewood Area Code (Part 8)—particularly the specific outcomes in section 8.7 and the Town Centre Zone (division 4) Intensive Animal Husbandry Code (Part 12, division 8)
Wine Making	Impact Assessable	Rosewood Area Code (Part 8)—particularly the specific outcomes in section 8.7 and the Town Centre Zone (division 4) Parking Code (Part 12, division 9)
OTHER		
Aviation Use—inconsistent use unless a helipad [refer s 8.12(3)]	Impact Assessable	Rosewood Area Code (Part 8)—particularly the specific outcomes in section 8.7 and the Town Centre Zone (division 4) Parking Code (Part 12, division 9)
Carpark	Code Assessable	Rosewood Area Code (Part 8)—particularly the specific outcomes in section 8.7 and the Town Centre Zone (division 4) Parking Code (Part 12, division 9)



Column 1 Defined use or use class ⁴	Column 2 Assessment category ⁵	Column 3 Relevant assessment criteria ⁶ —applicable code if development is self-assessable or requires code assessment
Community Use— inconsistent use class if, cemetery or crematorium [refer s 8.12(3)]	Impact Assessable if cemetery, crematorium or emergency service depot. Exempt, unless cemetery, crematorium or emergency service depot, if (a) located within an existing building approved or lawfully used for a community use or business use; and (b) operating between the hours of 6.00 a.m. and 10.00 p.m.; and (c) the requisite number of parking spaces are provided for the use in accordance with Table 12.9.1 of the Parking Code (Part 12, division 9). Code Assessable otherwise.	Rosewood Area Code (Part 8)—particularly the specific outcomes in section 8.7 and the Town Centre Zone (division 4) Community Use Code (Part 12, division 12) Parking Code (Part 12, division 9)
Correctional Centre— inconsistent use class [refer s 8.12(3)]	Impact Assessable	Rosewood Area Code (Part 8)—particularly the specific outcomes in section 8.7 and the Town Centre Zone (division 4)
Major Utility	Impact Assessable, if involving treatment or disposal of putrescible waste. Code Assessable otherwise.	Rosewood Area Code (Part 8)—particularly the specific outcomes in section 8.7 and the Town Centre Zone (division 4)
Minor Utility	Exempt	
Temporary Use	Code Assessable	Temporary Use Code (Part 12, division 13) Rosewood Area Code (Part 8)—particularly the specific outcomes in section 8.7 and the Town Centre Zone (division 4)
Tourist Facility	Impact Assessable, if situated within the Town Centre Secondary Business Area. Code Assessable, if situated within the Town Centre Primary Business Area.	Rosewood Area Code (Part 8)—particularly the specific outcomes in section 8.7 and the Town Centre Zone (division 4) Commercial and Industrial Code (Part 12, division 7) Recreation and Entertainment Code (Part 12, division 11) Residential Code (Part 12, division 6) Parking Code (Part 12, division 9)
Other (not defined)	Assessment Category	Relevant assessment criteria⁷—applicable code if development is self-assessable or requires code assessment
All except use for a road ⁸	Impact Assessable (refer s 2.2)	Rosewood Area Code (Part 8)—particularly the specific outcomes in section 8.7 and the Town Centre Zone (division 4)

⁷ For impact assessable development, 'relevant assessment criteria' are provided to assist the preparation of an application and in no way affect the regard given to the planning scheme as a whole in accordance with Section 3.5.5 of the IPA.

⁸ All roads are included in a zone but use for a road is not defined. The table indicates that use for a road remains exempt under a planning scheme.



Table 8.5: Assessment Categories and Relevant Assessment Criteria for Town Centre Zone—Other Development

Column 1 Type of development	Column 2 Assessment category ⁹	Column 3 Relevant assessment criteria ¹⁰ —applicable code if development is self-assessable or requires code assessment
Carrying out building work not associated with a material change of use ¹¹	Self Assessable ¹² if building work on an existing building on site. Code Assessable if— (a) the Planning Scheme Building Matters Code is not complied with; or (b) building work other than on an existing building on the site.	If Self Assessable—Planning Scheme Building Matters Code (Part 12, division 16). If Code Assessable— (a) Rosewood Area (Part 8)—particularly the specific outcomes in section 8.7 and the Town Centre Zone (division 4); (b) Planning Scheme Building Matters Code (Part 12, division 16).
Clearing of Vegetation—not associated with a material change of use	Exempt	
Earthworks—not associated with a material change of use	Exempt if earthworks which meet the criteria set out in Schedule 8. Code Assessable if the criteria for exempt do not apply.	Earthworks Code (Part 12, division 15) Rosewood Area (Part 8)—particularly the specific outcomes in section 8.7 and the Town Centre Zone (division 4)
Minor Building Work	Exempt, if— (a) the Planning Scheme Building Matters Code is complied with; and (b) the requisite number of parking spaces are provided for the use in accordance with Table 12.9.1 of the Parking Code (Part 12, division 9). Code Assessable otherwise.	If Code Assessable— (a) Rosewood Area (Part 8)—particularly the specific outcomes in section 8.7 and the Town Centre Zone (division 4); (b) Planning Scheme Building Matters Code (Part 12, division 16); (c) Parking Code (Part 12, division 9).
Placing an advertising device on premises	Exempt if an advertising device which meets the criteria set out in Schedule 9, Part 5. Code Assessable otherwise.	Advertising Devices Code (Part 12, division 14) Rosewood Area Code (Part 8)—particularly the specific outcomes in section 8.7 and the Town Centre Zone (division 4)
Reconfiguring a lot ¹³	Impact Assessable where involving land within a Residential Zone. Code Assessable otherwise.	Reconfiguring a Lot Code (Part 12, division 5) Rosewood Area (Part 8)—particularly the specific outcomes in section 8.7 and the Town Centre Zone (division 4)
Carrying out operational work for reconfiguring a lot or in association with a material change of use ¹³	Code Assessable if the reconfiguring or material change of use is assessable development.	Reconfiguring a Lot Code (Part 12, division 5) Earthworks Code (Part 12, division 15) NOTE The provisions of Planning Scheme Policy 3 – General Works may also apply depending on the nature of the operational work.
Other	Exempt	

⁹ Assessment categories may also be affected by overlays. See overlay maps to determine whether the land is affected.

¹⁰ For impact assessable development, 'relevant assessment criteria' are provided to assist the preparation of an application and in no way affect the regard given to the planning scheme as a whole in accordance with section 3.5.5 of the IPA.

¹¹ See Ipswich Planning Scheme Users Guide 2 for examples that explain the type of development involved in different proposals.

¹² This does not include building work that under IPA Schedule 8, is exempt and cannot be made self-assessable or assessable by a planning scheme.

¹³ Under IPA, Schedule 9, the reconfiguring of a lot is exempt and cannot be made self-assessable or assessable by a planning scheme if the proposal is for amalgamating 2 or more lots, for a building format plan that does not subdivide the land, in relation to the Acquisition of Land Act 1967, or on Strategic Port Land.



Division 5—Service Trades and Showgrounds Zone: Assessment Criteria and Assessment Tables

8.13 Service Trades and Showgrounds Zone

- (1) The provisions in this division relate to the Service Trades and Showgrounds Zone as follows—
- overall outcomes (section 8.14);
 - specific outcomes and probable solutions as follows—
 - effects of development – general (section 8.15);
 - consistent and inconsistent uses, use classes and other development (section 8.16);
 - assessment tables (tables 8.6 and 8.7).

8.14 Overall Outcomes for Service Trades and Showgrounds Zone

- (1) The overall outcomes are the purpose of the Service Trades and Showgrounds Zone.

NOTE 8.14A

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

- (2) The overall outcomes sought for the Service Trades and Showgrounds Zone are as follows—
- (a) The Service Trades and Showgrounds Zone provides a range of service trades and business uses on fully serviced land.
 - (b) The Zone provides for the continued use and operation of the Rosewood Showgrounds.
 - (c) Services trades and businesses in the zone cater to the needs of the local community and the surrounding rural areas and provide local employment opportunities.
 - (d) Uses and works present a high standard of visual amenity with regard to both their built form and landscape setting, including—
 - (i) locating lower impact and high quality uses on the periphery of the zone;
 - (ii) provision of buffering to roads and nearby residential areas.
 - (e) Existing uses and works are subject to consolidation and infill.
 - (f) The zone is developed in a cohesive manner in order to—
 - (i) ensure a coordinated layout and built form;
 - (ii) minimise direct access to frontage roads and incorporate integrated access and circulation.

NOTE 8.14B

- (1) It is expected that the Rosewood Showgrounds will continue to operate during the life of this Plan.
- (2) Should the Showgrounds be relocated or cease operations, it is intended that the site be redeveloped for service trades purposes, to form an integrated pattern of uses and works in the Zone.
- (3) Some of the land within the Service Trades and Showgrounds Zone is affected by development constraints including mining.
- (4) Refer to the overlay maps and Part 11 to determine whether a proposal is affected by an overlay.

8.15 Effects of Development – General

NOTE 8.15A

The specific outcomes which are sought to apply generally throughout the Service Trades and Showgrounds Zone are set out below.

Building Setbacks and Height

(1) Specific Outcomes

The height and setback of buildings in the zone are designed to—

- (a) promote compatibility between nearby residential and service trades uses; and
- (b) conserve important view corridors along major approach routes to Rosewood.

(2) Probable Solutions – for sub-section (1)

- (a) Building height is generally limited to a single storey.
- (b) New uses or works with frontage to Railway Street are built to the street alignment, however where situated between existing buildings with different setbacks the average of the two setbacks is used.
- (c) New uses or works with frontage to Hospital Road are set back 6 metres from the road frontage.

Streetscape and Visual/Aesthetic Considerations

(3) Specific Outcomes

NOTE 8.15B

- (1) Land in the zone is significant in townscape terms as the Railway Street frontage accentuates a view corridor along the street, presents a visual frame to the Town Centre and adjoins one of the main gateways to Rosewood (see Figures 8.5 and 8.6).
- (2) New uses and works in this zone should take account of and protect the zone's townscape features and prominence.



- (a) New uses and works take account of and protect where possible, the townscape features as identified in Figures 8.5 and 8.6 and Tables 8.1, 8.2 and 8.3.
- (b) New uses and works—
 - (i) include detailed treatment of buildings at the street alignment;
 - (ii) include attractively designed buildings;
 - (iii) avoid large expanses of blank walls, particularly where such walls are visually prominent;
 - (iv) provide appropriate landscaped treatment, including street trees to soften building outlines and to enhance the overall appearance of the area;
 - (v) conserve existing large/mature vegetation where possible;
 - (vi) include a consistent footpath surface;
 - (vii) include historic style post supported awnings over the footpath along Railway Street; and
 - (viii) provide a vegetated buffer between the zone and nearby residential uses.
- (c) New uses and works strengthen the area's key corner focal point at the intersection of Railway Street and Hospital Road.

Operation of Road Network and Access

(4) Specific Outcomes

Uses and works are located and designed to—

- (a) enhance the integration of traffic movements within the zone;
- (b) ensure the safe and efficient operation of the road network, including the strategic network as outlined in Figure 8.4;
- (c) minimise and integrate direct vehicular access to Railway Street and Hospital Road;
- (d) uses and works are served by associated carparking, generally located at the rear of premises;
- (e) access and parking arrangements are shared or achieved by various other initiatives which allow minimisation of access points to Railway Street and Hospital Road; and
- (f) bikeway linkages and routes are provided in accordance with the Ipswich Cycle Strategy (as outlined in Figure 8.3).

Pedestrian Network

(5) Specific Outcomes

- (a) Active and attractive streetscapes are created.
- (b) Pedestrian treatments are improved along Railway Street and Hospital Road.
- (c) Pedestrian links are provided, as outlined in Figure 8.2.
- (d) Potential pedestrian/vehicle conflict points are minimised.

NOTE 8.15C

- (1) A "Pedestrian Link Investigation Area" is identified along the Railway Street frontage of the Precinct.
- (2) It is intended that a pedestrian link across the rail line be provided in this area, in order to improve pedestrian access throughout the township.
- (3) It is expected that this link will be in the form of an overpass, and should reflect the character of the existing platform bridge situated at the Rosewood Rail Station.
- (4) It should also be noted that Queensland Rail has not approved or given a commitment to this connection.

8.16 Consistent and Inconsistent Uses, Use Classes and Other Development

Specific Outcomes

- (1) The following are consistent uses, use classes and other development categories in the Service Trades and Showgrounds Zone—
 - (a) animal husbandry, if conducted as part of the operations of the Rosewood Showgrounds;
 - (b) business use unless bulky goods sales, fast food premises, hotel, produce/craft market, shop, or the predominant use of premises for a skin penetrating activity other than acupuncture;
 - (c) caretaker residential;
 - (d) carrying out building work not associated with a material change of use, if building work on an existing building on site and if complying with the Planning Scheme Building Matters Code;
 - (e) clearing of vegetation;
 - (f) earthworks not associated with a material change of use and which complies with the Earthworks Code;
 - (g) entertainment use, if within the Rosewood Showgrounds and operating between the hours of 6.00 a.m. to 10.00 p.m.;
 - (h) home based activity;
 - (i) intensive animal husbandry, if—
 - (i) conducted as part of the operations of the Rosewood Showgrounds; and
 - (ii) involving the use of existing land and buildings only;
 - (j) minor building work;
 - (k) minor utility;
 - (l) park, if not involving illuminated sporting activities;
 - (m) placing an advertising device on premises which complies with the Advertising Devices Code;
 - (n) plant nursery (wholesale);



- (o) recreation use, if—
- (i) equestrian and coursing sports, indoor recreation, or outdoor recreation; and
 - (ii) conducted as part of the operations of the Rosewood Showgrounds; and
 - (iii) involving the use of existing land and buildings only; and
 - (iv) operating between the hours of 6.00 a.m. to 10.00 p.m.; and
 - (v) the requisite number of parking spaces are provided for the use in accordance with Table 12.9.1 of the Parking Code (Part 12, division 9);
- (p) service trades use, if within an existing building and operating between the hours of 6.00 a.m. to 10.00 p.m.;
- (q) temporary accommodation, if—
- (i) camping ground or caravan park conducted as part of the operations of the Rosewood Showgrounds; and
 - (ii) involving the use of existing land and buildings only.
- (2) The following uses, use classes and other development categories are consistent with the outcomes sought for the Service Trades and Showgrounds Zone if of a type and scale appropriate for the prevailing nature of the area and the particular circumstances of the site and its surrounds—
- (a) agriculture;
 - (b) animal husbandry, if conducted other than as part of the operations of the Rosewood Showgrounds;
 - (c) aviation use, if a helipad;
 - (d) business use if bulky goods sales, fast food premises, produce/craft market, shop, or the predominant use of premises for a skin penetrating activity other than acupuncture;
 - (e) carrying out operational work for reconfiguring a lot or in association with a material change of use;
 - (f) community use, unless cemetery, crematorium or hospital;
 - (g) carpark;
 - (h) entertainment use, if conducted outside the Rosewood Showgrounds or between the hours of 10.00 p.m. to 6.00 a.m.;
 - (i) general industry;
 - (j) general store;
 - (k) intensive animal husbandry, if involving the erection of new buildings as part of the operations of the Rosewood Showgrounds;
 - (l) major utility;
 - (m) night court;
 - (n) park, if involving illuminated sporting activities;
 - (o) reconfiguring a lot;
 - (p) recreation use, if—
- (i) equestrian and coursing sports, indoor recreation or outdoor recreation and not conducted as part of the operations of the Rosewood Showgrounds; or
 - (ii) if operating after 10.00 p.m. or before 6.00 a.m.; or
 - (iii) if involving the erection of new buildings; or
 - (iv) the requisite number of parking spaces are not provided for the use in accordance with Table 12.9.1 of the Parking Code (Part 12, division 9);
- (q) service trades use, other than within an existing building, or if operating before 6.00 a.m. or after 10.00 p.m.;
- (r) special industry;
- (s) temporary accommodation, if—
- (i) camping ground or caravan park conducted as part of the operations of the Rosewood Showgrounds; and
 - (ii) involving new building work;
- (t) temporary sales office;
- (u) temporary use;
- (v) tourist facility;
- (w) wine making.
- (3) The following uses, use classes and other development categories are inconsistent with the outcomes sought and are not located within the Service Trades and Showgrounds Zone; and constitute undesirable development which is unlikely to be approved—
- (a) aviation use, unless a helipad;
 - (b) business use, if hotel;
 - (c) community use if cemetery, crematorium or hospital;
 - (d) correctional centre;
 - (e) display housing;
 - (f) dual occupancy;
 - (g) extractive industry;
 - (h) forestry;
 - (i) institutional residential;
 - (j) intensive animal husbandry, unless conducted as part of the operations of the Rosewood Showgrounds;
 - (k) multiple residential;
 - (l) nuclear industry;
 - (m) recreation use, if motor sports complex;
 - (n) shopping centre;
 - (o) single residential;
 - (p) temporary accommodation, unless a camping ground or caravan park conducted as part of the operations of the Rosewood Showgrounds.



Table 8.6: Assessment Categories and Relevant Assessment Criteria for Service Trades and Showgrounds Zone—Making a Material Change of Use

Column 1 Defined use or use class ¹⁴	Column 2 Assessment category ¹⁵	Column 3 Relevant assessment criteria ¹⁶ —applicable code if development is self-assessable or requires code assessment
RESIDENTIAL		
Caretaker Residential	Code Assessable	Rosewood Area Code (Part 8)—particularly the specific outcomes in section 8.7 and the Service Trades and Showgrounds Zone (division 5) Residential Code (Part 12, division 6)
Display Housing— inconsistent use class [refer s 8.16(3)]	Impact Assessable	Rosewood Area Code (Part 8)—particularly the specific outcomes in section 8.7 and the Service Trades and Showgrounds Zone (division 5) Residential Code (Part 12, division 6) Parking Code (Part 12, division 9)
Dual Occupancy— inconsistent use class [refer s 8.16(3)]	Impact Assessable	Rosewood Area Code (Part 8)—particularly the specific outcomes in section 8.7 and the Service Trades and Showgrounds Zone (division 5) Residential Code (Part 12, division 6) Parking Code (Part 12, division 9)
Home Based Activity	Self Assessable; or Code Assessable if the applicable code for Self Assessable development is not complied with.	If Self Assessable—acceptable solutions in the Home Based Activities Code. If Code Assessable— (a) Home Based Activities Code (Part 12, division 2); (b) Rosewood Area Code (Part 8)—particularly the specific outcomes in section 8.7 and the Service Trades and Showgrounds Zone (division 5).
Institutional Residential— inconsistent use class [refer s 8.16(3)]	Impact Assessable	Rosewood Area Code (Part 8)—particularly the specific outcomes in section 8.7 and the Service Trades and Showgrounds Zone (division 5) Residential Code (Part 12, division 6) Parking Code (Part 12, division 9)
Multiple Residential— inconsistent use class [refer s 8.16(3)]	Impact Assessable	Rosewood Area Code (Part 8)—particularly the specific outcomes in section 8.7 and the Service Trades and Showgrounds Zone (division 5) Residential Code (Part 12, division 6) Parking Code (Part 12, division 9)
Single Residential— inconsistent use class [refer s 8.16(3)]	Impact Assessable	Rosewood Area Code (Part 8)—particularly the specific outcomes in section 8.7 and the Service Trades and Showgrounds Zone (division 5) Residential Code (Part 12, division 6)

¹⁴ See Schedule 1 (dictionary), division 1 (defined uses and use classes).

¹⁵ Assessment categories may also be affected by overlays. See overlay maps to determine whether the land is affected.

¹⁶ For impact assessable development, 'relevant assessment criteria' are provided to assist the preparation of an application and in no way affect the regard given to the planning scheme as a whole in accordance with Section 3.5.5 of the IPA.



Column 1 Defined use or use class ¹⁴	Column 2 Assessment category ¹⁵	Column 3 Relevant assessment criteria ¹⁶ —applicable code if development is self-assessable or requires code assessment
Temporary Accommodation— inconsistent use class, unless a camping ground or caravan park conducted as part of the operations of the Rosewood Showgrounds [refer s 8.16(3)]	Exempt, if— (a) camping ground or caravan park conducted as part of the operations of the Rosewood Showgrounds; and (b) involving the use of existing land and buildings only. Code Assessable, if as per exempt, but involving the erection of new buildings. Impact Assessable otherwise.	Rosewood Area Code (Part 8)—particularly the specific outcomes in section 8.7 and the Service Trades and Showgrounds Zone (division 5) Residential Code (Part 12, division 6) Parking Code (Part 12, division 9)
COMMERCIAL / INDUSTRIAL		
Business Use— inconsistent use class if hotel refer s 8.16(3)]	Impact Assessable if bulky goods sales, fast food premises, hotel, produce/craft market, shop, or the predominant use of premises for a skin penetrating activity other than acupuncture. Exempt, if auction depot, broadcasting station, office, professional office, medical centre, vehicle sales premises or veterinary clinic, if within an existing building and the requisite number of parking spaces are provided for the use in accordance with Table 12.9.1 of the Parking Code (Part 12, division 9). Code Assessable otherwise.	Rosewood Area Code (Part 8)—particularly the specific outcomes in section 8.7 and the Service Trades and Showgrounds Zone (division 5) Commercial and Industrial Code (Part 12, division 7) Parking Code (Part 12, division 9)
Extractive Industry— inconsistent use [refer s 8.16(3)]	Impact Assessable	Rosewood Area Code (Part 8)—particularly the specific outcomes in section 8.7 and the Service Trades and Showgrounds Zone (division 5)
General Industry	Code Assessable	Rosewood Area Code (Part 8)—particularly the specific outcomes in section 8.7 and the Service Trades and Showgrounds Zone (division 5) Commercial and Industrial Code (Part 12, division 7) Parking Code (Part 12, division 9)
General Store	Impact Assessable	Rosewood Area Code (Part 8)—particularly the specific outcomes in section 8.7 and the Service Trades and Showgrounds Zone (division 5) Commercial and Industrial Code (Part 12, division 7) Parking Code (Part 12, division 9)
Nuclear Industry— inconsistent use [refer s 8.16(3)]	Impact Assessable	Rosewood Area Code (Part 8)—particularly the specific outcomes in section 8.7 and the Service Trades and Showgrounds Zone (division 5) Commercial and Industrial Code (Part 12, division 7) Parking Code (Part 12, division 9)
Plant Nursery (Wholesale)	Code Assessable	Rosewood Area Code (Part 8)—particularly the specific outcomes in section 8.7 and the Service Trades and Showgrounds Zone (division 5) Vegetation Management Code (Part 12, division 4) Commercial and Industrial Code (Part 12, division 7) Parking Code (Part 12, division 9)



Column 1 Defined use or use class ¹⁴	Column 2 Assessment category ¹⁵	Column 3 Relevant assessment criteria ¹⁶ —applicable code if development is self-assessable or requires code assessment
Service Trades Use	Exempt, if— (a) located within an existing building approved or lawfully used for a service trades or business use; and (b) operating between the hours of 6.00 a.m. and 10.00 p.m.; and (c) the requisite number of parking spaces are provided for the use in accordance with Table 12.9.1 of the Parking Code (Part 12, division 9); and (d) an adopted infrastructure charge has been paid or unused infrastructure credits (including deemed credits) apply at an equivalent rate for the proposed use. Code Assessable otherwise.	Rosewood Area Code (Part 8)—particularly the specific outcomes in section 8.7 and the Service Trades and Showgrounds Zone (division 5) Commercial and Industrial Code (Part 12, division 7) Parking Code (Part 12, division 9)
Shopping Centre— inconsistent use [refer s 8.16(3)]	Impact Assessable	Rosewood Area Code (Part 8)—particularly the specific outcomes in section 8.7 and the Service Trades and Showgrounds Zone (division 5) Commercial and Industrial Code (Part 12, division 7) Parking Code (Part 12, division 9)
Special Industry	Impact Assessable	Rosewood Area Code (Part 8)—particularly the specific outcomes in section 8.7 and the Service Trades and Showgrounds Zone (division 5) Commercial and Industrial Code (Part 12, division 7) Parking Code (Part 12, division 9)
Temporary Sales Office	Code Assessable	Rosewood Area Code (Part 8)—particularly the specific outcomes in section 8.7 and the Service Trades and Showgrounds Zone (division 5) Commercial and Industrial Code (Part 12, division 7) Parking Code (Part 12, division 9)
RECREATION / ENTERTAINMENT		
Entertainment Use	Exempt, if— (a) conducted as part of the operations of the Rosewood Showgrounds; and (b) operating between the hours of 6.00 a.m. to 10.00 p.m.; and (c) the requisite number of parking spaces are provided for the use in accordance with Table 12.9.1 of the Parking Code (Part 12, division 9); and (d) involving the use of existing land and buildings only. Code Assessable, if as per exempt, but involving the erection of new buildings. Impact Assessable otherwise.	Rosewood Area Code (Part 8)—particularly the specific outcomes in section 8.7 and the Service Trades and Showgrounds Zone (division 5) Recreation and Entertainment Code (Part 12, division 11) Parking Code (Part 12, division 9)



Column 1 Defined use or use class ¹⁴	Column 2 Assessment category ¹⁵	Column 3 Relevant assessment criteria ¹⁶ —applicable code if development is self-assessable or requires code assessment
Night Court	Impact Assessable	Rosewood Area Code (Part 8)—particularly the specific outcomes in section 8.7 and the Service Trades and Showgrounds Zone (division 5)
Park	Exempt where not involving illuminated sporting activities. Code Assessable otherwise.	If Code Assessable— (a) Rosewood Area Code (Part 8)—particularly the specific outcomes in section 8.7 and the Service Trades and Showgrounds Zone (division 5); (b) Recreation and Entertainment Code (Part 12, division 11); (c) Parking Code (Part 12, division 9).
Recreation Use— inconsistent use class if motor sports complex [refer s 8.16(3)]	Exempt, if— (a) equestrian and coursing sports, indoor recreation or outdoor recreation conducted as part of the operations of the Rosewood Showgrounds; and (b) operating between the hours of 6.00 a.m. to 10.00 p.m.; and (c) the requisite number of parking spaces are provided for the use in accordance with Table 12.9.1 of the Parking Code (Part 12, division 9); and (d) involving the use of existing land and buildings only. Code Assessable, if as per exempt, but involving the erection of new buildings. Impact Assessable otherwise.	Rosewood Area Code (Part 8)—particularly the specific outcomes in section 8.7 and the Service Trades and Showgrounds Zone (division 5) Recreation and Entertainment Code (Part 12, division 11) Parking Code (Part 12, division 9)
RURAL		
Agriculture	Code Assessable	Rosewood Area Code (Part 8)—particularly the specific outcomes in section 8.7 and the Service Trades and Showgrounds Zone (division 5) Vegetation Management Code (Part 12, division 4)
Animal Husbandry	Exempt, if conducted as part of the operations of the Rosewood Showgrounds unless involving vegetation clearing which does not comply with the acceptable solutions applicable to clauses (1) to (3) in column 2 of Table 12.4.1 in the Vegetation Management Code (Part 12, division 4). Code Assessable otherwise.	Rosewood Area Code (Part 8)—particularly the specific outcomes in section 8.7 and the Service Trades and Showgrounds Zone (division 5) Vegetation Management Code (Part 12, division 4)
Forestry—inconsistent use class [refer s 8.16(3)]	Impact Assessable	Rosewood Area Code (Part 8)—particularly the specific outcomes in section 8.7 and the Service Trades and Showgrounds Zone (division 5)



Column 1 Defined use or use class ¹⁴	Column 2 Assessment category ¹⁵	Column 3 Relevant assessment criteria ¹⁶ —applicable code if development is self-assessable or requires code assessment
Intensive Animal Husbandry—inconsistent use class if conducted other than as part of the operations of the Rosewood Showgrounds [refer s 8.16(3)]	Exempt, if— (a) conducted as part of the operations of the Rosewood Showgrounds; and (b) involving the use of existing land and buildings only. Code Assessable, if as per exempt, but involving the erection of new buildings. Impact Assessable otherwise.	Rosewood Area Code (Part 8)—particularly the specific outcomes in section 8.7 and the Service Trades and Showgrounds Zone (division 5) Intensive Animal Husbandry Code (Part 12, division 8)
Wine Making	Code Assessable	Rosewood Area Code (Part 8)—particularly the specific outcomes in section 8.7 and the Service Trades and Showgrounds Zone (division 5) Parking Code (Part 12, division 9)
OTHER		
Aviation Use—inconsistent use unless a helipad [refer s 8.16(3)]	Impact Assessable	Rosewood Area Code (Part 8)—particularly the specific outcomes in section 8.7 and the Service Trades and Showgrounds Zone (division 5) Parking Code (Part 12, division 9)
Carpark	Code Assessable	Rosewood Area Code (Part 8)—particularly the specific outcomes in section 8.7 and the Service Trades and Showgrounds Zone (division 5) Parking Code (Part 12, division 9)
Community Use—inconsistent use class if, cemetery, crematorium or hospital [refer s 8.16(3)]	Impact Assessable if cemetery, child care centre, crematorium, hospital or school. Exempt, unless cemetery, child care centre, crematorium, hospital or school, if— (a) conducted as part of the operations of the Rosewood Showgrounds; and (b) operating between the hours of 6.00 a.m. and 10.00 p.m.; and (c) the requisite number of parking spaces are provided for the use in accordance with Table 12.9.1 of the Parking Code (Part 12, division 9); and (d) involving the use of an existing building(s). Code Assessable otherwise.	Rosewood Area Code (Part 8)—particularly the specific outcomes in section 8.7 and the Service Trades and Showgrounds Zone (division 5) Community Use Code (Part 12, division 12) Parking Code (Part 12, division 9)
Correctional Centre—inconsistent use [refer s 8.16(3)]	Impact Assessable	Rosewood Area Code (Part 8)—particularly the specific outcomes in section 8.7 and the Service Trades and Showgrounds Zone (division 5)
Major Utility	Impact Assessable, if involving treatment or disposal of putrescible waste. Code Assessable otherwise.	Rosewood Area Code (Part 8)—particularly the specific outcomes in section 8.7 and the Service Trades and Showgrounds Zone (division 5)
Minor Utility	Exempt	



Column 1 Defined use or use class ¹⁴	Column 2 Assessment category ¹⁵	Column 3 Relevant assessment criteria ¹⁶ —applicable code if development is self-assessable or requires code assessment
Temporary Use	Code Assessable	Temporary Use Code (Part 12, division 13) Rosewood Area Code (Part 8)—particularly the specific outcomes in section 8.7 and the Service Trades and Showgrounds Zone (division 5)
Tourist Facility	Impact Assessable	Rosewood Area Code (Part 8)—particularly the specific outcomes in section 8.7 and the Service Trades and Showgrounds Zone (division 5) Commercial and Industrial Code (Part 12, division 7) Recreation and Entertainment Code (Part 12, division 11) Residential Code (Part 12, division 6) Parking Code (Part 12, division 9)
Other (not defined)	Assessment Category	Relevant assessment criteria ¹⁷ —applicable code if development is self-assessable or requires code assessment
All except use for a road ¹⁸	Impact Assessable (refer s 2.2)	Rosewood Area Code (Part 8)—particularly the specific outcomes in section 8.7 and the Service Trades and Showgrounds Zone (division 5)

¹⁷ For impact assessable development, 'relevant assessment criteria' are provided to assist the preparation of an application and in no way affect the regard given to the planning scheme as a whole in accordance with Section 3.5.5 of the IPA.

¹⁸ All roads are included in a zone but use for a road is not defined. The table indicates that use for a road remains exempt under a planning scheme.



Table 8.7: Assessment Categories and Relevant Assessment Criteria for Service Trades and Showgrounds Zone—Other Development

Column 1 Type of development	Column 2 Assessment category ¹⁹	Column 3 Relevant assessment criteria ²⁰ —applicable code if development is self-assessable or requires code assessment
Carrying out building work not associated with a material change of use ²¹	Self Assessable ²² if building work on an existing building on site. Code Assessable if— (a) the Planning Scheme Building Matters Code is not complied with; or (b) building work other than on an existing building on the site.	If Self Assessable—Planning Scheme Building Matters Code (Part 12, division 16). If Code Assessable— (a) Rosewood Area Code (Part 8)—particularly the specific outcomes in section 8.7 and the Service Trades and Showgrounds Zone (division 5); (b) Planning Scheme Building Matters Code (Part 12, division 16).
Clearing of Vegetation—not associated with a material change of use	Exempt	
Earthworks—not associated with a material change of use	Exempt if earthworks which meet the criteria set out in Schedule 8. Code Assessable if the criteria for exempt do not apply.	Earthworks Code (Part 12, division 15) Rosewood Area Code (Part 8)—particularly the specific outcomes in section 8.7 and the Service Trades and Showgrounds Zone (division 5)
Minor Building Work	Exempt, if— (a) the Planning Scheme Building Matters Code is complied with; and (b) the requisite number of parking spaces are provided for the use in accordance with Table 12.9.1 of the Parking Code (Part 12, division 9). Code Assessable otherwise.	If Code Assessable— (a) Rosewood Area Code (Part 8)—particularly the specific outcomes in section 8.7 and the Service Trades and Showgrounds Zone (division 5); (b) Planning Scheme Building Matters Code (Part 12, division 16); (c) Parking Code (Part 12, division 9).
Placing advertising device on premises	Exempt if an advertising device which meets the criteria set out in Schedule 9, Part 4. Code Assessable otherwise.	Advertising Devices Code (Part 12, division 14) Rosewood Area Code (Part 8)—particularly the specific outcomes in section 8.7 and the Service Trades and Showgrounds Zone (division 5)
Reconfiguring a lot ²³	Impact Assessable where involving land within a Residential Zone. Code Assessable otherwise.	Reconfiguring a Lot Code (Part 12, division 5) Rosewood Area Code (Part 8)—particularly the specific outcomes in section 8.7 and the Service Trades and Showgrounds Zone (division 5)
Carrying out operational work for reconfiguring a lot or in association with a material change of use ²³	Code Assessable if the reconfiguring or material change of use is assessable development.	Reconfiguring a Lot Code (Part 12, division 5) Earthworks Code (Part 12, division 15) NOTE The provisions of Planning Scheme Policy 3 – General Works may also apply depending on the nature of the operational work.
Other	Exempt	

¹⁹ Assessment categories may also be affected by overlays. See overlay maps to determine whether the land is affected.

²⁰ For impact assessable development, 'relevant assessment criteria' are provided to assist the preparation of an application and in no way affect the regard given to the planning scheme as a whole in accordance with section 3.5.5 of the IPA.

²¹ See Ipswich Planning Scheme Users Guide 2 for examples that explain the type of development involved in different proposals.

²² This does not include building work that under IPA Schedule 8, is exempt and cannot be made self-assessable or assessable by a planning scheme.

²³ Under IPA, Schedule 9, the reconfiguring of a lot is exempt and cannot be made self-assessable or assessable by a planning scheme if the proposal is for amalgamating 2 or more lots, for a building format plan that does not subdivide the land, in relation to the Acquisition of Land Act 1967, or on Strategic Port Land.



Division 6—Character Areas – Housing Zone: Assessment Criteria and Assessment Tables

8.17 Character Areas – Housing Zone

The provisions in this division relate to the Character Areas – Housing Zone as follows—

- overall outcomes (section 8.18);
- specific outcomes and probable solutions as follows—
 - effects of development – general (section 8.19);
 - effects of development within Sub Areas (section 8.20);
 - consistent and inconsistent uses, use classes and other development (section 8.21);
- assessment tables (Tables 8.8 and 8.9).

8.18 Overall Outcomes for the Character Areas – Housing Zone

- (1) The overall outcomes are the purpose of the Character Areas – Housing Zone.

NOTE 8.18A

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

- (2) The overall outcomes sought for the Character Areas – Housing Zone are the following—
- (a) The existing 'timber and tin' historic character of the zone is maintained through the conservation of mature plantings and pre-1946 buildings.
 - (b) New uses and works are designed in a manner compatible with the zone's established and preferred character.

NOTE 8.18B

Key character provisions for this zone include—

- (a) demolition and removal controls for pre-1946 buildings (refer Assessment Table 8.9); and
- (b) sympathetic design guidelines which strongly reflect pre-1946 architectural themes (refer Character Code).

- (c) The Character Areas – Housing Zone caters primarily for sewerred, urban residential development and associated uses, to the general exclusion of most other uses.

- (d) Uses within the Character Areas – Housing Zone provide a mix of low to medium density housing types and lot sizes in response to community housing needs.
- (e) Non-residential uses are excluded unless appropriately located and designed, low key uses which service the day to day needs of the local community.
- (f) Uses within the Character Areas – Housing Zone are provided with full urban services such as reticulated water, sewerage, sealed roads, parks and other community facilities.
- (g) Uses and works within the Character Areas – Housing Zone are located and designed to maximise the efficient extension and safe operation of infrastructure.
- (h) Uses and works within the Character Areas – Housing Zone are located, designed and managed to—
 - (i) maintain residential amenity;
 - (ii) be compatible with other uses and works;
 - (iii) avoid significant adverse effects on the natural environment; and
 - (iv) maintain the safety of people, buildings and works.

NOTE 8.18C

- (1) Some of the land within the Character Areas – Housing Zone is affected by development constraints, particularly mining.
- (2) Refer to the overlay maps and Part 11 to determine whether a proposal is affected by an overlay.

8.19 Effects of Development – General

NOTE 8.19A

The specific outcomes which are sought to apply generally throughout the Character Areas – Housing Zone are set out below.

Character and Density

(1) Specific Outcomes

- (a) Pre-1946 buildings are conserved by—
 - (i) retaining intact, pre-1946 buildings at the front of new development (i.e. facing the street); and



- (ii) restoring or reconstructing, where possible pre-1946 buildings which have been altered.
- (b) New uses and works reflect the established and preferred built character, maintain amenity and protect and enhance important townscape and landscape elements within local areas having regard to—
 - (i) building height;
 - (ii) dwelling density;
 - (iii) lot sizes and dimensions;
 - (iv) boundary clearances and the provision of space around buildings;
 - (v) access to natural light and ventilation;
 - (vi) privacy;
 - (vii) noise attenuation;
 - (viii) vegetation protection;
 - (ix) landscape treatment;
 - (x) places of cultural significance or streetscape value; and
 - (xi) the form, scale, bulk, style, siting, orientation, roof lines, materials, colour and detailing of buildings.

NOTE 8.19B

- (1) Building height, density and setbacks are specified for each Sub Area in section 8.20.
- (2) The Character Code (see Part 12, division 10) sets out the planning scheme requirements and design guidelines for collective qualities and visual cohesion; scale, form, mass and rhythm; roof form, roof top design and skyline elements; subdivision pattern; setbacks and spacing; corner sites; pedestrian access; stairways; fenestration; building articulation; facade elements; raising, lowering or building underneath a character building; fences; carparking and vehicular access; service areas; street furniture and paving; materials; colour; signage; demolition and removal; adaptive reuse; vegetation, landscaping and character trees; and dealing with difficult topography.
- (3) The Residential Code (see Part 12, division 6) provides additional planning scheme requirements and guidelines for privacy, noise, lighting, climate control, recreation space, safety and security and specific types of residential uses.

Visual Framework**(2) Specific Outcomes**

New uses and works take account of and protect where possible, the townscape features and view corridors as identified in Figures 8.5 and 8.6 and Tables 8.1, 8.2 and 8.3.

**(3) Corner Sites
Specific Outcomes**

Buildings on corner sites strengthen corner focal points through appropriate new residential development, at the intersections of—

- (a) John Street and Walloon Road/Rosewood-Laidley Road;
- (b) Matthew Street and Walloon Road;
- (c) John Street and Skinner Street;
- (d) John Street and Church Lane;
- (e) Albert Street and Rosewood-Laidley Road;
- (f) Albert Street and Church Lane;
- (g) Albert Street and Edward Street;
- (h) Albert Street and Railway Street; and
- (i) Albert Street and William Street.

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

Each non-residential use—

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

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

Uses and works are located and designed to—

- (a) ensure the safe and efficient operation of the road network; and
- (b) avoid multiple access points along major roads; and
- (c) avoid significant adverse effects (e.g. by noise or dust generated) from use of the road network.



8.20 Effects of Development within Sub Areas

NOTE 8.20A

- (1) The Character Areas – Housing Zone includes two (2) Sub Areas, as outlined below.
- (2) The locations of the Sub Areas are—
 - (a) depicted on the Zoning Maps Z12 and Z21; and
 - (b) described below.

(1) Sub Area CHL (Character Housing Low Density)

NOTE 8.20B

- (1) The Character Housing Low Density Sub Area is predominantly used for detached housing, with a strong heritage character evident in the dominance of traditional painted timber houses.
- (2) Most of the dwellings are of a single storey.
- (3) Future uses and works retain the low density residential nature of the Sub Area, and maintain and enhance the identified historic character.

Specific Outcomes

- (a) The established, traditional, detached housing character and lot sizes are retained.
- (b) Infill development mainly in the form of dual occupancies and low density clusters of attached or detached housing, is located—
 - (i) as redevelopment of sites which—
 - (A) contain pre-1946 buildings which have been significantly altered to the extent that they have lost their cultural heritage and streetscape character significance; or
 - (B) contain buildings with an architectural style from the post second world war period (i.e. buildings erected after 1946); or
 - (ii) on large allotments, at the rear of existing buildings, and subject to an assessment of the impact on established vegetation and the amenity of neighbouring properties.
- (c) Appropriate uses and works are characterised by individual buildings reflecting the Sub Area's existing traditional detached housing character.
- (d) Careful attention is given to the design and placement of new buildings within the Sub Area.

Probable Solutions – Building Height

- (e) Buildings are setback to the alignment of adjoining buildings, and are aligned parallel with the street frontages, unless it can be demonstrated that an alternative arrangement is suitable with regard to the character and amenity of the area and the overall townscape.
- (f) Buildings are generally in the range of one to two storeys in height (including single storey, high set) with an emphasis placed on elevated buildings on stumps, consistent with the height of adjoining buildings.
- (g) An additional storey is not provided unless appropriate with regard to—
 - (i) the character and amenity of the area and the overall townscape;
 - (ii) the scale of adjoining development and the predominant height of buildings within the street;
 - (iii) the retention of important view corridors; and
 - (iv) the retention of the significance of landmark sites and structures.

Probable Solutions – Density

- (h) The maximum dwelling density does not exceed 15 dwellings per hectare.

NOTE 8.20C

- (1) Properties situated at 62 Matthew Street to 108 Matthew Street are partially included in the Residential Medium Density Zone.
- (2) Whilst only the western portion of these lots are currently included in that zone, the potential exists for the Aged Persons Home development on these lots to expand through to Matthew Street.
- (3) It is intended that residential low density character housing be maintained to the Matthew Street frontage of these properties, while expansion of Medium Density housing may occur to the rear of the existing dwellings.



(2) Sub Area CHM (Character Housing Mixed Density)**NOTE 8.20D**

- (1) The Character Housing Mixed Density Sub Area is currently dominated by detached housing, most of which possesses a strong heritage character.
- (2) It is intended that the pre-1946 architectural and streetscape character of the area is retained through the conservation of the existing pre-1946 buildings and mature vegetation whilst taking advantage of the proximity of the town centre and the railway station, and the views offered from the land by permitting compatible medium-low density housing on sites which are underdeveloped or on which existing dwellings are not of heritage or streetscape character significance.
- (3) Accordingly, the Sub Area is likely to develop over time with a predominance of mixed density housing, whilst retaining its overall heritage character.

Specific Outcomes**Building Character**

- (a) The historic residential character of the Sub Area is maintained through—
 - (i) retaining intact, pre-1946 buildings and mature vegetation wherever possible;
 - (ii) redevelopment of existing housing and providing infill medium-low density development where it replaces houses which do not contribute to the Sub Area's historic character;
 - (iii) limiting development to predominantly residential uses and works and small-scale non-residential uses and works which service their locality; and
 - (iv) ensuring that new buildings and landscaping compliment the prevailing townscape character, with particular regard to compatibility with adjoining sites and the predominant pattern within the street.

Probable Solutions – Building Height

- (b) Buildings are generally limited to two (2) storeys in height.
- (c) An additional storey is not provided unless appropriate with regard to—
 - (i) the character and amenity of the area and the overall townscape;

- (ii) the scale of adjoining development and the predominant height of buildings within the street;
- (iii) the retention of important view corridors; and
- (iv) the retention of the significance of landmark sites and structures.

Probable Solutions – Density

- (d) The maximum dwelling density does not exceed 50 dwellings per hectare.
- (e) Buildings are comparable in size and/or scale to existing detached houses and include design solutions for larger developments which incorporate a site layout comprising a number of buildings rather than one large building.
- (f) Buildings are setback to the alignment of adjoining buildings, and are aligned parallel with the street frontages, unless it can be demonstrated that an alternative arrangement is suitable with regard to the character and amenity of the area and the overall townscape.

NOTE 8.20E

- (1) It is intended that a Streetscape Master Plan be prepared for Rosewood.
- (2) The Streetscape Master Plan should establish a consistent planting schedule and design standards for streetscape design in Rosewood.
- (3) The Master Plan should recognise and consolidate the significant view corridors and landmark features identified in Figures 8.5 and 8.6 and Tables 8.1, 8.2 and 8.3 of this plan, and should aim to accentuate the historic character of the township.
- (4) Future Urban Development within the township shall be designed in accordance with any adopted Streetscape Master Plan.
- (5) Where no Streetscape Master Plan has been adopted it is intended that any development application shall provide a streetscape analysis and plan.

8.21 Consistent and Inconsistent Uses, Use Classes and other Development**Specific Outcomes**

- (1) The following are consistent uses, use classes and other development categories in the Character Areas – Housing Zone—
 - (a) caretaker residential;



- (b) carrying out building work not associated with a material change of use, if complying with the Character Code;
- (c) clearing of vegetation which complies with the Vegetation Management Code;
- (d) earthworks not associated with a material change of use and which complies with the Earthworks Code;
- (e) home based activity which complies with the Home Based Activities Code;
- (f) minor utility;
- (g) park, if not involving illuminated sporting activities;
- (h) placing an advertising device on premises which complies with the Advertising Devices Code.
- (2) The following uses and use classes and other development categories are consistent with the outcomes sought for the Character Areas – Housing Zone if of a type and scale appropriate for the prevailing nature of the area and the particular circumstances of the site and its surrounds—
- (a) car park;
- (b) carrying out operational work for reconfiguring a lot or in association with a material change of use;
- (c) community use, unless a cemetery, crematorium, emergency services depot, hospital or transit centre;
- (d) display housing;
- (e) dual occupancy;
- (f) general store, if operating between the hours of 6.00 a.m. to 9.00 p.m.;
- (g) institutional residential, if within the CHM Sub Area;
- (h) major utility;
- (i) multiple residential, unless a caravan park and unless exceeding the following building heights or densities—
- (i) CHL – 2 storeys, 15 dwellings per hectare;
- (ii) CHM – 2 storeys, 50 dwellings per hectare;
- (j) night court;
- (k) park, if involving illuminated sporting activities;
- (l) reconfiguring a lot;
- (m) single residential;
- (n) temporary accommodation, if a boarding house or motel;
- (o) temporary sales office;
- (p) temporary use;
- (q) tourist facility, if situated within the CHM Sub Area.
- (3) The following uses, use classes and other development categories are inconsistent with the outcomes sought and are not located within the Character Areas – Housing Zone; and constitute undesirable development which is unlikely to be approved—
- (a) agriculture;
- (b) animal husbandry;
- (c) aviation use;
- (d) business use;
- (e) community use, if a cemetery, crematorium, emergency services depot, hospital or transit centre;
- (f) correctional centre;
- (g) demolition or removal of a place of cultural significance or streetscape value, unless listed as exempt or unless there is no prudent or feasible alternative;
- (h) entertainment use;
- (i) extractive industry;
- (j) forestry;
- (k) general industry;
- (l) general store, if operating between the hours of 9.00 p.m. to 6.00 a.m.;
- (m) institutional residential, unless within the CHM Sub Area;
- (n) intensive animal husbandry;
- (o) multiple residential, if a caravan park; or if exceeding the following building heights or densities—
- (i) CHL – 2 storeys, 15 dwellings per hectare;
- (ii) CHM – 2 storeys, 50 dwellings per hectare;
- (p) nuclear industry;
- (q) plant nursery (wholesale);
- (r) recreation use;
- (s) service trades use;
- (t) shopping centre;
- (u) special industry;
- (v) temporary accommodation, unless a boarding house or motel;
- (w) tourist facility, if situated within the CHL Sub Area;
- (x) wine making.



Table 8.8: Assessment Categories and Relevant Assessment Criteria for Character Areas – Housing Zone—Making a Material Change of Use

Column 1 Defined use or use class ²⁴	Column 2 Assessment category ²⁵	Column 3 Relevant assessment criteria ²⁶ —applicable code if development is self-assessable or requires code assessment
RESIDENTIAL		
Caretaker Residential	Code Assessable	Rosewood Area Code (Part 8)—particularly the specific outcomes in section 8.7 and the Character Areas – Housing Zone (division 6) Character Code (Part 12, division 10) Residential Code (Part 12, division 6)
Display Housing	Code Assessable if involving only one dwelling. Impact Assessable otherwise.	Rosewood Area Code (Part 8)—particularly the specific outcomes in section 8.7 and the Character Areas – Housing Zone (division 6) Character Code (Part 12, division 10) Residential Code (Part 12, division 6) Parking Code (Part 12, division 9)
Dual Occupancy	Impact Assessable	Rosewood Area Code (Part 8)—particularly the specific outcomes in section 8.7 and the Character Areas – Housing Zone (division 6) Character Code (Part 12, division 10) Residential Code (Part 12, division 6) Parking Code (Part 12, division 9)
Home Based Activity	Impact Assessable if Home Industry. Self Assessable, unless Home Industry, if the applicable code for Self Assessable development is complied with. Code Assessable otherwise.	If Self Assessable—acceptable solutions in the Home Based Activities Code. If Code Assessable— (a) Home Based Activities Code (Part 12, division 2); (b) Rosewood Area Code (Part 8)—particularly the specific outcomes in section 8.7 and the Character Areas – Housing Zone (division 6); (c) Character Code (Part 12, division 10).
Institutional Residential—inconsistent use, unless within the CHM Sub Area [refer s 8.21(3)]	Impact Assessable	Rosewood Area Code (Part 8)—particularly the specific outcomes in section 8.7 and the Character Areas – Housing Zone (division 6) Character Code (Part 12, division 10) Residential Code (Part 12, division 6) Parking Code (Part 12, division 9)
Multiple Residential—inconsistent use class if— (a) a caravan park; or (b) exceeding the following building heights or densities— (i) CHL – 2 storeys, 15 dwellings per hectare; (ii) CHM – 2 storeys, 50 dwellings per hectare. [refer s 8.21(3)]	Impact Assessable	Rosewood Area Code (Part 8)—particularly the specific outcomes in section 8.7 and the Character Areas – Housing Zone (division 6) Character Code (Part 12, division 10) Residential Code (Part 12, division 6) Parking Code (Part 12, division 9)
Single Residential	Self Assessable where involving the change of use of a building which was originally designed for use as a dwelling. Code Assessable otherwise.	Rosewood Area Code (Part 8)—particularly the specific outcomes in section 8.7 and the Character Areas – Housing Zone (division 6) Character Code (Part 12, division 10) Residential Code (Part 12, division 6)

²⁴ See Schedule 1 (dictionary), division 1 (defined uses and use classes).

²⁵ Assessment categories may also be affected by overlays. See overlay maps to determine whether the land is affected.

²⁶ For impact assessable development, 'relevant assessment criteria' are provided to assist the preparation of an application and in no way affect the regard given to the planning scheme as a whole in accordance with Section 3.5.5 of the IPA.



Column 1 Defined use or use class ²⁴	Column 2 Assessment category ²⁵	Column 3 Relevant assessment criteria ²⁶ —applicable code if development is self-assessable or requires code assessment
Temporary Accommodation—inconsistent use class unless a boarding house or motel. [refer s 8.21(3)]	Impact Assessable	Rosewood Area Code (Part 8)—particularly the specific outcomes in section 8.7 and the Character Areas – Housing Zone (division 6) Character Code (Part 12, division 10) Residential Code (Part 12, division 6) Parking Code (Part 12, division 9)
COMMERCIAL / INDUSTRIAL		
Business Use—inconsistent use class [refer s 8.21(3)]	Impact Assessable	Rosewood Area Code (Part 8)—particularly the specific outcomes in section 8.7 and the Character Areas – Housing Zone (division 6) Commercial and Industrial Code (Part 12, division 7) Parking Code (Part 12, division 9) Character Code (Part 12, division 10)
Extractive Industry—inconsistent use [refer s 8.21(3)]	Impact Assessable	Rosewood Area Code (Part 8)—particularly the specific outcomes in section 8.7 and the Character Areas – Housing Zone (division 6)
General Industry—inconsistent use class [refer s 8.21(3)]	Impact Assessable	Rosewood Area Code (Part 8)—particularly the specific outcomes in section 8.7 and the Character Areas – Housing Zone (division 6) Commercial and Industrial Code (Part 12, division 7) Parking Code (Part 12, division 9) Character Code (Part 12, division 10)
General Store—inconsistent use if operating between the hours of 9.00 p.m. to 6.00 a.m. [refer s 8.21(3)]	Impact Assessable	Rosewood Area Code (Part 8)—particularly the specific outcomes in section 8.7 and the Character Areas – Housing Zone (division 6) Commercial and Industrial Code (Part 12, division 7) Parking Code (Part 12, division 9) Character Code (Part 12, division 10)
Nuclear Industry—inconsistent use [refer s 8.21(3)]	Impact Assessable	Rosewood Area Code (Part 8)—particularly the specific outcomes in section 8.7 and the Character Areas – Housing Zone (division 6) Commercial and Industrial Code (Part 12, division 7) Parking Code (Part 12, division 9) Character Code (Part 12, division 10)
Plant Nursery (Wholesale)—inconsistent use [refer s 8.21(3)]	Impact Assessable	Rosewood Area Code (Part 8)—particularly the specific outcomes in section 8.7 and the Character Areas – Housing Zone (division 6) Commercial and Industrial Code (Part 12, division 7) Parking Code (Part 12, division 9) Character Code (Part 12, division 10)
Service Trades Use—inconsistent use class [refer s 8.21(3)]	Impact Assessable	Rosewood Area Code (Part 8)—particularly the specific outcomes in section 8.7 and the Character Areas – Housing Zone (division 6) Commercial and Industrial Code (Part 12, division 7) Parking Code (Part 12, division 9) Character Code (Part 12, division 10)
Shopping Centre—inconsistent use [refer s 8.21(3)]	Impact Assessable	Rosewood Area Code (Part 8)—particularly the specific outcomes in section 8.7 and the Character Areas – Housing Zone (division 6) Commercial and Industrial Code (Part 12, division 7) Parking Code (Part 12, division 9) Character Code (Part 12, division 10)
Special Industry—inconsistent use class [refer s 8.21(3)]	Impact Assessable	Rosewood Area Code (Part 8)—particularly the specific outcomes in section 8.7 and the Character Areas – Housing Zone (division 6) Commercial and Industrial Code (Part 12, division 7) Parking Code (Part 12, division 9) Character Code (Part 12, division 10)



Column 1 Defined use or use class ²⁴	Column 2 Assessment category ²⁵	Column 3 Relevant assessment criteria ²⁶ —applicable code if development is self-assessable or requires code assessment
Temporary Sales Office	Code Assessable	Rosewood Area Code (Part 8)—particularly the specific outcomes in section 8.7 and the Character Areas – Housing Zone (division 6) Commercial and Industrial Code (Part 12, division 7) Parking Code (Part 12, division 9) Character Code (Part 12, division 10)
RECREATION / ENTERTAINMENT		
Entertainment Use—inconsistent use class [refer s 8.21(3)]	Impact Assessable	Rosewood Area Code (Part 8)—particularly the specific outcomes in section 8.7 and the Character Areas – Housing Zone (division 6) Recreation and Entertainment Code (Part 12, division 11) Parking Code (Part 12, division 9) Character Code (Part 12, division 10)
Night Court	Impact Assessable	Rosewood Area Code (Part 8)—particularly the specific outcomes in section 8.7 and the Character Areas – Housing Zone (division 6) Character Code (Part 12, division 10)
Park	Exempt unless involving illuminated sporting activities. Code Assessable otherwise.	If Code Assessable— (a) Rosewood Area Code (Part 8)—particularly the specific outcomes in section 8.7 and the Character Areas – Housing Zone (division 6); (b) Recreation and Entertainment Code (Part 12, division 11); (c) Parking Code (Part 12, division 9); (d) Character Code (Part 12, division 10).
Recreation Use—inconsistent use class [refer s 8.21(3)]	Impact Assessable	Rosewood Area Code (Part 8)—particularly the specific outcomes in section 8.7 and the Character Areas – Housing Zone (division 6) Recreation and Entertainment Code (Part 12, division 11) Parking Code (Part 12, division 9) Character Code (Part 12, division 10)
RURAL		
Agriculture—inconsistent use class [refer s 8.21(3)]	Impact Assessable	Rosewood Area Code (Part 8)—particularly the specific outcomes in section 8.7 and the Character Areas – Housing Zone (division 6)
Animal Husbandry—inconsistent use class [refer s 8.21(3)]	Impact Assessable	Rosewood Area Code (Part 8)—particularly the specific outcomes in section 8.7 and the Character Areas – Housing Zone (division 6)
Forestry—inconsistent use class [refer s 8.21(3)]	Impact Assessable	Rosewood Area Code (Part 8)—particularly the specific outcomes in section 8.7 and the Character Areas – Housing Zone (division 6)
Intensive Animal Husbandry—inconsistent use class [refer s 8.21(3)]	Impact Assessable	Rosewood Area Code (Part 8)—particularly the specific outcomes in section 8.7 and the Character Areas – Housing Zone (division 6) Intensive Animal Husbandry Code (Part 12, division 8) Parking Code (Part 12, division 9)
Wine Making—inconsistent use class [refer s 8.21(3)]	Impact Assessable	Rosewood Area Code (Part 8)—particularly the specific outcomes in section 8.7 and the Character Areas – Housing Zone (division 6) Parking Code (Part 12, division 9)
OTHER		
Aviation Use—inconsistent use class [refer s 8.21(3)]	Impact Assessable	Rosewood Area Code (Part 8)—particularly the specific outcomes in section 8.7 and the Character Areas – Housing Zone (division 6) Parking Code (Part 12, division 9)
Carpark	Impact Assessable	Rosewood Area Code (Part 8)—particularly the specific outcomes in section 8.7 and the Character Areas – Housing Zone (division 6) Parking Code (Part 12, division 9) Character Code (Part 12, division 10)



Column 1 Defined use or use class ²⁴	Column 2 Assessment category ²⁵	Column 3 Relevant assessment criteria ²⁶ —applicable code if development is self-assessable or requires code assessment
Community Use—inconsistent use class if a cemetery, crematorium, emergency services depot, hospital or transit centre [refer s 8.21(3)]	Impact Assessable	Rosewood Area Code (Part 8)—particularly the specific outcomes in section 8.7 and the Character Areas – Housing Zone (division 6) Community Use Code (Part 12, division 12) Character Code (Part 12, division 10) Parking Code (Part 12, division 9)
Correctional Centre—inconsistent use [refer s 8.21(3)]	Impact Assessable	Rosewood Area Code (Part 8)—particularly the specific outcomes in section 8.7 and the Character Areas – Housing Zone (division 6) Character Code (Part 12, division 10) Parking Code (Part 12, division 9)
Major Utility	Impact Assessable, if involving treatment or disposal of putrescible waste. Code Assessable otherwise.	Rosewood Area Code (Part 8)—particularly the specific outcomes in section 8.7 and the Character Areas – Housing Zone (division 6)
Minor Utility	Exempt	
Temporary Use	Code Assessable	Temporary Use Code (Part 12, division 13) Rosewood Area Code (Part 8)—particularly the specific outcomes in section 8.7 and the Character Areas – Housing Zone (division 6) Character Code (Part 12, division 10)
Tourist Facility—inconsistent use class if situated within the CHL Sub Area [refer s 8.21(3)]	Impact Assessable	Rosewood Area Code (Part 8)—particularly the specific outcomes in section 8.7 and the Character Areas – Housing Zone (division 6) Character Code (Part 12, division 10) Residential Code (Part 12, division 6) Commercial and Industrial Code (Part 12, division 7) Recreation and Entertainment Code (Part 12, division 11) Residential Code (Part 12, division 6) Parking Code (Part 12, division 9)
Other (not defined)	Assessment Category	Relevant assessment criteria ²⁷ —applicable code if development is self-assessable or requires code assessment
All except use for a road ²⁸	Impact Assessable (refer s 2.2)	Rosewood Area Code (Part 8)—particularly the specific outcomes in section 8.7 and the Character Areas – Housing Zone (division 6) Character Code (Part 12, division 10)

²⁷ For impact assessable development, 'relevant assessment criteria' are provided to assist the preparation of an application and in no way affect the regard given to the planning scheme as a whole in accordance with Section 3.5.5 of the IPA.

²⁸ All roads are included in a zone but use for a road is not defined. The table indicates that use for a road remains exempt under a planning scheme.



Table 8.9: Assessment Categories and Relevant Assessment Criteria for Character Areas – Housing Zone—Other Development

Column 1 Type of development	Column 2 Assessment category ²⁹	Column 3 Relevant assessment criteria ³⁰ —applicable code if development is self-assessable or requires code assessment
<p>Carrying out building work not associated with a material change of use³¹—inconsistent development if the demolition or removal of a place of cultural significance or streetscape value unless listed as exempt or unless there is no prudent or feasible alternative [refer s 8.21(3)]</p>	<p>Exempt if—</p> <ul style="list-style-type: none"> (a) maintenance work; (b) the demolition, removal, repair, addition or alteration to a building which was erected during the period from 1947 to 2000 unless the building is listed in Schedule 2 and provided any addition meets the criteria set out in Part 12, Division 16; (c) repair work, other than as set out in (b) above, which restores a building to its— <ul style="list-style-type: none"> (i) previous condition, prior to the occurrence of damage; or (ii) original condition; (d) internal building works, unless the interior part of the building on which the works are being undertaken is specifically listed in Schedule 2; (e) external works on the rear of a building where such works— <ul style="list-style-type: none"> (i) can not be readily seen from an adjoining street or public right of way; (ii) do not increase the gross floor area of the existing building by more than 50%; and (iii) meet the criteria set out in Part 12, Division 16. (f) closing in a verandah where— <ul style="list-style-type: none"> (i) the verandah does not face the street (see Schedule 6, Figure 1); and (ii) the original fabric is retained; and (iii) the work is capable of being reversed, without significant damage to the original fabric; (g) replacing stumps; (h) raising or lowering a building by 750mm or less; (i) closing in underneath a building, providing such work is— <ul style="list-style-type: none"> (i) screened with timber battens from view from an adjoining street or public right of way; and (ii) set back for the full depth of all open or enclosed verandahs; or (iii) set back 1.0 metre from the upper level of an exterior wall where there is no verandah; <p>(see Schedule 6, Figure 2)</p> (j) erecting a Class 10 building (outbuilding):- <ul style="list-style-type: none"> (i) which meets the criteria set out in Part 12, Division 16; and (ii) where the main building on-site was erected between 1947 and 2000; and (iii) where the main building is not listed in Schedule 2; (k) erecting a Class 10 building (outbuilding), other than as set out in (j) above— <ul style="list-style-type: none"> (i) where the Class 10 building is situated at the rear of the main building (see Area A in Schedule 6, Figure 3) and which meets the criteria set out in Part 12, Division 16; (ii) where an open carport, at the side of the main building (see Area B in Schedule 6, Figure 3), provided the carport— <ul style="list-style-type: none"> (A) is a maximum of 3.6 metres wide; 	<p>Rosewood Area Code (Part 8)—particularly the specific outcomes in section 8.7 and the Character Areas – Housing Zone (division 6)</p> <p>Character Code (Part 12, division 10)</p> <p>Planning Scheme Building Matters Code (Part 12 Division 16)</p>

²⁹ Assessment categories may also be affected by overlays. See overlay maps to determine whether the land is affected.

³⁰ For impact assessable development, 'relevant assessment criteria' are provided to assist the preparation of an application and in no way affect the regard given to the planning scheme as a whole in accordance with section 3.5.5 of the IPA.

³¹ See Ipswich Planning Scheme Users Guide 2 for examples that explain the type of development involved in different proposals.



Column 1 Type of development	Column 2 Assessment category ²⁹	Column 3 Relevant assessment criteria ³⁰ —applicable code if development is self-assessable or requires code assessment
	<ul style="list-style-type: none"> (B) has a roof pitch which is a minimum of 15 degrees; (C) has a gable or hip roof form; and (D) contains corrugated metal roofing material or matches the roofing material used on the main building; (iii) where an open carport in front of the main building (see Schedule 6, Area C in Figure 3) provided the carport— <ul style="list-style-type: none"> (A) is detached from the main building; (B) is a maximum of 3.6 metres wide; (C) has a roof pitch which matches the main building's predominant roof pitch; (D) has a roof overhang that is a minimum of 300mm; (E) has a gable or hip roof form; (F) has 100mm x 100mm support posts; (G) contains corrugated metal roofing material or matches the roofing material used on the main building; and (H) has a quad gutter profile or matches the gutter profile used on the main building; (I) an unroofed pergola or an ornamental garden structure; (l) an unroofed pergola or an ornamental garden structure; (m) a sunhood over a window or door; (n) the relocation of a building sideways on a lot in order to remove an encroachment across a property boundary or to achieve a minimum side boundary clearance under the Building Act 1975; (o) constructing a fence to the side or rear boundary of a property; (p) constructing a front (i.e. street) boundary fence which is— <ul style="list-style-type: none"> (i) 1.2 metres or less in height; or (ii) between 1.2 and 2.0 metres in height, provided either the materials or the method of construction used provides for a minimum 30% transparency; or (q) constructing a pool, retaining wall or other structure— <ul style="list-style-type: none"> (i) where the construction takes place at the rear of the main building (see Area A in Schedule 6, Figure 3), provided no structure is higher than the main building; or (ii) where the construction takes place at the side or in front of the main building (see Areas B and C in Schedule 6, Figure 3) provided no structure is more than 1.2 metres above the existing ground level; and (iii) in respect to both (i) and (ii) above, where the construction meets the criteria set out in Part 12, Division 16. (r) erecting an Auxiliary Unit where the Auxiliary Unit is situated at the rear of the principal dwelling (see Area A in Schedule 6, Figure 3) and meets the criteria set out in Part 12, Division 16. <p>Impact Assessable, if—</p> <ul style="list-style-type: none"> (a) demolition or relocation of a building where the criteria for exempt or code assessable do not apply; or (b) erecting a new building, which can be readily seen from an adjoining street or public right of way, other than a single dwelling or Class 10 outbuilding. 	



Column 1 Type of development	Column 2 Assessment category ²⁹	Column 3 Relevant assessment criteria ³⁰ —applicable code if development is self-assessable or requires code assessment
	Code Assessable ³² , if— (a) demolition of a building or part of a building which has been damaged or destroyed; or (b) demolition of 20% or less of— (i) the pre 1946 fabric of the building; or (ii) the post 1946 fabric of the building where the building is listed in Schedule 2; or (c) other than as listed for exempt or impact assessable above.	
Clearing of Vegetation—not associated with a material change of use	Exempt if involving vegetation clearing which complies with the acceptable solutions applicable to clause (5) in column 2 of Table 12.4.1 in the Vegetation Management Code (Part 12, division 4). Self Assessable if— (a) involving the clearing of 0.5 hectares or less of native vegetation in any five year period; and (b) the acceptable solutions of the applicable code for Self Assessable Development are complied with. Code Assessable if— (a) involving the clearing of more than 0.5 hectares of native vegetation in any five year period; or (b) the applicable code for Self Assessable Development is not complied with.	If Self Assessable—acceptable solutions applicable to— (a) clauses (1) to (4) in column 2 of Table 12.4.1 in the Vegetation Management Code (Part 12, division 4); and (b) section 12.10.4(33) of the Character Code (Part 12, division 10). If Code Assessable— (a) Rosewood Area Code (Part 8)—particularly the specific outcomes in section 8.7 and the Character Areas – Housing Zone (division 6); (b) Vegetation Management Code (Part 12, division 4); (c) Character Code (Part 12, division 10).
Earthworks—not associated with a material change of use	Exempt if earthworks which meet the criteria set out in Schedule 8. Code Assessable if the criteria for exempt do not apply.	Earthworks Code (Part 12, division 15) Rosewood Area Code (Part 8)—particularly the specific outcomes in section 8.7 and the Character Areas – Housing Zone (division 6) Character Code (Part 12, division 10) Vegetation Management Code (Part 12, division 4)
Placing an advertising device on premises	Exempt if an advertising device which meets the criteria set out in Schedule 9, Part 3. Impact Assessable if a billboard with a signface area of more than 6.0m ² . Code Assessable otherwise.	Advertising Devices Code (Part 12, division 14) Rosewood Area Code (Part 8)—particularly the specific outcomes in section 8.7 and the Character Areas – Housing Zone (division 6) Character Code (Part 12, division 10)
Reconfiguring a lot ³³	Code Assessable	Reconfiguring a Lot Code (Part 12, division 5) Rosewood Area Code (Part 8)—particularly the specific outcomes in section 8.7 and the Character Areas – Housing Zone (division 6) Character Code (Part 12, division 10) Vegetation Management Code (Part 12, division 4)
Carrying out operational work for reconfiguring a lot or in association with a material change of use ³³	Code Assessable if the reconfiguring or material change of use is assessable development.	Reconfiguring a Lot Code (Part 12, division 5) Character Code (Part 12, division 10) Earthworks Code (Part 12, division 15) NOTE The provisions of Planning Scheme Policy 3 – General Works may also apply depending on the nature of the operational work.
Other	Exempt	

³² This does not include building work that under IPA Schedule 8, is exempt and cannot be made self assessable or assessable by a planning scheme.

³³ Under IPA, Schedule 9, the reconfiguring of a lot is exempt and cannot be made self-assessable or assessable by a planning scheme if the proposal is for amalgamating 2 or more lots, for a building format plan that does not subdivide the land, in relation to the Acquisition of Land Act 1967, or on Strategic Port Land.



Division 7—Residential Low Density Zone: Assessment Criteria and Assessment Tables

8.22 Residential Low Density Zone

The provisions in this division relate to the Residential Low Density Zone as follows—

- overall outcomes (section 8.23);
- specific outcomes and probable solutions as follows—
 - effects of development – general (section 8.24);
 - effects of development within Sub Areas (section 8.25);
 - consistent and inconsistent uses, use classes and other development (section 8.26);
- assessment tables (Tables 8.10 and 8.11).

8.23 Overall Outcomes for the Residential Low Density Zone

- (1) The overall outcomes are the purpose of the Residential Low Density Zone.

NOTE 8.23A

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

- (2) The overall outcomes sought for the Residential Low Density Zone are the following—
- (a) The Residential Low Density Zone caters primarily for low density, seweraged, urban residential development and associated uses, to the general exclusion of most other uses.
 - (b) Non-residential uses are excluded unless appropriately located and designed, low key uses which service the day to day needs of the local community.
 - (c) Uses within the Residential Low Density Zone are provided with full urban services such as reticulated water, sewerage, sealed roads, parks and other community facilities.
 - (d) Uses within the Residential Low Density Zone provide a mix of low to medium density housing types and allotment sizes in response to community housing needs.
 - (e) Uses and works within the Residential Low Density Zone are located and designed to maximise the efficient extension and safe operation of infrastructure.

- (f) Uses and works within the Residential Low Density Zone are located, designed and managed to—
 - (i) maintain residential amenity;
 - (ii) maintain or enhance important aspects of local character and the historic nature of Rosewood;
 - (iii) be compatible with other uses and works;
 - (iv) avoid significant adverse effects on the natural environment; and
 - (v) maintain the safety of people, buildings and works.

NOTE 8.23B

- (1) Some of the land within the Residential Low Density Zone is affected by development constraints, particularly mining.
- (2) Refer to the overlay maps and Part 11 to determine whether a proposal is affected by an overlay.

8.24 Effects of Development – General

NOTE 8.24A

The specific outcomes which are sought to apply generally throughout the Residential Low Density Zone are set out below.

Residential Uses – Density and Character

(1) Specific Outcomes

- (a) Uses and works reflect the established built character, maintain amenity and protect and enhance important townscape and landscape elements within local areas having regard to—
 - (i) building height;
 - (ii) dwelling density;
 - (iii) lot sizes and dimensions;
 - (iv) boundary clearances and the provision of space around buildings;
 - (v) access to natural light and ventilation;
 - (vi) privacy;
 - (vii) noise attenuation;
 - (viii) vegetation protection;
 - (ix) landscape treatment;
 - (x) places of cultural significance or streetscape value; and



- (xi) the form, scale, bulk, style, siting, orientation, roof lines, materials and detailing of buildings.

- (b) Buildings on stumps/piers are provided in preference to slab on ground construction, particularly in areas which are subject to flooding/drainage issues and past undermining and which contain significant vegetation.

(2) Probable Solutions – for sub-sections (1)(a) and (b)

- (a) Buildings are one storey in height.
- (b) The dwelling density does not exceed 15 dwellings per hectare.
- (c) A second storey is not provided unless appropriate with—
 - (i) the scale of adjoining development; and
 - (ii) the extent of fall across the land; and
 - (iii) the character and amenity of the area and overall townscape.

Non Residential Uses

(3) Specific Outcomes

Each non-residential use—

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

Vegetation and Landscaping

(4) Specific Outcomes

- (a) Appropriate landscaping, including street trees, is used to soften building outlines and enhance the overall appearance of the area.

- (b) All significant trees are retained, where possible, particularly on heavily treed, large lots.
- (c) Uses and works at the rear of existing dwellings are designed to avoid adverse impact on established vegetation and the amenity of neighbouring properties.

Building Setbacks

(5) Specific Outcome

New buildings are setback to the alignment of adjoining buildings unless an alternative setback does not detrimentally affect the character and amenity of the area and the overall townscape.

Operation of Road Network and Access

(6) Specific Outcomes

Uses and works are located and designed to—

- (a) ensure the safe and efficient operation of the road network; and
- (b) avoid multiple access points along major roads; and
- (c) avoid significant adverse effects (e.g. by noise or dust generated) from use of the road network.

8.25 Effects of Development within Sub Areas

NOTE 8.25A

- (1) The Residential Low Density Zone includes two (2) Sub Areas, as outlined below.
- (2) The locations of the Sub Areas are—
 - (a) depicted on the Zoning Maps Z12 and Z21; and
 - (b) described below.

(1) Sub Area RLA (Infill/Existing Areas)

Specific Outcomes

NOTE 8.25B

- (1) The RLA Sub Area is comprised of existing Residential Low Density allotments, predominantly created and built upon post WWII.
- (2) The Sub Area includes the Rosewood Gardens area, and existing residential allotments at Dougal Crescent, Roblyn Street, Creedy Street, Waight Street, School Street, Madden Lane, Ipswich-Rosewood Road and Bassett Lane.
- (3) It is intended that the Sub Area retain its existing residential low density character.

- (a) The established traditional detached housing character and lot sizes are retained.



- (b) The existing housing character is retained through appropriate building design and placement.
- (c) Infill development mainly in the form of dual occupancies and low density clusters of attached or detached housing, is located—
 - (i) on large lots;
 - (ii) at the rear of existing dwellings; and
 - (iii) as part of larger subdivisions of land.
- (d) Buildings are setback to the alignment of adjoining buildings, unless it can be demonstrated that an alternative setback is suitable with regard to the character and amenity of the area and the overall townscape.
- (e) Appropriate forms of development are characterised by individual buildings reflecting the Sub Area's existing detached housing character.

(2) **Sub Area RLB (Greenfield Areas)**

NOTE 8.25C

- (1) The RLB Sub Area includes undeveloped 'greenfield' areas of land in close proximity to the existing Rosewood township, which provide for future residential growth of the town.
- (2) It is intended that the predominant low density residential character and historic lot sizes be retained in the development of the Sub Area.
- (3) Some of the land within the RLB Sub Area is affected by development constraints, particularly mining.
- (4) Refer to the overlay maps and Part 11 to determine whether a proposal is affected by an overlay.

(a) **Specific Outcomes**

- (i) The established predominant low density residential character and historic lot sizes are maintained.
- (ii) Future residential and other urban uses and works in the Sub Area are developed in a manner which is sensitive to, and visually compatible with the existing patterns.
- (iii) Future residential and other urban uses and works are developed to ensure minimisation of the impact of undermining activities and flooding and drainage issues.

(b) **Probable Solutions – for sub-section (2)(a)**

- (i) Lots are in the range of 800m²-1000m².

- (ii) Lot frontages are 20 metres in width.
- (iii) The building setback is 6 metres to the street alignment.
- (iv) Subdivision of land is undertaken in a 'grid' pattern, reflecting the existing lot layout pattern.
- (v) Road design is based on a grid pattern.
- (vi) Road reserve width is 20 metres with a minimum 6 metre wide carriageway for local streets, and minimum 8 metre wide carriageway for collector streets.
- (vii) Building on stumps/piers are provided in preference to slab on ground construction.

NOTE 8.25D

- (1) It is intended that a Streetscape Master Plan be prepared for Rosewood.
- (2) The Streetscape Master Plan shall establish a consistent planting schedule and design standards for streetscape design in Rosewood.
- (3) The Master Plan should recognise and consolidate the significant view corridors and landmark features identified in Figures 8.5 and 8.6 and Tables 8.1, 8.2 and 8.3 of this plan, and should aim to accentuate the historic character of the town.
- (4) New uses and works are designed in accordance with any adopted Streetscape Master Plan.
- (5) Where no Streetscape Master Plan has been adopted it is intended that a streetscape analysis and plan be prepared in support of any significant development proposal.

8.26 Consistent and Inconsistent Uses, Use Classes and Other Development

Specific Outcomes

- (1) The following are consistent uses, use classes and other development categories in the Residential Low Density Zone—
 - (a) caretaker residential;
 - (b) carrying out building work not associated with a material change of use, if there is an existing building on site and if complying with the Planning Scheme Building Matters Code;
 - (c) clearing of vegetation which complies with the Vegetation Management Code;



- (d) earthworks not associated with a material change of use and which complies with the Earthworks Code;
- (e) home based activity which complies with the Home Based Activities Code;
- (f) minor building work;
- (g) minor utility;
- (h) park, if not involving illuminated sporting activities;
- (i) placing an advertising device on premises which complies with the Advertising Devices Code;
- (j) single residential, if the lot is 450m² or more in area.
- (2) The following uses, use classes and other development are consistent with the outcomes sought for the Residential Low Density Zone if of a type and scale appropriate for the prevailing nature of the area and the particular circumstances of the site and its surrounds—
- (a) agriculture, if the lot is one hectare or more in area;
- (b) animal husbandry, if the lot is one hectare or more in area;
- (c) car park;
- (d) carrying out operational work for reconfiguring a lot or in association with a material change of use;
- (e) community use, unless a cemetery, crematorium, emergency services depot, hospital or transit centre;
- (f) display housing;
- (g) dual occupancy;
- (h) general store, if operating between the hours of 6.00 a.m. to 9.00 p.m.;
- (i) major utility;
- (j) multiple residential, unless a caravan park, or if involving buildings of 1-2 storeys in height and a dwelling density of not more than 15 dwellings per hectare;
- (k) night court;
- (l) park, if involving illuminated sporting activities;
- (m) plant nursery (wholesale);
- (n) reconfiguring a lot;
- (o) recreation use, if outdoor recreation;
- (p) single residential, if the lot is less than 450m² in area;
- (q) temporary accommodation, if a boarding house;
- (r) temporary sales office;
- (s) temporary use.
- (3) The following uses, use classes and other development are inconsistent with the outcomes sought and are not located within the Residential Low Density Zone; and constitute undesirable development which is unlikely to be approved—
- (a) agriculture, if the lot is less than one hectare in area;
- (b) animal husbandry, if the lot is less than one hectare in area;
- (c) aviation use;
- (d) business use;
- (e) community use, if a cemetery, crematorium, emergency services depot, hospital or transit centre;
- (f) correctional centre;
- (g) entertainment use;
- (h) extractive industry;
- (i) forestry;
- (j) general industry;
- (k) general store, if operating between the hours of 9.00 p.m. to 6.00 a.m.;
- (l) institutional residential;
- (m) intensive animal husbandry;
- (n) multiple residential, if a caravan park; or if involving buildings greater than 2 storeys in height, or a dwelling density which exceeds 15 dwellings per hectare;
- (o) nuclear industry;
- (p) recreation use, unless outdoor recreation;
- (q) service trades use;
- (r) shopping centre;
- (s) special industry;
- (t) temporary accommodation, unless a boarding house;
- (u) tourist facility;
- (v) wine making.



Table 8.10: Assessment Categories and Relevant Assessment Criteria for Residential Low Density Zone—Making a Material Change of Use

Column 1 Defined use or use class ³⁴	Column 2 Assessment category ³⁵	Column 3 Relevant assessment criteria ³⁶ —applicable code if development is self-assessable or requires code assessment
RESIDENTIAL		
Caretaker Residential	Code Assessable	Rosewood Area Code (Part 8)—particularly the specific outcomes in section 8.7 and the Residential Low Density Zone (division 7) Residential Code (Part 12, division 6)
Display Housing	Code Assessable if involving only one dwelling. Impact Assessable otherwise.	Rosewood Area Code (Part 8)—particularly the specific outcomes in section 8.7 and the Residential Low Density Zone (division 7) Residential Code (Part 12, division 6) Parking Code (Part 12, division 9)
Dual Occupancy	Code Assessable where the lot is 800m ² or more in area. Impact Assessable otherwise.	Rosewood Area Code (Part 8)—particularly the specific outcomes in section 8.7 and the Residential Low Density Zone (division 7) Residential Code (Part 12, division 6) Parking Code (Part 12, division 9)
Home Based Activity	Impact Assessable if Home Industry. Self Assessable, unless Home Industry, if the applicable code for Self Assessable development is complied with. Code Assessable otherwise.	If Self Assessable—acceptable solutions in the Home Based Activities Code. If Code Assessable— (a) Home Based Activities Code (Part 12, division 2); (b) Rosewood Area Code (Part 8)—particularly the specific outcomes in section 8.7 and the Residential Low Density Zone (division 7).
Institutional Residential—inconsistent use class [refer s 8.26(3)]	Impact Assessable	Rosewood Area Code (Part 8)—particularly the specific outcomes in section 8.7 and the Residential Low Density Zone (division 7) Residential Code (Part 12, division 6) Parking Code (Part 12, division 9)
Multiple Residential—inconsistent use if— (a) a caravan park; or (b) involving buildings more than 2 storeys in height; or (c) involving a dwelling density which exceeds 15 dwellings per hectare. [refer s 8.26(3)]	Impact Assessable	Rosewood Area Code (Part 8)—particularly the specific outcomes in section 8.7 and the Residential Low Density Zone (division 7) Residential Code (Part 12, division 6) Parking Code (Part 12, division 9)
Single Residential	Self Assessable if the applicable code for Self Assessable development is complied with. Code Assessable otherwise.	If Self Assessable—where the lot is 450m ² or more in area acceptable solutions for Single Residential in section 12.6.5(8)—Table 12.6.1, in the Residential Code (Part 12, division 6), and where the lot is less than 450m ² in area acceptable solutions for Single Residential in section 12.6.5(8)—Table 12.6.2, in the Residential Code (Part 12, division 6). If Code Assessable— (a) Residential Code (Part 12, division 6); (b) Rosewood Area Code (Part 8)—particularly the specific outcomes in section 8.7 and the Residential Low Density Zone (division 7).
Temporary Accommodation—inconsistent use class unless a boarding house [refer s 8.26(3)]	Impact Assessable	Rosewood Area Code (Part 8)—particularly the specific outcomes in section 8.7 and the Residential Low Density Zone (division 7) Residential Code (Part 12, division 6) Parking Code (Part 12, division 9)

³⁴ See Schedule 1 (dictionary), division 1 (defined uses and use classes).

³⁵ Assessment categories may also be affected by overlays. See overlay maps to determine whether the land is affected.

³⁶ For impact assessable development, 'relevant assessment criteria' are provided to assist the preparation of an application and in no way affect the regard given to the planning scheme as a whole in accordance with Section 3.5.5 of the IPA.



Column 1 Defined use or use class ³⁴	Column 2 Assessment category ³⁵	Column 3 Relevant assessment criteria ³⁶ —applicable code if development is self-assessable or requires code assessment
COMMERCIAL / INDUSTRIAL		
Business Use—inconsistent use class [refer s 8.26(3)]	Impact Assessable	Rosewood Area Code (Part 8)—particularly the specific outcomes in section 8.7 and the Residential Low Density Zone (division 7) Commercial and Industrial Code (Part 12, division 7) Parking Code (Part 12, division 9)
Extractive Industry—inconsistent use [refer s 8.26(3)]	Impact Assessable	Rosewood Area Code (Part 8)—particularly the specific outcomes in section 8.7 and the Residential Low Density Zone (division 7)
General Industry—inconsistent use class [refer s 8.26(3)]	Impact Assessable	Rosewood Area Code (Part 8)—particularly the specific outcomes in section 8.7 and the Residential Low Density Zone (division 7) Commercial and Industrial Code (Part 12, division 7) Parking Code (Part 12, division 9)
General Store—inconsistent use if operating between the hours of 9.00 p.m. to 6.00 a.m. [refer s 8.26(3)]	Impact Assessable	Rosewood Area Code (Part 8)—particularly the specific outcomes in section 8.7 and the Residential Low Density Zone (division 7) Commercial and Industrial Code (Part 12, division 7) Parking Code (Part 12, division 9)
Nuclear Industry—inconsistent use [refer s 8.26(3)]	Impact Assessable	Rosewood Area Code (Part 8)—particularly the specific outcomes in section 8.7 and the Residential Low Density Zone (division 7) Commercial and Industrial Code (Part 12, division 7) Parking Code (Part 12, division 9)
Plant Nursery (Wholesale)	Code Assessable, if involving land two hectares or more in area, or continuation of an existing use. Impact Assessable otherwise.	Rosewood Area Code (Part 8)—particularly the specific outcomes in section 8.7 and the Residential Low Density Zone (division 7) Vegetation Management Code (Part 12, division 4) Commercial and Industrial Code (Part 12, division 7) Parking Code (Part 12, division 9)
Service Trades Use—inconsistent use class [refer s 8.26(3)]	Impact Assessable	Rosewood Area Code (Part 8)—particularly the specific outcomes in section 8.7 and the Residential Low Density Zone (division 7) Commercial and Industrial Code (Part 12, division 7) Parking Code (Part 12, division 9)
Shopping Centre—inconsistent use [refer s 8.26(3)]	Impact Assessable	Rosewood Area Code (Part 8)—particularly the specific outcomes in section 8.7 and the Residential Low Density Zone (division 7) Commercial and Industrial Code (Part 12, division 7) Parking Code (Part 12, division 9)
Special Industry—inconsistent use class [refer s 8.26(3)]	Impact Assessable	Rosewood Area Code (Part 8)—particularly the specific outcomes in section 8.7 and the Residential Low Density Zone (division 7) Commercial and Industrial Code (Part 12, division 7) Parking Code (Part 12, division 9)
Temporary Sales Office	Code Assessable	Rosewood Area Code (Part 8)—particularly the specific outcomes in section 8.7 and the Residential Low Density Zone (division 7) Commercial and Industrial Code (Part 12, division 7) Parking Code (Part 12, division 9)
RECREATION / ENTERTAINMENT		
Entertainment Use—inconsistent use class [refer s 8.26(3)]	Impact Assessable	Rosewood Area Code (Part 8)—particularly the specific outcomes in section 8.7 and the Residential Low Density Zone (division 7) Recreation and Entertainment Code (Part 12, division 11) Parking Code (Part 12, division 9)
Night Court	Impact Assessable	Rosewood Area Code (Part 8)—particularly the specific outcomes in section 8.7 and the Residential Low Density Zone (division 7)



Column 1 Defined use or use class ³⁴	Column 2 Assessment category ³⁵	Column 3 Relevant assessment criteria ³⁶ —applicable code if development is self-assessable or requires code assessment
Park	Exempt unless involving illuminated sporting activities. Code Assessable otherwise.	If Code Assessable— (a) Rosewood Area Code (Part 8)—particularly the specific outcomes in section 8.7 and the Residential Low Density Zone (division 7); (b) Recreation and Entertainment Code (Part 12, division 11); (c) Parking Code (Part 12, division 9).
Recreation Use—inconsistent use class unless for outdoor recreation [refer s 8.26(3)]	Impact Assessable	Rosewood Area Code (Part 8)—particularly the specific outcomes in section 8.7 and the Residential Low Density Zone (division 7) Recreation and Entertainment Code (Part 12, division 11) Parking Code (Part 12, division 9)
RURAL		
Agriculture—inconsistent use class if the lot is less than one hectare in area [refer s 8.26(3)]	Code Assessable if— (a) the lot is one hectare or more in area; and (b) does not involve the clearing of more than 0.5 hectares of native vegetation in any five year period; and (c) where involving vegetation clearing, complies with the acceptable solutions applicable to clauses (1) to (3) in column 2 of Table 12.4.1 in the Vegetation Management Code (Part 12, division 4). Impact Assessable otherwise.	If Code or Impact Assessable— (a) Rosewood Area Code (Part 8)—particularly the specific outcomes in section 8.7 and the Residential Low Density Zone (division 7); (b) Vegetation Management Code (Part 12, division 4).
Animal Husbandry—inconsistent use class if the lot is less than one hectare in area [refer s 8.26(3)]	Code Assessable if— (a) the lot is one hectare or more in area; and (b) does not involve the clearing of more than 0.5 hectares of native vegetation in any five year period; and (c) where involving vegetation clearing, complies with the acceptable solutions applicable to clauses (1) to (3) in column 2 of Table 12.4.1 in the Vegetation Management Code (Part 12, division 4). Impact Assessable otherwise.	If Code or Impact Assessable— (a) Rosewood Area Code (Part 8)—particularly the specific outcomes in section 8.7 and the Residential Low Density Zone (division 7); (b) Vegetation Management Code (Part 12, division 4).
Forestry—inconsistent use class [refer s 8.26(3)]	Impact Assessable	Rosewood Area Code (Part 8)—particularly the specific outcomes in section 8.7 and the Residential Low Density Zone (division 7)
Intensive Animal Husbandry—inconsistent use class [refer s 8.26(3)]	Impact Assessable	Rosewood Area Code (Part 8)—particularly the specific outcomes in section 8.7 and the Residential Low Density Zone (division 7) Intensive Animal Husbandry Code (Part 12, division 8) Parking Code (Part 12, division 9)
Wine Making—inconsistent use class [refer s 8.26(3)]	Impact Assessable	Rosewood Area Code (Part 8)—particularly the specific outcomes in section 8.7 and the Residential Low Density Zone (division 7) Parking Code (Part 12, division 9)
OTHER		
Aviation Use—inconsistent use class [refer s 8.26(3)]	Impact Assessable	Rosewood Area Code (Part 8)—particularly the specific outcomes in section 8.7 and the Residential Low Density Zone (division 7)



Column 1 Defined use or use class³⁴	Column 2 Assessment category³⁵	Column 3 Relevant assessment criteria³⁶—applicable code if development is self-assessable or requires code assessment
Carpark	Impact Assessable	Rosewood Area Code (Part 8)—particularly the specific outcomes in section 8.7 and the Residential Low Density Zone (division 7) Parking Code (Part 12, division 9)
Community Use—inconsistent use if a cemetery, crematorium, emergency services depot, hospital or transit centre [refer s 8.26(3)]	Impact Assessable	Rosewood Area Code (Part 8)—particularly the specific outcomes in section 8.7 and the Residential Low Density Zone (division 7) Community Use Code (Part 12, division 12) Parking Code (Part 12, division 9)
Correctional Centre—inconsistent use [refer s 8.26(3)]	Impact Assessable	Rosewood Area Code (Part 8)—particularly the specific outcomes in section 8.7 and the Residential Low Density Zone (division 7)
Major Utility	Impact Assessable, if involving treatment or disposal of putrescible waste. Code Assessable otherwise.	Rosewood Area Code (Part 8)—particularly the specific outcomes in section 8.7 and the Residential Low Density Zone (division 7)
Minor Utility	Exempt	
Temporary Use	Code Assessable	Temporary Use Code (Part 12, division 13) Rosewood Area Code (Part 8)—particularly the specific outcomes in section 8.7 and the Residential Low Density Zone (division 7)
Tourist Facility— inconsistent use class [refer s 8.26(3)]	Impact Assessable	Rosewood Area Code (Part 8)—particularly the specific outcomes in section 8.7 and the Residential Low Density Zone (division 7)
Other (not defined)	Assessment Category	Relevant assessment criteria³⁷—applicable code if development is self-assessable or requires code assessment
All except use for a road ³⁸	Impact Assessable (refer s 2.2)	Rosewood Area Code (Part 8)—particularly the specific outcomes in section 8.7 and the Residential Low Density Zone (division 7)

³⁷ For impact assessable development, 'relevant assessment criteria' are provided to assist the preparation of an application and in no way affect the regard given to the planning scheme as a whole in accordance with Section 3.5.5 of the IPA.

³⁸ All roads are included in a zone but use for a road is not defined. The table indicates that use for a road remains exempt under a planning scheme.



Table 8.11: Assessment Categories and Relevant Assessment Criteria for Residential Low Density Zone—Other Development

Column 1 Type of development	Column 2 Assessment category ³⁹	Column 3 Relevant assessment criteria ⁴⁰ —applicable code if development is self-assessable or requires code assessment
Carrying out building work not associated with a material change of use ⁴¹	Self Assessable ⁴² if there is an existing building on site. Code Assessable if— (a) the Planning Scheme Building Matters Code is not complied with; or (b) no existing building on the site.	If Self Assessable—Planning Scheme Building Matters Code (Part 12, division 16). If Code Assessable— (a) Rosewood Area Code (Part 8)—particularly the specific outcomes in section 8.7 and the Residential Low Density Zone (division 7); (b) Planning Scheme Building Matters Code (Part 12, division 16).
Clearing of Vegetation—not associated with a material change of use	Exempt if involving vegetation clearing which complies with the acceptable solutions applicable to clause (5) in column 2 of Table 12.4.1 in the Vegetation Management Code (Part 12, division 4). Self Assessable if— (a) involving the clearing of 0.5 hectares or less of native vegetation in any five year period; and (b) the acceptable solutions of the applicable code for Self Assessable Development are complied with. Code Assessable if— (a) involving the clearing of more than 0.5 hectares of native vegetation in any five year period; or (b) the applicable code for Self Assessable Development is not complied with.	If Self Assessable—acceptable solutions applicable to clauses (1) to (4) in column 2 of Table 12.4.1 in the Vegetation Management Code (Part 12, division 4). If Code Assessable— (a) Rosewood Area Code (Part 8)—particularly the specific outcomes in section 8.7 and the Residential Low Density Zone (division 7). (b) Vegetation Management Code (Part 12, division 4).
Earthworks—not associated with a material change of use	Exempt if earthworks which meet the criteria set out in Schedule 8. Code Assessable if the criteria for exempt do not apply.	Earthworks Code (Part 12, division 15) Rosewood Area Code (Part 8)—particularly the specific outcomes in section 8.7 and the Residential Low Density Zone (division 7) Vegetation Management Code (Part 12, division 4)
Minor Building Work	Exempt, if— (a) the Planning Scheme Building Matters Code is complied with; and (b) the requisite number of parking spaces are provided for the use in accordance with Table 12.9.1 of the Parking Code (Part 12, division 9). Code Assessable otherwise.	If Code Assessable— (a) Rosewood Area Code (Part 8)—particularly the specific outcomes in section 8.7 and the Residential Low Density Zone (division 7); (b) Planning Scheme Building Matters Code (Part 12, division 16); (c) Parking Code (Part 12, division 9).
Placing advertising device on premises	Exempt if an advertising device which meets the criteria set out in Schedule 9, Part 2. Impact Assessable if a billboard with a signface area of more than 6.0m ² . Code Assessable otherwise.	Advertising Devices Code (Part 12, division 14) Rosewood Area Code (Part 8)—particularly the specific outcomes in section 8.7 and the Residential Low Density Zone (division 7)

³⁹ Assessment categories may also be affected by overlays. See overlay maps to determine whether the land is affected.

⁴⁰ For impact assessable development, 'relevant assessment criteria' are provided to assist the preparation of an application and in no way affect the regard given to the planning scheme as a whole in accordance with section 3.5.5 of the IPA.

⁴¹ See Ipswich Planning Scheme Users Guide 2 for examples that explain the type of development involved in different proposals.

⁴² This does not include building work that under IPA Schedule 8, is exempt and cannot be made self-assessable or assessable by a planning scheme.



Column 1 Type of development	Column 2 Assessment category ⁴³	Column 3 Relevant assessment criteria ⁴⁴ —applicable code if development is self-assessable or requires code assessment
Reconfiguring a lot ⁴³	Code Assessable	Rosewood Area Code (Part 8)—particularly the specific outcomes in section 8.7 and the Residential Low Density Zone (division 7) Reconfiguring a Lot Code (Part 12, division 5) Vegetation Management Code (Part 12, division 4)
Carrying out operational work for reconfiguring a lot or in association with a material change of use ⁴³	Code Assessable if the reconfiguring or material change of use is assessable development.	Reconfiguring a Lot Code (Part 12, division 5) Earthworks Code (Part 12, division 15) NOTE The provisions of Planning Scheme Policy 3 – General Works may also apply depending on the nature of the operational work.
Other	Exempt	

⁴³ Under IPA, Schedule 9, the reconfiguring of a lot is exempt and cannot be made self-assessable or assessable by a planning scheme if the proposal is for amalgamating 2 or more lots, for a building format plan that does not subdivide the land, in relation to the Acquisition of Land Act 1967, or on Strategic Port Land.



Division 8—Residential Medium Density Zone: Assessment Criteria and Assessment Tables

8.27 Residential Medium Density Zone

The provisions in this division relate to the Residential Medium Density Zone as follows—

- overall outcomes (section 8.28);
- specific outcomes and probable solutions as follows—
 - effects of development – general (section 8.29);
 - consistent and inconsistent uses, use classes and other development (section 8.30);
- assessment tables (Tables 8.12 and 8.13).

8.28 Overall Outcomes for Residential Medium Density Zone

NOTE 8.28A

- (1) This Zone comprises the Rosewood Aged Peoples Home, situated at 59 John Street, and includes part of the allotments which are adjacent to the east of the home, fronting Cabanda Court.
- (2) With respect to those properties, situated from 106 Matthew Street to Lot 283 Cabanda Court, the potential exists for the expansion of the zone through to Matthew Street.
- (3) Such expansion and redevelopment should retain the existing Character Housing Low Density presentation to Matthew Street, with any medium density development situated to the rear of existing dwellings.

- (1) The overall outcomes are the purpose of the Residential Medium Density Zone.

NOTE 8.28B

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

- (2) The overall outcomes sought for the Residential Medium Density Zone are the following—
 - (a) The Residential Medium Density Zone provides a range of residential forms to meet community housing needs for higher intensity living, to the general exclusion of most other uses.
 - (b) Uses within the Residential Medium Density Zone are provided with full urban services such as reticulated water, sewerage, sealed roads, parks and other community facilities.

- (c) Uses and works within the Residential Medium Density Zone are located and designed to maximise the efficient extension and safe operation of infrastructure.
- (d) Uses and works within the Residential Medium Density Zone are located, designed and managed to—
 - (i) maintain residential amenity and streetscape quality;
 - (ii) maintain or enhance aspects of local character;
 - (iii) be compatible with other uses and works;
 - (iv) maintain the safety of people, buildings and works; and
 - (v) avoid significant adverse effects on the natural environment.

NOTE 8.28C

- (1) Some of the land within the Residential Medium Density Zone is affected by development constraints, particularly mining.
- (2) Refer to the overlay maps and Part 11 to determine whether a proposal is affected by an overlay.

8.29 Effects of Development – General

NOTE 8.29A

The specific outcomes which are sought to apply generally throughout the Residential Medium Density Zone are set out below.

Residential Uses – Density and Character

(1) Specific Outcomes

Uses and works reflect the established built character, maintain amenity and protect and enhance important townscape and landscape elements within local areas having regard to—

- (a) building height;
- (b) dwelling density;
- (c) lot sizes and dimensions;
- (d) boundary clearances and the provision of space around buildings;
- (e) access to natural light and ventilation;
- (f) privacy;



- (g) noise attenuation;
- (h) vegetation protection;
- (i) landscape treatment;
- (j) places of cultural significance or streetscape value; and
- (k) the form, scale, bulk, style, siting, orientation, roof lines, materials and detailing of buildings.

(2) Probable Solutions – for sub-sections (1)(a) and (b)

- (a) New buildings and additions to buildings do not exceed two storeys in height and an overall density of 50 dwellings per hectare.
- (b) An additional storey is not provided unless appropriate with—
 - (i) the scale of adjoining development; and
 - (ii) the character and amenity of the area and the overall townscape.

Building Setbacks and Design

(3) Specific Outcomes

- (a) Buildings—
 - (i) are setback 6 metres from the street frontage unless an alternative setback does not detrimentally affect the character and amenity of the area and the overall townscape;
 - (ii) protect and enhance the amenity and intended character of buildings on adjoining sites;
 - (iii) minimise undesirable levels of enclosure or loss of outlook;
 - (iv) provide for air circulation, natural light penetration and privacy for existing or likely residents on adjoining sites;
 - (v) use articulation to minimise the potential for bulkiness and disproportionate facade length; and
 - (vi) avoid the use of blank walls, particularly where facing the street.
- (b) In the case of expansion of the uses and works in the zone through to Matthew Street, buildings should retain the existing Character Housing Low Density presentation to Matthew Street, with all medium density residential development situated to the rear of the lots.

(4) Specific Outcomes

- (a) Appropriate landscaping including street trees is used to soften building outlines and enhance the overall appearance of the area.
- (b) Significant vegetation is conserved, where possible.

Non Residential Uses

(5) Specific Outcomes

Each non-residential use—

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

Operation of Road Network and Access

(6) Specific Outcomes

Uses and works are located and designed to—

- (a) ensure the safe and efficient operation of the road network; and
- (b) avoid multiple access points along major roads, with particular regard to minimising access points to John Street and Cabanda Court through consideration of—
 - (i) developing shared accesses; or
 - (ii) amalgamating properties and reducing the number of access points as part of development proposals.



8.30 Consistent and Inconsistent Uses, Use Classes and Other Development

Specific Outcomes

(1) The following are consistent uses, use classes and other development categories in the Residential Medium Density Zone—

- (a) caretaker residential;
- (b) carrying out building work not associated with a material change of use, if there is an existing building on site and if complying with the Planning Scheme Building Matters Code;
- (c) clearing of vegetation;
- (d) dual occupancy;
- (e) earthworks not associated with a material change of use and which complies with the Earthworks Code;
- (f) home based activity which complies with the Home Based Activities Code;
- (g) minor building work;
- (h) minor utility;
- (i) multiple residential, unless a caravan park, and if not exceeding two storeys in height;
- (j) park, if not involving illuminated sporting activities;
- (k) placing an advertising device on premises which complies with the Advertising Devices Code;
- (l) single residential.

(2) The following uses, use classes and other development are consistent with the outcomes sought for the Residential Medium Density Zone if of a type and scale appropriate for the prevailing nature of the area and the particular circumstances of the site and its surrounds—

- (a) carpark;
- (b) carrying out operational work for reconfiguring a lot or in association with a material change of use;
- (c) community use, unless a cemetery, crematorium, emergency services depot or transit centre;
- (d) display housing;
- (e) general store, if operating between the hours of 6.00 a.m. to 9.00 p.m.;
- (f) institutional residential;
- (g) major utility;

- (h) multiple residential, unless a caravan park and if exceeding two storeys in height;
- (i) night court;
- (j) park, if involving illuminated sporting activities;
- (k) reconfiguring a lot;
- (l) temporary accommodation, unless a camping ground, caravan park or farm stay accommodation;
- (m) temporary sales office;
- (n) temporary use;
- (o) tourist facility.

(3) The following uses, use classes and other development are inconsistent with the outcomes sought and are not located within the Residential Medium Density Zone; and constitute undesirable development which is unlikely to be approved—

- (a) agriculture;
- (b) animal husbandry;
- (c) aviation use;
- (d) business use;
- (e) community use, if a cemetery, crematorium, emergency services depot or transit centre;
- (f) correctional centre;
- (g) entertainment use;
- (h) extractive industry;
- (i) forestry;
- (j) general industry;
- (k) general store, if operating between the hours of 9.00 p.m. to 6.00 a.m.;
- (l) intensive animal husbandry;
- (m) multiple residential, if a caravan park;
- (n) nuclear industry;
- (o) plant nursery (wholesale);
- (p) recreation use;
- (q) service trades use;
- (r) shopping centre;
- (s) special industry;
- (t) temporary accommodation, if a camping ground, caravan park or farm stay accommodation;
- (u) wine making.



Table 8.12: Assessment Categories and Relevant Assessment Criteria for Residential Medium Density Zone—Making a Material Change of Use

Column 1 Defined use or use class ⁴⁴	Column 2 Assessment category ⁴⁵	Column 3 Relevant assessment criteria ⁴⁶ —applicable code if development is self-assessable or requires code assessment
RESIDENTIAL		
Caretaker Residential	Code Assessable	Rosewood Area Code (Part 8)—particularly the specific outcomes in section 8.7 and the Residential Medium Density Zone (division 8) Residential Code (Part 12, division 6)
Display Housing	Code Assessable if involving only one dwelling. Impact Assessable otherwise.	Rosewood Area Code (Part 8)—particularly the specific outcomes in section 8.7 and the Residential Medium Density Zone (division 8) Residential Code (Part 12, division 6) Parking Code (Part 12, division 9)
Dual Occupancy	Code Assessable	Rosewood Area Code (Part 8)—particularly the specific outcomes in section 8.7 and the Residential Medium Density Zone (division 8) Residential Code (Part 12, division 6) Parking Code (Part 12, division 9)
Home Based Activity	Impact Assessable if Home Industry. Self Assessable, unless Home Industry, if the applicable code for Self Assessable development is complied with. Code Assessable otherwise.	If Self Assessable—acceptable solutions in the Home Based Activities Code. If Code Assessable— (a) Home Based Activities Code (Part 12, division 2); (b) Rosewood Area Code (Part 8)—particularly the specific outcomes in section 8.7 and the Residential Medium Density Zone (division 8).
Institutional Residential	Impact Assessable	Rosewood Area Code (Part 8)—particularly the specific outcomes in section 8.7 and the Residential Medium Density Zone (division 8) Residential Code (Part 12, division 6) Parking Code (Part 12, division 9)
Multiple Residential— inconsistent use class if a caravan park [refer s 8.30(3)]	Code Assessable if— (a) other than a caravan park; and (b) two storeys, or less in height. Impact Assessable if— (a) a caravan park; or (b) exceeding two storeys in height.	Rosewood Area Code (Part 8)—particularly the specific outcomes in section 8.7 and the Residential Medium Density Zone (division 8) Residential Code (Part 12, division 6) Parking Code (Part 12, division 9)
Single Residential	Self Assessable if the applicable code for Self Assessable development is complied with. Code Assessable otherwise.	If Self Assessable—where the lot is 450m ² or more in area acceptable solutions for Single Residential in section 12.6.5(8)—Table 12.6.1, in the Residential Code (Part 12, division 6), and where the lot is less than 450m ² in area acceptable solutions for Single Residential in section 12.6.5(8)—Table 12.6.2, in the Residential Code (Part 12 division 6). If Code Assessable— (a) Rosewood Area Code (Part 8)—particularly the specific outcomes in section 8.7 and the Residential Medium Density Zone (division 8); and (b) Residential Code (Part 12, division 6).
Temporary Accommodation— inconsistent use class if a camping ground, caravan park or farm stay accommodation [refer s 8.30(3)]	Code Assessable if a boarding house or motel and not exceeding two storeys in height. Impact Assessable if— (a) a caravan park, camping ground or farm stay; or (b) a boarding house or motel where exceeding two storeys in height.	Rosewood Area Code (Part 8)—particularly the specific outcomes in section 8.7 and the Residential Medium Density Zone (division 8) Residential Code (Part 12, division 6) Parking Code (Part 12, division 9)

⁴⁴ See Schedule 1 (dictionary), division 1 (defined uses and use classes).

⁴⁵ Assessment categories may also be affected by overlays. See overlay maps to determine whether the land is affected.

⁴⁶ For impact assessable development, 'relevant assessment criteria' are provided to assist the preparation of an application and in no way affect the regard given to the planning scheme as a whole in accordance with Section 3.5.5 of the IPA.



Column 1 Defined use or use class ⁴⁴	Column 2 Assessment category ⁴⁵	Column 3 Relevant assessment criteria ⁴⁶ —applicable code if development is self-assessable or requires code assessment
COMMERCIAL / INDUSTRIAL		
Business Use—inconsistent use class [refer s 8.30(3)]	Impact Assessable	Rosewood Area Code (Part 8)—particularly the specific outcomes in section 8.7 and the Residential Medium Density Zone (division 8) Commercial and Industrial Code (Part 12, division 7) Parking Code (Part 12, division 9)
Extractive Industry—inconsistent use [refer s 8.30(3)]	Impact Assessable	Rosewood Area Code (Part 8)—particularly the specific outcomes in section 8.7 and the Residential Medium Density Zone (division 8)
General Industry—inconsistent use class [refer s 8.30(3)]	Impact Assessable	Rosewood Area Code (Part 8)—particularly the specific outcomes in section 8.7 and the Residential Medium Density Zone (division 8) Commercial and Industrial Code (Part 12, division 7) Parking Code (Part 12, division 9)
General Store—inconsistent use if operating between the hours of 9.00 p.m. to 6.00 a.m. [refer s 8.30(3)]	Impact Assessable	Rosewood Area Code (Part 8)—particularly the specific outcomes in section 8.7 and the Residential Medium Density Zone (division 8) Commercial and Industrial Code (Part 12, division 7) Parking Code (Part 12, division 9)
Nuclear Industry—inconsistent use class [refer s 8.30(3)]	Impact Assessable	Rosewood Area Code (Part 8)—particularly the specific outcomes in section 8.7 and the Residential Medium Density Zone (division 8) Commercial and Industrial Code (Part 12, division 7) Parking Code (Part 12, division 9)
Plant Nursery (Wholesale)—inconsistent use class [refer s 8.30(3)]	Impact Assessable	Rosewood Area Code (Part 8)—particularly the specific outcomes in section 8.7 and the Residential Medium Density Zone (division 8) Commercial and Industrial Code (Part 12, division 7) Parking Code (Part 12, division 9)
Service Trades Use—inconsistent use class [refer s 8.30(3)]	Impact Assessable	Rosewood Area Code (Part 8)—particularly the specific outcomes in section 8.7 and the Residential Medium Density Zone (division 8) Commercial and Industrial Code (Part 12, division 7) Parking Code (Part 12, division 9)
Shopping Centre—inconsistent use class [refer s 8.30(3)]	Impact Assessable	Rosewood Area Code (Part 8)—particularly the specific outcomes in section 8.7 and the Residential Medium Density Zone (division 8) Commercial and Industrial Code (Part 12, division 7) Parking Code (Part 12, division 9)
Special Industry—inconsistent use class [refer s 8.30(3)]	Impact Assessable	Rosewood Area Code (Part 8)—particularly the specific outcomes in section 8.7 and the Residential Medium Density Zone (division 8) Commercial and Industrial Code (Part 12, division 7) Parking Code (Part 12, division 9)
Temporary Sales Office	Code Assessable	Rosewood Area Code (Part 8)—particularly the specific outcomes in section 8.7 and the Residential Medium Density Zone (division 8) Commercial and Industrial Code (Part 12, division 7) Parking Code (Part 12, division 9)
RECREATION / ENTERTAINMENT		
Entertainment Use—inconsistent use class [refer s 8.30(3)]	Impact Assessable	Rosewood Area Code (Part 8)—particularly the specific outcomes in section 8.7 and the Residential Medium Density Zone (division 8) Recreation and Entertainment Code (Part 12, division 11) Parking Code (Part 12, division 9)
Night Court	Impact Assessable	Rosewood Area Code (Part 8)—particularly the specific outcomes in section 8.7 and the Residential Medium Density Zone (division 8)
Park	Exempt unless involving illuminated sporting activities. Code Assessable otherwise.	If Code Assessable— (a) Rosewood Area Code (Part 8)—particularly the specific outcomes in section 8.7 and the Residential Medium Density Zone (division 8); (b) Recreation and Entertainment Code (Part 12, division 11); (c) Parking Code (Part 12, division 9).



Column 1 Defined use or use class ⁴⁴	Column 2 Assessment category ⁴⁵	Column 3 Relevant assessment criteria ⁴⁶ —applicable code if development is self-assessable or requires code assessment
Recreation Use—inconsistent use class [refer s 8.30(3)]	Impact Assessable	Rosewood Area Code (Part 8)—particularly the specific outcomes in section 8.7 and the Residential Medium Density Zone (division 8) Recreation and Entertainment Code (Part 12, division 11) Parking Code (Part 12, division 9)
RURAL		
Agriculture—inconsistent use class [refer s 8.30(3)]	Impact Assessable	Rosewood Area Code (Part 8)—particularly the specific outcomes in section 8.7 and the Residential Medium Density Zone (division 8)
Animal Husbandry—inconsistent use class [refer s 8.30(3)]	Impact Assessable	Rosewood Area Code (Part 8)—particularly the specific outcomes in section 8.7 and the Residential Medium Density Zone (division 8)
Forestry—inconsistent use class [refer s 8.30(3)]	Impact Assessable	Rosewood Area Code (Part 8)—particularly the specific outcomes in section 8.7 and the Residential Medium Density Zone (division 8)
Intensive Animal Husbandry—inconsistent use class [refer s 8.30(3)]	Impact Assessable	Rosewood Area Code (Part 8)—particularly the specific outcomes in section 8.7 and the Residential Medium Density Zone (division 8) Intensive Animal Husbandry Code (Part 12, division 8) Parking Code (Part 12, division 9)
Wine Making—inconsistent use class [refer s 8.30(3)]	Impact Assessable	Rosewood Area Code (Part 8)—particularly the specific outcomes in section 8.7 and the Residential Medium Density Zone (division 8) Parking Code (Part 12, division 9)
OTHER		
Aviation Use—inconsistent use class [refer s 8.30(3)]	Impact Assessable	Rosewood Area Code (Part 8)—particularly the specific outcomes in section 8.7 and the Residential Medium Density Zone (division 8)
Carpark	Impact Assessable	Rosewood Area Code (Part 8)—particularly the specific outcomes in section 8.7 and the Residential Medium Density Zone (division 8) Parking Code (Part 12, division 9)
Community Use—inconsistent use if a cemetery, crematorium, emergency services depot or transit centre [refer s 8.30(3)]	Impact Assessable	Rosewood Area Code (Part 8)—particularly the specific outcomes in section 8.7 and the Residential Medium Density Zone (division 8) Community Use Code (Part 12, division 12) Parking Code (Part 12, division 9)
Correctional Centre—inconsistent use [refer s 8.30(3)]	Impact Assessable	Rosewood Area Code (Part 8)—particularly the specific outcomes in section 8.7 and the Residential Medium Density Zone (division 8)
Major Utility	Impact Assessable, if involving treatment or disposal of putrescible waste. Code Assessable otherwise.	Rosewood Area Code (Part 8)—particularly the specific outcomes in section 8.7 and the Residential Medium Density Zone (division 8)
Minor Utility	Exempt	
Temporary Use	Code Assessable	Temporary Use Code (Part 12, division 13) Rosewood Area Code (Part 8)—particularly the specific outcomes in section 8.7 and the Residential Medium Density Zone (division 8)
Tourist Facility	Impact Assessable	Rosewood Area Code (Part 8)—particularly the specific outcomes in section 8.7 and the Residential Medium Density Zone (division 8) Commercial and Industrial Code (Part 12, division 7) Recreation and Entertainment Code (Part 12, division 11) Residential Code (Part 12, division 6) Parking Code (Part 12, division 9)
Other (not defined)	Assessment Category	Relevant assessment criteria⁴⁷—applicable code if development is self-assessable or requires code assessment
All except use for a road ⁴⁸	Impact Assessable (refer s 2.2)	Rosewood Area Code (Part 8)—particularly the specific outcomes in section 8.7 and the Residential Medium Density Zone (division 8)

⁴⁷ For impact assessable development, 'relevant assessment criteria' are provided to assist the preparation of an application and in no way affect the regard given to the planning scheme as a whole in accordance with Section 3.5.5 of the IPA.

⁴⁸ All roads are included in a zone but use for a road is not defined. The table indicates that use for a road remains exempt under a planning scheme.



Table 8.13: Assessment Categories and Relevant Assessment Criteria for Residential Medium Density Zone—Other Development

Column 1 Type of development	Column 2 Assessment category ⁴⁹	Column 3 Relevant assessment criteria ⁵⁰ —applicable code if development is self-assessable or requires code assessment
Carrying out building work not associated with a material change of use ⁵¹	Self Assessable ⁵² if there is an existing building on site. Code Assessable if— (a) the Planning Scheme Building Matters Code is not complied with; or (b) no existing building on the site.	If Self Assessable—Planning Scheme Building Matters Code (Part 12, division 16). If Code Assessable— (a) Rosewood Area Code (Part 8)—particularly the specific outcomes in section 8.7 and the Residential Medium Density Zone (division 8); (b) Planning Scheme Building Matters Code (Part 12, division 16).
Clearing of Vegetation—not associated with a material change of use	Exempt	
Earthworks—not associated with a material change of use	Exempt if earthworks which meet the criteria set out in Schedule 8. Code Assessable if the criteria for exempt do not apply.	Earthworks Code (Part 12, division 15) Rosewood Area Code (Part 8)—particularly the specific outcomes in section 8.7 and the Residential Medium Density Zone (division 8)
Minor Building Work	Exempt, if— (a) the Planning Scheme Building Matters Code is complied with; and (b) the requisite number of parking spaces are provided for the use in accordance with Table 12.9.1 of the Parking Code (Part 12, division 9). Code Assessable otherwise.	If Code Assessable— (a) Rosewood Area Code (Part 8)—particularly the specific outcomes in section 8.7 and the Residential Medium Density Zone (division 8); (b) Planning Scheme Building Matters Code (Part 12, division 16); (c) Parking Code (Part 12, division 9).
Placing advertising device on premises	Exempt if an advertising device which meets the criteria set out in Schedule 9, Part 2. Impact Assessable if a billboard with a signface area of more than 6.0m ² . Code Assessable otherwise.	Advertising Devices Code (Part 12, division 14) Rosewood Area Code (Part 8)—particularly the specific outcomes in section 8.7 and the Residential Medium Density Zone (division 8)
Reconfiguring a lot ⁵³	Code Assessable	Reconfiguring a Lot Code (Part 12, division 5) Rosewood Area Code (Part 8)—particularly the specific outcomes in section 8.7 and the Residential Medium Density Zone (division 8)
Carrying out operational work for reconfiguring a lot or in association with a material change of use ⁵³	Code Assessable if the reconfiguring or material change of use is assessable development.	Reconfiguring a Lot Code (Part 12, division 5) Earthworks Code (Part 12, division 15) NOTE The provisions of Planning Scheme Policy 3 – General Works may also apply depending on the nature of the operational work.
Other	Exempt	

⁴⁹ Assessment categories may also be affected by overlays. See overlay maps to determine whether the land is affected.

⁵⁰ For impact assessable development, 'relevant assessment criteria' are provided to assist the preparation of an application and in no way affect the regard given to the planning scheme as a whole in accordance with section 3.5.5 of the IPA.

⁵¹ See Ipswich Planning Scheme Users Guide 2 for examples that explain the type of development involved in different proposals.

⁵² This does not include building work that under IPA Schedule 8, is exempt and cannot be made self-assessable or assessable by a planning scheme.

⁵³ Under IPA, Schedule 9, the reconfiguring of a lot is exempt and cannot be made self-assessable or assessable by a planning scheme if the proposal is for amalgamating 2 or more lots, for a building format plan that does not subdivide the land, in relation to the Acquisition of Land Act 1967, or on Strategic Port Land.



Division 9—Urban Investigation Zone: Assessment Criteria and Assessment Tables

8.31 Urban Investigation Zone

The provisions in this division relate to the Urban Investigation Zone as follows—

- overall outcomes (section 8.32);
- specific outcomes and probable solutions as follows—
 - effects of development – general (section 8.33);
 - effects of development within Sub Areas (section 8.34);
 - consistent and inconsistent uses, use classes and other development (section 8.35);
- assessment tables (Tables 8.14 and 8.15).

NOTE 8.31A

- (1) In order to maintain and enhance the viability of Rosewood, there is a need to maximise the potential for urban expansion.
- (2) This is achieved through a range of infill and greenfield development options in the various zones, and through three (3) areas which have been identified as having potential for urban development.
- (3) These identified areas are subject to a variety of constraints, which will require significant investigation prior to any approval for urban uses or works being given.
- (4) Detailed investigation of these constraints may or may not preclude the land from future urban uses.
- (5) Should future urban uses be precluded, and in the case of interim uses, the existing low intensity rural nature of the identified areas is to be maintained.
- (6) Any future urban development is to be designed to retain and reinforce the existing historic character of Rosewood.

8.32 Overall Outcomes for the Urban Investigation Zone

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

NOTE 8.32A

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

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

- (a) The Urban Investigation Zone caters primarily for future low density, sewerred, urban residential uses and work, subject to the resolution of the identified constraints impacting on land in the zone.
- (b) Non-residential uses are excluded unless appropriately located and designed, low key uses which service the day to day needs of the local community.
- (c) Future urban uses within the Urban Investigation Zone are provided with full urban services such as reticulated water, sewerage, sealed roads, parks and other community facilities.
- (d) Future uses within the Urban Investigation Zone provide a mix of low to medium density housing types and allotment sizes in response to community housing needs.
- (e) Interim uses and works maintain the current low intensity rural nature and setting of the properties included in the Zone.
- (f) Interim uses and works retain the existing large lot sizes, and further subdivision prior to resolution of the constraints applicable to each Sub Area, is discouraged.
- (g) Uses and works during the interim period do not compromise the future urban land use potential or patterns by way of—
 - (i) land contamination;
 - (ii) land fragmentation;
 - (iii) uses and works which are likely to adversely impact on future residential amenity (e.g. intensive animal husbandry, or significant industrial activities), unless such uses are limited to a time period which provides for the use to be discontinued and the site rehabilitated prior to urban uses and works occurring;
 - (iv) establishment of visually inappropriate land uses having a deleterious impact upon Rosewood's scenic values; or
 - (v) uses and works which may compromise future transport and public utility networks/corridors.
- (h) Uses and works within the Urban Investigation Zone are located and designed to maximise the efficient extension and safe operation of infrastructure.
 - (i) Uses and works within the Urban Investigation Zone are located, designed and managed to—



- (i) maintain residential amenity;
- (ii) maintain or enhance important aspects of local character and the historic nature of Rosewood;
- (iii) be compatible with other uses and works;
- (iv) avoid significant adverse effects on the natural environment; and
- (v) maintain the safety of people, buildings and works.

NOTE 8.32B

- (1) The land within the Urban Investigation Zone is affected by development constraints, including flooding and drainage issues and mining.
- (2) Refer to the overlay maps and Part 11 to determine whether a proposal is affected by an overlay.

8.33 Effects of Development – General

NOTE 8.33A

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

- (1) **Resolution of Constraints**
 - (a) Prior to approval of uses and works in the Urban Investigation Zone, the constraints identified in these areas are resolved.
 - (b) Approval of uses and works achieves resolution of satisfactory design solutions, as detailed in each of the Sub Areas.

Uses and Works – Density and Character

- (2) **Specific Outcomes**
 - (a) Interim uses and works maintain the current low intensity/rural nature of land within the zone.
 - (b) Future uses and works reflect the established built character of adjoining zones, particularly Character Housing Zones, maintain the amenity of the surrounding area, and protect and enhance important view corridors, landmark features and landscape elements having regard to—
 - (i) building height;
 - (ii) dwelling density;
 - (iii) lot sizes and dimensions;
 - (iv) boundary clearances and the provision of space around buildings;
 - (v) access to natural light and ventilation;
 - (vi) privacy;
 - (vii) noise attenuation;
 - (viii) vegetation protection;
 - (ix) landscape treatment;

- (x) places of cultural significance or streetscape value; and
- (xi) the form, scale, bulk, style, siting, orientation, roof lines, materials and detailing of buildings.
- (c) Buildings on stumps/piers are provided in preference to slab on ground construction, particularly in areas which are subject to flooding/drainage issues and past undermining or which contain significant vegetation.
- (d) New uses and works take account of the townscape character effects of existing block sizes created by the grid street pattern and reflect this pattern in any future subdivision design and built forms.

Visual Framework

(3) **Specific Outcomes**

New uses and works take account of and protect where possible important view corridors and landmark features as identified in Figures 8.5 and 8.6 and Tables 8.1, 8.2 and 8.3.

Building Setbacks and Design

(4) **Specific Outcomes**

- (a) Buildings—
 - (i) are setback 6 metres from the street frontage unless an alternative setback does not detrimentally affect the character and amenity of the area and the overall townscape;
 - (ii) protect and enhance the amenity and intended character of buildings on adjoining sites;
 - (iii) minimise undesirable levels of enclosure or loss of outlook;
 - (iv) provide for air circulation, natural light penetration and privacy for existing or likely residents on adjoining sites;
 - (v) use articulation to minimise the potential for bulkiness and disproportionate facade length; and
 - (vi) avoid the use of blank walls, particularly where facing the street.

Building Height

(5) **Specific Outcomes**

Building height complies with the specific outcomes for each of the Sub Areas, as set out in section 8.34.



Non Residential Uses**(6) Specific Outcomes**

Each non-residential use—

- (a) fulfils a local community need in the immediate neighbourhood; and
- (b) is accessible to the population it serves; and
- (c) where possible co-locates with other non residential uses but does not contribute to undesirable commercial ribbon development; and
- (d) does not have a significant detrimental impact on the amenity of nearby residents, including through the generation of—
 - (i) odours;
 - (ii) noise;
 - (iii) waste products;
 - (iv) dust;
 - (v) traffic;
 - (vi) chemical spray drift;
 - (vii) electrical interference; or
 - (viii) lighting; and
- (e) maintains a scale and appearance in keeping with the residential amenity and character of the locality with adequate buffering or screening to nearby residential uses (both existing and proposed); and
- (f) does not detract from the commercial viability of the Town Centre Zone.

Vegetation and Landscaping**(7) Specific Outcomes**

- (a) Appropriate landscaping, including street trees, is used to soften building outlines and enhance the overall appearance of the area.
- (b) All significant trees are retained, where possible, particularly on heavily treed, large lots.
- (c) Uses and works at the rear of existing dwellings are designed to avoid adverse impact on established vegetation and the amenity of neighbouring properties.

Operation of Road Network and Access**(8) Specific Outcomes**

Uses and works are located and designed to—

- (a) ensure the safe and efficient operation of the road network; and
- (b) avoid multiple access points along major roads; and
- (c) avoid significant adverse effects (e.g. by noise or dust generated) from use of the road network.

8.34 Effects of Development within Sub Areas**NOTE 8.34A**

- (1) The Urban Investigation Zone includes three (3) Sub Areas, as outlined below.
- (2) The locations of the Sub Areas are—
 - (a) depicted on the Zoning Maps Z12 and Z21; and
 - (b) described below.

(1) Sub Area UIA1 – South West Urban Investigation Area**NOTE 8.34B**

- (1) Land in this Sub Area is comprised of 3 allotments and is located at the western end of Edward and William Streets and on the northern side of Railway Street.
- (2) Future preferred uses and works include residential low to medium density housing, incorporating attached housing to a maximum of two storeys.
- (3) The land in this Sub Area is constrained by significant flooding and drainage issues, with evidence suggesting that a portion of the south-western corner of the site lies below the 1974 flood line, making it unsuitable for residential uses and works.
- (4) Any proposals will be required to undertake extensive flooding and drainage investigations to ensure that all residential uses and works are above the adopted flood level and incorporate appropriate drainage.

Specific Outcomes

- (a) The area is developed in a manner which—
 - (i) is consistent with the scale of development in nearby areas of the town;
 - (ii) provides transport connectivity with the rest of the town;
 - (iii) has due regard to the area's physical constraints; and
 - (iv) conserves, where possible, any significant vegetation.

Probable Solutions – for sub-section (a)

- (b) Residential uses and works are situated above the adopted flood level.
- (c) Residential uses and works are located on land which can be drained.



- (d) Buildings are generally limited to two (2) storeys in height and an overall density of 50 dwellings per hectare.
- (e) An additional storey is not provided unless appropriate with—
 - (i) the scale of adjoining development; and
 - (ii) the character and amenity of the area and the overall townscape.
- (f) Significant vegetation in the north western corner of the Sub Area is conserved.
- (g) Access to future uses and works is provided via Railway Street, William Street and Edward Street.
- (h) Design proposals ensure that more than one access point is available to the Sub Area.

(2) Sub Area UIA2 – Southern Urban Investigation Area

Specific Outcomes

- (a) The area is developed in a manner which—
 - (i) is consistent with the scale of development in nearby areas of the town;
 - (ii) provides transport connectivity with the rest of the town; and
 - (iii) has due regard to the area's physical constraints.

NOTE 8.34C

- (1) Land in this Sub Area includes several properties and is situated to the south of the Rising Sun Hotel, with access from O'Shea Street.
- (2) Land in this Sub Area is constrained by drainage issues, and is currently traversed by an open drain, and is subject to inundation at times of peak rainfall.
- (3) The potential exists to formalise the drain and ensure run-off capacity, thereby allowing the use of allotments for residential low density housing.
- (4) Approval of uses and works are subject to detailed investigation and resolution of flooding and drainage issues.

Probable Solutions – for sub-section (a)

- (b) Residential uses and works are situated above the adopted flood level.
- (c) Residential uses and works are located on land which can be drained.
- (d) Buildings are generally limited to one (1) storey in height.

- (e) An additional storey is not provided unless appropriate with—
 - (i) the scale of adjoining uses and works; and
 - (ii) the character and amenity of the area and the overall townscape.

(3) Sub Area UIA3 – South East Urban Investigation Area

NOTE 8.34D

- (1) Land in this Sub Area includes several properties and is situated to the south of Mill Street and east of Bassett Lane.
- (2) Land in this Sub Area is constrained by flooding and drainage issues.
- (3) Evidence suggests that a portion of the land is below the 1974 flood level, and that the majority of the land is subject to ponding during periods of high rainfall.
- (4) These factors contribute to make the land currently unsuitable for residential uses and works.
- (5) The land in the Sub Area presents opportunities as a greenfield site of significant size, which may, given the appropriate remedial works, provide substantial opportunity for urban low density housing.
- (6) Some retail/commercial uses and works in the Sub Area may be appropriate, however these should be limited to 'Corner Store' type premises, serving the specific needs of the immediate neighbourhood.
- (7) Proposals for retail/commercial uses and works will be required to establish an identified need prior to any approval and should not detract from the viability of the Town Centre Zone.
- (8) Approval of uses and works are subject to detailed investigation and resolution of flooding and drainage issues.

Specific Outcomes

- (a) Residential and other urban uses and works in the Sub Area are developed in a manner which—
 - (i) is sensitive to, and visually compatible with the existing nearby residences;
 - (ii) retains the established, predominant, low density, residential character for the surrounding area; and
 - (iii) has due regard to the area's physical constraints.



- (b) Uses and works are designed and located to facilitate a comprehensive and integrated, ultimate design layout for the Sub Area, incorporating roadworks, water and sewerage reticulation and stormwater drainage.
- (c) The future road network is developed as part of a traffic master plan.
- (d) Uses and works fronting Mill Street incorporate extensive landscaping and streetscape design, reinforcing and enhancing the significance of the area as a gateway to Rosewood.

Probable Solutions – for sub-section (a)

- (e) Residential uses and works are situated above the adopted flood level.
- (f) Residential uses and works are located on land which can be drained.
- (g) Buildings are generally limited to one (1) storey in height.
- (h) An additional storey is not provided unless appropriate with—
 - (i) the scale of adjoining uses and works; and
 - (ii) the character and amenity of the area and the overall townscape.
- (i) Access to future uses and works is provided via Mill Street, Bassett Lane or Nielsen Road.
- (j) Lots are in the range of 800m² – 1000m².
- (k) Lot frontages are 20 metres in width.
- (l) Building setbacks are generally 6 metres to the street alignment.
- (m) Building setbacks along the Mill Street frontage of the Sub Area are similar to the existing setback of buildings in the Character Housing Low Density Zone fronting the western side of Mill Street.
- (n) Subdivision of land is undertaken in a 'grid' pattern, reflecting the existing lot layout pattern.
- (o) Road design is based on a 'grid' pattern.
- (p) Road reserve width is 20 metres with a minimum 6 metre wide carriageway for local streets, and minimum 8 metre wide carriageway for collector streets.

NOTE 8.34E

- (1) It is intended that a Streetscape Master Plan be prepared for Rosewood.
- (2) The Streetscape Master Plan should establish a consistent planting schedule and design standards for streetscape design in Rosewood.
- (3) The Master Plan should recognise and consolidate the significant view corridors and landmark features identified in Figures 8.5 and 8.6 and Tables 8.1, 8.2 and 8.3 of this plan, and should aim to accentuate the historic character of the town.
- (4) Future Urban Development within the township should be designed in accordance with any adopted Streetscape Master Plan.
- (5) Where no Streetscape Master Plan has been adopted it is intended that any development application shall provide a streetscape analysis and plan.

8.35 Consistent and Inconsistent Uses, Use Classes and Other Development

Specific Outcomes

- (1) The following are consistent uses, use classes and other development categories in the Urban Investigation Zone—
 - (a) caretaker residential;
 - (b) carrying out building work not associated with a material change of use, if there is an existing building on site and if complying with the Planning Scheme Building Matters Code;
 - (c) clearing of vegetation which complies with the Vegetation Management Code;
 - (d) earthworks not associated with a material change of use and which complies with the Earthworks Code;
 - (e) home based activity which complies with the Home Based Activities Code;
 - (f) minor building work;
 - (g) minor utility;
 - (h) park, if not involving illuminated sporting activities;
 - (i) placing an advertising device on premises which complies with the Advertising Devices Code.



- (2) The following uses, use classes and other development are consistent with the outcomes sought for the Urban Investigation Zone if of a type and scale appropriate for the prevailing nature of the area and the particular circumstances of the site and its surrounds—
- (a) agriculture, if the lot is one hectare or more in area;
 - (b) animal husbandry, if the lot is one hectare or more in area;
 - (c) carpark;
 - (d) carrying out operational work for reconfiguring a lot or in association with a material change of use;
 - (e) community use, unless cemetery, crematorium or emergency services depot;
 - (f) display housing;
 - (g) dual occupancy;
 - (h) general store, if operating between the hours of 6.00 a.m. to 9.00 p.m.;
 - (i) intensive animal husbandry, if stables;
 - (j) major utility;
 - (k) multiple residential—
 - (i) if involving buildings of 2 storeys or less in height, or a dwelling density which does not exceed 50 dwellings per hectare; or
 - (ii) unless a caravan park;
 - (l) night court;
 - (m) park, if involving illuminated sporting activities;
 - (n) plant nursery (wholesale);
 - (o) reconfiguring a lot;
 - (p) recreation use, if outdoor recreation;
 - (q) single residential;
 - (r) temporary accommodation, if a boarding house or motel;
 - (s) temporary sales office;
 - (t) temporary use;
 - (u) tourist facility;
 - (v) wine making.
- (3) The following uses, use classes and other development are inconsistent with the outcomes sought and are not located within the Urban Investigation Zone; and constitute undesirable development which is unlikely to be approved—
- (a) agriculture, if the lot is less than one hectare in area;
 - (b) animal husbandry, if the lot is less than one hectare in area;
 - (c) aviation use;
 - (d) business use;
 - (e) community use, if a cemetery, crematorium or emergency services depot;
 - (f) correctional centre;
 - (g) entertainment use;
 - (h) extractive industry;
 - (i) forestry;
 - (j) general industry;
 - (k) general store, if operating between the hours of 9.00 p.m. to 6.00 a.m.;
 - (l) institutional residential;
 - (m) intensive animal husbandry, unless stables;
 - (n) multiple residential, if—
 - (i) a caravan park; or
 - (ii) involving buildings greater than 2 storeys in height; or
 - (iii) a dwelling density which exceeds 50 dwellings per hectare;
 - (o) nuclear industry;
 - (p) recreation use, unless outdoor recreation;
 - (q) service trades use;
 - (r) shopping centre;
 - (s) special industry;
 - (t) temporary accommodation, unless a boarding house or motel.



Table 8.14: Assessment Categories and Relevant Assessment Criteria for the Urban Investigation Zone—Making a Material Change of Use

Column 1 Defined use or use class ⁵⁴	Column 2 Assessment category ⁵⁵	Column 3 Relevant assessment criteria ⁵⁶ —applicable code if development is self-assessable or requires code assessment
RESIDENTIAL		
Caretaker Residential	Code Assessable	Rosewood Area Code (Part 8)—particularly the specific outcomes in section 8.7 and the Urban Investigation Zone (division 9) Residential Code (Part 12, division 6)
Display Housing	Impact Assessable	Rosewood Area Code (Part 8)—particularly the specific outcomes in section 8.7 and the Urban Investigation Zone (division 9) Residential Code (Part 12, division 6) Parking Code (Part 12, division 9)
Dual Occupancy	Impact Assessable	Rosewood Area Code (Part 8)—particularly the specific outcomes in section 8.7 and the Urban Investigation Zone (division 9) Residential Code (Part 12, division 6) Parking Code (Part 12, division 9)
Home Based Activity	Impact Assessable if Home Industry. Self Assessable, unless Home Industry, if the applicable code for Self Assessable development is complied with. Code Assessable otherwise.	If Self Assessable—acceptable solutions in the Home Based Activities Code. If Code Assessable— (a) Home Based Activities Code (Part 12, division 2); (b) Rosewood Area Code (Part 8—particularly the specific outcomes in section 8.7 and the Urban Investigation Zone (division 9).
Institutional Residential—inconsistent use class [refer s 8.35(3)]	Impact Assessable	Rosewood Area Code (Part 8)—particularly the specific outcomes in section 8.7 and the Urban Investigation Zone (division 9) Residential Code (Part 12, division 6) Parking Code (Part 12, division 9)
Multiple Residential—inconsistent use class if— (a) a caravan park; or (b) involving buildings more than 2 storeys in height; or (c) involving a dwelling density of more than 50 dwellings per hectare. [refer s 8.35(3)]	Impact Assessable	Rosewood Area Code (Part 8)—particularly the specific outcomes in section 8.7 and the Urban Investigation Zone (division 9) Residential Code (Part 12, division 6) Parking Code (Part 12, division 9)
Single Residential	Code Assessable	Residential Code (Part 12, division 6) Rosewood Area Code (Part 8)—particularly the specific outcomes in section 8.7 and the Urban Investigation Zone (division 9)
Temporary Accommodation—inconsistent use class unless a boarding house or motel	Impact Assessable	Rosewood Area Code (Part 8)—particularly the specific outcomes in section 8.7 and the Urban Investigation Zone (division 9) Residential Code (Part 12, division 6) Parking Code (Part 12, division 9)
COMMERCIAL / INDUSTRIAL		
Business Use—inconsistent use class [refer s 8.35(3)]	Impact Assessable	Rosewood Area Code (Part 8)—particularly the specific outcomes in section 8.7 and the Urban Investigation Zone (division 9) Commercial and Industrial Code (Part 12, division 7) Parking Code (Part 12, division 9)
Extractive Industry—inconsistent use [refer s 8.35(3)]	Impact Assessable	Rosewood Area Code (Part 8)—particularly the specific outcomes in section 8.7 and the Urban Investigation Zone (division 9)

⁵⁴ See Schedule 1 (dictionary), division 1 (defined uses and use classes).

⁵⁵ Assessment categories may also be affected by overlays. See overlay maps to determine whether the land is affected.

⁵⁶ For impact assessable development, 'relevant assessment criteria' are provided to assist the preparation of an application and in no way affect the regard given to the planning scheme as a whole in accordance with Section 3.5.5 of the IPA.



Column 1 Defined use or use class ⁵⁴	Column 2 Assessment category ⁵⁵	Column 3 Relevant assessment criteria ⁵⁶ —applicable code if development is self-assessable or requires code assessment
General Industry—inconsistent use class [refer s 8.35(3)]	Impact Assessable	Rosewood Area Code (Part 8)—particularly the specific outcomes in section 8.7 and the Urban Investigation Zone (division 9) Commercial and Industrial Code (Part 12, division 7) Parking Code (Part 12, division 9)
General Store—inconsistent use if operating between the hours of 9.00 p.m. to 6.00 a.m. [refer s 8.35(3)]	Impact Assessable	Rosewood Area Code (Part 8)—particularly the specific outcomes in section 8.7 and the Urban Investigation Zone (division 9) Commercial and Industrial Code (Part 12, division 7) Parking Code (Part 12, division 9)
Nuclear Industry—inconsistent use [refer s 8.35(3)]	Impact Assessable	Rosewood Area Code (Part 8)—particularly the specific outcomes in section 8.7 and the Urban Investigation Zone (division 9) Commercial and Industrial Code (Part 12, division 7) Parking Code (Part 12, division 9)
Plant Nursery (Wholesale)	Code Assessable, if involving land 1 ha or more in area. Impact Assessable otherwise.	Rosewood Area Code (Part 8)—particularly the specific outcomes in section 8.7 and the Urban Investigation Zone (division 9) Commercial and Industrial Code (Part 12, division 7) Parking Code (Part 12, division 9)
Service Trades Use—inconsistent use class [refer s 8.35(3)]	Impact Assessable	Rosewood Area Code (Part 8)—particularly the specific outcomes in section 8.7 and the Urban Investigation Zone (division 9) Commercial and Industrial Code (Part 12, division 7) Parking Code (Part 12, division 9)
Shopping Centre—inconsistent use [refer s 8.35(3)]	Impact Assessable	Rosewood Area Code (Part 8)—particularly the specific outcomes in section 8.7 and the Urban Investigation Zone (division 9) Commercial and Industrial Code (Part 12, division 7) Parking Code (Part 12, division 9)
Special Industry—inconsistent use class [refer s 8.35(3)]	Impact Assessable	Rosewood Area Code (Part 8)—particularly the specific outcomes in section 8.7 and the Urban Investigation Zone (division 9) Commercial and Industrial Code (Part 12, division 7) Parking Code (Part 12, division 9)
Temporary Sales Office	Code Assessable	Rosewood Area Code (Part 8)—particularly the specific outcomes in section 8.7 and the Urban Investigation Zone (division 9) Commercial and Industrial Code (Part 12, division 7) Parking Code (Part 12, division 9)
RECREATION / ENTERTAINMENT		
Entertainment Use—inconsistent use class [refer s 8.35(3)]	Impact Assessable	Rosewood Area Code (Part 8)—particularly the specific outcomes in section 8.7 and the Urban Investigation Zone (division 9) Recreation and Entertainment Code (Part 12, division 11) Parking Code (Part 12, division 9)
Night Court	Impact Assessable	Rosewood Area Code (Part 8)—particularly the specific outcomes in section 8.7 and the Urban Investigation Zone (division 9)
Park	Exempt unless involving illuminated sporting activities. Code Assessable otherwise.	If Code Assessable— (a) Rosewood Area Code (Part 8)—particularly the specific outcomes in section 8.7 and the Urban Investigation Zone (division 9); (b) Recreation and Entertainment Code (Part 12, division 11); (c) Parking Code (Part 12, division 9).
Recreation Use—inconsistent use class unless outdoor recreation [refer s 8.35(3)]	Impact Assessable	Rosewood Area Code (Part 8)—particularly the specific outcomes in section 8.7 and the Urban Investigation Zone (division 9) Recreation and Entertainment Code (Part 12, division 11) Parking Code (Part 12, division 9)
RURAL		
Agriculture—inconsistent use if the lot is less than one hectare in area [refer s 8.35 (3)]	Code Assessable, if the lot is more than one hectare in area. Impact Assessable otherwise.	Rosewood Area Code (Part 8)—particularly the specific outcomes in section 8.7 and the Urban Investigation Zone (division 9)
Animal Husbandry—inconsistent use class if the lot is less than one hectare in area [refer s 8.35(3)]	Code Assessable, if the lot is more than one hectare in area. Impact Assessable otherwise.	Rosewood Area Code (Part 8)—particularly the specific outcomes in section 8.7 and the Urban Investigation Zone (division 9)



Column 1 Defined use or use class ⁵⁴	Column 2 Assessment category ⁵⁵	Column 3 Relevant assessment criteria ⁵⁶ —applicable code if development is self-assessable or requires code assessment
Forestry—inconsistent use [refer s 8.35(3)]	Impact Assessable	Rosewood Area Code (Part 8)—particularly the specific outcomes in section 8.7 and the Urban Investigation Zone (division 9)
Intensive Animal Husbandry—inconsistent use class, unless stables [refer s 8.35(3)]	Code Assessable, if stable. Impact Assessable otherwise.	Rosewood Area Code (Part 8)—particularly the specific outcomes in section 8.7 and the Urban Investigation Zone (division 9) Intensive Animal Husbandry Code (Part 12, division 8) Parking Code (Part 12, division 9)
Wine Making	Impact Assessable	Rosewood Area Code (Part 8)—particularly the specific outcomes in section 8.7 and the Urban Investigation Zone (division 9) Parking Code (Part 12, division 9)
OTHER		
Aviation Use—inconsistent use [refer s 8.35(3)]	Impact Assessable	Rosewood Area Code (Part 8)—particularly the specific outcomes in section 8.7 and the Urban Investigation Zone (division 9)
Carpark	Impact Assessable	Rosewood Area Code (Part 8)—particularly the specific outcomes in section 8.7 and the Urban Investigation Zone (division 9) Parking Code (Part 12, division 9)
Community Use—inconsistent use class if a cemetery, crematorium or emergency services depot [refer s 8.35(3)]	Impact Assessable	Rosewood Area Code (Part 8)—particularly the specific outcomes in section 8.7 and the Urban Investigation Zone (division 9) Community Use Code (Part 12, division 12) Parking Code (Part 12, division 9)
Correctional Centre—inconsistent use [refer s 8.35(3)]	Impact Assessable	Rosewood Area Code (Part 8)—particularly the specific outcomes in section 8.7 and the Urban Investigation Zone (division 9)
Major Utility	Impact Assessable, if involving treatment or disposal of putrescible waste. Code Assessable otherwise.	Rosewood Area Code (Part 8)—particularly the specific outcomes in section 8.7 and the Urban Investigation Zone (division 9)
Minor Utility	Exempt	
Temporary Use	Code Assessable	Temporary Use Code (Part 12, division 13) Rosewood Area Code (Part 8)—particularly the specific outcomes in section 8.7 and the Urban Investigation Zone (division 9)
Tourist Facility	Impact Assessable	Rosewood Area Code (Part 8)—particularly the specific outcomes in section 8.7 and the Urban Investigation Zone (division 9) Commercial and Industrial Code (Part 12, division 7) Recreation and Entertainment Code (Part 12, division 11) Residential Code (Part 12, division 6) Parking Code (Part 12, division 9)
Other (not defined)	Assessment Category	Relevant assessment criteria⁵⁷—applicable code if development is self-assessable or requires code assessment
All except use for a road ⁵⁸	Impact Assessable (refer s 2.2)	Rosewood Area Code (Part 8)—particularly the specific outcomes in section 8.7 and the Urban Investigation Zone (division 9)

⁵⁷ For impact assessable development, 'relevant assessment criteria' are provided to assist the preparation of an application and in no way affect the regard given to the planning scheme as a whole in accordance with Section 3.5.5 of the IPA.

⁵⁸ All roads are included in a zone but use for a road is not defined. The table indicates that use for a road remains exempt under a planning scheme.



Table 8.15: Assessment Categories and Relevant Assessment Criteria for the Urban Investigation Zone—Other Development

Column 1 Type of development	Column 2 Assessment category ⁵⁹	Column 3 Relevant assessment criteria ⁶⁰ —applicable code if development is self-assessable or requires code assessment
Carrying out building work not associated with a material change of use ⁶¹	Self Assessable ⁶² if there is an existing building on site. Code Assessable if— (a) the Planning Scheme Building Matters Code is not complied with; or (b) no existing building on the site.	If Self Assessable—Planning Scheme Building Matters Code (Part 12, division 16). If Code Assessable— (a) Rosewood Areas Code (Part 8)—particularly the specific outcomes in section 8.7 and the Urban Investigation Zone (division 9); (b) Planning Scheme Building Matters Code (Part 12, division 16).
Clearing of Vegetation—not associated with a material change of use	Self Assessable if— (a) involving the clearing of 0.5 hectare or less of native vegetation in any one year; and (b) the acceptable solutions of the applicable code for self assessable development are complied with. Code Assessable if— (a) involving the clearing of more than 0.5 hectare of native vegetation in any one year; or (b) the applicable code for self assessable development is not complied with.	If Self Assessable—acceptable solutions applicable to clauses (1) to (4) in Column 2 of Table 12.4.1 in the Vegetation Management Code (Part 12, division 4). If Code Assessable— (a) Vegetation Management Code (Part 12, division 4); (b) Rosewood Areas Code (Part 8)—particularly the specific outcomes in section 8.7 and the Urban Investigation Zone (division 9).
Earthworks—not associated with a material change of use	Exempt if earthworks which meet the criteria set out in Schedule 8. Code Assessable if the criteria for exempt do not apply.	Earthworks Code (Part 12, division 15) Rosewood Areas Code (Part 8)—particularly the specific outcomes in section 8.7 and the Urban Investigation Zone (division 9) Vegetation Management Code (Part 12, division 4)
Minor Building Work	Exempt, if— (a) the Planning Scheme Building Matters Code is complied with; and (b) the requisite number of parking spaces are provided for the use in accordance with Table 12.9.1 of the Parking Code (Part 12, division 9). Code Assessable otherwise.	If Code Assessable— (a) Rosewood Areas Code (Part 8)—particularly the specific outcomes in section 8.7 and the Urban Investigation Zone (division 9); (b) Planning Scheme Building Matters Code (Part 12, division 16); (c) Parking Code (Part 12, division 9).
Placing advertising device on premises	Exempt if an advertising device which meets the criteria set out in Schedule 9, Part 2. Impact Assessable if a billboard with a signface area of more than 6.0m ² . Code Assessable otherwise.	Advertising Devices Code (Part 12, division 14) Rosewood Areas Code (Part 8)—particularly the specific outcomes in section 8.7 and the Urban Investigation Zone (division 9)
Reconfiguring a lot ⁶³	Code Assessable	Rosewood Areas Code (Part 8)—particularly the specific outcomes in section 8.7 and the Urban Investigation Zone (division 9) Reconfiguring a Lot Code (Part 12, division 5) Vegetation Management Code (Part 12, division 4)
Carrying out operational work for reconfiguring a lot or in association with a material change of use ⁶³	Code Assessable if the reconfiguring or material change of use is assessable development.	Reconfiguring a Lot Code (Part 12, division 5) Earthworks Code (Part 12, division 15) NOTE The provisions of Planning Scheme Policy 3 – General Works may also apply depending on the nature of the operational work.
Other	Exempt	

⁵⁹ Assessment categories may also be affected by overlays. See overlay maps to determine whether the land is affected.

⁶⁰ For impact assessable development, 'relevant assessment criteria' are provided to assist the preparation of an application and in no way affect the regard given to the planning scheme as a whole in accordance with section 3.5.5 of the IPA.

⁶¹ See Ipswich Planning Scheme Users Guide 2 for examples that explain the type of development involved in different proposals.

⁶² This does not include building work that under IPA Schedule 8, is exempt and cannot be made self-assessable or assessable by a planning scheme.

⁶³ Under IPA, Schedule 9, the reconfiguring of a lot is exempt and cannot be made self-assessable or assessable by a planning scheme if the proposal is for amalgamating 2 or more lots, for a building format plan that does not subdivide the land, in relation to the Acquisition of Land Act 1967, or on Strategic Port Land.



Division 10—Recreation Zone: Assessment Criteria and Assessment Tables

8.36 Recreation Zone

The provisions in this division relate to the Recreation Zone as follows—

- overall outcomes (section 8.37);
- specific outcomes and probable solutions as follows—
 - effects of development – general (section 8.38);
 - effects of development within Sub Areas (section 8.39);
 - consistent and inconsistent uses, use classes and other development (section 8.40);
- assessment tables (Tables 8.16 and 8.17).

8.37 Overall Outcomes for Recreation Zone

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

NOTE 8.37A

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

- (2) The overall outcomes sought for the Recreation Zone are the following—
- (a) The Recreation Zone provides for the development of open space and park areas including the use of land for—
- (i) both active and passive recreation opportunities within public parks;
 - (ii) private sporting/recreation facilities.
- (b) The Recreation Zone provides sufficient land—
- (i) to meet the recreational needs of residents and visitors within Rosewood and the surrounding rural hinterland catchment; and
 - (ii) to achieve an equitable distribution of recreational facilities in suitable and accessible locations.
- (c) The Recreation Zone provides for a range of recreational settings, including—
- (i) Recreation Parks; and
 - (ii) sportsgrounds and courts.
- (d) Recreation Parks can be designed as civic spaces and may include elements such as—
- (i) feature planting; and

- (ii) areas for picnics, barbeques, and informal recreation.
- (e) Recreation Parks provide for informal recreational needs, including facilities for children's play, non-organised sporting activities, nature appreciation, picnics and barbeques and community/cultural events, as appropriate, relative to the capacity of surrounding roads and other nearby land uses and the setting, amenity and character of the surrounding area.
- (f) Sportsgrounds and courts provide for a range of indoor and outdoor facilities including—
- (i) ovals, fields, bowling arenas, multipurpose courts, club houses, fenced playgrounds, pools, shaded seating; and
 - (ii) provision for night competition/activity as appropriate to the setting of the facility and the likely impacts on the amenity and character of the surrounding area.
- (g) Uses and works within the Recreation Zone are located, designed and managed to—
- (i) maintain residential amenity and streetscape quality;
 - (ii) maintain or enhance aspects of local character;
 - (iii) be compatible with other uses and works;
 - (iv) encourage multi use of facilities, particularly between sporting bodies and various recreation user groups; and
 - (v) minimise impacts on environmental values and places of environmental and cultural significance or streetscape value.
- (h) Where land within the Recreation Zone is privately owned or controlled access to the general public may be restricted.

NOTE 8.37B

- (1) Some of the land within the Recreation Zone is affected by development constraints, particularly flooding, mining and heritage places.
- (2) Refer to the overlay maps and Part 11 to determine whether a proposal is affected by an overlay.



8.38 Effects of Development – General

NOTE 8.38A

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

Building Design and Placement

(1) Specific Outcomes

- (a) The design and placement of buildings ensures—
 - (i) buildings generally remain subservient to and do not dominate the open landscape;
 - (ii) buildings maintain the visual prominence of any significant landmarks and conserve important view corridors;
 - (iii) public access is not diminished;
 - (iv) buildings are not significantly affected by flooding or stormwater drainage;
 - (v) buildings are sympathetic and respectful to places of cultural significance or streetscape value;
 - (vi) effective community safety measures are incorporated;
 - (vii) large expanses of blank wall are avoided, particularly where visually prominent.
- (b) Obsolete or extraneous buildings are removed or screened from view.
- (c) Attention is given to the design of roof forms and the placement of plant and equipment on sites with sloping topography or where recreation areas are readily viewed from above.

(2) Probable Solutions – for sub-section 1(a)(i)

- (a) Buildings are generally limited to 1 storey in height and are kept low scale.
- (b) An additional storey is not provided unless appropriate with—
 - (i) the scale of adjoining development;
 - (ii) the extent of fall across the land; and
 - (iii) the character and amenity of the area and the overall townscape.

Vegetation and Landscaping

(3) Specific Outcomes

- (a) Historic plantings and mature vegetation are conserved, where possible.
- (b) The historic layout of formal parks and gardens is conserved, where possible.

- (c) Important elements of cultural heritage fabric (e.g. historic walls and fences) are conserved, where possible.
- (d) Riparian vegetation is conserved where possible.

Multi Use of Recreation Areas

(4) Specific Outcome

Recreation uses are designed to—

- (a) share facilities between different user groups;
- (b) facilitate the co-location of different recreational settings; and
- (c) facilitate the co-location with other community facilities to create a community focal point.

Residential Amenity

(5) Specific Outcomes

- (a) Significant impacts of recreation facility operation are contained within the boundaries of the site, and appropriate on-site buffers are maintained, particularly where catering for night time activities and major spectator events.
- (b) Traffic impacts of recreation facility operation on nearby residential areas are minimised.
- (c) Carpark areas are designed so not to detract from the visual amenity of recreation areas or to detract from the amenity of nearby residential areas.
- (d) Wherever possible, shared use of carparking areas occurs.

(6) Probable Solutions – for sub-section (5)

- (a) Landscape buffers of a minimum width of ten (10) metres are provided to side and rear boundaries where the site abuts land in the Residential Low Density, Residential Medium Density and Character Housing Zones.
- (b) Landscape buffers include screen fences and/or mounding where the emission of noise, light or the visual effects of the use warrant additional screening.
- (c) Access points, carparking, night lit facilities, spectator areas and other major noise sources are oriented and designed to minimise impacts on the amenity and character of nearby areas.

Operation of Road Network and Access

(7) Specific Outcomes

Uses and works are located and designed to—

- (a) ensure the safe and efficient operation of the road network;



- (b) avoid multiple access points along major roads;
- (c) avoid direct vehicular access to Designated Roads with alternate side and rear access used where possible; and
- (d) minimise traffic and amenity impacts on nearby residential areas.

8.39 Effects of Development within Sub Areas

NOTE 8.39A

- (1) The Recreation Zone includes six (6) Sub Areas, as outlined below.
- (2) The locations of the Sub Areas are—
 - (a) depicted on the Zoning Maps Z12 and Z21; and
 - (b) described below.

(1) Sub Area REC1 – Community Park

Specific Outcomes

- (a) Uses and works provide for—
 - (i) improved pathways;
 - (ii) upgraded play and picnic areas;
 - (iii) refurbishment of existing facilities; and
 - (iv) ongoing park embellishments.
- (b) Structures are designed to reflect the building styles and materials utilised in the main street.

(2) Sub Area REC2 – Tom Lenihan Park

NOTE 8.39B

This park is to incorporate a mix of both active and passive recreational activities.

Specific Outcomes

- (a) Uses and works provide for —
 - (i) the provision of pathways;
 - (ii) carparking;
 - (iii) playground upgrades; and
 - (iv) ongoing park embellishments.
- (b) Buffer planting is incorporated along the park's eastern boundary to provide visual relief from the Rosewood Cabanda Rail Line and the Service Trades and Showgrounds Zone to the east.

(3) Sub Area REC3 – Anzac Park

NOTE 8.39C

- (1) Anzac Park serves a district level function, and is currently the focus for active recreational and sporting pursuits for Rosewood.
- (2) It is appropriate that this function be maintained pending the development of the citywide sportsground south of the Ipswich Rosewood Road.

Specific Outcomes

- (a) Uses and works provide for —
 - (i) the upgrading of the sporting fields and lighting; and
 - (ii) the continued embellishment of the park picnic and playground facilities.

(4) Sub Area REC4 – Johnston Park

Specific Outcomes

NOTE 8.39D

Johnston Park occupies a visually significant position at the northern gateway to the Rosewood Town Centre.

- (a) Uses and works provide for a high level of presentation and visual amenity, particularly to the John Street frontage.

(5) Sub Area REC5 – Peace Park

NOTE 8.39E

- (1) Peace Park is intended to be maintained as a passive recreational area.
- (2) In 1994, the Rosewood Scrub Arboretum was established in the park, by the Ipswich Branch of the Society for Growing Australian Plants.

Specific Outcomes

- (a) Uses and works provide for —
 - (i) improved park access; and
 - (ii) ongoing park embellishments.

(6) Sub Area REC6 – Rosewood Bowls Club

Specific Outcomes

- (a) Any future embellishments or extensions to the existing facilities are designed to be compatible with the Character Housing on either side of the club in terms of building materials and appearance.



8.40 Consistent and Inconsistent Uses, Use Classes and Other Development

Specific Outcomes

- (1) The following are consistent uses, use classes and other development in the Recreation Zone—
- (a) caretaker residential;
 - (b) carrying out building work not associated with a material change of use, if building work on an existing building on site and if complying with the Planning Scheme Building Matters Code;
 - (c) clearing of vegetation which complies with the Vegetation Management Code;
 - (d) community use, if a child care centre, community centre, community hall, cultural centre, gallery, information centre, library, meeting rooms, museum, senior citizens centre or youth centre within an existing building and operating between the hours of 6.00 a.m. to 10.00 p.m., and the requisite number of parking spaces are provided for the use in accordance with Table 12.9.1 of the Parking Code (Part 12, division 9);
 - (e) earthworks not associated with a material change of use and which complies with the Earthworks Code;
 - (f) entertainment use, if a club, exhibition or trade fair—
 - (i) within an existing building; and
 - (ii) operating between the hours of 6.00 a.m. to 10.00 p.m.; and
 - (iii) the requisite number of parking spaces are provided for the use in accordance with Table 12.9.1 of the Parking Code (Part 12, division 9);
 - (g) home based activity which complies with the Home Based Activities Code;
 - (h) minor building work;
 - (i) minor utility;
 - (j) park, if not involving illuminated sporting activities;
 - (k) placing an advertising device on premises which complies with the Advertising Devices Code.
- (2) The following uses, use classes and other development are consistent with the outcomes sought for the Recreation Zone if of a type and scale appropriate for the prevailing nature of the area and the particular circumstances of the site and its surrounds—
- (a) agriculture;
 - (b) animal husbandry;
 - (c) aviation use, if a helipad;
 - (d) business use, if a produce/craft market;
 - (e) carpark;
 - (f) carrying out operational work for reconfiguring a lot or in association with a material change of use;
 - (g) community use, unless listed above as consistent or a cemetery, crematorium or hospital;
 - (h) entertainment use, unless a club, exhibition, or trade fair within an existing building or operating before 6.00 a.m. or after 10.00 p.m. or, the requisite number of parking spaces are not provided for the use in accordance with Table 12.9.1 of the Parking Code (Part 12, division 9);
 - (i) major utility;
 - (j) night court;
 - (k) park, if involving illuminated sporting activities;
 - (l) plant nursery (wholesale);
 - (m) reconfiguring a lot;
 - (n) recreation use, unless a motor sports complex;
 - (o) temporary use;
 - (p) tourist facility;
 - (q) wine making.
- (3) The following uses, use classes and other development are inconsistent with the outcomes sought and are not located within the Recreation Zone; and constitute undesirable development which is unlikely to be approved—
- (a) aviation use, unless a helipad;
 - (b) business use, unless a produce/craft market;
 - (c) community use, if a cemetery, crematorium, or hospital;
 - (d) correctional centre;
 - (e) display housing;
 - (f) dual occupancy;
 - (g) extractive industry;
 - (h) forestry;
 - (i) general industry;
 - (j) general store;
 - (k) institutional residential;
 - (l) intensive animal husbandry;
 - (m) multiple residential;
 - (n) nuclear industry;
 - (o) recreation use, if a motor sports complex;
 - (p) service trades use;
 - (q) shopping centre;
 - (r) single residential;
 - (s) special industry;
 - (t) temporary accommodation;
 - (u) temporary sales office.



Table 8.16: Assessment Categories and Relevant Assessment Criteria for Recreation Zone—Making a Material Change of Use

Column 1 Defined use or use class ⁶⁴	Column 2 Assessment category ⁶⁵	Column 3 Relevant assessment criteria ⁶⁶ —applicable code if development is self-assessable or requires code assessment
RESIDENTIAL		
Caretaker Residential	Code Assessable	Rosewood Area Code (Part 8)—particularly the specific outcomes in section 8.7 and the Recreation Zone (division 10) Residential Code (Part 12, division 6)
Display Housing— inconsistent use [refer s 8.40(3)]	Impact Assessable	Rosewood Area Code (Part 8)—particularly the specific outcomes in section 8.7 and the Recreation Zone (division 10) Residential Code (Part 12, division 6) Parking Code (Part 12, division 9)
Dual Occupancy— inconsistent use [refer s 8.40(3)]	Impact Assessable	Rosewood Area Code (Part 8)—particularly the specific outcomes in section 8.7 and the Recreation Zone (division 10) Residential Code (Part 12, division 6) Parking Code (Part 12, division 9)
Home Based Activity	Self Assessable, unless Home Industry, if the applicable code for Self Assessable development is complied with. Code Assessable Otherwise. Impact Assessable if Home Industry.	If Self Assessable—acceptable solutions in the Home Based Activities Code. If Code Assessable— (a) Home Based Activities Code (Part 12, division 2); (b) Rosewood Area Code (Part 8)—particularly the specific outcomes in section 8.7 and the Recreation Zone (division 10).
Institutional Residential— inconsistent use class [refer s 8.40(3)]	Impact Assessable	Rosewood Area Code (Part 8)—particularly the specific outcomes in section 8.7 and the Recreation Zone (division 10) Residential Code (Part 12, division 6) Parking Code (Part 12, division 9)
Multiple Residential— inconsistent use class [refer s 8.40(3)]	Impact Assessable	Rosewood Area Code (Part 8)—particularly the specific outcomes in section 8.7 and the Recreation Zone (division 10) Residential Code (Part 12, division 6) Parking Code (Part 12, division 9)
Single Residential— inconsistent use [refer s 8.40(3)]	Impact Assessable	Rosewood Area Code (Part 8)—particularly the specific outcomes in section 8.7 and the Recreation Zone (division 10) Residential Code (Part 12, division 6)
Temporary Accommodation— inconsistent use class [refer s 8.40(3)]	Impact Assessable	Rosewood Area Code (Part 8)—particularly the specific outcomes in section 8.7 and the Recreation Zone (division 10) Residential Code (Part 12, division 6) Parking Code (Part 12, division 9)
COMMERCIAL / INDUSTRIAL		
Business Use—inconsistent use class, unless a produce/craft market [refer s 8.40(3)]	Impact Assessable	Rosewood Area Code (Part 8)—particularly the specific outcomes in section 8.7 and the Recreation Zone (division 10) Commercial and Industrial Code (Part 12, division 7) Parking Code (Part 12, division 9)
Extractive Industry— inconsistent use [refer s 8.40(3)]	Impact Assessable	Rosewood Area Code (Part 8)—particularly the specific outcomes in section 8.7 and the Recreation Zone (division 10)

⁶⁴ See Schedule 1 (dictionary), division 1 (defined uses and use classes).

⁶⁵ Assessment categories may also be affected by overlays. See overlay maps to determine whether the land is affected.

⁶⁶ For impact assessable development, 'relevant assessment criteria' are provided to assist the preparation of an application and in no way affect the regard given to the planning scheme as a whole in accordance with Section 3.5.5 of the IPA.



Column 1 Defined use or use class ⁶⁴	Column 2 Assessment category ⁶⁵	Column 3 Relevant assessment criteria ⁶⁶ —applicable code if development is self-assessable or requires code assessment
General Industry—inconsistent use class [refer s 8.40(3)]	Impact Assessable	Rosewood Area Code (Part 8)—particularly the specific outcomes in section 8.7 and the Recreation Zone (division 10) Commercial and Industrial Code (Part 12, division 7) Parking Code (Part 12, division 9)
General Store—inconsistent use [refer s 8.40(3)]	Impact Assessable	Rosewood Area Code (Part 8)—particularly the specific outcomes in section 8.7 and the Recreation Zone (division 10) Commercial and Industrial Code (Part 12, division 7) Parking Code (Part 12, division 9)
Nuclear Industry—inconsistent use [refer s 8.40(3)]	Impact Assessable	Rosewood Area Code (Part 8)—particularly the specific outcomes in section 8.7 and the Recreation Zone (division 10) Commercial and Industrial Code (Part 12, division 7) Parking Code (Part 12, division 9)
Plant Nursery (Wholesale)	Impact Assessable	Rosewood Area Code (Part 8)—particularly the specific outcomes in section 8.7 and the Recreation Zone (division 10) Commercial and Industrial Code (Part 12, division 7) Parking Code (Part 12, division 9)
Service Trades Use—inconsistent use class [refer s 8.40(3)]	Impact Assessable	Rosewood Area Code (Part 8)—particularly the specific outcomes in section 8.7 and the Recreation Zone (division 10) Commercial and Industrial Code (Part 12, division 7) Parking Code (Part 12, division 9)
Shopping Centre—inconsistent use [refer s 8.40(3)]	Impact Assessable	Rosewood Area Code (Part 8)—particularly the specific outcomes in section 8.7 and the Recreation Zone (division 10) Commercial and Industrial Code (Part 12, division 7) Parking Code (Part 12, division 9)
Special Industry—inconsistent use class [refer s 8.40(3)]	Impact Assessable	Rosewood Area Code (Part 8)—particularly the specific outcomes in section 8.7 and the Recreation Zone (division 10) Commercial and Industrial Code (Part 12, division 7) Parking Code (Part 12, division 9)
Temporary Sales Office—inconsistent use [refer s 8.40(3)]	Impact Assessable	Rosewood Area Code (Part 8)—particularly the specific outcomes in section 8.7 and the Recreation Zone (division 10) Commercial and Industrial Code (Part 12, division 7) Parking Code (Part 12, division 9)
RECREATION / ENTERTAINMENT		
Entertainment Use	Exempt, if a club, exhibition or trade fair— (a) located within an existing building approved or lawfully used for an entertainment, community or recreation use; and (b) operating between the hours of 6.00 a.m. to 10.00 p.m.; and (c) the requisite number of parking spaces are provided for the use in accordance with Table 12.9.1 of the Parking Code (Part 12, division 9). Code Assessable if involving new building work for a club, exhibition or trade fare. Impact Assessable otherwise.	Rosewood Area Code (Part 8)—particularly the specific outcomes in section 8.7 and the Recreation Zone (division 10) Recreation and Entertainment Code (Part 12, division 11) Parking Code (Part 12, division 9)
Night Court	Code Assessable	Rosewood Area Code (Part 8)—particularly the specific outcomes in section 8.7 and the Recreation Zone (division 10)



Column 1 Defined use or use class ⁶⁴	Column 2 Assessment category ⁶⁵	Column 3 Relevant assessment criteria ⁶⁶ —applicable code if development is self-assessable or requires code assessment
Park	Exempt unless involving illuminated sporting activities. Code Assessable otherwise.	If Code Assessable— (a) Rosewood Area Code (Part 8)—particularly the specific outcomes in section 8.7 and the Recreation Zone (division 10); (b) Recreation and Entertainment Code (Part 12, division 11); (c) Parking Code (Part 12, division 9).
Recreation Use— inconsistent use class if a motor sports complex [refer s 8.40(3)]	Impact Assessable if a motor sports complex. Code Assessable otherwise.	Rosewood Area Code (Part 8)—particularly the specific outcomes in section 8.7 and the Recreation Zone (division 10) Recreation and Entertainment Code (Part 12, division 11) Parking Code (Part 12, division 9)
RURAL		
Agriculture	Code Assessable	Rosewood Area Code (Part 8)—particularly the specific outcomes in section 8.7 and the Recreation Zone (division 10)
Animal Husbandry	Code Assessable	Rosewood Area Code (Part 8)—particularly the specific outcomes in section 8.7 and the Recreation Zone (division 10)
Forestry—inconsistent use class [refer s 8.40(3)]	Impact Assessable	Rosewood Area Code (Part 8)—particularly the specific outcomes in section 8.7 and the Recreation Zone (division 10)
Intensive Animal Husbandry—inconsistent use class [refer s 8.40(3)]	Impact Assessable	Rosewood Area Code (Part 8)—particularly the specific outcomes in section 8.7 and the Recreation Zone (division 10) Intensive Animal Husbandry Code (Part 12, division 8) Parking Code (Part 12, division 9)
Wine Making	Impact Assessable	Rosewood Area Code (Part 8)—particularly the specific outcomes in section 8.7 and the Recreation Zone (division 10) Parking Code (Part 12, division 9)
OTHER		
Aviation Use—inconsistent use class unless a helipad [refer s 8.40(3)]	Impact Assessable	Rosewood Area Code (Part 8)—particularly the specific outcomes in section 8.7 and the Recreation Zone (division 10) Parking Code (Part 12, division 9)
Carpark	Code Assessable	Rosewood Area Code (Part 8)—particularly the specific outcomes in section 8.7 and the Recreation Zone (division 10) Parking Code (Part 12, division 9)
Community Use—inconsistent use class if a cemetery, crematorium, or hospital [refer s 8.40(3)]	Exempt, if a child care centre, community centre, community hall, cultural centre, gallery, information centre, library, meeting rooms, museum, senior citizen centre or youth centre— (a) located within an existing building approved or lawfully used for an entertainment, community or recreation use; and (b) operating between the hours of 6.00 a.m. to 10.00 p.m.; and (c) the requisite number of parking spaces are provided for the use in accordance with Table 12.9.1 of the Parking Code (Part 12, division 9). Code Assessable if involving new building work for a use listed above under Exempt. Impact Assessable otherwise.	Rosewood Area Code (Part 8)—particularly the specific outcomes in section 8.7 and the Recreation Zone (division 10) Community Use Code (Part 12, division 12) Parking Code (Part 12, division 9)
Correctional Centre—inconsistent use [refer s 8.40(3)]	Impact Assessable	Rosewood Area Code (Part 8)—particularly the specific outcomes in section 8.7 and the Recreation Zone (division 10)
Major Utility	Impact Assessable, if involving treatment or disposal of putrescible waste. Code Assessable otherwise.	Rosewood Area Code (Part 8)—particularly the specific outcomes in section 8.7 and the Recreation Zone (division 10)



Column 1 Defined use or use class⁶⁴	Column 2 Assessment category⁶⁵	Column 3 Relevant assessment criteria⁶⁶—applicable code if development is self-assessable or requires code assessment
Minor Utility	Exempt	
Temporary Use	Code Assessable	Temporary Use Code (Part 12, division 13) Rosewood Area Code (Part 8)—particularly the specific outcomes in section 8.7 and the Recreation Zone (division 10)
Tourist Facility	Impact Assessable	Rosewood Area Code (Part 8)—particularly the specific outcomes in section 8.7 and the Recreation Zone (division 10) Commercial and Industrial Code (Part 12, division 7) Recreation and Entertainment Code (Part 12, division 11) Residential Code (Part 12, division 6) Parking Code (Part 12, division 9)
Other (not defined)	Assessment Category	Relevant assessment criteria⁶⁷—applicable code if development is self-assessable or requires code assessment
All except use for a road ⁶⁸	Impact Assessable (refer s 2.2)	Rosewood Area Code (Part 8)—particularly the specific outcomes in section 8.7 and the Recreation Zone (division 10)

⁶⁷ For impact assessable development, 'relevant assessment criteria' are provided to assist the preparation of an application and in no way affect the regard given to the planning scheme as a whole in accordance with Section 3.5.5 of the IPA.

⁶⁸ All roads are included in a zone but use for a road is not defined. The table indicates that use for a road remains exempt under a planning scheme.



Table 8.17: Assessment Categories and Relevant Assessment Criteria for Recreation Zone—Other Development

Column 1 Type of development	Column 2 Assessment category ⁶⁹	Column 3 Relevant assessment criteria ⁷⁰ —applicable code if development is self-assessable or requires code assessment
Carrying out building work not associated with a material change of use ⁷¹	Self Assessable ⁷² if building work on an existing building on site. Code Assessable if— (a) the Planning Scheme Building Matters Code is not complied with; or (b) building work other than on an existing building on the site.	If Self Assessable—Planning Scheme Building Matters Code (Part 12, division 16). If Code Assessable— (a) Rosewood Area Code (Part 8)—particularly the specific outcomes in section 8.7 and the Recreation Zone (division 10); (b) Planning Scheme Building Matters Code (Part 12, division 16).
Clearing of Vegetation—not associated with a material change of use	Self Assessable if— (a) involving the clearing of 0.5 hectare or less of native vegetation in any one year; and (b) the acceptable solutions of the applicable code for self assessable development are complied with. Code Assessable if— (a) involving the clearing of more than 0.5 hectare of native vegetation in any one year; or (b) the applicable code for self assessable development is not complied with.	If Self Assessable—acceptable solutions applicable to clauses (1) to (4) in Column 2 of Table 12.4.1 the Vegetation Management Code (Part 12, division 4). If Code Assessable— (a) Vegetation Management Code (Part 12, division 4); (b) Rosewood Area Code (Part 8)—particularly the specific outcomes in section 8.7 and the Recreation Zone (division 10).
Earthworks—not associated with a material change of use	Exempt if earthworks which meet the criteria set out in Schedule 8. Code Assessable if the criteria for exempt do not apply.	Earthworks Code (Part 12, division 15) Rosewood Area Code (Part 8)—particularly the specific outcomes in section 8.7 and the Recreation Zone (division 10) Vegetation Management Code (Part 12, division 4)
Minor Building Work	Exempt, if— (a) the Planning Scheme Building Matters Code is complied with; and (b) the requisite number of parking spaces are provided for the use in accordance with Table 12.9.1 of the Parking Code (Part 12, division 9). Code Assessable otherwise.	If Code Assessable— (a) Rosewood Area Code (Part 8)—particularly the specific outcomes in section 8.7 and the Recreation Zone (division 10); (b) Planning Scheme Building Matters Code (Part 12, division 16); (c) Parking Code (Part 12, division 9).
Placing advertising device on premises	Exempt if an advertising device which meets the criteria set out in Schedule 9, Part 1. Impact Assessable if a billboard with a signface area of more than 8.0m ² . Code Assessable otherwise.	Advertising Devices Code (Part 12, division 14) Rosewood Area Code (Part 8)—particularly the specific outcomes in section 8.7 and the Recreation Zone (division 10)
Reconfiguring a lot ⁷³	Code Assessable	Reconfiguring a Lot Code (Part 12, division 5) Rosewood Area Code (Part 8)—particularly the specific outcomes in section 8.7 and the Recreation Zone (division 10) Vegetation Management Code (Part 12, division 4)
Carrying out operational work for reconfiguring a lot or in association with a material change of use ⁷³	Code Assessable if the reconfiguring or material change of use is assessable development.	Reconfiguring a Lot Code (Part 12, division 5) Earthworks Code (Part 12, division 15) NOTE The provisions of Planning Scheme Policy 3 – General Works may also apply depending on the nature of the operational work.
Other	Exempt	

⁶⁹ Assessment categories may also be affected by overlays. See overlay maps to determine whether the land is affected.

⁷⁰ For impact assessable development, 'relevant assessment criteria' are provided to assist the preparation of an application and in no way affect the regard given to the planning scheme as a whole in accordance with section 3.5.5 of the IPA.

⁷¹ See Ipswich Planning Scheme Users Guide 2 for examples that explain the type of development involved in different proposals.

⁷² This does not include building work that under IPA Schedule 8, is exempt and cannot be made self-assessable or assessable by a planning scheme.

⁷³ Under IPA, Schedule 9, the reconfiguring of a lot is exempt and cannot be made self-assessable or assessable by a planning scheme if the proposal is for amalgamating 2 or more lots, for a building format plan that does not subdivide the land, in relation to the Acquisition of Land Act 1967, or on Strategic Port Land.



Division 11—Special Uses Zone: Assessment Criteria and Assessment Tables

8.41 Special Uses Zone

The provisions in this division relate to the Special Uses Zone as follows—

- overall outcomes (section 8.42);
- specific outcomes and probable solutions as follows—
 - effects of development – general (section 8.43);
 - effects of development within Sub Areas (section 8.44);
 - consistent and inconsistent uses, use classes and other development (section 8.45);
- existing approved uses for Sub Areas (Table 8.18);
- assessment tables (Tables 8.19 and 8.20).

8.42 Overall Outcomes for Special Uses Zone

- (1) The overall outcomes are the purpose of the Special Uses Zone.

NOTE 8.42A

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

- (2) The overall outcomes sought for the Special Uses Zone are the following—
- (a) The Special Uses Zone caters primarily for specified uses and works which include—
- (i) land used, owned or operated by Federal, State or Local Government for purposes such as municipal services, public utilities, educational establishments, transport networks and community services;
 - (ii) uses and works which by virtue of the location, intensity, combination of uses, operations and/or site characteristics are best managed in a use-specific designation; or
 - (iii) private community services and facilities including religious, educational and health activities.
- (b) Uses within the Special Uses Zone are provided with a level of infrastructure appropriate to the existing approved uses for the Sub Areas comprising the zone, in particular suitable road access, electricity, telecommunications and adequate provision for reticulated water supply, effluent treatment and disposal and garbage disposal.

- (c) Reconfigurations within the Special Uses Zone are generally limited to the 'amalgamation' or 'consolidation' of existing lots to the general exclusion of most other lot reconfigurations.
- (d) Uses and works within the Special Uses Zone are located, designed and managed to—
- (i) be compatible with the amenity and character of adjacent property;
 - (ii) facilitate the development of the Sub Areas comprising the zone for their approved use;
 - (iii) maintain townscape character and amenity;
 - (iv) conserve places of cultural significance or streetscape value;
 - (v) maintain the safety of people, buildings and works; and
 - (vi) avoid significant adverse effects on the natural environment.

NOTE 8.42B

- (1) Some of the land within the Special Uses Zone is affected by development constraints, particularly flooding constraints.
- (2) Refer to the overlay maps and Part 11 to determine whether a proposal is affected by an overlay.

8.43 Effects of Development – General

NOTE 8.43A

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

Character and Amenity

(1) Specific Outcomes

- (a) Uses and works reflect the local character, the amenity of the surrounding area and protect and enhance important view corridors and landmark features as identified in Figures 8.5 and 8.6 and Tables 8.1, 8.2 and 8.3 having regard to—
- (i) building height;
 - (ii) places of cultural significance or streetscape value;



- (iii) boundary clearances/buffers and in particular the possible implications for adjoining lands, including the potential effect on the current or future use of such land;
 - (iv) maintaining a scale and appearance in keeping with the amenity and character of the area;
 - (v) building setbacks from the road network and in particular along Designated Roads;
 - (vi) the maintenance of setback alignments generally to that of existing buildings;
 - (vii) the form, scale, bulk, style and siting of buildings; and
 - (viii) the use of landscaping or existing vegetation to ‘soften’ building or facility outlines.
- (d) Uses and works do not have a significant detrimental impact on the amenity of nearby residents or the surrounding area, including through the—
- (i) operation of machinery or equipment;
 - (ii) emission of odours, noise, dust, wastewater, waste products, light, electrical interference or otherwise; or
 - (iii) generation of traffic (including dust) travelling to, or from the site.

Plan of Development

(2) Specific Outcomes

Land included in the Special Uses Zone is developed generally in accordance with a Plan of Development indicating—

- (a) the type and location of uses on the site; and
- (b) the density or intensity of uses and works and, where known, the size and location of proposed buildings and other structures and details regarding vehicle access and movement onto and through the site.

NOTE 8.43B

The level of detail required for preparation of a Plan of Development will vary from site to site according to the area of land involved and the range of activities proposed for that site.

Operation of Road Network and Access

(3) Specific Outcomes

Uses are located and designed to—

- (a) ensure the safe and efficient operation of the road network;

- (b) avoid access to Designated Roads (and in particular avoid the creation of multiple access points along a Designated Road) unless the premises do not have an alternative frontage to a dedicated road or other alternative access;
- (c) avoid the creation of a new traffic hazard or increase an existing traffic hazard; and
- (d) avoid significant adverse effects (e.g. by noise or dust generated) from use of the road network.

8.44 Effect of Development within Sub Areas

NOTE 8.44A

- (1) The Special Uses Zone includes eight (8) Sub Areas.
- (2) It is envisaged that the existing approved uses on most Special Use sites will continue.
- (3) The locations of the Sub Areas are—
 - (a) depicted on the Zoning Maps Z12 and Z21; and
 - (b) described below, where specific provisions apply.
- (4) It is preferred that community uses share facilities rather than duplicate facilities.
- (5) Within some Sub Areas there are specific outcomes sought in relation to design elements as detailed in sections (2) to (5) which follow Table 8.18.

(1) Existing Approved Uses for Sub Areas

Table 8.18 sets out the existing approved uses for the Sub Areas within the zone.

Table 8.18: Special Uses Zone—Existing Approved Uses for Sub Areas

Sub Area Reference	Existing Approved Use
SU1	School/Educational Establishment
SU2	Railways
SU4	Place Of Worship
SU7	Place of Worship and Educational Establishment
SU22	Community Hall
SU26	Child Care Centre
SU59	Emergency Services Depot
SU61	Cabanda/Rosewood Rail Line – Transport Link/Tourist Attraction



(2) **Sub Area SU1 – School****NOTE 8.44B**

- (1) The Sub Area includes the Rosewood State High School and the Rosewood Primary School.
- (2) The Schools are intended to continue to be used for educational purposes, with after hours use of school grounds being encouraged for markets, fetes, and exhibitions and particularly for sporting and recreational activities.

(3) **Sub Area SU2 – Railway****NOTE 8.44C**

- (1) The Rosewood Rail Station building is identified as having cultural heritage significance, and any future uses and works are to retain the character and significance of this building.
- (2) Two areas are identified as future Rail Crossing Investigation Areas (see Figure 8.2).
- (3) The structures involved in these potential future crossings are to reflect the existing heritage character of the station, and are to be of similar design or potentially be an extension of the existing platform crossing.

(4) **Sub Area SU4 – Place of Worship and Sub Area SU7 – Place of Worship and Educational Establishment****NOTE 8.44D**

- (1) These Sub Areas include St Brigids Catholic Church (cnr Railway St and Matthew St), St Matthews Church (61-63 Matthew St), St Lukes Anglican Church (72-76 John St), Baptist Church (84 John St) and the Church of Christ (34-36 Albert St).

St Lukes/St Matthews Churches (SU4)

- (2) Potential exists for infill development to occur on areas surrounding St Lukes and St Matthews Churches.
- (3) The preferred form of development is low-density housing or consolidation of community facilities.
- (4) Should the respective church groups determine to relocate in the future, it is intended that the character buildings be retained.
- (5) Adaptive re-use of the buildings is encouraged, preferably for community or residential uses.

St Brigids Church (SU7)

- (6) St Brigids Church, school and convent is intended to remain and continue in use mainly for religious and educational purposes.
- (7) Activities and uses such as markets, fetes and exhibitions should also be encouraged on the site.

Specific Outcome

- (a) Uses and works are designed to ensure that they do not detract from, or obscure existing character buildings, and to maintain the visual and cultural significance and streetscape value of these buildings.

Probable Solutions – for sub-section (4)(a)

- (b) Buildings are generally limited to one (1) storey in height, and are set back from and preferably to the rear of, existing character buildings.
- (c) An additional storey is not provided unless appropriate with—
 - (i) the scale of adjoining development; and
 - (ii) the character and amenity of the area and overall townscape.

(5) **Sub Area SU61 – Cabanda/Rosewood Rail Line Transport Link/Tourist Attraction****NOTE 8.44E**

- (1) This Sub Area includes the currently inactive Cabanda/Rosewood rail line, which winds from Railway Street on the eastern side of Rosewood, to the north.
- (2) The potential exists for the Cabanda/Rosewood rail line to be reopened and used as a transport link/tourist attraction, by connecting to and extending the existing historical rail facility which operates to the north of Rosewood.
- (3) Alternatively, the Sub Area may be developed as an open space/pedestrian/cycleway link.

Specific Outcomes

- (a) Uses and Works are designed and located such that—
 - (i) public access is not diminished;
 - (ii) any buildings are of a scale such that they do not dominate the open landscape or view corridors;
 - (iii) any buildings will not be significantly affected by flooding and stormwater damage;
 - (iv) all buildings are sympathetic and respectful of any character buildings within or adjoining the Sub Area; and



- (v) effective public safety measures are incorporated.
- (b) Large expanses of blank walls are avoided, particularly in situations where such walls are likely to be visually prominent.

Probable Solutions – for sub-section (5)(a)(ii)

- (c) Buildings are generally limited to one (1) storey in height, and kept low-scale.
- (d) An additional storey is not provided unless appropriate with—
 - (i) the scale of adjoining development; and
 - (ii) the character and amenity of the area and overall townscape.

8.45 Consistent and Inconsistent Uses, Use Classes and Other Development

Specific Outcomes

- (1) The following are consistent uses, use classes and other development categories in the Special Uses Zone—
 - (a) caretaker residential;
 - (b) carrying out building work not associated with a material change of use, if building work on an existing building on site and which complies with the Planning Scheme Building Matters Code;
 - (c) clearing of vegetation which complies with the Vegetation Management Code;
 - (d) earthworks not associated with a material change of use and which comply with the Earthworks Code;
 - (e) minor building work;
 - (f) minor utility;

- (g) park, if not involving illuminated sporting activities;
- (h) placing an advertising device on premises which complies with the Advertising Devices Code;
- (i) uses listed in Table 8.18 for the specified Sub Area;
- (j) uses which are consistent uses in the predominant zone surrounding the specified Sub Area.

- (2) The following uses, use classes and other development categories are consistent with the outcomes sought for the Special Uses Zone if of a type and scale appropriate for the prevailing nature of the area and the particular circumstances of the site and its surrounds—

- (a) a use which may be consistent uses in the predominant zone surrounding the specified Sub Area;
- (b) carrying out operational work for reconfiguring a lot or in association with a material change of use;
- (c) major utility;
- (d) park, if involving illuminated sporting activities;
- (e) reconfiguring a lot.

- (3) The following uses, use classes and other development categories are inconsistent with the outcomes sought and are not located within the Special Uses Zone; and constitute undesirable development which is unlikely to be approved—

- (a) uses, unless listed in Table 8.18 for the specified Sub Area, which are inconsistent uses in the predominant zone surrounding the specified Sub Area.



Table 8.19: Assessment Categories and Relevant Assessment Criteria for Special Uses Zone—Making a Material Change of Use

Column 1 Defined use or use class⁷⁴ or specified use	Column 2 Assessment category⁷⁵	Column 3 Relevant assessment criteria⁷⁶—applicable code if development is self-assessable or requires code assessment
Caretaker Residential	Code Assessable	Rosewood Area Code (Part 8)—particularly the specific outcomes in section 8.7 and the Special Uses Zone (division 11) Residential Code (Part 12, division 6)
Major Utility	Impact Assessable, if involving treatment or disposal of putrescible waste. Code Assessable otherwise.	Rosewood Area Code (Part 8)—particularly the specific outcomes in section 8.7 and the Special Uses Zone (division 11)
Minor Utility	Exempt	
Park	Exempt unless involving illuminated sporting activities. Code Assessable otherwise.	If Code Assessable— (a) Rosewood Area Code (Part 8)—particularly the specific outcomes in section 8.7 and the Special Uses Zone (division 11); (b) Recreation and Entertainment Code (Part 12, division 11); (c) Parking Code (Part 12, division 9).
Specified use listed in Table 8.18 for the specified Sub Area	Exempt, if located within an existing building approved or lawfully used for a specified use listed in Table 8.18 for the specified Sub Area. Code Assessable otherwise.	Rosewood Area Code (Part 8)—particularly the specific outcomes in section 8.7 and the Special Uses Zone (division 11) Residential Code (Part 12, division 6) Commercial and Industrial Code (Part 12, division 7) Recreation and Entertainment Code (Part 12, division 11) Community Use Code (Part 12, division 12) Parking Code (Part 12, division 9)
Other (defined use or use class)	Assessment Category	Relevant assessment criteria⁵¹—applicable code if development is self-assessable or requires code assessment
All except uses otherwise identified in this Table	Self Assessable, if the use is a self assessable use in the predominant zone surrounding the specified Sub Area. Code Assessable, if the use is a code assessable use in the predominant zone surrounding the specified Sub Area. Impact Assessable otherwise.	If Self Assessable—the acceptable solutions for the use in the applicable code for the relevant zone. If Code Assessable— (a) the applicable codes for the use in the relevant zone; (b) Rosewood Area Code (Part 8)—particularly the specific outcomes in section 8.7 and the Special Uses Zone (division 11).
Other (not defined)	Assessment Category	Relevant assessment criteria⁵¹—applicable code if development is self-assessable or requires code assessment
All except use for a road ⁷⁷	Impact Assessable (refer s 2.2)	Rosewood Area Code (Part 8)—particularly the specific outcomes in section 8.7 and the Special Uses Zone (division 11)

⁷⁴ See Schedule 1 (dictionary), division 1 (defined uses and use classes).

⁷⁵ Assessment categories may also be affected by overlays. See overlay maps to determine whether the land is affected.

⁷⁶ For impact assessable development, 'relevant assessment criteria' are provided to assist the preparation of an application and in no way affect the regard given to the planning scheme as a whole in accordance with Section 3.5.5 of the IPA.

⁷⁷ All roads are included in a zone but use for a road is not defined. The table indicates that use for a road remains exempt under a planning scheme.



Table 8.20: Assessment Categories and Relevant Assessment Criteria for Special Uses Zone—Other Development

Column 1 Type of development	Column 2 Assessment category ⁷⁸	Column 3 Relevant assessment criteria ⁷⁹ —applicable code if development is self-assessable or requires code assessment
Carrying out building work not associated with a material change of use ⁸⁰	Self Assessable ⁸¹ if building work on an existing building on site. Code Assessable if— (a) the Planning Scheme Building Matters Code is not complied with; or (b) building work other than on an existing building on the site.	If Self Assessable—Planning Scheme Building Matters Code (Part 12, division 16). If Code Assessable— (a) Rosewood Area Code (Part 8)—particularly the specific outcomes in section 8.7 and the Special Uses Zone (division 11); (b) Planning Scheme Building Matters Code (Part 12, division 16).
Clearing of Vegetation—not associated with a material change of use	Self Assessable if the acceptable solutions of the applicable code for Self Assessable Development are complied with. Code Assessable if the applicable code for Self Assessable Development is not complied with.	If Self Assessable—acceptable solutions applicable to Clauses (1) to (4) in Column 2 of Table 12.4.1 in the Vegetation Management Code (Part 12, division 4). If Code Assessable— (a) Rosewood Area Code (Part 8)—particularly the specific outcomes in section 8.7 and the Special Uses Zone (division 11); (b) Vegetation Management Code (Part 12, division 4).
Earthworks—not associated with a material change of use	Exempt if earthworks which meet the criteria set out in Schedule 8. Code Assessable if the criteria for exempt do not apply.	Earthworks Code (Part 12, division 15) Rosewood Area Code (Part 8)—particularly the specific outcomes in section 8.7 and the Special Uses Zone (division 11) Vegetation Management Code (Part 12, division 4)
Minor Building Work	Exempt, if— (a) the Planning Scheme Building Matters Code is complied with; and (b) the requisite number of parking spaces are provided for the use in accordance with Table 12.9.1 of the Parking Code (Part 12, division 9). Code Assessable otherwise.	If Code Assessable— (a) Rosewood Area Code (Part 8)—particularly the specific outcomes in section 8.7 and the Special Uses Zone (division 11); (b) Planning Scheme Building Matters Code (Part 12, division 16); (c) Parking Code (Part 12, division 9).
Placing advertising device on premises	Exempt if an advertising device which meets the criteria set out in Schedule 9, Part 6. Impact Assessable if a billboard with a signface area of more than 8.0m ² . Code Assessable otherwise.	Advertising Devices Code (Part 12, division 14) Rosewood Area Code (Part 8)—particularly the specific outcomes in section 8.7 and the Special Uses Zone (division 11)
Reconfiguring a lot ⁸²	Impact Assessable where involving land within a Residential Zone. Code Assessable otherwise.	Reconfiguring a Lot Code (Part 12, division 5) Rosewood Area Code (Part 8)—particularly the specific outcomes in section 8.7 and the Special Uses Zone (division 11) Vegetation Management Code (Part 12, division 4)
Carrying out operational work for reconfiguring a lot or in association with a material change of use ⁸²	Code Assessable if the reconfiguring or material change of use is assessable development.	Reconfiguring a Lot Code (Part 12, division 5) Earthworks Code (Part 12, division 15) NOTE The provisions of Planning Scheme Policy 3 – General Works may also apply depending on the nature of the operational work.
Other	Exempt	

⁷⁸ Assessment categories may also be affected by overlays. See overlay maps to determine whether the land is affected.

⁷⁹ For impact assessable development, 'relevant assessment criteria' are provided to assist the preparation of an application and in no way affect the regard given to the planning scheme as a whole in accordance with section 3.5.5 of the IPA.

⁸⁰ See Ipswich Planning Scheme Users Guide 2 for examples that explain the type of development involved in different proposals.

⁸¹ This does not include building work that under IPA Schedule 8, is exempt and cannot be made self-assessable or assessable by a planning scheme.

⁸² Under IPA, Schedule 9, the reconfiguring of a lot is exempt and cannot be made self-assessable or assessable by a planning scheme if the proposal is for amalgamating 2 or more lots, for a building format plan that does not subdivide the land, in relation to the Acquisition of Land Act 1967, or on Strategic Port Land.

