6.3.5 Principal centre (CBD) zone code

6.3.5.1 Application

This code applies to development where the code is identified as applicable in a table of assessment.
When using this code, reference should be made to section 5.3.2 and where applicable, section 5.3.3 located in Part 5.

6.3.5.2 Purpose

(1) The purpose of the Principal centre (CBD) zone code is to provide for the largest and most diverse mix of uses and activities in Townsville.

It includes key concentrations of high-order retail, commercial, employment, residential, health services, administrative, community, cultural, recreational and entertainment activities and other uses, capable of servicing the planning scheme area.

(2) The particular purpose of the code is to:

(a) re-enforce the Townsville central business district (CBD) as the economic heart of the region, and the primary location for business, government and administration uses;

(b) promote the principal centre (CBD) as the location for the highest order activities and facilities of the city including retail, commercial, cultural, civic, sporting, and recreational uses;

(c) consolidate Townsville as Queensland's second capital and be an exemplar city in tropical urban sustainability; and

(d) ensure the principal centre (CBD) contributes to the identity, character and life of the city.

(3) The purpose of the zone will be achieved through the following overall outcomes:

(a) the principal centre (CBD) is a vibrant mixed use place where people live, work and play in a high density environment which is active both during the day and night-time;

(b) the principal centre is the highest order centre in Townsville and services a regional catchment, supported by a network of centres;

(c) the principal centre is the focus for the highest intensity of retail, commercial, administrative, government and employment uses in the city and is the primary location for major office and commercial buildings;

(d) the principal centre offers a more distinctive and higher order retailing than the major centres in an outdoor, main street environment that is characterised by arcades, laneways and footpath dining. The preferred location for any new department store in Townsville is in the Flinders Street retail precinct;

(e) high density residential development, tourist and short-term accommodation are located within the principal centre (CBD);

(f) new, larger scale strategic facilities, such as sports arenas, stadiums, convention centres and entertainment centres are located in other zones outside the CBD. These facilities are intended to be located close to the fringe of and well-connected to the CBD. Shops and commercial uses associated with these facilities do not compromise the CBD;

(g) the scale and density of development creates a critical mass of people living and working in the principal centre, to support the provision of the highest order of public and active transport facilities and promotes sustainable transport choices including public transport, walking and cycling;

(h) the principal centre (CBD) is a major hub for most public transport routes providing a single interchange to access frequent services to other parts of the city. An on-street transport interchange for bus routes to and through the CBD is to be located immediately adjacent to the Flinders Street retail precinct;

(i) Flinders Street, Ogden Street and Hanran Street are slow-speed vehicle environments and provide the main pedestrian and cycle spines through the principal centre. Through traffic is diverted to the fringes, including Walker Street, Blackwood Street, Denham Street and Stanley Street;

(j) pedestrian and cycle access is complemented by a network of shared paths along the banks of Ross Creek and new pedestrian and cycle creek crossings;

(k) Stokes Street is intended to be the primary east-west pedestrian spine linking the Civic and administration precinct, public transport interchange, commercial office, retail heart, Flinders Street, Victoria Bridge and Palmer Street;

(l) public realm provides a platform for public life and is characterised by high quality streetscapes, landscape elements, planting and hardscape materials reflective of the climate and character of Townsville;

(m) a variety of public open space areas at different scales and forms are provided for event and gathering spaces throughout the city, including public plazas, parks and gardens. These are appropriate to the required use and include:

(i) Flinders Square forming the primary civic event and gathering space;

(ii) a new 'front door' to Castle Hill at 'The Cutting', incorporating an information and interpretive centre, viewing platform over the CBD and providing walking track access to Castle Hill;

(iii) Flinders Street East park and plaza, which create a waterfront park for passive recreation, taking advantage of views and amenity; and

(iv) Flinders Street spine, which forms a linear plaza street from Stanley Street to Wickham Street with wider footpaths and slow vehicle speeds.

(n) natural features are retained, enhanced and buffered from the impacts of adjacent uses. Impacts are minimised through location, design, operation and management requirements;

(o) public spaces and streets are activated by shop fronts and kerbside activities at the ground storey whilst awnings over the full width of the footpaths provide protection from the elements;

(p) development is designed to incorporate exemplar sustainable practices including new technologies in maximising energy efficiency, water conservation and climate-responsive design principles;

(q) the height and scale of buildings reinforce the principal role of the centre and contribute to character, legibility and accessibility of the centre. The principal centre predominantly contains high-rise buildings. However, a human scale and attractive, pedestrian friendly environment is created at street level; and

(r) buildings located to the north of Sturt Street do not extend above the maximum height of buildings to the south of Sturt Street;

(4) The purpose of the zone will also be achieved through the following additional overall outcomes for particular precincts:

Civic and administration precinct:

(a) the Civic and administration precinct anchors the top of the principal centre (CBD) and is focused around government, administration and civic functions, such as the library and courthouse, local and state government departments;

(b) high quality public and semi-public spaces are incorporated into development to support the community function of these buildings, particularly at the intersection of Stokes and Walker Streets;

(c) lower building forms are contained in this precinct in response to the local topography and the need to provide an appropriate interface with adjoining residential land uses to the north of Wills Street;

(d) building heights in the precinct do not exceed 8 storeys; and

(e) building forms reflect a 'building in plaza' form incorporating a tower design with side and rear setbacks. Recesses in the ground level accommodate plaza spaces which are particularly focussed on presentation to Walker Street.

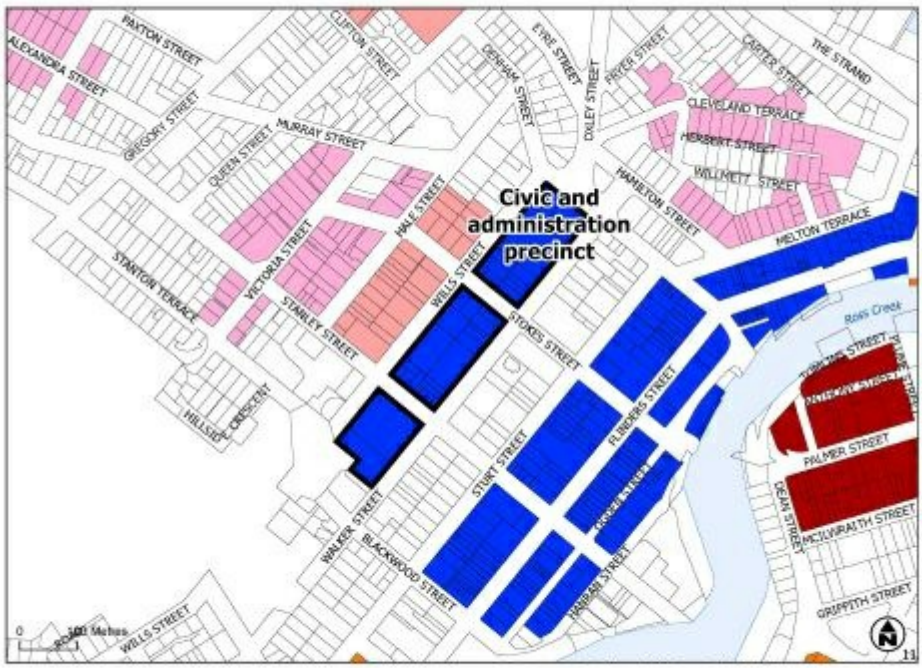

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Figure 6.102 – Civic and administration precinct

Flinders Street retail precinct:

(a) the Flinders Street retail precinct is the core focus for future retail activity and the provision of a new department store in this precinct is highly desired and actively encouraged;

(b) department stores, arcades and internal retail developments connect directly into Flinders Street, supporting the retail spine and do not detract from the attractiveness and activity on the street;

(c) highly attractive and permeable pedestrian-based built form is created with a highly active ground floor and cross block links available during operating hours;

(d) this precinct includes a large concentration of historic buildings. New buildings reflect and integrate with this built form with a low podium height and continuous frontages;

(e) taller building elements are set back from the street frontage to allow for light and air into the street and maintain the outdoor quality and human scale of the street;

(f) shop fronts, café and or restaurant premises are continuous along both sides of the street. Retail is the predominant use; and

(g) parking is not situated at the street frontage at the ground floor, and does not detract from the street activity or create blank walls. Parking structures are screened with green walls, planting, vines, creepers or public art. There are no blank facades along Flinders Street.

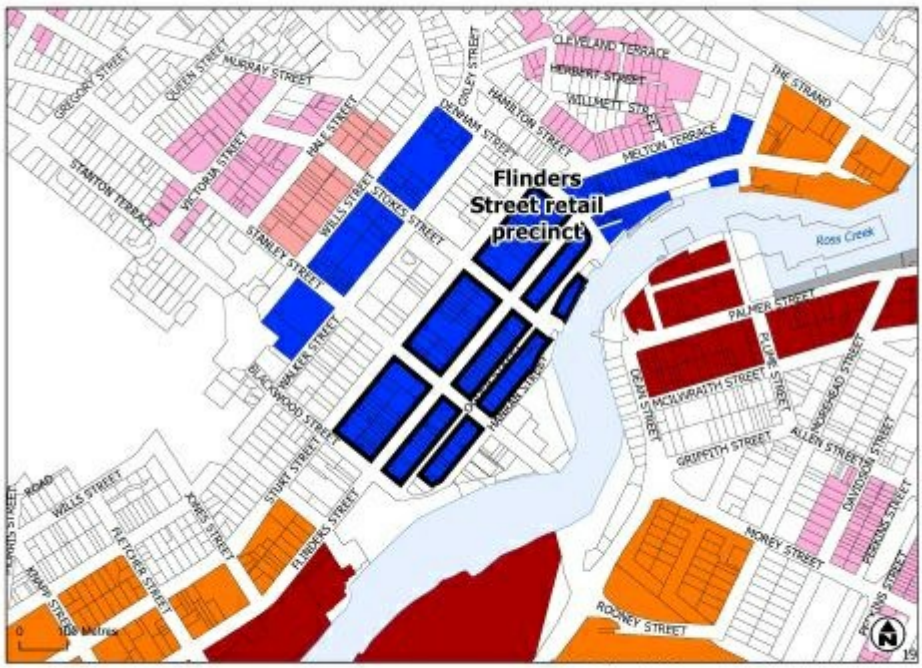

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Figure 6.103 – Flinders Street retail precinct

Flinders Street East precinct:

(a) the Flinders Street East precinct frames the eastern end of the principal centre (CBD). The precinct will continue to emerge as a vibrant entertainment and boutique shopping location, integrated with the principal centre (CBD) but with its own unique identity as a destination;

(b) the precinct will continue to develop at a lower scale than the rest of the principal centre (CBD);

(c) re-use of existing heritage buildings is actively encouraged, and new buildings are designed to respect the heritage attributes of the precinct;

(d) building height fronting Flinders Street East and Melton Terrace is low-rise and consistent with the scale of nearby character and heritage buildings;

(e) retail uses do not compete with the rest of the principal centre (CBD), and will generally be of a boutique shopping and convenience nature;

(f) active uses such as restaurants and pubs are located to the Flinders Street frontage, with new development to Melton Terrace to predominantly consist of residential uses; and

(g) new development contributes to a consistent pallet of local streetscape elements and designs, resulting in the continuing development of a local streetscape character for the precinct.

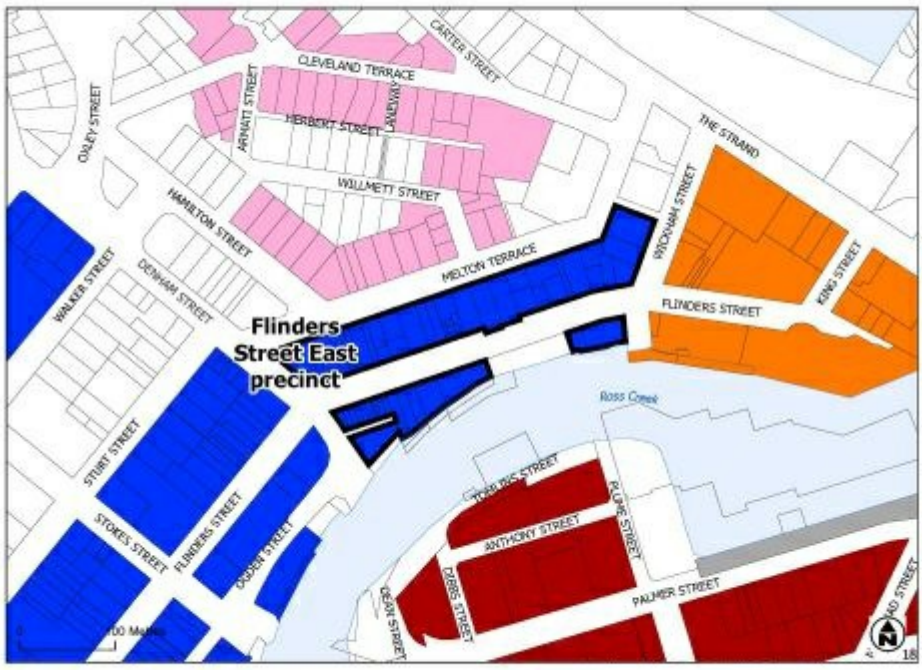

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Figure 6.104 – Flinders Street East precinct

6.3.5.3 Criteria for assessment

Table 6.3.5.3—Assessable development (Part)

Performance outcomes	Acceptable outcomes
For self-assessable and assessable development	
PO1 Where provided, outdoor lighting does not adversely affect the amenity of adjoining properties or create a traffic hazard on adjacent roads.	**AO1.1** Light emanating from any source complies with *Australian Standard AS4282 Control of the Obtrusive Effects of Outdoor Lighting*.
	AO1.2 Outdoor lighting is provided in accordance with *Australian Standard AS 1158.1.1 –Road Lighting – Vehicular Traffic (Category V) Lighting – Performance and Installation Design Requirements*.
PO2 Residential uses within the centre do not interrupt the continuity of the streetscape or the active, pedestrian focus of the street frontage.	**AO2** Any residential uses are located above or behind ground storey retail, commercial or community uses.
PO3 Residential uses within the centre are provided with a reasonable level of privacy.	**AO3.1** Windows, balconies, and terraces of a dwelling unit are screened where overlooking a habitable room or private open space of another dwelling within 9m.
	AO3.2 Screening is a solid translucent screen or perforated panels or trellises which have a maximum of 50% openings.
PO4 Residential uses within the centre are provided with a reasonable level of private outdoor living space.	**AO4** Dwellings are provided with private open space or a balcony directly accessible from a habitable room with: (a) a minimum of 9m^2; (b) a minimum dimension of 3m; and (c) clear of any utilities, water tanks and air conditioning units.

Table 6.3.5.3—Assessable development (Part)

Performance outcomes	Acceptable outcomes
For assessable development	
Role and function	
PO5 Development is consistent with the intended role, scale and character of the principal centre. The growth of retail and office floor space and residential uses within this centre allow for it to expand into its intended role as the economic and administrative heart of the region.	No acceptable outcome is nominated.
PO6 Development is generally in accordance with the Figure 6.105 – Principal centre concept plan.	No acceptable outcome is nominated.

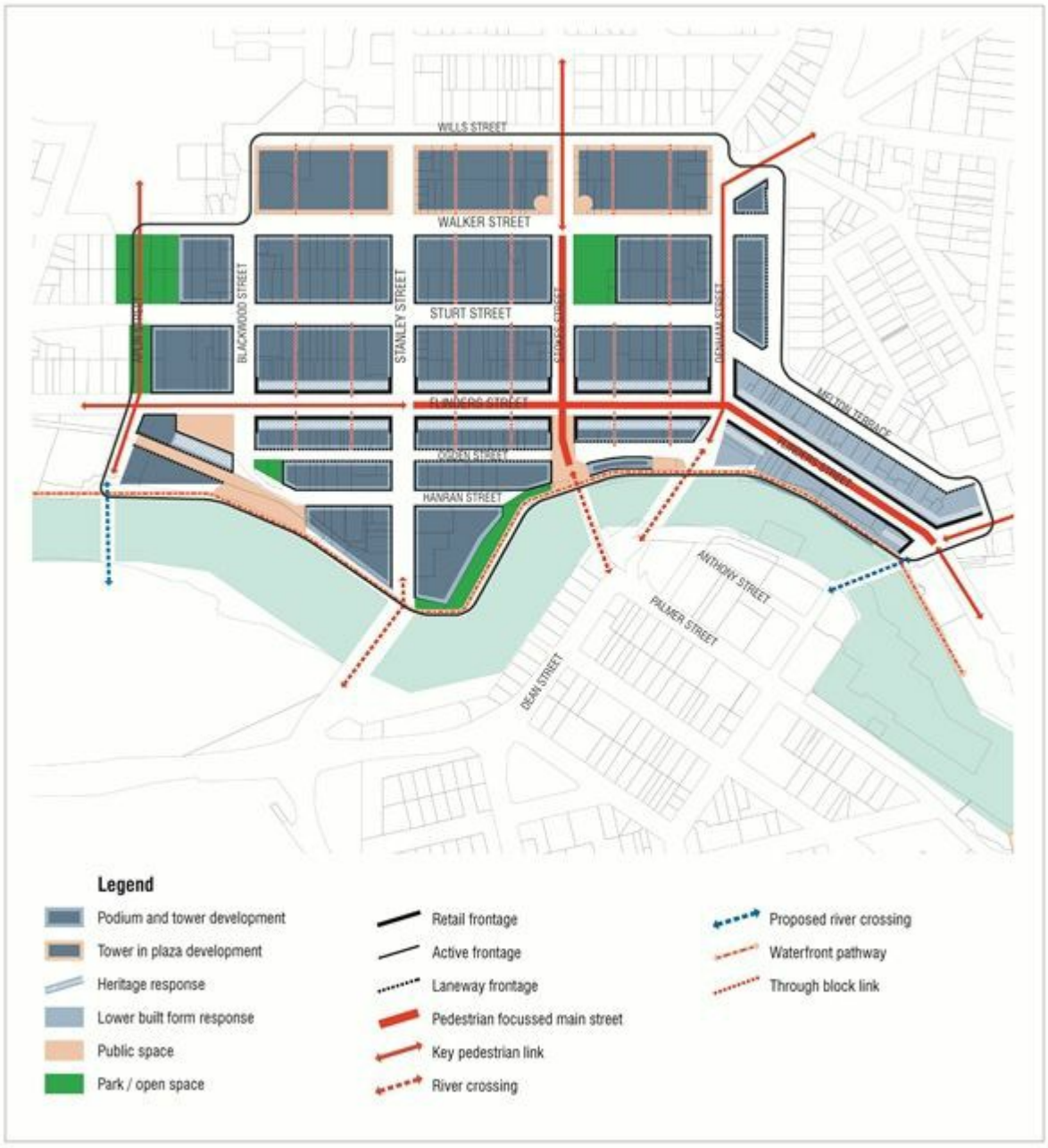

Figure 6.105 – Principal centre concept plan

PO7 Ground floor and podium level development is occupied with uses that contribute to: (a) the core economic, entertainment and cultural functions of the principal centre (CBD); (b) the vitality and vibrancy of the city's public domain; and (c) a compatible mix of active day and night-time uses.	**AO7.1** Podium level development accommodates non-residential uses.
	AO7.2 Uses at ground storey are active and include: (a) retail; or (b) cafes and restaurants incorporating outdoor dining; or (c) services and commercial offices which generate a high level of pedestrian traffic; or (d) recreational and entertainment; or (e) community and cultural uses; or (f) entrance foyers to commercial and residential uses above.

	AO7.3 Car parking is located in basements unless servicing significant citywide infrastructure or unresolvable geotechnical issues means basement parking is inappropriate or unachievable. In this case, parking is located above ground floor.
PO8 Tower development forms are occupied by uses that contribute to the accommodation of a critical mass of people (a resident or working population) within the principal centre (CBD).	**AO8** Uses within tower elements are predominantly: (a) residential accommodation either short or long-term; or (b) commercial offices; or (c) a combination of these.

Table 6.3.5.3—Assessable development (Part)

Performance outcomes	**Acceptable outcomes**
For assessable development	
Built form	
PO9 Building heights, site cover and setbacks contribute to the legibility, distinctiveness and place making of the city centre by creating an attractive skyline, and reinforcing the sense of primacy of the principal centre (CBD) core through built form outcomes.	**AO9.1** Unless otherwise stated for a particular precinct: (a) buildings greater than 8 storeys have a podium for a minimum of 2 storeys up to a maximum of 4 storeys, and a tower above, in accordance with Figure 6.106 – Tower and podium form; or (b) buildings of 8 storeys or less have a single tower form in accordance with Figure 6.107 – Single tower form.
	AO9.2 Unless otherwise stated for a particular precinct, setbacks and site cover are: (a) for buildings greater than 8 storeys incorporating tower and podium, in accordance with Figure 6.106 – Tower and podium form, and the following: Design Provisions - Zone & Precinct Codes Acceptable Outcome Building Form > 8 Storey's: Tower & Podium Podium / Tower Height: up to 4 storeys / 20 storeys + (including podium) Site Cover: 100% / 60% SETBACKS Front: 0m / 4m Side: 0m / 3m Rear: 0m / 10m

	(b) for buildings 8 storeys or less and in a single tower form, in accordance with Figure 6.107 – Single tower form, and the following: **Design Provisions - Zone & Precinct Codes** **Acceptable Outcome** **Building Form**: Tower **Height**: Up to 8 storeys **Site Cover**: 70% **SETBACKS** **Front:** 0m **Side:** 3m **Rear:** 6m
PO10 Building heights and massing: (a) contribute to the intended role, scale and character of the principal centre by: (i) accommodating sufficient floor space to provide critical mass and intensity of use to activate the city; (ii) concentrate major development in the CBD core and transition building height at the fringes to ensure appropriate interface with lower scale adjoining developments; and (iii) maximising active uses at lower levels to activate, interact with and overlook street frontages. (b) is appropriate to the character and climate of Townsville and: (i) retains the openness of street vistas, including to the sky, along major elements of the city grid; (ii) provides privacy, natural light penetration and air circulation; (iii) provide transition to and design compatibility with lower scale heritage places and precincts; and (iv) retains an appropriate relationship with established streetscapes. (c) contributes to safe, active streets and public domain, by: (i) defining the street space with human scale elements; (ii) retains the continuity of facades along the street; and (iii) addressing all streets and public spaces with active uses, windows, doors, openings and balconies.	No acceptable outcome is nominated.

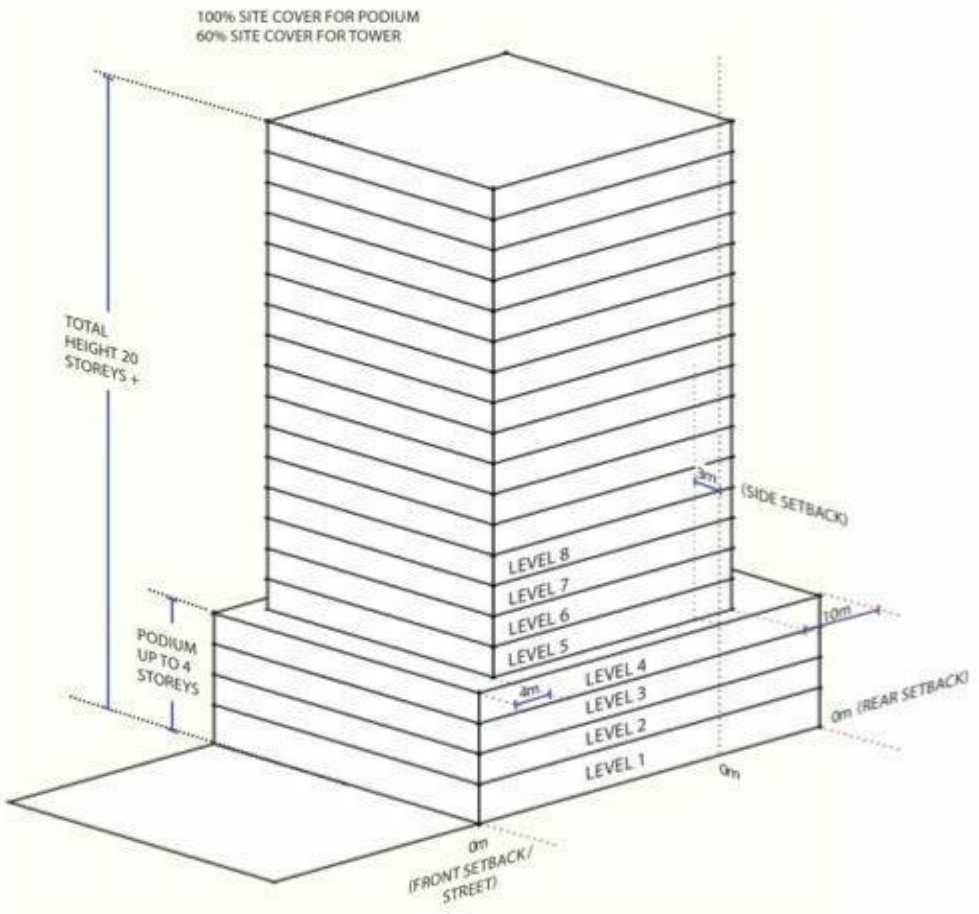

Figure 6.106 – Tower and podium form

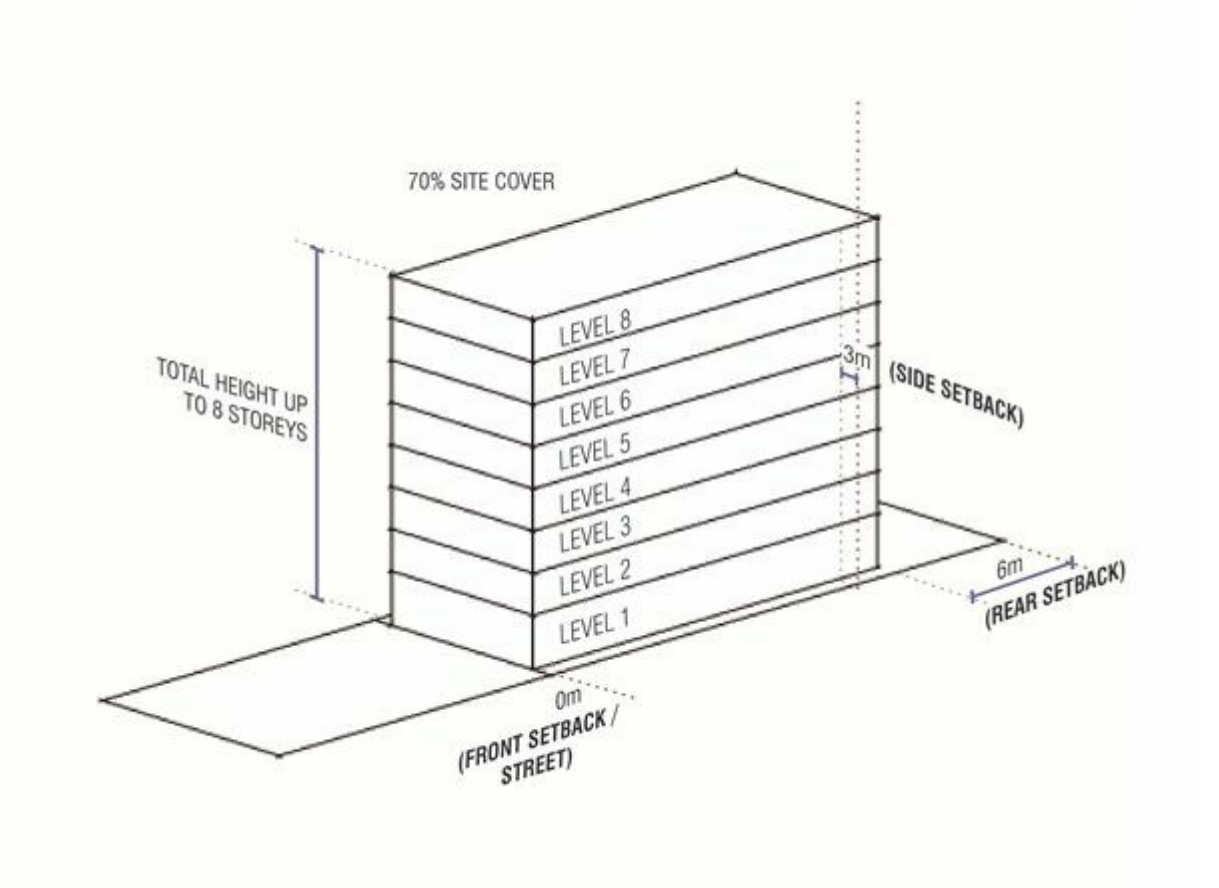

Figure 6.107 – Single tower form

PO11 Tower forms are clearly defined slender building elements with adequate spacing between them to provide for privacy, natural light penetration and air circulation.	**AO11.1** Maximum horizontal dimension for a tower on any side is 40m or 75% of the width of the site, whichever is the lesser.
	AO11.2 On a site greater than 3,000m^2, more than 1 tower is provided.
PO12 Ground floor and podium forms relate positively to streets and public spaces, and activate the public domain by incorporating: (a) operable elements within the building facade such as large window openings, sliding doors, window seating; (b) strong visual and physical connections between internal and external spaces; (c) usable outdoor/semi-outdoor spaces that support outdoor lifestyles and engage with the public realm; and (d) a gradual transition between the public domain and private outdoor or building spaces.	No acceptable outcome is nominated.
PO13 Through block connections are provided in accordance with Figure 6.105 – Principal centre concept plan which are publicly accessible during normal working/operating hours.	No acceptable outcome is nominated.

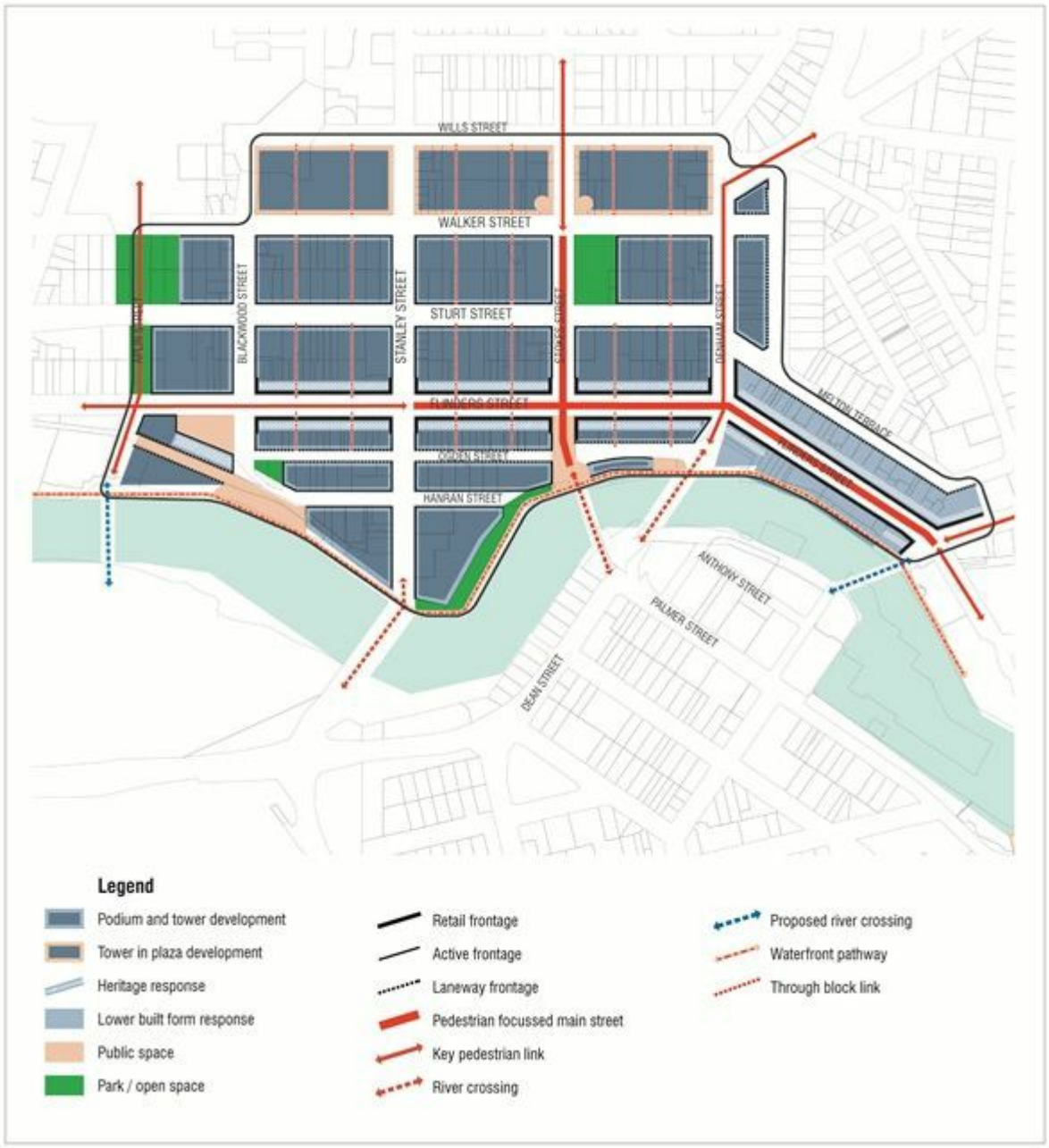

Figure 6.105 – Principal centre concept plan

PO14 Development provides continuity of building facades with adjoining buildings or provides appropriate transitions where a difference necessarily exists.	No acceptable outcome is nominated.
PO15 Ground floor and podium forms exhibit a human scale through: (a) the incorporation of detailed building elements; (b) articulation and definition of windows and openings including framing; (c) creation of a finer grain building rhythm, through design articulation such as variations in horizontal and vertical profiles, and variation in occupancy layouts within the overall building; and (d) where development sites are amalgamated, design of ground floor premises and facade to reflect the original lot widths.	No acceptable outcome is nominated.
PO16 Buildings or towers make a positive contribution to the skyline by: (a) exhibiting exceptional architectural design and quality; (b) utilising high quality materials that contribute to the tropical/Townsville character, are easily maintained and do not readily stain, discolour or deteriorate; and (c) articulating the building silhouette.	No acceptable outcome is nominated. **Editor's note–**where new buildings are proposed within the Principal centre (CBD) zone a design statement/response document is to be submitted with any development application demonstrating achievement of the relevant performance outcomes.
PO17 Roofscapes make a positive contribution to the attractiveness and function of the city through: (a) integrating them with the architectural design of the building; (b) service structures, lift motor rooms, externally mounted air conditioning units and mechanical plant designed as an architectural feature or with attractive screening; (c) creation of a coherent skyline for the city centre; and (d) creation of attractive and usable visual, open space, recreational or ecological spaces, including at podium level.	No acceptable outcome is nominated.
PO18 Buildings do not incorporate any type of glass or other surface that is likely to reflect solar rays that could create undue nuisance, discomfort or hazard to any part of the surrounding locality.	**AO18** Any reflective glass material has: (a) a level of light reflectivity of not greater than 20%; and (b) a level of heat transmission of not less than 20%.

PO19 Fenestration and sun control elements are used to: (a) minimise solar heat gain on building walls and windows; (b) reduce glare; (c) enrich the tropical character; and (d) provide texture to the building facades.	No acceptable outcome is nominated.

Table 6.3.5.3—Assessable development (Part)

Performance outcomes	Acceptable outcomes
For assessable development	
Crime prevention through environmental design	
PO20 Development facilitates the safety and security of people and property having regard to: (a) maximising opportunities for casual surveillance and sight lines; (b) exterior building design that promotes safety; (c) provision of adequate lighting; (d) appropriate signage and wayfinding mechanisms; (e) minimisation of entrapment locations; (f) building entrances, loading and storage areas that are well lit and lockable after hours; and (g) provision of direct movements along desire lines with clear unobscured sight lines. **Editor's note—**Applicants may find useful guidance in the Queensland Government's Crime Prevention through Environmental Design Guidelines for Queensland.	No acceptable outcome is nominated.

Table 6.3.5.3—Assessable development (Part)

Performance outcomes	Acceptable outcomes
For assessable development	
Accessibility	
PO21 Ground storey pedestrian footpaths and access ways are the same level as, and connect without any lip or step to, the footpath and abutting pedestrian areas on neighbouring sites. Where the footpath is sloping, entries to the building are at the same level as the footpath.	No acceptable outcome is nominated.

Table 6.3.5.3—Assessable development (Part)

Performance outcomes	Acceptable outcomes
For assessable development	
Amenity	
PO22 Development minimises impacts on surrounding land and provides for an appropriate level of amenity within the centre, having regard to: (a) noise; (b) hours of operation; (c) traffic; (d) visual impact; (e) signage; (f) odour and emissions; (g) lighting; (h) access to sunlight; (i) privacy; and (j) outlook.	No acceptable outcome is nominated.
PO23 Development provides private open space that is: (a) well-proportioned, appealing, functional and easily accessible, and promotes outdoor living as an extension of the dwelling; (b) provides a high level of privacy for residents and neighbours; and (c) has sufficient size and shape to meet the needs of a diversity of potential residents.	**AO23.1** Private open space is provided as a balcony with: (a) a minimum area of 9m^2 for a 1 bedroom unit or 16m^2 for a 2 or more bedroom unit; and (b) a minimum dimension of 3m, clear of any utilities such as gas, water tanks or air-conditioning units.
	AO23.2 Where clothes drying areas are provided on private balconies they are screened from public view.
	AO23.3 Private open space is located or screened so it does not directly overlook main living areas or private open space of adjoining dwellings.
PO24 Sufficient communal open space is provided to create flexible spaces suitable for a range of activities.	No acceptable outcome is nominated.
PO25 Communal open space provides facilities including seating, shade, flexible spaces suitable for a range of activities. Treatments such as green roofs, green walls or community gardens contribute to the attractiveness of these spaces.	No acceptable outcome is nominated.

PO26 On-site landscaping is provided to: (a) enhance the appearance of the development, particularly in car parking and service areas and public spaces; (b) contribute to pedestrian comfort through shade; (c) create green rooves, walls or other sustainable building elements; and (d) screen unsightly components.	No acceptable outcome is nominated.

Table 6.3.5.3—Assessable development (Part)

Performance outcomes	Acceptable outcomes
For assessable development	
Loading and servicing	
PO27 The design and location of car parking, refuse storage areas, loading/unloading and servicing areas, plant and building control on-site: (a) minimise disruption or breaks in building frontages; and (b) are screened from view from the street and adjoining uses.	**AO27.1** Non-active frontage (vehicle access, fire egress, control room, plant, building services etc.) occupies a maximum 8m or 25% of the primary frontage, whichever is the lesser.
	AO27.2 Refuse storage areas, loading and services bays are: (a) contained within the ground floor or podium built form; and (b) screened from the street by active uses/occupied building space.

Table 6.3.5.3—Assessable development (Part)

Performance outcomes	Acceptable outcomes
For assessable development	
Public domain	
PO28 Footpaths and pathways provide all weather protection within a safe, unobstructed and attractive environment. Awnings are: (a) continuous and compatible with existing awnings; (b) allow for street trees and landscaping; (c) visually safe and amenable; (d) located along key pedestrian routes and connects key destinations; (e) contributes to legibility and wayfinding; (f) do not impede the normal flow of pedestrians; and (g) constructed of materials that reflect the tropical climate and character of Townsville.	**AO28.1** Awnings are provided in accordance with Figure 6.108 – Awning location.
	AO28.2 Awnings : (a) are located above ground floor and is a minimum of 3.2m and generally not more than 4.2m above pavement height; (b) extend from the face of the building and is set back from the inside of the kerb line: 1.5m; (c) are continuous across all street frontages of the site; (d) are contiguous with adjoining buildings and awnings; (e) are cantilevered from the building and does not include posts within the footpath (except within the Flinders Street East precinct); (f) are provided with under awning lighting; and (g) are constructed of lightweight materials.
	AO28.3 Additional pedestrian shelter is provided as free-standing shade structures (such as umbrellas) which: (a) are constructed of lightweight materials; (b) have a minimum number of posts; (c) are a minimum 2.5m above pavement height; and (d) maintain the normal flow of pedestrians.

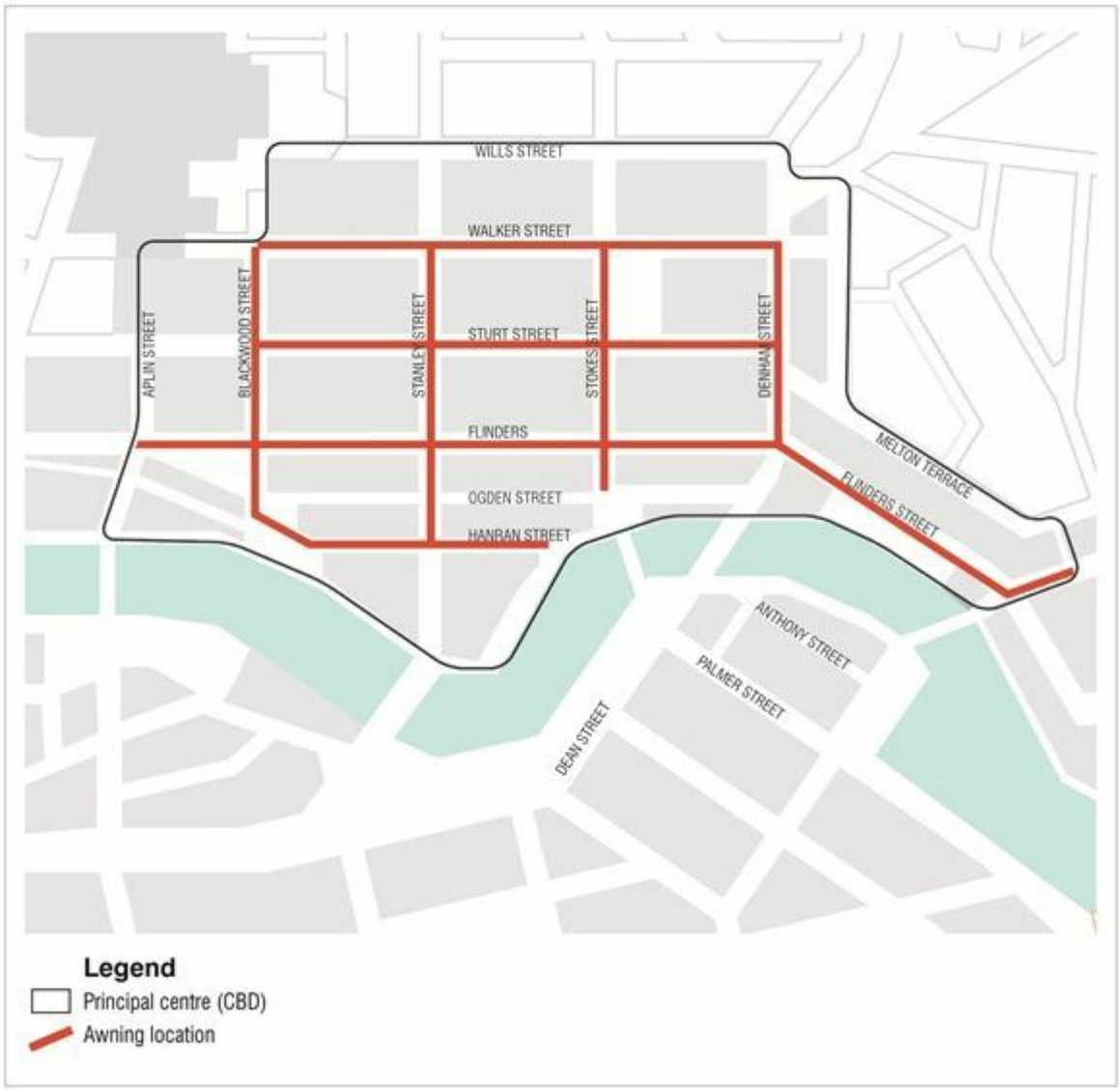

Figure 6.108 – Awning location

PO29 Where the ground floor is setback and upper podium levels overhang, or awnings are provided, these are cantilevered to avoid columns, ensuring no visual or physical obstruction occurs between the footpath and ground floor premises.	No acceptable outcome is nominated.
PO30 The location and placement of steps, escalators, ramps, lifts, automatic teller machines and other facilities which require queuing, standing areas or waiting such as bus stops and taxi ranks: (a) do not impede the normal flow of pedestrians; (b) maintain visibility and good sight lines; and (c) provide adequate space for queuing, standing areas.	**AO30** Any steps, escalators, ramps, lifts and automatic teller machines are set back 1.5m from the building facade at ground floor to allow for adequate waiting space in a manner that does not create concealment spots.
PO31 Pedestrian movement is continuous, convenient, safe and comfortable. Development: (a) provides pathways at street level and not provided via overhead bridges; (b) provides additional through block connections; (c) provides direct connections between key destinations; and (d) priorities pedestrian movement throughout the CBD.	No acceptable outcome is nominated.
PO32 Footpath and public realm design delivers pedestrian spaces that: (a) accommodate the requirements of the adjacent land use and the likely pedestrian traffic; (b) provide all weather protection; (c) provide vegetation that contributes to the city's tropical character; and (d) are constructed and maintained to a consistent standard.	No acceptable outcome is nominated.

Table 6.3.5.3—Assessable development (Part)

Performance outcomes	Acceptable outcomes
For assessable development	
Provision of public spaces	
PO33 A variety of public spaces are provided throughout the principal centre (CBD) and include: (a) small-scale spaces; (b) laneways; (c) public promenades; (d) public squares; (e) urban boulevards; (f) parks and gardens; (g) performance spaces; and (h) arcades and through block links.	**AO33** New public spaces, corridors, pathways and through block connections are provided in accordance with Figure 6.105 – Principal centre concept plan.
PO34 Development adjoining Ross Creek contributes to the provision of a continuous riverside bikeway/walkway linking Reid Park to The Strand and extending out to the Breakwater precinct. The pathway system: (a) provides a shared path for pedestrians and cyclists; (b) is safe and attractive providing opportunities for pausing and weather protection along the route; and (c) provides direct connections between the pathway and the adjoining street network.	**AO34** Any development on premises adjoining Ross Creek provides: (a) a fully publicly accessible riverside walkway/bikeway that is dedicated to council and has a minimum unobstructed pavement width of 4.5m and a minimum overall width of 6m; (b) tree planting, lighting, balustrading, and pavement treatment are provided along the full length and within the pathway; and (c) furniture, including seating, awnings and public art for weather protection are provided at the intersection of the pathway and key streets.

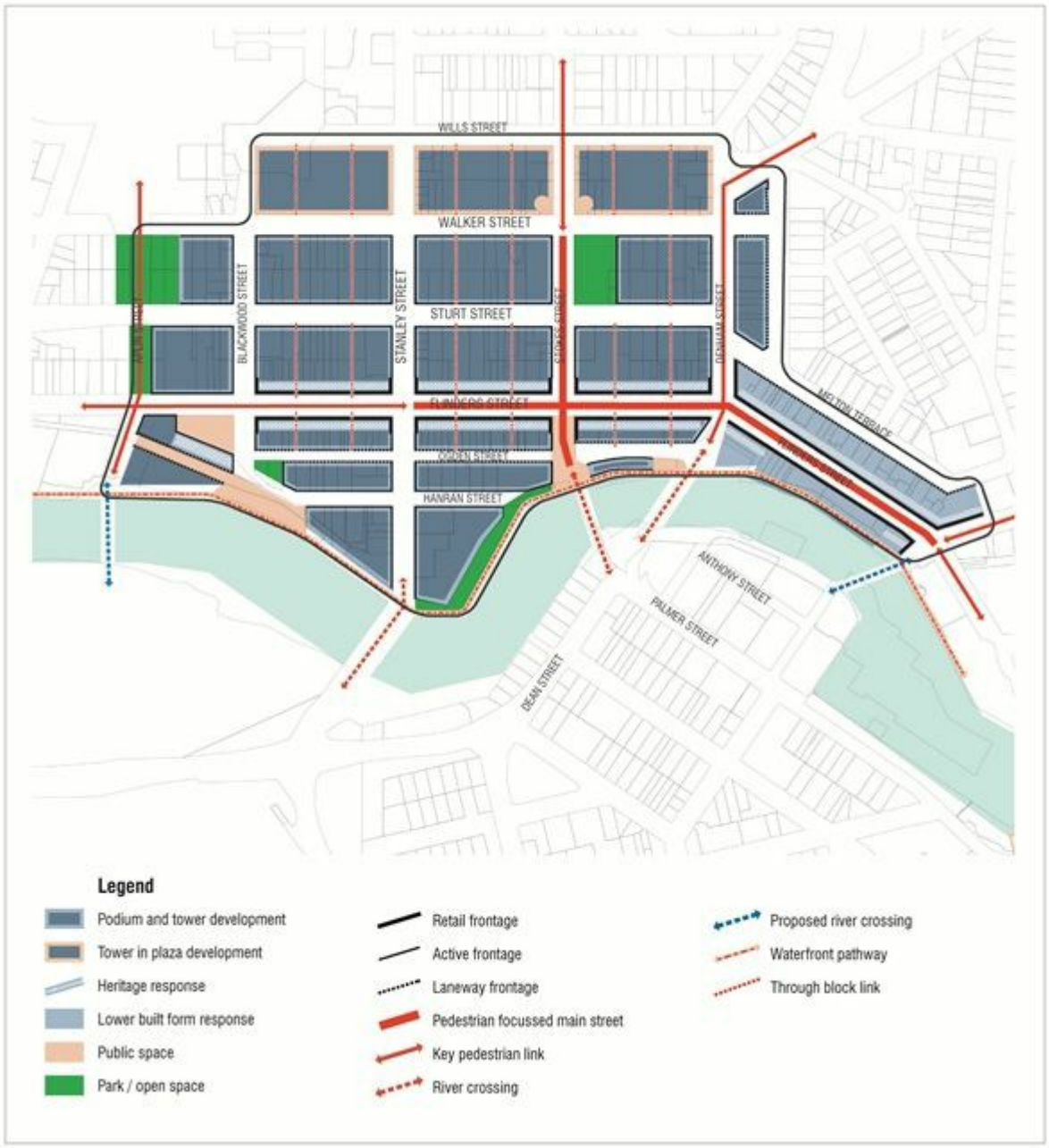

Figure 6.105 – Principal centre concept plan

Table 6.3.5.3—Assessable development (Part)

Performance outcomes	Acceptable outcomes
Additional criteria for assessable development in precincts **Note—**Where acceptable outcomes in this section vary from those provided earlier in this code, the precinct-based acceptable outcomes take precedence.	
Civic and administration precinct	
PO35 Development facilitates or supports a mix of uses and day and night-time activity throughout the precinct including: (a) civic, administration, government, education and commercial office buildings are the predominant uses; and (b) shops, dining, café and restaurant uses may occur at the ground storey along street frontages and adjoining public entrances and forecourts.	No acceptable outcome is nominated.
PO36 Building form and massing reflect a distinctive 'building in plaza' setting to contribute to the civic character and identity of the precinct including: (a) substantial areas of the ground plane given over to public access; (b) a high quality public realm including both hard and soft-scape materials; (c) creation of stand-alone pavilions; and (d) consistent single, uniform building elements.	**AO36.1** Buildings: (a) do not have a site cover exceeding 60% of the site; and (b) incorporate a significant space as an entrance plaza/waiting or meeting area. Figure 6.109 — Civic and administration precinct built form illustrates the desired outcome.
	AO36.2 Building setbacks are: (a) a minimum of 5m from street and side boundaries; (b) a minimum of 6m from the rear boundary; and (c) are generally consistent for the full height of the building on a single side, with only minor (less than 1m) indents or projections in the facade. Figure 6.109 — Civic and administration precinct built form illustrates the desired outcome.

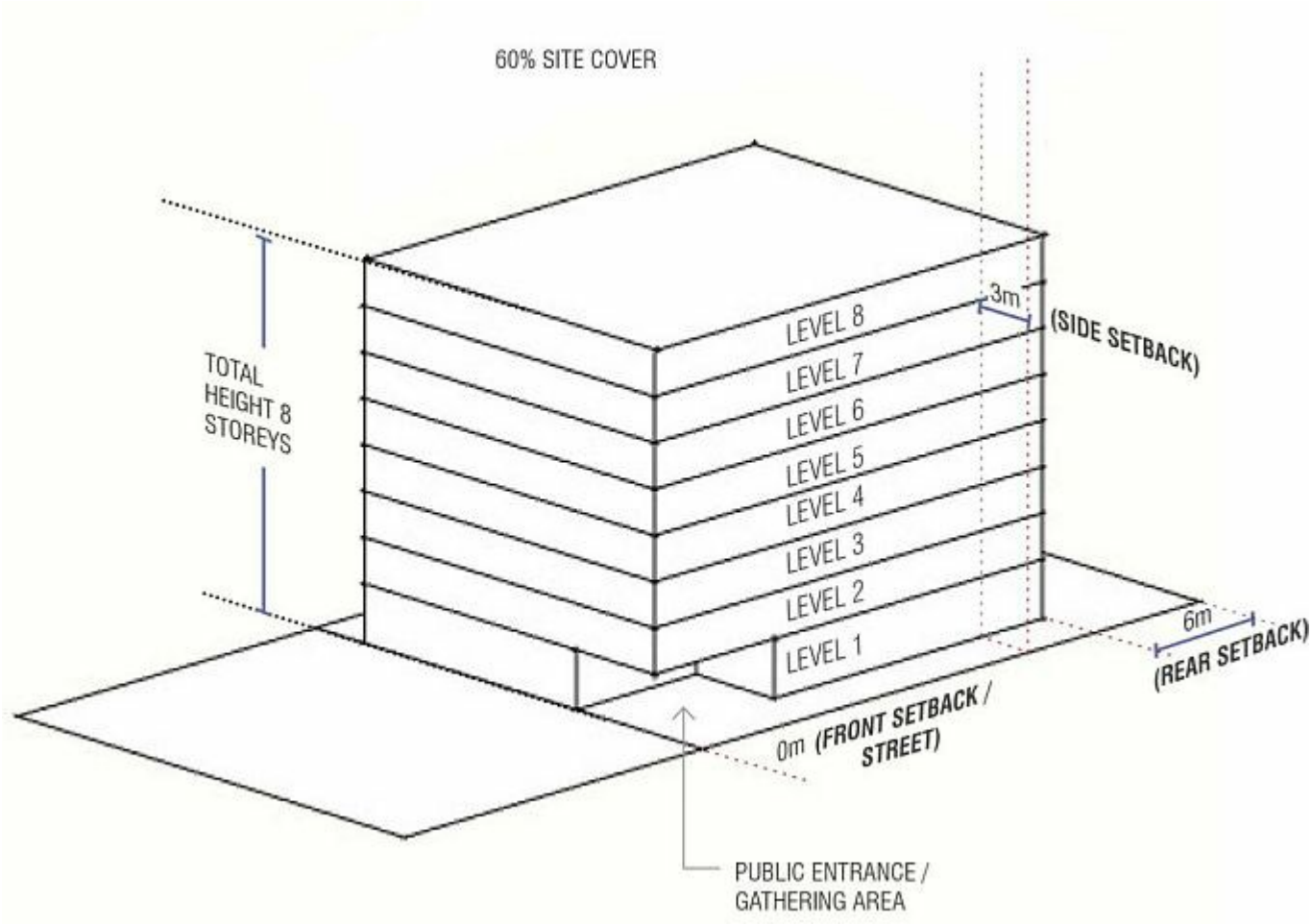

Figure 6.109 – Civic and administration precinct built form

PO37 Building heights and setbacks contribute to the legibility, distinctiveness and place making of the city centre by contributing to an attractive skyline, and reinforce the sense of primacy of the principal centre (CBD) core through built form outcomes. Buildings in the Civic and administration precinct provide a transition from the built form intensity and scale to the central parts of the CBD to adjoining residential development generally at a lower scale.	**AO37** Building height does not exceed 8 storeys.
PO38 Overall building siting and location on the site: (a) provides glimpses of Castle Hill between buildings as a constant reference point, wherever possible; and (b) creates spaces in and around the building which are proportionate to the overall dimensions of the building.	No acceptable outcome is nominated.
PO39 At the ground floor, design is to incorporate innovative responses to public realm interface, including the use of additional corner setbacks integrated with public entrances and gathering areas.	No acceptable outcome is nominated.

Table 6.3.5.3—Assessable development (Part)

Performance outcomes	Acceptable outcomes
Flinders Street retail precinct	
Role and function	
PO40 Ground floors of buildings on Flinders Street frontage are occupied by uses that have a visible presence on and interaction with the street and public domain. Predominant uses reflect the role of this precinct as the focus for retail uses within the principal centre (CBD) and the highest order retailing in the city by: (a) retail and other active uses at ground floor along Flinders Street and Odgen Street in this precinct; (b) accommodating specialist retailing; and (c) accommodating a department store.	**AO40** New development provides at least the same amount of retail floor space as existed prior to that development, ensuring there is no net loss.
PO41 Active uses including retail, shops, banks, active commercial tenancies and café uses are located: (a) at ground floor along Flinders Street and Odgen Street; (b) along the ground floor of any through block links, arcades or indoor retail developments; and (c) at upper levels where indoor retail developments.	No acceptable outcome is nominated.
PO42 Any department or discount department store has a frontage to Flinders Street and is incorporated into larger retail and entertainment development where possible.	No acceptable outcome is nominated.

Table 6.3.5.3—Assessable development (Part)

Performance outcomes	Acceptable outcomes
Flinders Street retail precinct	
Building form and massing	
PO43 Building heights and massing: (a) reflect and respond to the scale of adjoining historic building forms; (b) facilitate a high degree of pedestrian amenity by: (i) minimising overshadowing and adverse wind effects; (ii) providing for good light penetration and air circulation with visibility to the sky; and (c) ensure the scale and character of the heritage buildings is the prevailing built form.	**AO43.1** Along the Flinders Street frontage and Sturt Street frontage: (a) podium height is a maximum of 4 storeys; (b) where adjoining a heritage or character building, podium height is a maximum of 2 storeys, or is within 20% of the height of the adjoining building height; (c) podium development is built to boundary on all site boundaries; (d) towers are set back from Flinders Street a minimum of 10m; (e) towers are set back from Sturt Street a minimum of 4m; and (f) unless otherwise stated building form, setbacks, heights, and site cover are as illustrated in Figure 6.110 – Flinders Street retail precinct building massing, and the following: Design Provisions - Zone & Precinct Codes Acceptable Outcome Building Form: Heritage Frontage and Tower set back from street Podium / Tower Height: 2-3 storey's Flinders Street; 4 storeys Sturt St & Ogden St / 20 storeys + (including podium) Site Cover: 100% / 60% SETBACKS Front/ Street: 0m / 20m Flinders St, 4m Sturt & Ogden St SETBACKS Side: 0m / 3m SETBACKS Rear: 0m / 10m or between tower elements

AO43.2

Along the Ogden Street frontage:

(a) podium height is maximum of 4 storeys;

(b) podium development is built to boundary on all site boundaries;

(c) the tower are setback a minimum of 5m from the street frontage; and

(d) unless otherwise stated building form, setbacks, heights, and site cover are as illustrated in Figure 6.106 – Tower and podium form, and the following:

Design Provisions - Zone & Precinct Codes

Acceptable Outcome

Building Form	> 8 Storey's:	Tower & Podium
	Podium	**Tower**
Height	up to 4 storeys	20 storeys + (including podium)
Site Cover	100%	60%
SETBACKS **Front:**	0m	4m
Side:	0m	3m
Rear:	0m	10m

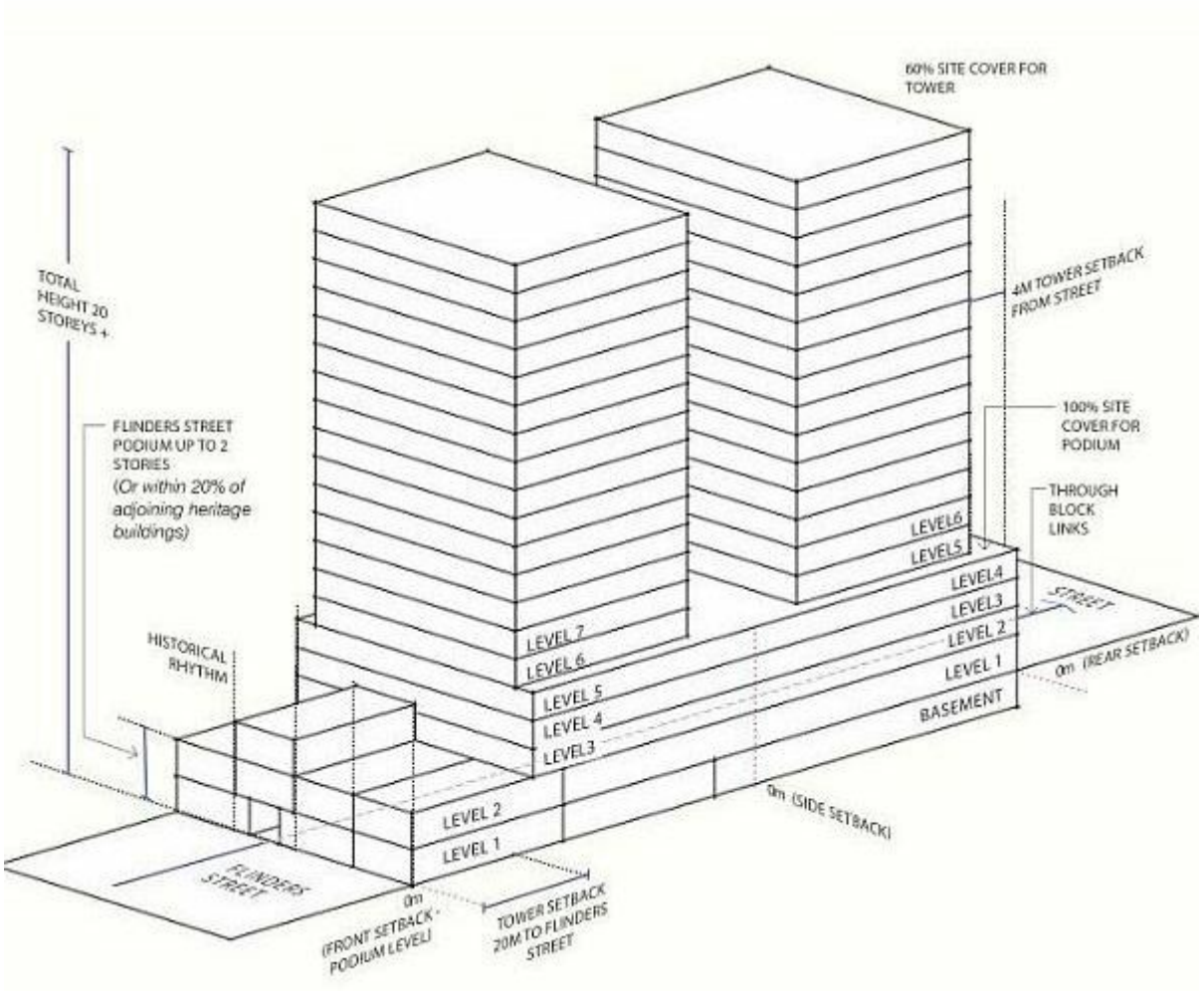

Figure 6.110 – Flinders Street retail precinct building massing

Table 6.3.5.3—Assessable development (Part)

Performance outcomes	Acceptable outcomes
Flinders Street East precinct	
Role and function	
PO44 Development is consistent with the role of this precinct as the focus for entertainment and late night-time economy.	No acceptable outcome is nominated.
PO45 Development contributes to a mix of day and night-time activity on Flinders Street East which enhances the safety of the precinct, including some retail uses and nightclub entertainment facilities with extended operating hours for daytime dining.	No acceptable outcome is nominated.
PO46 Retail uses are not established to a level that would undermine the Flinders Street retail precinct as the primary shopping area in the principal centre (CBD).	**AO46** Where retail uses are provided these are located at ground floor and do not contribute to the overall retail frontage on the street exceeding 40% of the entire length of the street frontage at ground floor.
PO47 Where short-term accommodation is located within this precinct it is accommodated above ground floor.	No acceptable outcome is nominated.

Table 6.3.5.3—Assessable development (Part)

Performance outcomes	Acceptable outcomes
Flinders Street East precinct	
Building form and massing	
PO48 Building heights and massing: (a) reflect and respond to the scale of adjoining heritage building forms; (b) create a predominantly continuous built edge to the street at the ground storey; and (c) retain views to and from Melton Hill to South Townsville (Tomlins Street).	**AO48** In Flinders Street East: (a) building height along Flinders Street (East) is 3 storeys or within 20% of the adjoining heritage buildings; (b) no towers are established; (c) buildings are set back 0m from Flinders Street (East); (d) side setbacks do not exceed 1.5m; (e) building height along Melton Terrace is a maximum of 2 storeys above the level of the adjoining road; and (f) unless otherwise stated building form, setbacks, heights, and site cover are as illustrated in Figure 6.111 – Flinders Street East building massing, and the following: **Design Provisions - Zone & Precinct Codes** **Acceptable Outcome** **Building Form**: Heritage frontage with development behind **Height**: **Flinders Street East:** 2-3 storeys; **Melton Terrace:** 2 storeys **Site Cover**: 100% **SETBACKS** **Front/ Street:** **Flinders Street East:** 0m for levels 1-3, 20m for levels 3+; **Melton Terrace:** 3m **Side:** 0m **Rear:** N/A

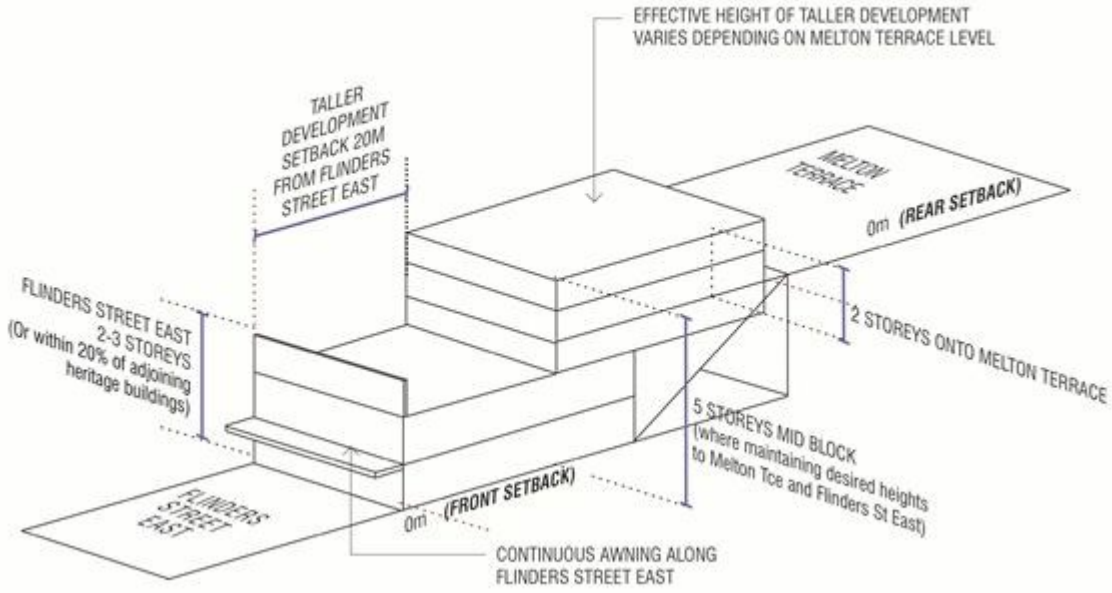

Figure 6.111 – Flinders Street East building massing

Performance outcomes	Acceptable outcomes
Flinders Street East precinct	
Roof form and awnings	
PO49 Roof form is contemporary and contributes to tropical design character, complementing but not mimicking heritage building elements.	No acceptable outcome is nominated.