

6.2 Residential zones category

6.2.1 Low density residential zone code

6.2.1.1 Application

This code applies to development where the code is identified as applicable in the categories of development and assessment.

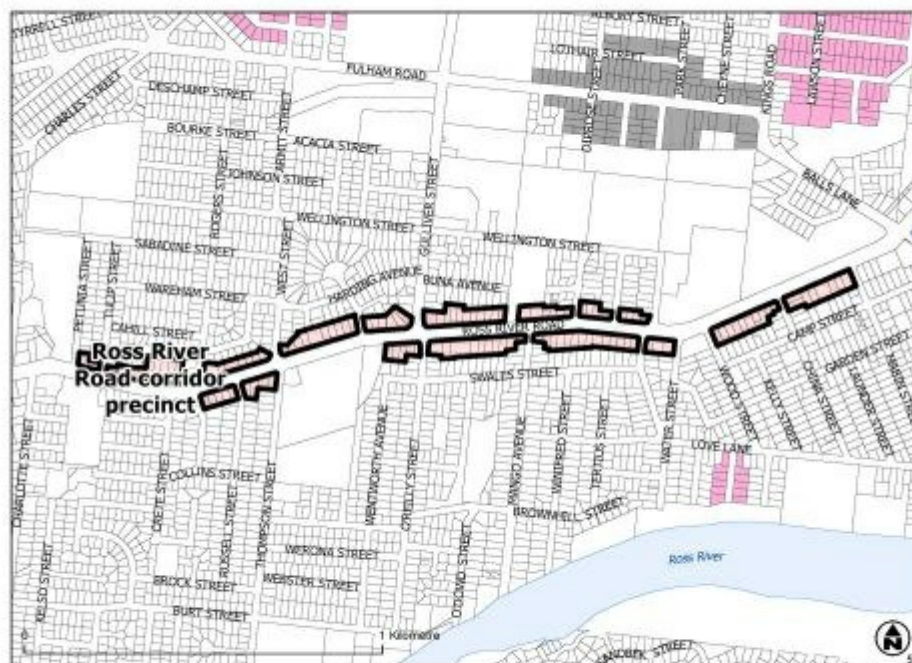
When using this code, reference should be made to section 5.3.2 and where applicable, section 5.3.3 located in Part 5.

6.2.1.2 Purpose

- (1) The purpose of the Low density residential zone code is to provide for predominately dwelling houses.
- (2) The particular purpose of the code is to:
 - (a) primarily accommodate dwelling houses and dual occupancy dwellings;
 - (b) provide for housing choice and affordability by allowing for a range of lot sizes;
 - (c) maintain the low-rise and lower density character of Townsville's suburbs;
 - (d) maintain a high level of residential amenity; and
 - (e) achieve accessible, well-serviced and well-designed communities.
- (3) The purpose of the zone will be achieved through the following overall outcomes:
 - (a) built form is of a house compatible scale and consistent with the local streetscape character;
 - (b) reconfiguration facilitates a range of lot sizes to accommodate dwelling houses and dual occupancy dwellings, typically on lots 400m² or greater (unless otherwise intended in a precinct);
 - (c) development maintains a high level of residential amenity on the site and in the neighbourhood;
 - (d) residential development is protected from the impacts of any nearby industrial activities, transport corridors, infrastructure, installations and major facilities such as the port, airport and Department of Defence landholdings;
 - (e) the design of development promotes accessibility by walking, cycling and public transport;
 - (f) the design of development is responsive to the city's climate and promotes sustainable practices including energy efficiency and water conservation;
 - (g) low-rise multiple dwellings, residential care or retirement facilities may be acceptable within this zone where provided in locations that are within a convenient walkable distance to centres, public transport and community activities, and where of a scale that is consistent with the local character;
 - (h) non-residential uses only occur within the zone where they primarily support the day-to-day needs of the immediate residential community, do not unreasonably detract from the residential amenity of the area and are not better located in nearby centre zones;
 - (i) development minimises impacts on remaining areas of ecological significance within the zone; and
 - (j) the natural bushland setting and village character of the northern beaches and Magnetic Island townships are maintained. Tourism accommodation in these communities is of a house compatible scale.
- (4) The purpose of the zone will also be achieved through the following additional overall outcomes for particular precincts:

Ross River Road corridor precinct:

- (a) existing non-residential uses continue operation without significantly expanding;
- (b) no additional non-residential development is established within the precinct to avoid the continuation of strip commercial development; and
- (c) redevelopment of sites within this precinct may occur for the purposes of low-rise multiple dwellings, residential care or retirement facilities.

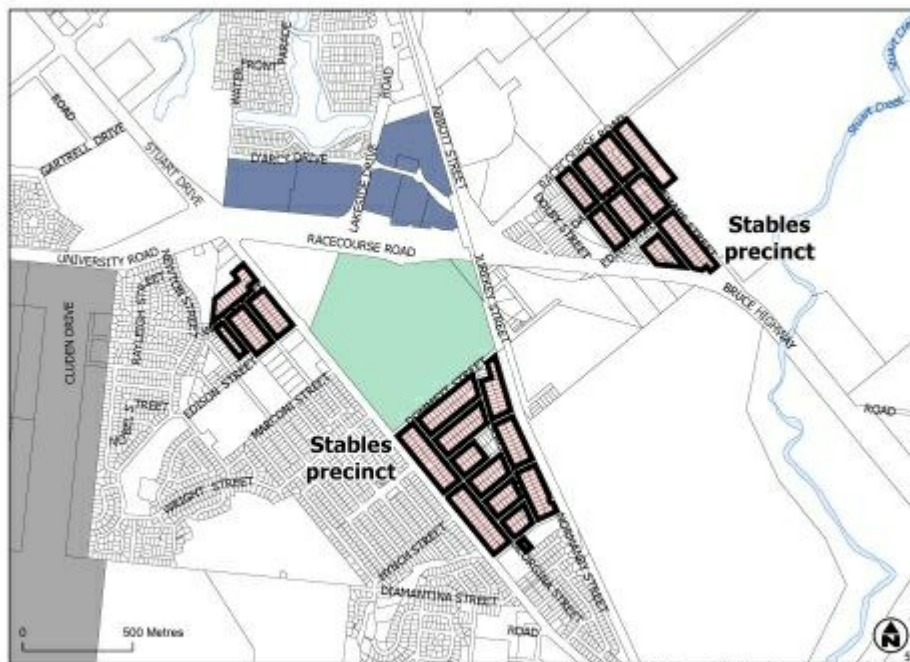


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Figure 6.1 Ross River Road corridor precinct

Stables precinct:

- (a) stables are established in a manner that minimises impacts on residential amenity; and
- (b) residential uses in the precinct do not intensify.



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Figure 6.2 Stables precinct

Marlow Street precinct:

- (a) residential development occurs primarily in the form of dwelling houses on large lots with a limited site cover;
- (b) lots are not smaller than 750m² and the minimum average lot size across the whole of the precinct is not less than 1,700m²;
- (c) development facilities viable wildlife corridors through the precinct; and
- (d) built form and infrastructure is sub-ordinate to the vegetation and the natural landform.



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Figure 6.3 — Marlow Street precinct

6.2.1.3 Assessment benchmarks

Table 6.2.1.3 Accepted development subject to requirements and assessable development (Part)

Performance outcomes	Acceptable outcomes
For accepted development subject to requirements and assessable development	
Home based business	
<p>PO1 The use does not adversely impact on the amenity of the surrounding residential land uses and local character.</p>	<p>AO1.1 The home based business:</p> <ul style="list-style-type: none"> (a) is carried out in an existing building or structure; (b) does not use more than 60m² of the gross floor area of the building or structure; (c) involves at least one or more residents of the dwelling house; (d) involves not more than one non-resident employee; (e) where bed and breakfast accommodation, does not exceed three bedrooms; (f) does not generate more than 1 heavy vehicle trip per week; <p>Editor's note—a heavy vehicle is a vehicle with more than 4.5 tonnes gross vehicle mass.</p> <ul style="list-style-type: none"> (g) does not generate more than 14 vehicle trips per day by other vehicles, where one trip includes arriving and departing the site. These trips are additional to normal domestic trips associated with the dwelling; (h) contains visitor parking within the site; (i) does not involve hiring out of materials, goods, appliances or vehicles; and (j) does not involve the repair or maintenance of vehicles, other than minor maintenance of vehicles used in conjunction of the home based business on the site. <p>Editor's note—home based business operators should also refer to signage requirements under Table 5.8.2 -Operational work being placing an advertising device on a premises and Section 9.3.1- Advertising devices code.</p>
	<p>AO1.2 Functional aspects of the use such as service areas, material storage or use activities are not visible from the street.</p>
	<p>AO1.3 Other than where a bed and breakfast or home based childcare, the business use does not operate outside the hours of 8am to 5pm Monday to Friday, 8am to 2pm Saturday and does not operate on Sunday.</p>
	<p>AO1.4 Noise levels do not exceed acoustic quality objectives under the Environmental Protection (Noise) Policy 2008.</p>

PO2 Commercial vehicle parking: (a) has a direct nexus with a home based business carried out on the site; and (b) does not adversely affect the amenity of neighbouring properties.	AO2.1 Not more than one commercial vehicle is parked on the site.
	AO2.2 While on-site, vehicles: (a) are not left idling for more than 5 minutes at any one time; and (b) do not have a refrigeration unit running.
	AO2.3 Any commercial vehicle does not exceed 4.5 tonnes gross vehicle mass and is housed behind the building line.

Table 6.2.1.3-Accepted development subject to requirements and assessable development (Part)

Performance outcomes	Acceptable outcomes
For accepted development subject to requirements and assessable development	
Sales office	
PO3 The use does not adversely impact on the amenity of the surrounding land uses and local character.	AO3 Development of the sales office is in place for no more than two years.

Table 6.2.1.3-Accepted development subject to requirements and assessable development (Part)

Performance outcomes	Acceptable outcomes
Additional benchmarks for accepted development subject to requirements and assessable development in precincts	
Note —Townsville City Council has an animal keeping local law that also sets out requirements for stables. These must also be complied with.	
For accepted development subject to requirements and assessable development	
Stables precinct	
PO4 Only dwelling houses or caretaker's accommodation are established in the precinct.	AO4 The development does not involve a dual occupancy, rooming accommodation, multiple dwelling, retirement facility, residential care facility, short-term accommodation or tourist park.
PO5 Reconfiguration does not result in additional lots being created.	AO5 Lot size is no less than 1,000m ² .
PO6 The site is of a size to accommodate stables and associated service areas and allows for setback of stables from adjacent houses.	AO6 Where stables are proposed, the site has a minimum area of 1,000m ² .
PO7 Stables are established where provision is made for a manager living on-site.	AO7 Stables are established on the same site as a dwelling house or caretaker's accommodation.
PO8 Residential uses in the precinct do not intensify.	AO8 Not more than one dwelling house or caretaker's accommodation unit is established on each lot.

Table 6.2.1.3-Accepted development subject to requirements and assessable development (Part)

Performance outcomes	Acceptable outcomes
For assessable development	
Amenity	
<p>PO9 Development minimises impacts on surrounding land and provides for an appropriate level of amenity within the site, having regard to:</p> <ul style="list-style-type: none"> (a) noise; (b) hours of operation; (c) traffic; (d) visual impact; (e) odour and emissions; (f) lighting; (g) access to sunlight; (h) privacy; and (i) outlook. 	No acceptable outcome is nominated.
<p>PO10 Landscaping is provided to enhance the appearance of the development, screen unsightly components, create an attractive on-site environment and provide shading.</p>	No acceptable outcome is nominated.
<p>PO11 Development for the purposes of a sensitive use within 500m of land included in the High impact industry zone or Special purpose zone, or within 250m of land in the Medium impact industry zone:</p> <ul style="list-style-type: none"> (a) achieves indoor noise levels consistent with the objectives set out in the Environmental Protection (Noise) Policy 2008; (b) achieves air quality levels consistent with the objectives set out in the Environmental Protection (Air) Policy 2008 and the relevant national standard; and (c) does not experience offensive odours. 	No acceptable outcome is nominated.

Table 6.2.1.3-Accepted development subject to requirements and assessable development (Part)

Performance outcomes	Acceptable outcomes
For assessable development	
Crime prevention through environmental design	
<p>PO12 Development facilitates the security of people and property having regard to:</p> <ul style="list-style-type: none"> (a) opportunities for casual surveillance and sight lines; (b) exterior building design that promotes safety; (c) adequate lighting; (d) appropriate signage and wayfinding; (e) minimisation of entrapment locations; and (f) building entrances, loading and storage areas that are well lit and lockable after hours. <p>Editor's note—Applicants should have regard to Crime Prevention through Environmental Design Guidelines for Queensland.</p>	No acceptable outcome is nominated.

Table 6.2.1.3-Accepted development subject to requirements and assessable development (Part)

Performance outcomes	Acceptable outcomes
For assessable development	
General	
<p>PO13 Development minimises impacts on remaining areas of ecological significance within the zone.</p>	No acceptable outcome is nominated.
<p>PO14 On elevated or steeply sloping sites:</p> <ul style="list-style-type: none"> (a) development is sympathetic to the natural landform through the use of terraced or split level building forms; (b) the understoreys of buildings are screened to maintain the quality of views from public vantage points below; and (c) buildings avoid highly reflective finishes. 	No acceptable outcome is nominated.

Table 6.2.1.3-Accepted development subject to requirements and assessable development (Part)

Performance outcomes	Acceptable outcomes
For assessable development	
Parking and servicing	
<p>PO15 Parking facilities are located to be concealed from public view to ensure an attractive streetscape.</p>	<p>AO15 Vehicle parking structures are located:</p> <ul style="list-style-type: none"> (a) behind the building setback; or (b) behind the building; or (c) at basement level. <p>Figure 6.4 – Concealment of parking structure illustrates.</p>

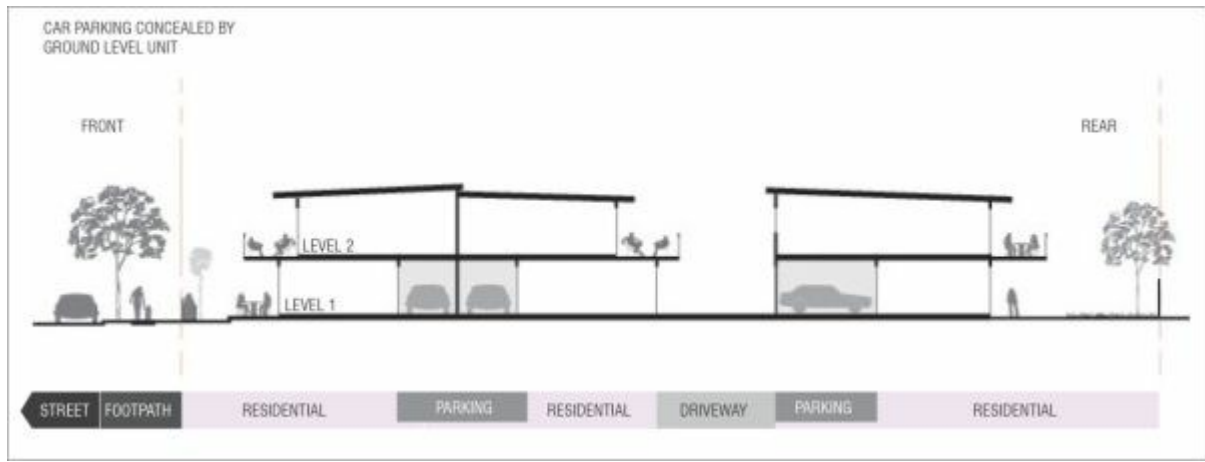


Figure 6.4 Concealment of parking structure

<p>PO16 Waste disposal and servicing areas are screened from public view and do not have adverse amenity impacts on adjoining properties.</p>	<p>No acceptable outcome is nominated.</p>
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Table 6.2.1.3-Accepted development subject to requirements and assessable development (Part)

Performance outcomes	Acceptable outcomes
For assessable development — where a non-residential or tourist accommodation use	
<p>PO17 Non-residential uses are established only where:</p> <ul style="list-style-type: none"> (a) compatible with local character and amenity; (b) limited in scale and supporting the day-to-day needs of the local community; and (c) not impacting on the role and function of the city's network of centres or more appropriately located in another zone. 	<p>No acceptable outcome is nominated. Editor's note—Applicants should have regard to Economic impact assessment planning scheme policy no. SC6.5 for guidance on how to demonstrate compliance with this performance outcome.</p>
<p>PO18 Tourist accommodation occurs only within the townships of Paluma, Balgal Beach, Toomulla, Toolakea and Saunders Beach and the Magnetic Island townships, and is compatible with the village character of these communities.</p>	<p>No acceptable outcome is nominated.</p>
<p>PO19 Development is of a house compatible scale.</p>	<p>AO19.1 The use does not involve any building work or only minor building work. OR AO19.2 Where a new building is proposed:</p> <ul style="list-style-type: none"> (a) buildings and other structures do not exceed 8.5m or 2 storeys, whichever is the lesser; (b) the building does not exceed 250m² in gross floor area; (c) site cover does not exceed 60%; and (d) the maximum length of any wall is 12m.

Table 6.2.1.3-Accepted development subject to requirements and assessable development (Part)

Performance outcomes	Acceptable outcomes
For assessable development – where a multiple dwelling, residential care facility or retirement facility development	
Location	
<p>PO20 Multiple dwelling, residential care facility or retirement facility development occur only in locations where:</p> <ul style="list-style-type: none"> (a) they can be designed to be compatible with local character and low density scale of development; (b) having convenient walkable access to the city’s network of centres; (c) having convenient walkable access to public transport; and (d) having convenient walkable access to recreational facilities. 	<p>AO20 The premises:</p> <ul style="list-style-type: none"> (a) is located within 400m of a centre zone or public transport stop on a major road; (b) has a minimum site area of 1,000m² and 20m frontage where for a multiple dwelling; (c) has a minimum site area of 3,000m² and 20m frontage where for a residential care facility or retirement facility; and (d) is located within 400m of a park.
<p>PO21 Buildings are low-rise and of a house compatible scale.</p>	<p>AO21 Building design achieves:</p> <ul style="list-style-type: none"> (a) a site cover that does not exceed 65% of site area; (b) a building height that does not exceed 2 storeys and 8.5m if it is within 10m of a site boundary, and 3 storeys if it is 10m or more from a site boundary; and (c) the maximum length of any wall is 12m.
<p>PO22 Building setbacks and landscaping:</p> <ul style="list-style-type: none"> (a) create an attractive, consistent and cohesive streetscape; (b) maintain appropriate levels of light and solar penetration, air circulation, privacy and amenity for existing and future buildings; and (c) do not prejudice the development or amenity of adjoining sites. 	<p>AO22.1 Buildings are set back from street frontages:</p> <ul style="list-style-type: none"> (a) within 20% of the average front setback of adjoining buildings; or (b) where there are no adjoining buildings, 3m. <p>Figure 6.5 – Appropriate front setbacks illustrates.</p> <p>AO22.2 A landscape area with a minimum dimension of 1m is provided along the full frontage of any road frontage (excluding crossover and pedestrian access only). Figure 6.6 – Appropriate front and rear setbacks illustrates.</p> <p>AO22.3 The side boundary setback is a minimum of:</p> <ul style="list-style-type: none"> (a) 1.5m for a wall up to 4.5m high; (b) 2m for a wall up to 7.5m high; and (c) 2.5m for any part of a wall over 7.5m high. <p>Editor’s note—Development should also comply with the requirements of AO21 (b), such that any part of the building that is 3 storeys is 10m or more from a site boundary.</p> <p>AO22.4 The rear boundary setback is a minimum of 6m. Figure 6.6 - Appropriate front and rear setbacks illustrates.</p>

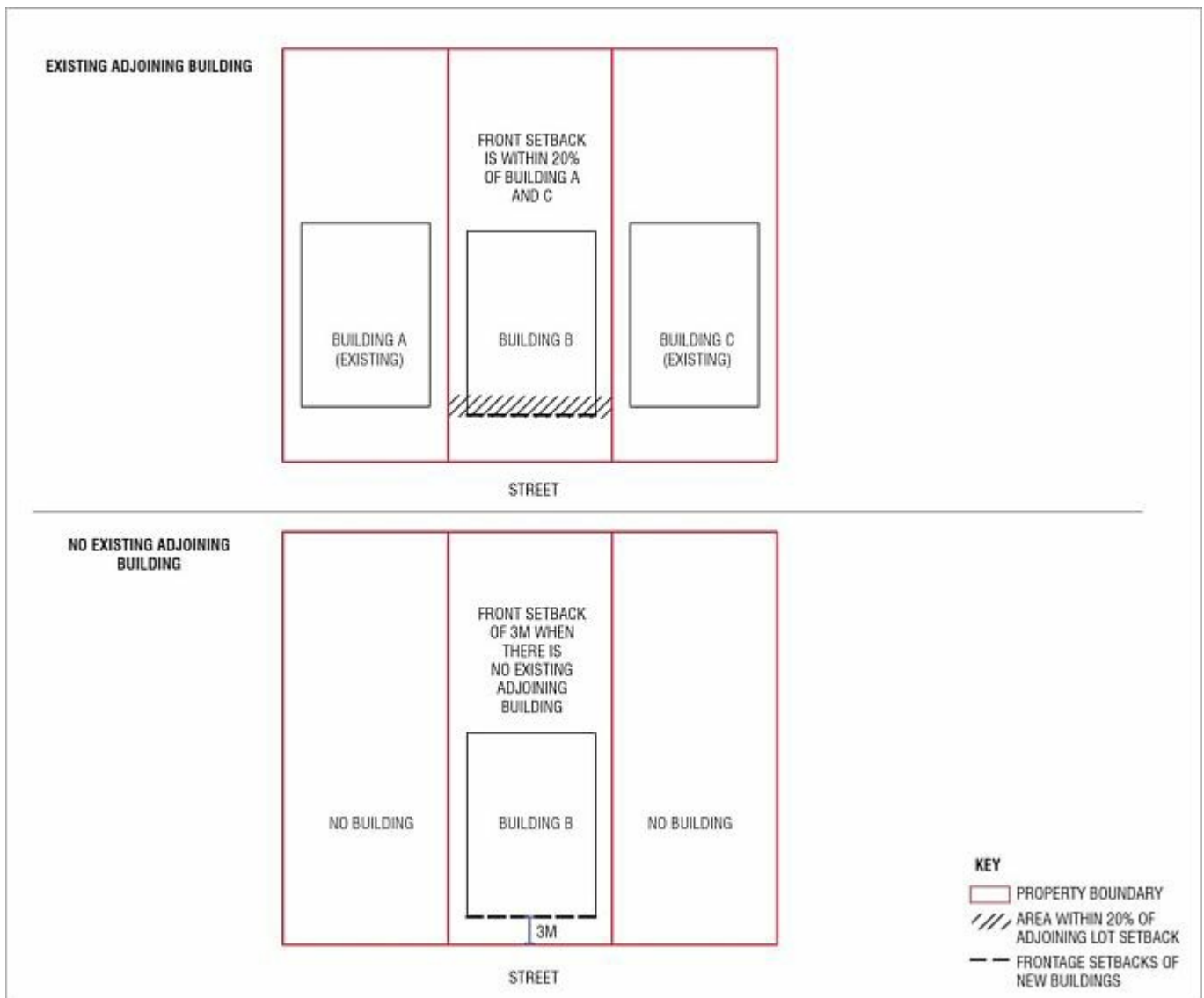


Figure 6.5 Appropriate front setbacks

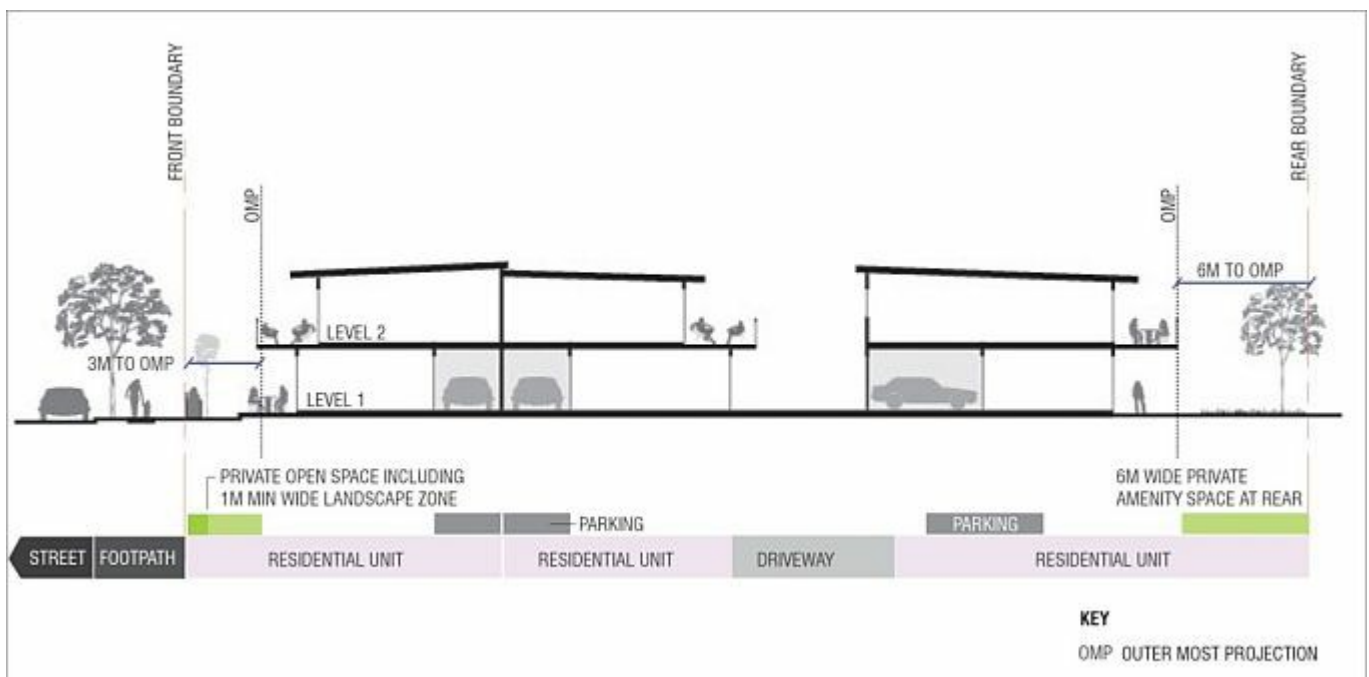


Figure 6.6 Appropriate front and rear setbacks

<p>PO23 Built to boundary walls do not impact on the amenity or privacy of adjoining premises.</p>	<p>AO23 Built to boundary walls:</p> <ul style="list-style-type: none"> (a) are for non-habitable rooms or spaces only; (b) are not located within the front or rear setback; (c) are not located within 1.5m of a habitable room or house on an adjoining lot; (d) have a maximum height of 3m; and (e) have a maximum length of 9m.
<p>PO24 Buildings are designed to achieve good solar access by:</p> <ul style="list-style-type: none"> (a) minimising the extent of shadows on usable private open space or public spaces; and (b) providing adequate sunlight to habitable rooms. 	<p>No acceptable outcome is nominated.</p>
<p>PO25 Design elements contribute to an interesting and attractive streetscape and building through:</p> <ul style="list-style-type: none"> (a) the provision of projections and recesses in the façade which reflect changes in internal functions of buildings, including circulation; (b) variations in material and building form; (c) modulation in the façade, horizontally or vertically; (d) articulation of building entrances and openings; (e) corner treatments to address both street frontages; (f) elements which assist in wayfinding and legibility; and (g) elements which relate to the context including surrounding buildings, parks, streets and open spaces. <p>Figure 6.7 – Building design elements provides indicative guidance.</p>	<p>No acceptable outcome is nominated.</p>
<p>PO26 Roof form assists in reducing the appearance of building bulk by:</p> <ul style="list-style-type: none"> (a) articulating individual dwellings; and (b) incorporating variety in design through use of roof pitch, height, gables and skillions. <p>Figure 6.7 – Building design elements provides indicative guidance.</p>	<p>No acceptable outcome is nominated.</p>



Figure 6.7 Building design elements

PO27

Development promotes the safety of residents and visitors, particularly through casual surveillance of the street and public spaces.

AO27.1

Buildings are designed to have balconies, windows and building openings overlooking streets and other public spaces.

Figure 6.8 – Design for casual surveillance illustrates.

AO27.2

Fences or walls along a street frontage have a maximum height of 1.2m where solid, or 1.8m where that portion of the fence above 1.2m high is at least 50% transparent.

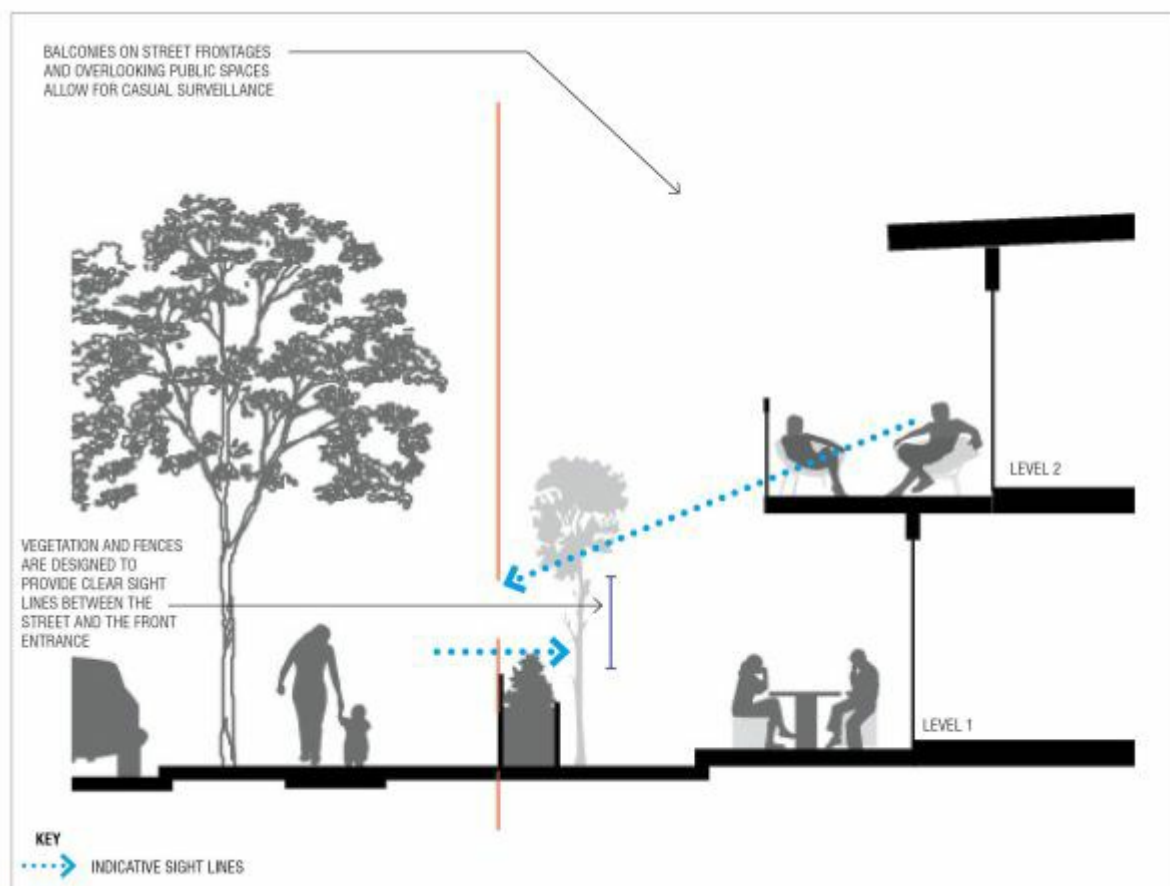


Figure 6.8 Design for casual surveillance

<p>PO28 Development provides private open space that is:</p> <p>(a) well-proportioned, appealing, functional and easily accessible, and promotes outdoor living as an extension of the dwelling;</p> <p>(b) provides a high level of privacy for residents and neighbours; and</p> <p>(c) has sufficient size and shape to meet the needs of a diversity of potential residents.</p>	<p>AO28.1 For a ground floor dwelling (where a multiple dwelling), ground floor private open space is provided with:</p> <p>(a) a minimum area of 35m²;</p> <p>(b) a minimum dimension of 3m; and</p> <p>(c) clear of any utilities such as gas, water tanks or air-conditioning units.</p>
	<p>AO28.2 For a dwelling above ground storey, private open space is provided as a balcony with:</p> <p>(a) a minimum area of 9m² for a 1 bedroom unit or 16m² for a 2 or more bedroom unit;</p> <p>(b) a minimum dimension of 3m; and</p> <p>(c) clear of any utilities such as air conditioning units or drying space.</p>
	<p>AO28.3 Where clothes drying areas are provided on private balconies they are screened from public view and do not take up more than 10% of the balcony area.</p>
	<p>AO28.4 Private open space is located or screened so it does not directly overlook main living areas or private open space of adjoining dwellings. Where screening is used, it is at least 50% translucent.</p>
<p>PO29 Sufficient communal open space is provided to create flexible spaces suitable for a range of activities.</p>	No acceptable outcome is nominated.
<p>PO30 Communal open space provides facilities including seating, landscaping and shade. Treatments such as green roofs, green walls or community gardens contribute to the attractiveness of these spaces.</p>	No acceptable outcome is nominated.
<p>PO31 Air conditioning units are insulated so that adjoining properties are not affected by the noise source, and are not significantly visible from the street.</p>	No acceptable outcome is nominated.

Table 6.2.1.3-Accepted development subject to requirements and assessable development (Part)

Performance outcomes	Acceptable outcomes
Additional benchmarks 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.	
Ross River Road corridor precinct	
<p>PO32 No new non-residential development is established within the precinct.</p>	No acceptable outcome is nominated.
<p>PO33 Expansion of existing non-residential development is minor in nature and does not significantly increase the intensity of non-residential activity.</p>	<p>AO33 New gross floor area is only added through internal building work to an existing building.</p>

Table 6.2.1.3-Accepted development subject to requirements and assessable development (Part)

Performance outcomes	Acceptable outcomes
<p>Additional benchmarks 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.</p>	
<p>Marlow Street precinct</p>	
<p>PO34 Reconfiguration creates large residential lots which support the protection of environmental values.</p>	<p>AO34 Lots are not smaller than 750m² and the minimum average lot size across the whole of the precinct is not less than 1,700m².</p>
<p>PO35 Residential development occurs primarily in the form of dwelling houses on large lots with a limited site cover.</p>	<p>No acceptable outcome is nominated.</p>
<p>PO36 Built form and infrastructure is subordinate to vegetation and the natural landform.</p>	<p>No acceptable outcome is nominated.</p>

6.2.2 Medium density residential zone code

6.2.2.1 Application

This code applies to development where the code is identified as applicable in the categories of development and assessment.

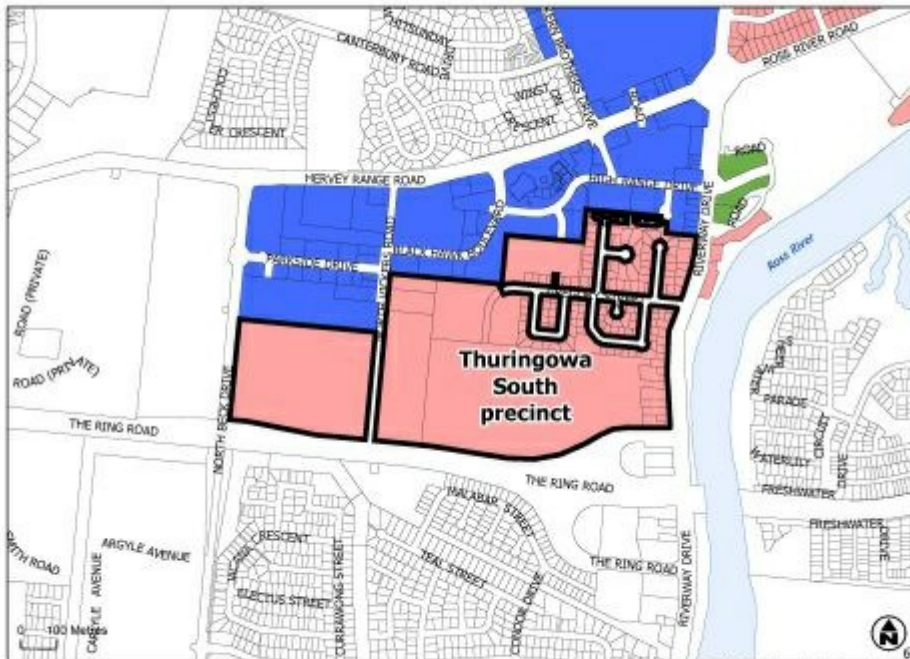
When using this code, reference should be made to section 5.3.2 and where applicable, section 5.3.3 located in Part 5.

6.2.2.2 Purpose

- (1) The purpose of the Medium density residential zone code is to provide for a range and mix of dwelling types including dwelling houses and multiple dwellings.
- (2) The particular purpose of the code is to:
 - (a) provide opportunities for medium density living close to centres and other community nodes in a generally low to medium-rise built form;
 - (b) maintain a high level of residential amenity; and
 - (c) achieve accessible, well-serviced and well-designed communities.
- (3) The purpose of the zone will be achieved through the following overall outcomes:
 - (a) residential development consists primarily of low-rise (up to 3 storeys in building height) apartments or town house style dwellings, together with a mix of lot sizes or duplex housing types. Taller, more intensive built form will generally be limited to key infill locations near the city's major centres, as specifically intended in particular precincts;
 - (b) built form creates an attractive and pedestrian oriented streetscape which integrates with nearby centres, public transport and community activities;
 - (c) reconfiguration creates lots which facilitate the location of dwellings which address the street and allow for climate-responsive building orientation;
 - (d) residential uses may also include residential care facilities, retirement facilities, rooming accommodation and short-term accommodation;
 - (e) development maintains a high level of residential amenity on the site and in the neighbourhood;
 - (f) residential development is protected from the impacts of nearby centres, industrial activities, transport corridors and infrastructure installations and major facilities such as the port, airport and Department of Defence landholdings;
 - (g) the design of development promotes accessibility by walking, cycling and public transport;
 - (h) the design of development is responsive to the city's climate by taking into account prevailing breezes, slope and solar orientation, provision of awnings and promotes sustainable practices including energy efficiency and water conservation; and
 - (i) non-residential uses only occur where they are specifically intended in particular precincts or where they primarily support the day-to-day needs of the immediate residential community, do not unreasonably detract from the residential amenity of the area and are not better located in nearby centres.
- (4) The purpose of the zone will also be achieved through the following additional overall outcomes for particular precincts:

Thuringowa South precinct:

- (a) medium density housing reinforces the role and vibrancy of Thuringowa Central major centre, and includes student and visitor accommodation to reinforce economic links with James Cook University and Townsville Hospital;
- (b) development facilitates improved accessibility to the major centre for pedestrians and cyclists and promotes access to public transport facilities;
- (c) a new east-west road link is created through the precinct providing an alternative route to High Range Drive;
- (d) built form creates a medium-rise environment (up to 5 storeys in building height) along Riverway Drive;
- (e) otherwise, built form within the precinct is generally low-rise (up to 3 storeys in building height); and
- (f) Riverway Drive becomes a tropical boulevard providing a sense of arrival at the centre and strong landscape amenity. This is achieved through street tree planting, stronger definition of road edges by buildings fronting the street and screening of parking areas.



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Figure 6.9 Thuringowa South precinct

Thuringowa East precinct:

- (a) medium density housing reinforces the role and vibrancy of Thuringowa Central major centre, and includes student and visitor accommodation to reinforce economic links with James Cook University and Townsville Hospital;
- (b) built form creates a medium-rise environment (up to 5 storeys in building height) along Thuringowa Drive and Ross River Road and transitions down to surrounding low-rise residential areas;
- (c) development facilitates improved accessibility to the major centre for pedestrians and cyclists, provides for safer and shadier pedestrian routes and road crossings and promotes access to public transport facilities;
- (d) Thuringowa Drive, Riverway Drive and Ross River Road become tropical boulevards providing a sense of arrival at the centre and strong landscape amenity. This is achieved through street tree planting, stronger definition of road edges by buildings fronting the street and reduction in vehicular access points and screening of parking areas; and
- (e) existing non-residential uses do not significantly expand and no additional non-residential development is established within the precinct.

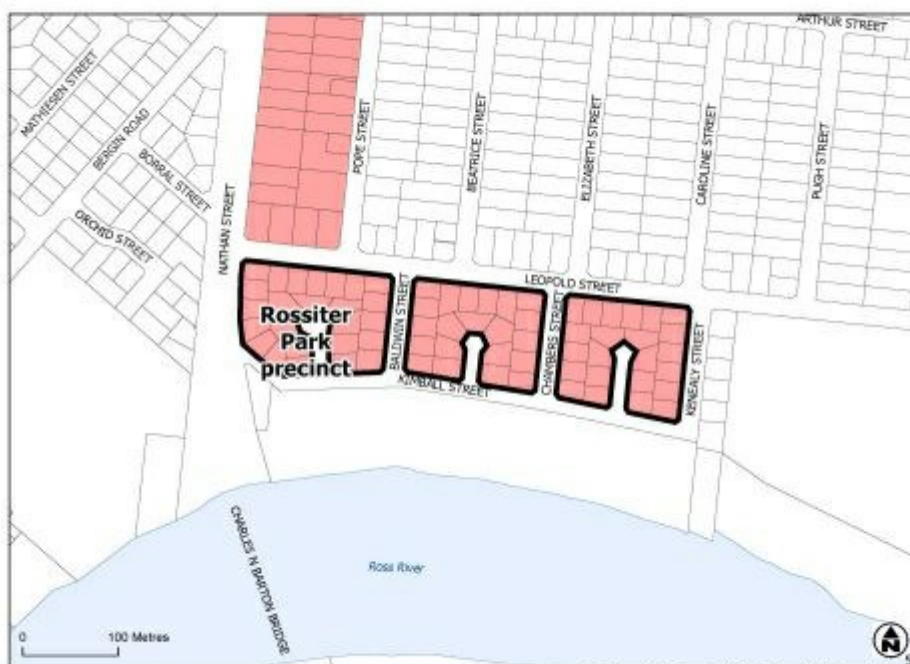


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Figure 6.10 Thuringowa East precinct

Rossiter Park precinct:

- (a) the precinct redevelops into a medium density residential community, through amalgamation of existing lots into larger sites that provide the opportunity for better designed medium density residential development;
- (b) built form creates a medium-rise environment (up to 6 storeys in building height) fronting Rossiter Park and transitions down (up to 3 storeys in building height) to surrounding low-rise residential areas;
- (c) development creates a strong orientation to the street and to Rossiter Park; and
- (d) the redevelopment of this precinct aligns new streets with the existing street grid alignment to the north to integrate the emerging precinct into the surrounding Aitkenvale locality and re-establishes direct travel connections between the Aitkenvale major centre and Ross River and its parkland via Elizabeth Street.



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Figure 6.11 Rossiter Park precinct

Aitkenvale medium density precinct:

- (a) medium density housing reinforces the role and vibrancy of the Aitkenvale major centre, and includes student and visitor accommodation to reinforce economic links with James Cook University and Townsville Hospital;
- (b) built form creates a medium-rise environment (up to 5 storeys in building height) throughout the precinct; and
- (c) new development facilitates improved accessibility for pedestrians and cyclists, provides for safer and shadier pedestrian routes and road crossings and promotes access to public transport facilities.



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Figure 6.12 Aitkenvale medium density precinct

Aitkenvale village precinct:

- (a) non-residential uses occur in this precinct but are limited to small-scale retail, dining and entertainment activities accommodated on the ground floor of a residential development, and having direct frontage to Patrick Street or Elizabeth Street;
- (b) built form creates a medium-rise environment (up to 5 storeys in building height);
- (c) Patrick Street and Elizabeth Street are activated by small-scale shop fronts and kerbside activities at the ground storey with awnings providing protection from the elements;
- (d) non-residential activities within the precinct do not impact on the role and function of the Aitkenvale major centre;
- (e) large format retail and showroom uses do not establish within this precinct;
- (f) development creates a safe environment, balancing vibrant street activity and the protection of visual amenity;
- (g) linkages between the Aitkenvale centre and centre core sub-precinct, the Aitkenvale centre frame precinct and the Aitkenvale medium density precinct are improved through the strengthening of primary pedestrian linkages along Elizabeth Street and Patrick Street;
- (h) streetscaping along Elizabeth Street and Patrick Street frontages occurs to improve the interface between the site and the street whilst also improving the pedestrian environment and experience; and
- (i) Elizabeth Street is the focus for the creation of an active main street environment.



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Figure 6.13 Aitkenvale village precinct

Hyde Park medium density precinct:

- (a) land adjoining the open space corridor through Hyde Park provides for the emergence of a new residential community which complements the Hyde Park major centre;
- (b) development provides for the improvement of access to the adjoining open space corridor for recreational use, whilst preserving its drainage function;
- (c) a mix of housing types is provided within the precinct in generally low to medium-rise built form (up to 5 storeys in building height) which is oriented to the open space and assists in activating this interface;
- (d) provision of a new road off Woolcock Street defines the precinct from adjoining commercial activities and connects it to the existing local street network via Dillane Street;
- (e) the precinct connects with Virgil Street and development facilitates this becoming the major east-west pedestrian thoroughfare through the locality;
- (f) non-residential uses may be established in the precinct where fronting Woolcock Street. Non-residential uses are generally small-scale and accommodated on the ground storey of a residential development; and
- (g) non-residential activities within the precinct do not impact on the role and function of the Hyde Park major centre.

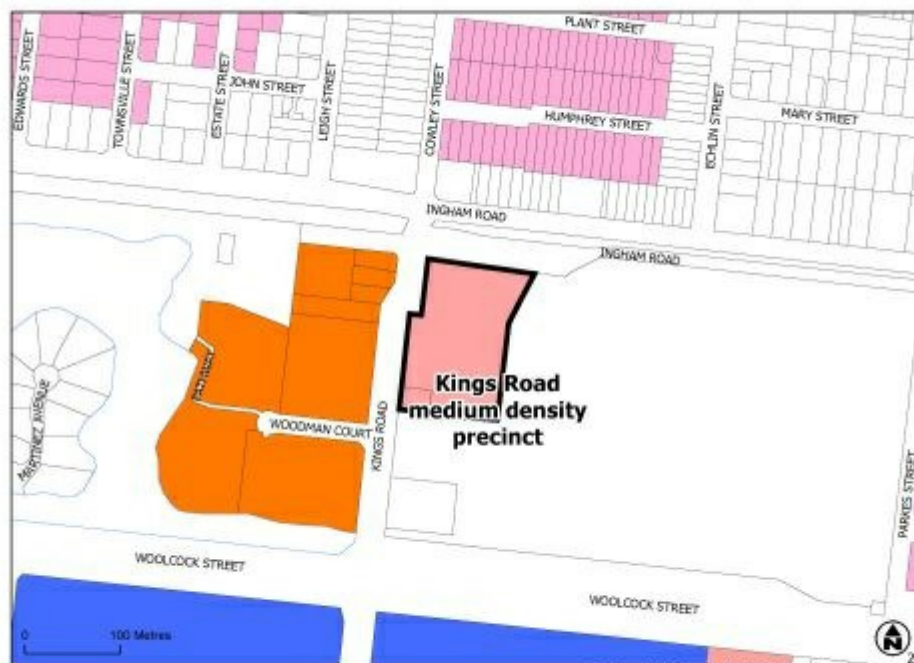


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Figure 6.14 Hyde Park medium density precinct

Kings Road medium density precinct:

- (a) development creates a medium-rise built form (up to 5 storeys in building height), with variation in built form to create visual interest across the precinct;
- (b) the interface with the showgrounds is enhanced; and
- (c) impacts on residential amenity from the rail corridor are minimised.

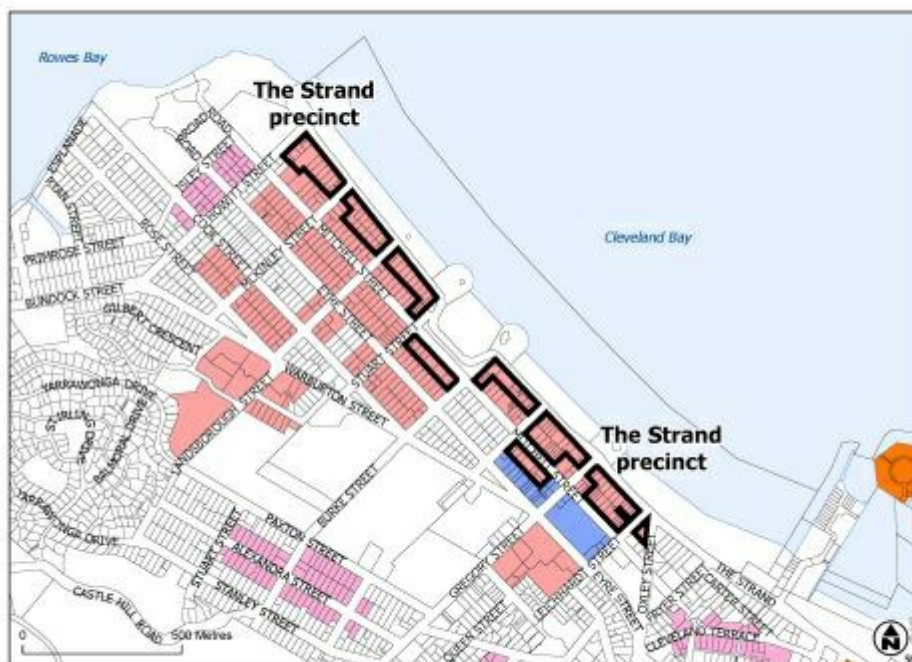


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Figure 6.15 Kings Road medium density precinct

The Strand precinct:

- (a) this precinct enhances its role as Townsville’s pre-eminent residential and tourist destination built on the amenity offered by The Strand parklands;
- (b) The Strand forms the central focus of activity and concentration of medium density accommodation for tourists and residents;
- (c) development creates a safe environment balancing vibrant street activity and the protection of residential amenity;
- (d) The Strand plays a secondary role to nearby centres in accommodating non-residential uses. Non-residential uses are generally limited to small-scale cafes and restaurants accommodated on the ground storey of a residential development, to activate the street frontage and parkland;
- (e) non-residential activities within the precinct do not impact on the role and function of the North Ward local centre;
- (f) buildings within this precinct are designed to address The Strand parklands; and
- (g) built form creates a medium-rise environment (up to 5 storeys in building height).



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Figure 6.16 The Strand precinct

North Ward gateway precinct:

- (a) the precinct provides a key connectivity route between The Strand and Warburton Street by creating a distinctive built form along Landsborough Street;
- (b) development reinforces the gateway role of the routes, creating a view corridor to The Strand and contributing to a sense of arrival and assisting in wayfinding to The Strand;
- (c) built form creates a higher-medium rise environment (up to 8 storeys in building height); and
- (d) an attractive tropical streetscape is created.

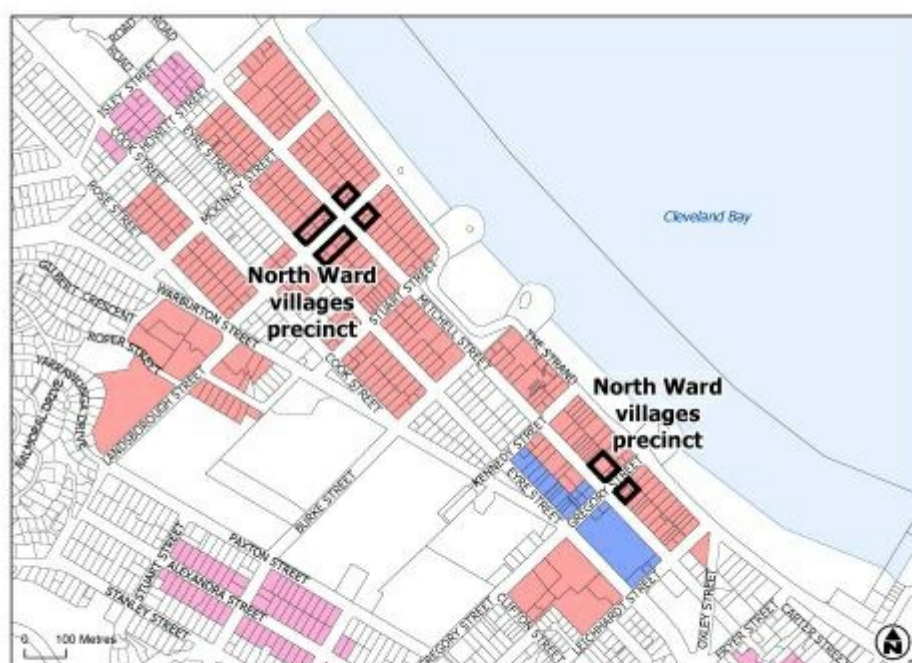


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Figure 6.17 North Ward gateway precinct

North Ward villages precinct:

- (a) the North Ward villages are envisaged to contain the highest levels of activity and residential density in North Ward;
- (b) the precinct plays a secondary role to nearby centres in accommodating non-residential uses. Non-residential uses are generally limited to small-scale cafes and restaurants accommodated on the ground floor of a residential development;
- (c) Gregory Street village will expand its existing role and function as a destination for street dining and entertainment;
- (d) non-residential activities within the precinct do not impact on the primacy of the principal centre or the role and function of the North Ward local centre;
- (e) Landsborough Street village will develop into a secondary lifestyle focus of activity in North Ward. The role of Landsborough Street village will be to complement (not compete) with Gregory Street;
- (f) built form creates a higher-medium rise environment (up to 8 storeys in building height) along Gregory and Landsborough Streets.

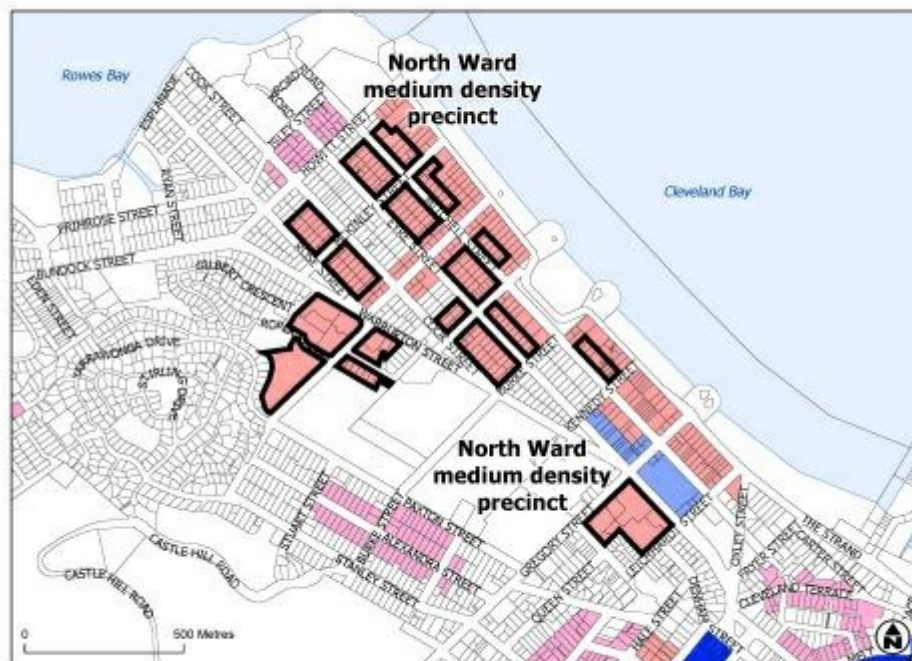


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Figure 6.18 North Ward villages precinct

North Ward medium density precinct:

- (a) medium density housing reinforces the role and vibrancy of North Ward;
- (b) built form creates a medium-rise environment (up to 5 storeys in building height) throughout the precinct;
- (c) development of the former hospital site facilitates reuse of the hospital building for residential purposes and provides for improved accessibility for pedestrians and cyclists; and
- (d) development creates a strong orientation to the street and to The Strand wherever possible.

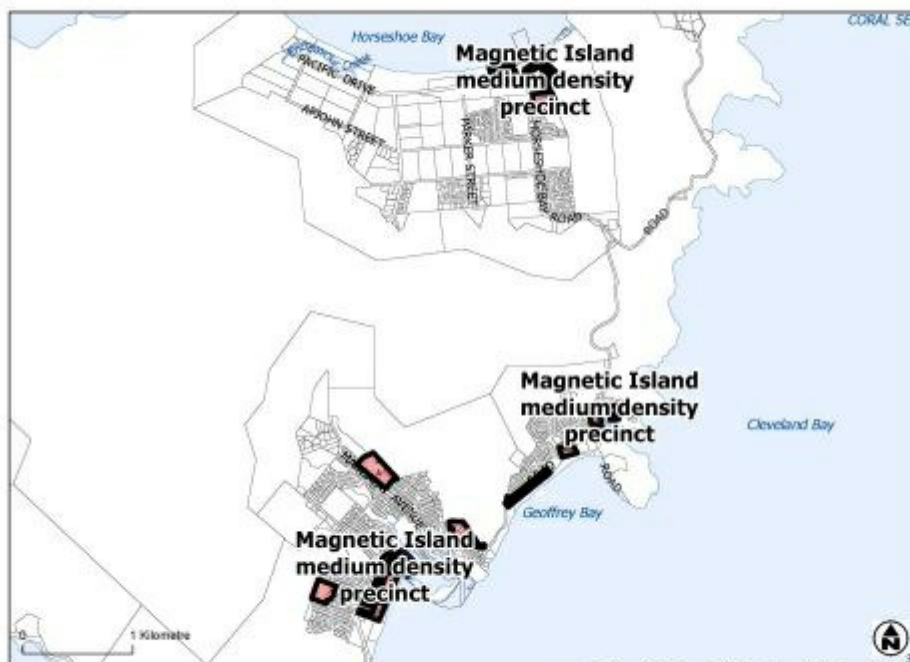


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Figure 6.19 North Ward medium density precinct

Magnetic Island medium density precinct:

- (a) the precinct allows for the growth of short-term accommodation which minimises visual impact on the local natural setting, whilst providing opportunity for new investment in tourism;
- (b) buildings within the precinct are low-rise (up to 2 storeys in building height) and are located to capitalise on views and beachfront settings;
- (c) building scale and massing limits the impact on the natural character of Magnetic Island when viewed from the ocean and foreshore; and
- (d) new buildings are in a design style that builds local character by articulation of individual units, incorporating extensive planting and climatically responsive design elements.



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Figure 6.20 Magnetic Island medium density precinct

Picnic Bay precinct:

- (a) family oriented short-term accommodation is the predominant use established within the precinct with some non-residential uses on the ground floor;
- (b) built form within the precinct consists of detached dwellings and multiple dwellings up to 2 storeys in building height; and
- (c) new buildings are in a design style that builds local character by articulation of individual units, incorporating extensive planting and climatically responsive design elements.

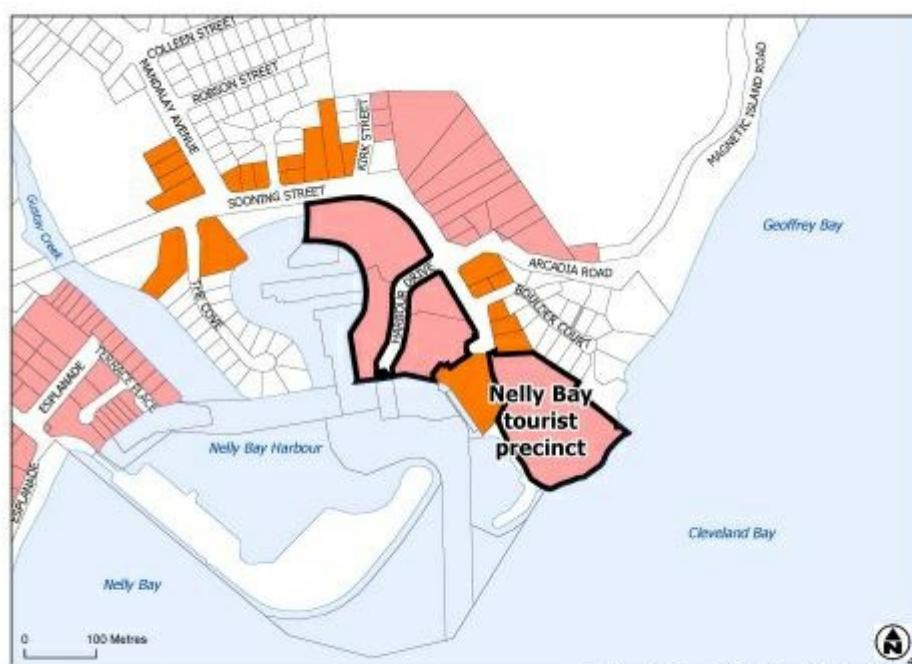


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Figure 6.21 Picnic Bay precinct

Nelly Bay tourist precinct:

- (a) the role of this precinct is to provide an attractive arrival place for the entire island, whilst also providing an accessible and convenient tourist hub, including accommodation and supporting tourist information and service facilities;
- (b) built form accommodates the highest density short-term tourist accommodation on the island, with building heights up to 4 storeys;
- (c) the ground floor of buildings within this precinct is activated by small scale café and restaurant uses where addressing the bay to create a waterfront promenade;
- (d) tourist based businesses and services are located along Harbour Drive to support tourist needs for the island; and
- (e) new buildings and streetscape improvements are in a design style that builds local character by articulation of buildings, incorporating extensive planting, use of a variety of materials and finishes and climatically responsive design elements.



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Figure 6.22 Nelly Bay tourist precinct

Wills Street precinct:

- (a) built form creates a medium-rise environment (up to 4 storeys in building height) throughout the precinct and provides for a sensitive transition in scale to nearby Character residential zoned land.



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Figure 6.23 Wills Street precinct

6.2.2.3 Assessment benchmarks

Table 6.2.2.3(a)-Accepted development subject to requirements and assessable development (Part)

Performance outcomes	Acceptable outcomes
For accepted development subject to requirements and assessable development	
Home based business	
<p>PO1 The use does not adversely impact on the amenity of the surrounding residential land uses and local character.</p>	<p>AO1.1 The home based business:</p> <ul style="list-style-type: none"> (a) is carried out in an existing building or structure; (b) does not use more than 60m² of the gross floor area of the building or structure; (c) involves at least one or more residents of the dwelling house; (d) involves not more than one non-resident employee; (e) where bed and breakfast accommodation does not exceed three bedrooms; (f) does not generate more than 1 heavy vehicle trip per week; <p>Editor's note—A heavy vehicle is a vehicle with more than 4.5 tonnes gross vehicle mass.</p> <ul style="list-style-type: none"> (g) does not generate more than 14 vehicle trips per day by other vehicles, where one trip includes arriving and departing the site. These trips are additional to normal domestic trips associated with the dwelling; (h) contains visitor parking within the site; (i) does not involve hiring out of materials, goods, appliances or vehicles; and (j) does not involve the repair or maintenance of vehicles, other than minor maintenance of vehicles used in conjunction of the home business on the site. <p>Editor's note—Home based business operators should also refer to signage requirements under Table 5.8.2 -Operational work being placing an advertising device on a premises and Section 9.3.1-Advertising devices code.</p>
	<p>AO1.2 Functional aspects of the use such as service areas, material storage or use activities are not visible from the street.</p>
	<p>AO1.3 Other than where a bed and breakfast or home based childcare the business use does not operate outside the hours of 8am to 5pm Monday to Friday, 8am to 2pm Saturday and does not operate on Sunday.</p>
	<p>AO1.4 Noise levels do not exceed acoustic quality objectives under the Environmental Protection (Noise) Policy 2008.</p>

Table 6.2.2.3(a)-Accepted development subject to requirements and assessable development (Part)

Performance outcomes	Acceptable outcomes
For accepted development subject to requirements and assessable development	
Sales office	
PO2 The use does not adversely impact on the amenity of the surrounding land uses and local character.	AO2 Development of the sales office is in place for no more than two years.

Table 6.2.2.3(a)-Accepted development subject to requirements and assessable development (Part)

Performance outcomes	Acceptable outcomes
For assessable development	
Amenity	
PO3 Development minimises impacts on surrounding land and provides for an appropriate level of amenity within the site, having regard to: (a) noise; (b) hours of operation; (c) traffic; (d) visual impact; (e) odour and emissions; (f) lighting; (g) access to sunlight; (h) privacy; and (i) outlook.	No acceptable outcome is nominated.
PO4 Landscaping is provided to enhance the appearance of the development, screen unsightly components, create an attractive on-site environment and provide shading.	No acceptable outcome is nominated.

Table 6.2.2.3(a)-Accepted development subject to requirements and assessable development (Part)

Performance outcomes	Acceptable outcomes
For assessable development	
Crime prevention through environmental design	
<p>PO5 Development facilitates the security of people and property having regard to:</p> <ul style="list-style-type: none"> (a) opportunities for casual surveillance and sight lines; (b) exterior building design that promotes safety; (c) adequate lighting; (d) appropriate signage and wayfinding; (e) minimisation of entrapment locations; and (f) building entrances, loading and storage areas that are well lit and lockable after hours. <p>Editor's note—Applicants should have regard to Crime Prevention through Environmental Design Guidelines for Queensland.</p>	<p>No acceptable outcome is nominated.</p>
<p>PO6 Development promotes the safety of residents and visitors, particularly through casual surveillance of the street and public spaces.</p>	<p>AO6.1 Buildings are designed to have balconies, windows and building openings overlooking streets and other areas which are accessible to the public. Figure 6.24 – Design for casual surveillance illustrates.</p> <p>AO6.2 Fences or walls along a street frontage have a maximum height of 1.2m where solid, or 1.8m where that portion of the fence above 1.2m high at least 50% transparent.</p>

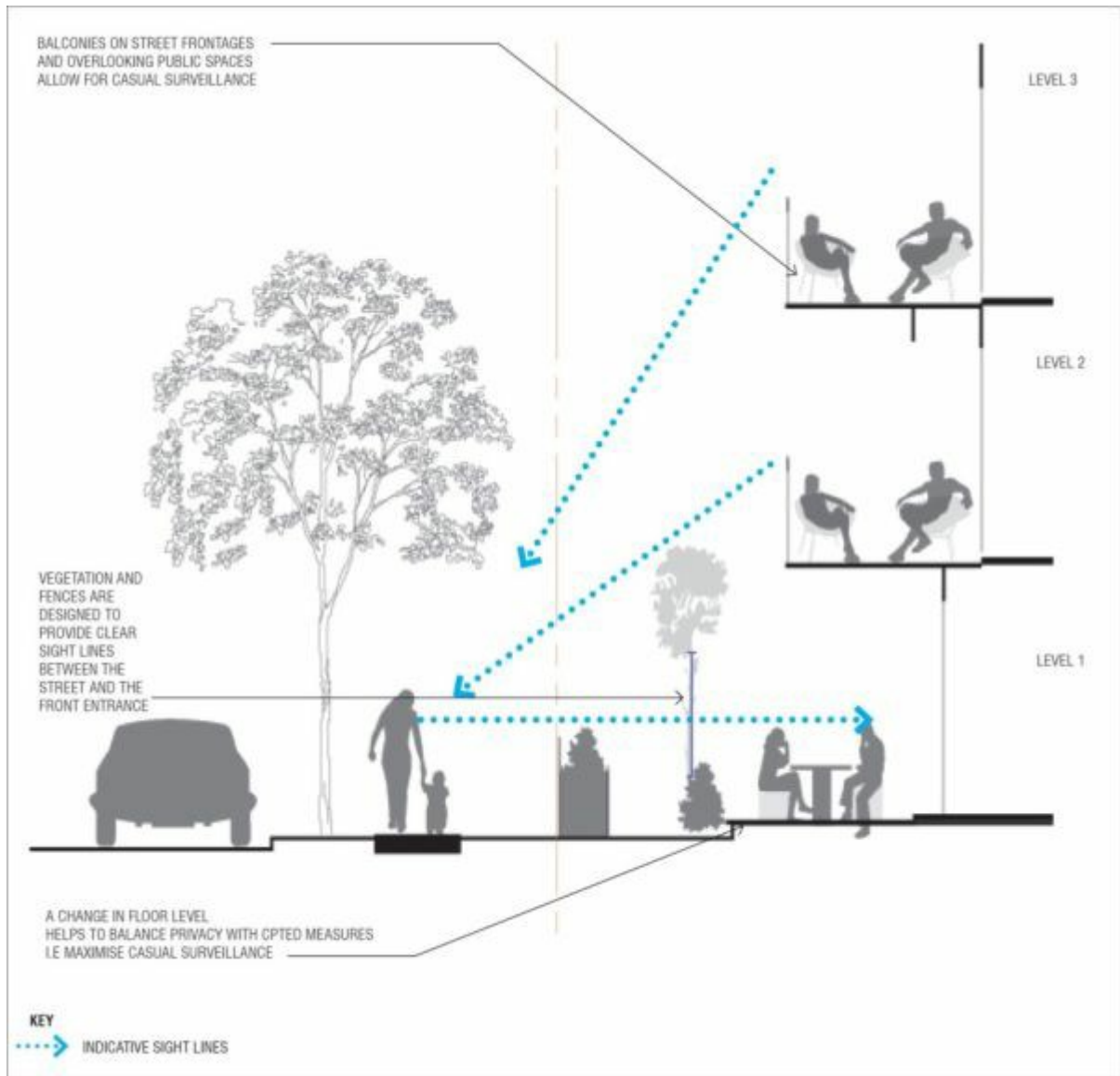
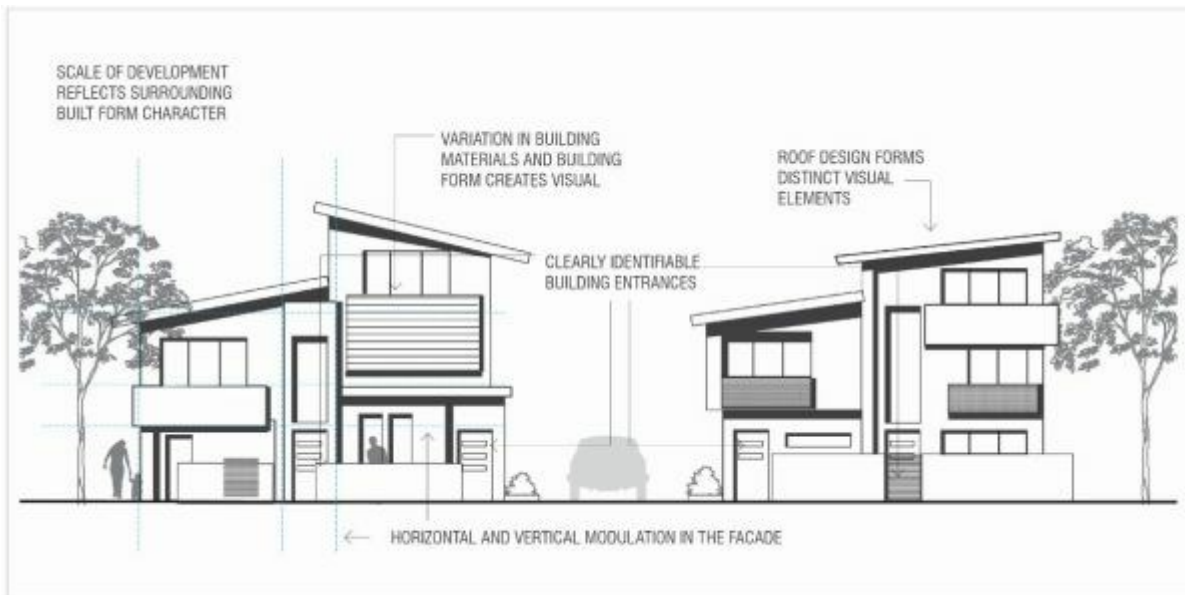


Figure 6.24 – Design for casual surveillance

Table 6.2.2.3(a)-Accepted development subject to requirements and assessable development (Part)

Performance outcomes	Acceptable outcomes
For assessable development	
Built form	
<p>PO7 Design elements contribute to an interesting and attractive streetscape and building through:</p> <ul style="list-style-type: none"> (a) the provision of projections and recesses in the façade which reflect changes in internal functions of buildings including circulation; (b) variations in material and building form; (c) modulation in the façade, horizontally or vertically; (d) articulation of building entrances and openings; (e) corner treatments to address both street frontages for a premises on a corner; (f) elements which assist in wayfinding and legibility; and (g) elements which relates to the context including surrounding buildings, parks, streets and open spaces. <p>Figure 6.25 – Building design elements provides indicative guidance.</p>	<p>No acceptable outcome is nominated.</p>



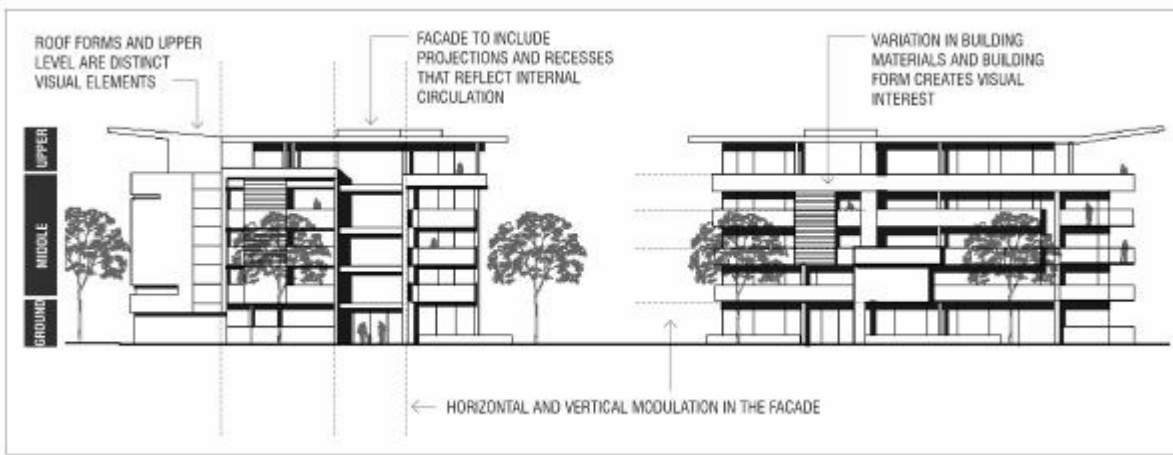


Figure 6.25 – Building design elements

<p>PO8 Air conditioning units are insulated so that adjoining properties are not affected by the noise source, and are not significantly visible from the street.</p>	<p>No acceptable outcome is nominated.</p>
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Table 6.2.2.3(a)-Accepted development subject to requirements and assessable development (Part)

Performance outcomes	Acceptable outcomes
For assessable development	
Parking and servicing	
<p>PO9 Parking facilities are located to be concealed from public view to ensure an attractive streetscape.</p>	<p>AO9 Vehicle parking structures are located: (a) behind the building setback; or (b) behind the building; or (c) at basement level. Figure 6.26 – Concealment of parking structures illustrates.</p>

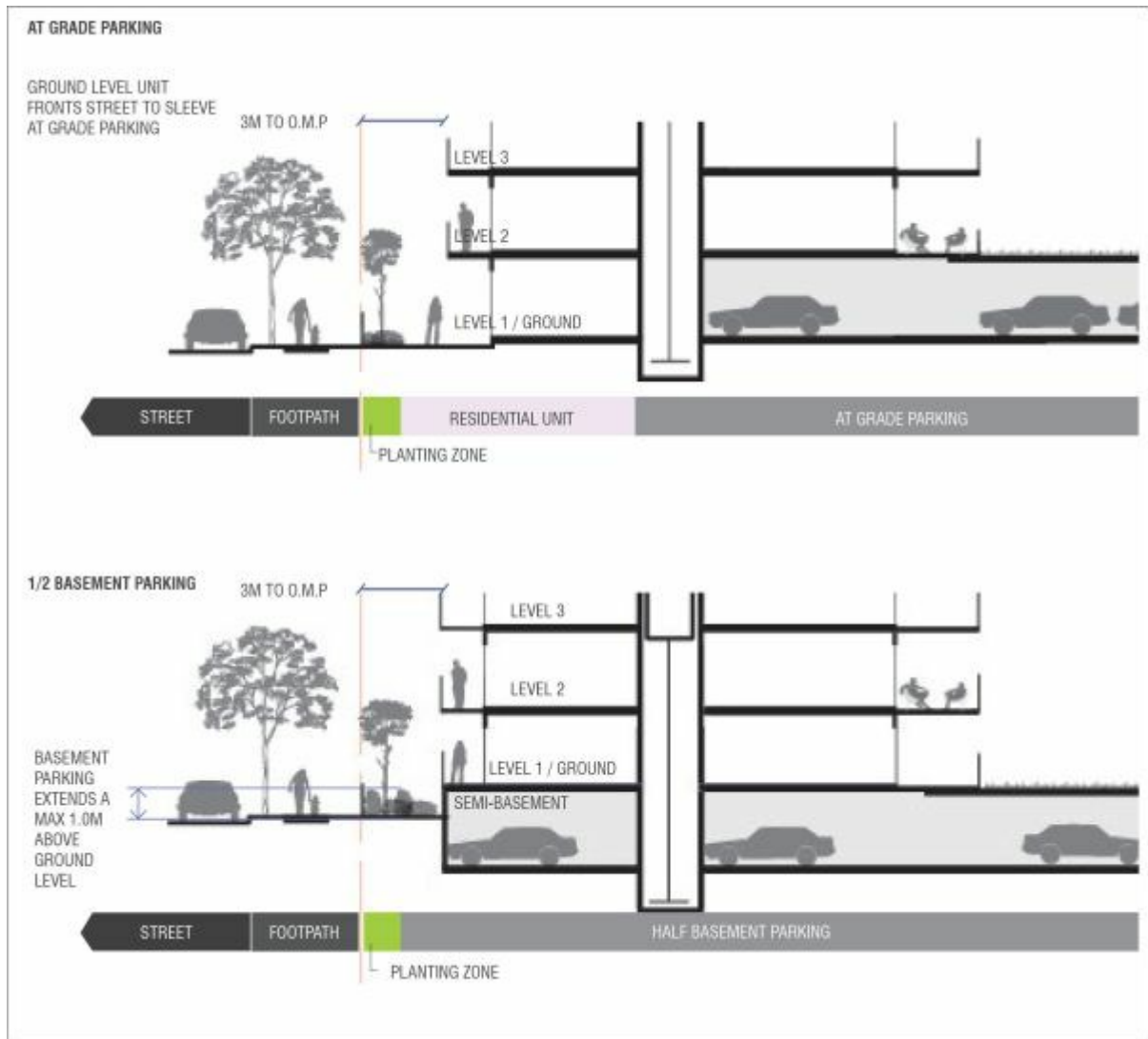


Figure 6.26 – Concealment of parking structures

PO10

Waste disposal and servicing areas are screened from public view and do not have adverse amenity impacts on adjoining properties.

No acceptable outcome is nominated.

Table 6.2.2.3(a)-Accepted development subject to requirements and assessable development (Part)

Performance outcomes	Acceptable outcomes
For assessable development – where a non-residential use	
<p>PO11 Non-residential uses establish only where:</p> <ul style="list-style-type: none"> (a) compatible with local character and amenity; (b) limited in scale and supporting the day-to-day needs of the local community or as specifically intended for a particular precinct; and (c) not impacting on the role and function of the city’s network of centres or more appropriately located in another zone. 	<p>No acceptable outcome is nominated.</p> <p>Editor’s note—Applicants should have regard to Economic impact assessment planning scheme policy SC6.5 for guidance on how to demonstrate compliance with the performance outcome.</p>

Table 6.2.2.3(a)-Accepted development subject to requirements and assessable development (Part)

Performance outcomes	Acceptable outcomes
For assessable development – where a multiple dwelling, residential care facility, retirement facility or short-term accommodation with a building height of 3 storeys or less	
Built form	
<p>PO12 Building height and scale is proportionate to the size of the premises and the desired low-rise character of the area.</p>	<p>AO12 Building design achieves:</p> <ul style="list-style-type: none"> (a) a site cover that does not exceed 65%; and (b) a building height that does not exceed 3 storeys.
<p>PO13 Building design and setbacks:</p> <ul style="list-style-type: none"> (a) create an attractive, consistent and cohesive scale along the streetscape; (b) maintain appropriate levels of light and solar penetration, air circulation, privacy and amenity for existing and future buildings; and (c) do not prejudice the development of adjoining sites. 	<p>AO13.1 Buildings are set back from street frontages:</p> <ul style="list-style-type: none"> (a) within 20% of the average front setback of adjoining buildings; or (b) where there are no adjoining buildings, 3m. <p>Figure 6.27 – Building setbacks illustrates.</p>
	<p>AO13.2 The side boundary setback, except for a wall built to the boundary, is a minimum of:</p> <ul style="list-style-type: none"> (a) 1.5m for a wall up to 4.5m high; (b) 2m for a wall up to 7.5m high; and (c) 2.5m for any part of a wall over 7.5m high. <p>Figure 6.27 – Building setbacks illustrates.</p>
	<p>AO13.3 The rear boundary setback is a minimum of 6m. Figure 6.27 – Building setbacks illustrates.</p>
	<p>AO13.4 A landscape area with a minimum dimension of 1.5m is provided along the full frontage of any road frontage (excluding crossover and pedestrian access only).</p>

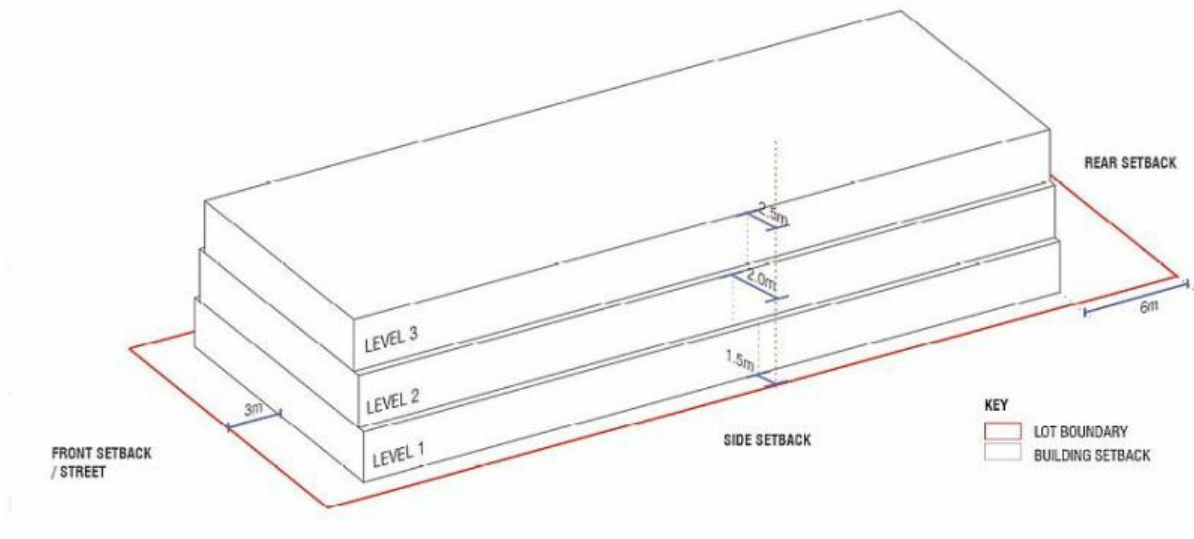
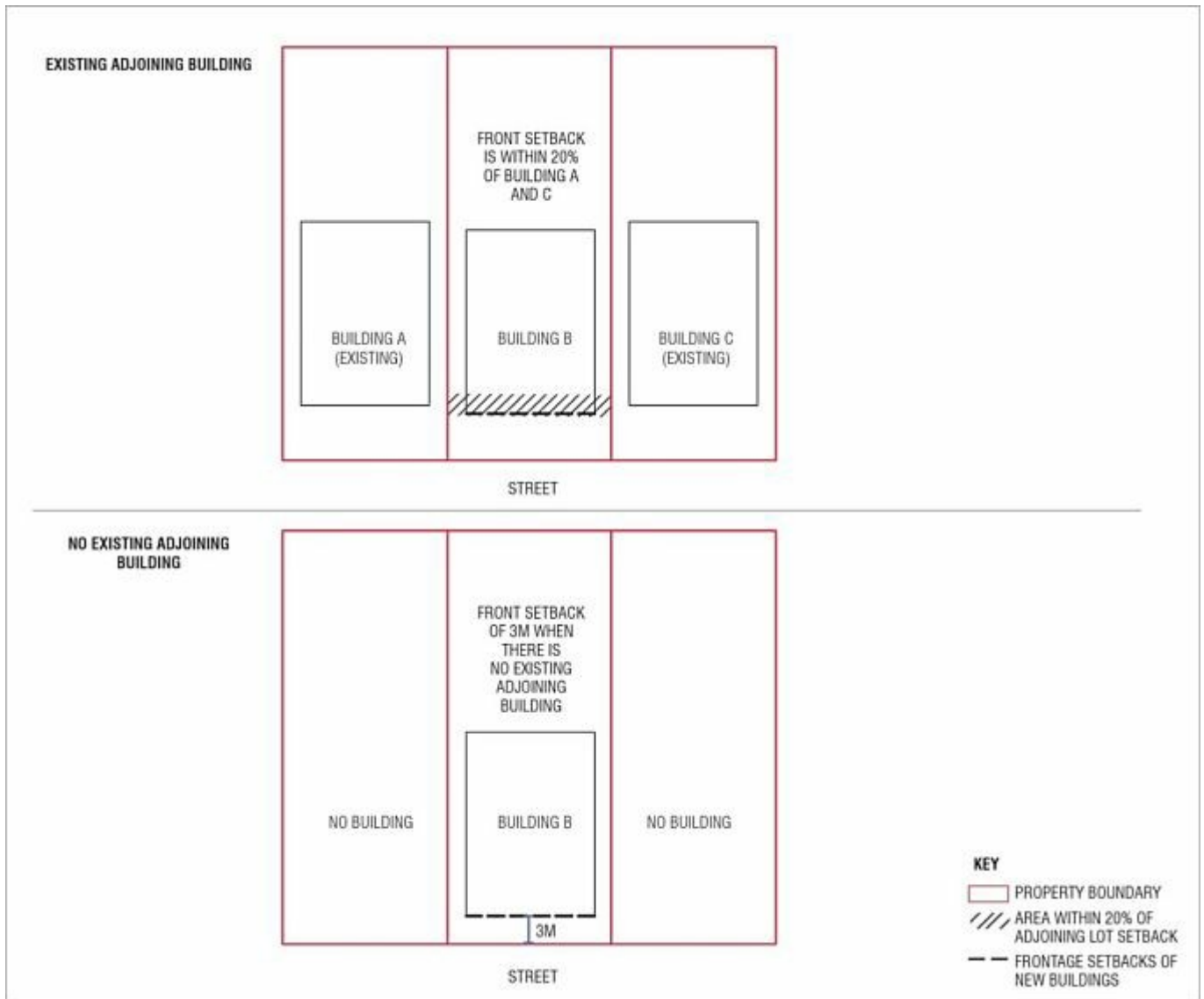


Figure 6.27 – Building setbacks

<p>PO14 Built to boundary walls do not impact on the amenity or privacy of adjoining premises. Editor's note—Built to boundary wall heights and lengths may be increased where abutting an existing or proposed built to boundary wall on an adjoining property.</p>	<p>AO14 Built to boundary walls:</p> <ul style="list-style-type: none"> (a) are for non-habitable rooms or spaces only; (b) are not located within 1.5m of a habitable room or house on an adjoining site; (c) are not located within the front or rear setback; (d) have a maximum height of 3m; and (e) have a maximum length of 15m.
<p>PO15 Roof form assists in reducing the appearance of building bulk by:</p> <ul style="list-style-type: none"> (a) articulating individual dwellings; and (b) incorporating variety in design through use of roof pitch, height, gables and skillions. 	<p>No acceptable outcome is nominated.</p>
<p>PO16 Development provides private open space that is:</p> <ul style="list-style-type: none"> (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. 	<p>AO16.1 For a ground floor dwelling, ground floor private open space is provided with:</p> <ul style="list-style-type: none"> (a) a minimum area of 25m²; (b) a minimum dimension of 4m; and (c) clear of any utilities such as gas, water tanks or air-conditioning units <p>AO16.2 Balconies are provided with a minimum area of 9m² for a 1 bedroom unit or 16m² for a 2 or more bedroom unit, with a minimum dimension of 4m and clear of any air conditioning unit or drying space.</p> <p>AO16.3 Where clothes drying areas are provided on private balconies they are screened from public view.</p> <p>AO16.4 Private open space is located or screened so it does not directly overlook main living areas or private open space of adjoining dwellings.</p>
<p>PO17 Sufficient communal open space is provided to create flexible spaces suitable for a range of activities.</p>	<p>No acceptable outcome is nominated.</p>
<p>PO18 Communal open space provides facilities including landscaping and shade treatments such as green roofs, green walls or community gardens contribute to the attractiveness of these spaces.</p>	<p>No acceptable outcome is nominated.</p>

Table 6.2.2.3(a)-Accepted development subject to requirements and assessable development (Part)

Performance outcomes	Acceptable outcomes
<p>For assessable development – where a multiple dwelling, residential care facility, retirement facility or short-term accommodation within a precinct intended for building heights of 4 storeys or more</p>	
<p>Built form</p>	
<p>PO19 Building design creates an enjoyable pedestrian environment and experience through the use of:</p> <ul style="list-style-type: none"> (a) design elements that promote a sense of human scale at the street level, including use of awnings where appropriate; (b) design that breaks up the ground floor elevation on the principle street frontage into distinct elements; and (c) articulation of the built form above ground floor through use of balconies, recesses and changes in material. 	<p>No acceptable outcome is nominated.</p>
<p>PO20 Building design and setbacks:</p> <ul style="list-style-type: none"> (a) create an attractive, consistent and cohesive scale along the streetscape; (b) maintain appropriate levels of light and solar penetration, air circulation, privacy, landscaping and amenity for existing and future buildings; and (c) do not prejudice the development of adjoining land. 	<p>AO20.1 The design meets the setback requirements outlined by Table 6.2.2.3(b) — Building setbacks Medium density residential zone. Figure 6.28 – Building setbacks illustrates.</p>
	<p>AO20.2 A deep planting landscape area with a minimum width of 1.5m is provided along the full frontage of any road frontage (excluding crossover and pedestrian access). Figure 6.28 – Building setbacks illustrates.</p>
	<p>AO20.3 A deep planting landscape area with a minimum width of 1.5m is provided along the rear site boundary. Figure 6.28 – Building setbacks illustrates.</p>

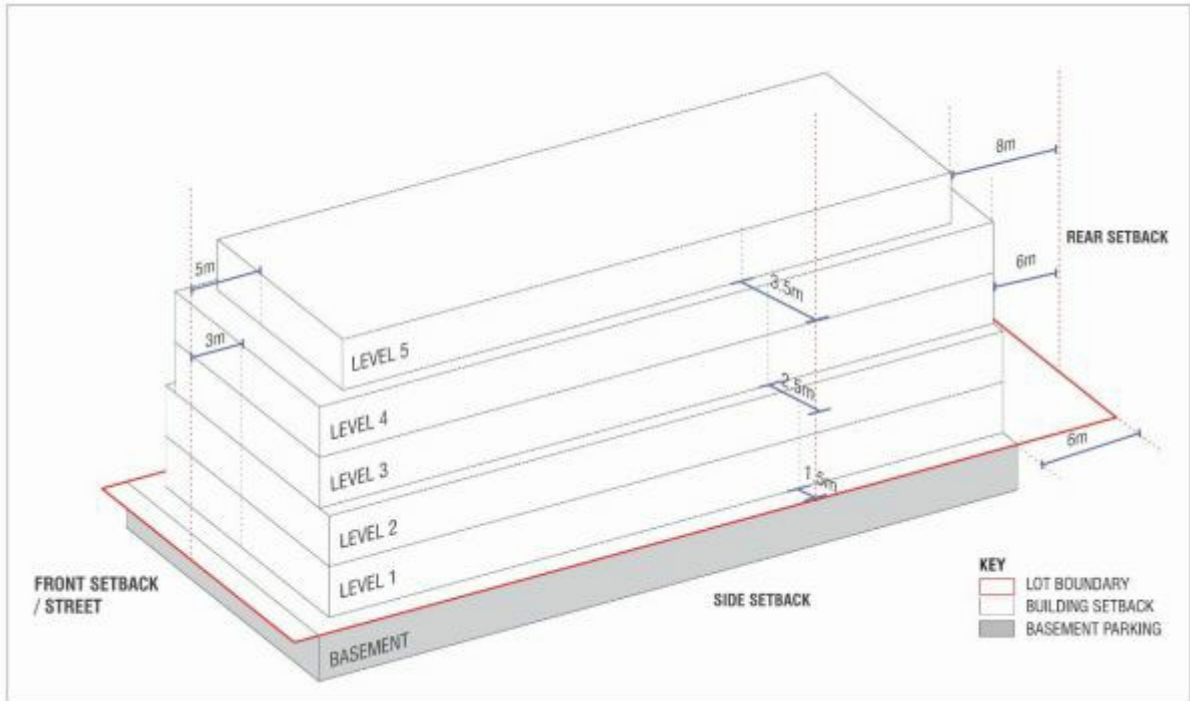
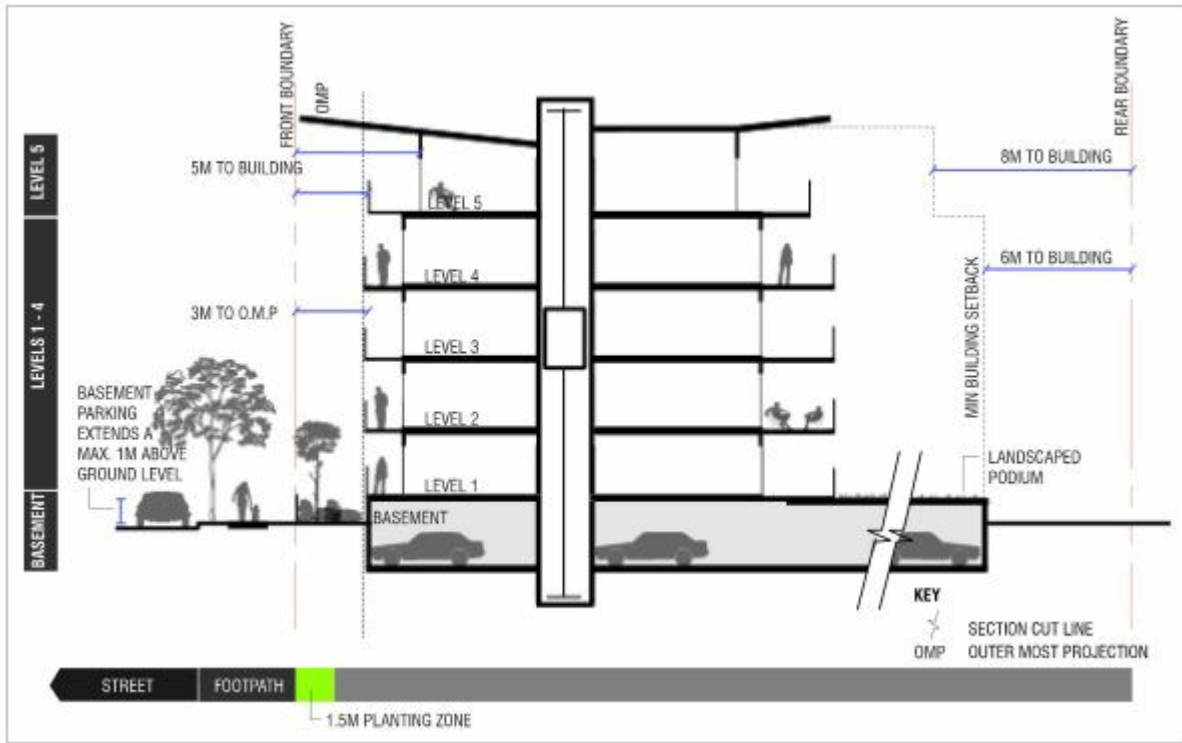


Figure 6.28 – Building setbacks

<p>PO21 Roof forms assist in articulating the facade as a combination of distinct elements integrated with the facade design.</p>	<p>No acceptable outcome is nominated.</p>
<p>PO22 Roof top plant and equipment are contained within roof forms and are screened from the street and from adjoining buildings using a consistent range of non-reflective materials to provide a cohesive design element.</p>	<p>No acceptable outcome is nominated.</p>

<p>PO23 Development provides private open space that is:</p> <p>(a) well-proportioned, appealing and functional and easily accessible, and promotes outdoor living as an extension of the dwelling;</p> <p>(b) provides a high level of privacy for residents and neighbours; and</p> <p>(c) has sufficient size and shape to meet the needs of a diversity of potential residents.</p>	<p>AO23.1 Balconies are provided with a minimum area of 9m² for a 1 bedroom unit or 16m² for 2 or more bedroom unit, with a minimum dimension of 4m and clear of any air conditioning unit or drying space.</p> <p>AO23.2 Where clothes drying areas are provided on private balconies they are screened from public view.</p> <p>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.</p>
<p>PO24 Sufficient communal open space is provided to create flexible spaces suitable for a range of activities and to mitigate the intensity of the built form.</p>	<p>No acceptable outcome is nominated.</p>
<p>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.</p>	<p>No acceptable outcome is nominated.</p>

Table 6.2.2.3(a)-Accepted development subject to requirements and assessable development (Part)

Performance outcomes	Acceptable outcomes
<p>Additional benchmarks 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.</p>	
<p>Thuringowa South precinct</p>	
<p>PO26 New road linkages are created in accordance with Figure 6.29 – Thuringowa South precinct concept plan, including an alternative east west link from Riverway Drive to North Beck Drive and to provide a direct link into the Thuringowa Central major centre precinct.</p>	<p>No acceptable outcome is nominated.</p>
<p>PO27 Development creates a compatible interface with the centre activities and facilitates pedestrian and cyclist access to the Thuringowa Central major centre precinct in accordance with Figure 6.29 – Thuringowa South precinct concept plan.</p>	<p>No acceptable outcome is nominated.</p>
<p>PO28 Building height and scale is consistent with the character desired for the precinct. The size of the development site allows for the primary orientation of buildings to the street, and the provision of building setbacks, on-site services and circulation and open space at ground storey.</p>	<p>AO28.1 Building height does not exceed 5 storeys where fronting Riverway Drive in the area shown on Figure 6.29 – Thuringowa South precinct concept plan, and 3 storeys otherwise.</p> <p>AO28.2 Where accommodating a building of more than 3 storeys, development sites have a minimum size of 1,000m².</p>

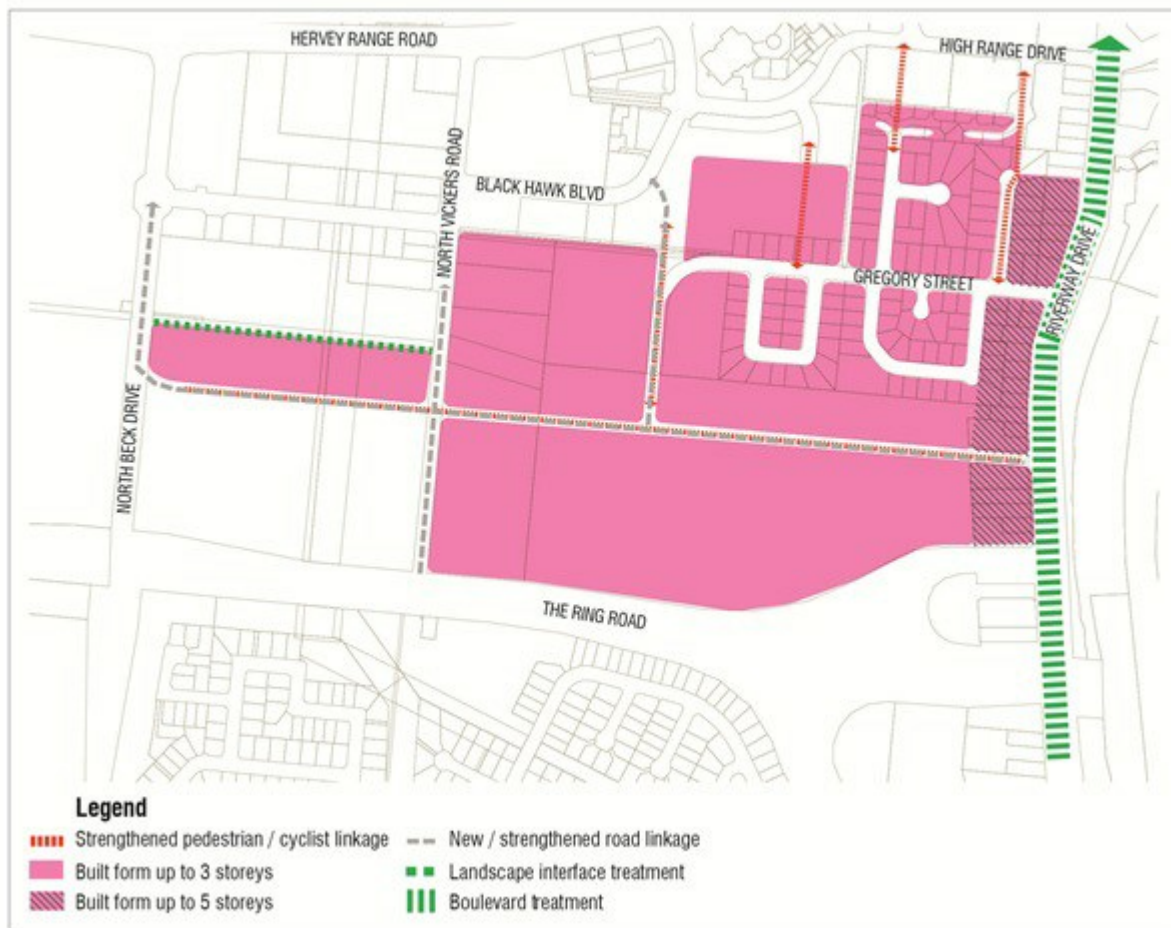


Figure 6.29 – Thuringowa South precinct concept plan

<p>PO29 Development contributes to the boulevard treatment of Riverway Drive, through landscaping and streetscape treatments along the road frontage.</p>	<p>No acceptable outcome is nominated.</p>
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Table 6.2.2.3(a)-Accepted development subject to requirements and assessable development (Part)

Performance outcomes	Acceptable outcomes
<p>Additional benchmarks for assessable development in precincts</p>	
<p>Note—Where acceptable outcomes in this section vary from those provided earlier in this code, the precinct-based acceptable outcomes take precedence.</p>	
<p>Thuringowa East precinct</p>	
<p>PO30 Development contributes, through street improvements, to the boulevard treatment of Thuringowa Drive, Riverway Drive and Ross River Road.</p>	<p>No acceptable outcome is nominated.</p>
<p>PO31 Building height and scale is consistent with the character desired for the precinct. The size of the development site allows for the primary orientation of buildings to the street, and the provision of building setbacks, on-site services and circulation and open space at ground storey. Built form provides for sensitive transitioning in height and scale to nearby Low density residential zoned land.</p>	<p>AO31.1 Building height does not exceed 5 storeys in the areas shown on Figure 6.30 – Thuringowa East precinct concept plan, and 3 storeys otherwise.</p> <p>AO31.2 Where accommodating a building of more than 3 storeys, development sites have a minimum size of 1,000m².</p>

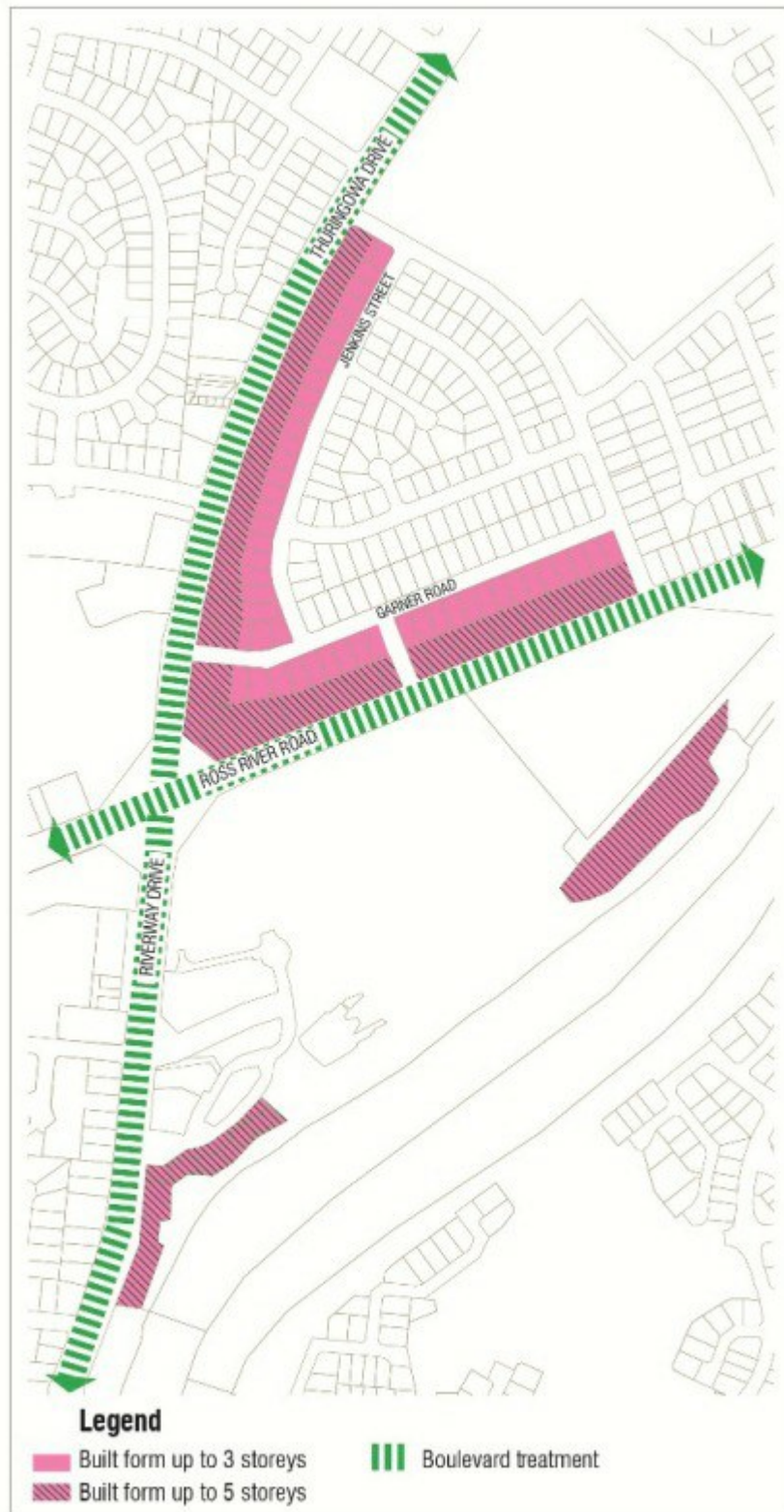


Figure 6.30 – Thuringowa East precinct concept plan

PO32 Access to Ross River Road, Thuringowa Drive and Riverway Drive is consolidated.	AO32.1 Development sites have a minimum size of 1,000m ² and contain no more than 1 access driveway.
	AO32.2 Access driveways are provided from rear or side streets rather than Thuringowa Drive or Riverway Drive.
PO33 No new non-residential development is established within the precinct.	No acceptable outcome is nominated.
PO34 Expansion of existing non-residential development is minor in nature and does not significantly increase the intensity of non-residential activity.	AO34 New gross floor area is only added through internal building work to an existing building.

Table 6.2.2.3(a)-Accepted development subject to requirements and assessable development (Part)

Performance outcomes	Acceptable outcomes
Additional benchmarks 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.	
Rossiter Park precinct	
PO35 Development achieves a coordinated redevelopment of this precinct into a high quality medium density urban environment which is highly responsive to the amenity offered by Ross River and its parklands through building orientation, intensity of built form and landscaping treatment. Development site planning is undertaken in accordance with Figure 6.31 – Rossiter Park precinct concept plan.	No acceptable outcome is nominated.
PO36 Building height and scale is consistent with the character desired for the precinct. The size of the development site allows for primary orientation of buildings to the street, the provision of building setbacks, on-site services and circulation and open space at ground storey. Development over 3 storeys occurs only on large, amalgamated sites that facilitate well-proportioned buildings permitting primary orientation to the park.	AO36.1 Building height does not exceed 6 storeys in the area shown on Figure 6.31 – Rossiter Park precinct concept plan, and 3 storeys otherwise.
	AO36.2 Where accommodating a building of more than 3 storeys, development sites have a minimum size of 1,000m ² .
PO37 Development facilitates new street connections and promotes visual and pedestrian connectivity through the precinct to Rossiter Park to the south and Aitkenvale major centre precinct to the north, in accordance with Figure 6.31 – Rossiter Park precinct concept plan.	No acceptable outcome is nominated.

PO38

On frontages shown on Figure 6.31 – Rossiter Park precinct concept plan as having a responsive edge, buildings contribute to the creation of a strong and pedestrian oriented edge to the street, by:

- (a) having a primary orientation overlooking the street and Rossiter Park; and
- (b) having facades which contain windows, doors, materials and features which generate visual interest at the street level.

No acceptable outcome is nominated.



Figure 6.31 – Rossiter Park precinct concept plan

Table 6.2.2.3(a)-Accepted development subject to requirements and assessable development (Part)

Performance outcomes	Acceptable outcomes
<p>Additional benchmarks for assessable development in precincts</p> <p>Note—Where acceptable outcomes in this section vary from those provided earlier in this code, the precinct-based acceptable outcomes take precedence.</p>	
<p>Aitkenvale medium density precinct</p>	
<p>PO39</p> <p>Building height and scale is consistent with the character desired for the precinct. The size of the development site allows for the primary orientation of buildings to the street, and the provision of building setbacks, on-site services and circulation and open space at ground storey.</p>	<p>AO39.1</p> <p>Building height does not exceed 5 storeys.</p> <p>AO39.2</p> <p>Where accommodating a building of more than 3 storeys, development sites have a minimum size of 1,000m².</p>
<p>PO40</p> <p>Pedestrian routes are defined by building streetscape improvements that provide shade and improve pedestrian comfort.</p>	<p>No acceptable outcome is nominated.</p>

Table 6.2.2.3(a)-Accepted development subject to requirements and assessable development (Part)

Performance outcomes	Acceptable outcomes
<p>Additional benchmarks for assessable development in Aitkenvale village precinct</p> <p>Note-Where acceptable outcomes in this section vary from those provided earlier in this code, the precinct-based acceptable outcomes take precedence.</p>	
<p>Aitkenvale village precinct</p>	
<p>PO41</p> <p>Supermarket and showroom retail uses do not occur in this precinct.</p>	<p>No acceptable outcome is nominated.</p>
<p>PO42</p> <p>Food and drink outlets are established where they are</p> <ul style="list-style-type: none"> (a) orientated to the street; (b) incorporate outdoor dining; and (c) are located on the ground floor with accommodation above. 	<p>No acceptable outcome is nominated.</p>
<p>PO43</p> <p>Where incorporating ground floor non-residential use, the design of buildings provides for pedestrian friendly and visually interesting frontages.</p>	<p>AO43.1</p> <p>Front setbacks at the ground floor do not exceed 3m.</p> <p>AO43.2</p> <p>Ground floor tenancies where including a non-residential use are articulated through:</p> <ul style="list-style-type: none"> (a) variation in use of materials (glass, timber, steel, masonry); and (b) a change in plane of a minimum 0.5m for any length of the facade exceeding 10m. <p>AO43.3</p> <p>Ground floor tenancies are designed to be adaptable and flexible in configuration allowing for creation of indoor and outdoor spaces through use of large openings.</p>

<p>PO44 Building height and scale is consistent with the character desired for the precinct. The size of the development site allows for the primary orientation of buildings to the street, and the provision of building setbacks, on-site services and circulation and open space at the ground storey.</p>	<p>AO44.1 Building height does not exceed 5 storeys.</p> <p>AO44.2 Where accommodating a building of more than 3 storeys, development sites have a minimum size of 1,000m².</p>
<p>PO45 Where incorporating ground floor non-residential uses, weather protection is provided to usable outdoor spaces at the street frontage.</p>	<p>AO45 Awnings are provided over outdoor spaces.</p>
<p>PO46 On the frontage shown on Figure 6.32 - Aitkenvale village precinct concept plan as having built form edge, buildings contribute to the creation of a strong and pedestrian-oriented edge to the street, by:</p> <ul style="list-style-type: none"> (a) creating a generally continuous building alignment; (b) having facades which contain windows, doors, materials and features which generate visual interest at the street level; and (c) incorporating an attractive streetscape and planting theme. 	<p>No acceptable outcome is nominated.</p>



Figure 6.32 Aitkenvale village precinct concept plan

Table 6.2.2.3(a)-Accepted development subject to requirements and assessable development (Part)

Performance outcomes	Acceptable outcomes
Additional benchmarks 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.	
Hyde Park medium density precinct	
PO47 Building height creates a low to medium-rise environment, and transitions to nearby Low density residential zoned land.	AO47 Building height does not exceed 3 storeys in the area shown on Figure 6.33 – Hyde Park medium density precinct concept plan, and 5 storeys otherwise.
PO48 Development provides for improvements to the open space corridor such that it provides a major recreational node for the precinct and surrounding area, in a manner generally consistent with Figure 6.33 – Hyde Park medium density precinct concept plan.	No acceptable outcome is nominated.
PO49 Development adjacent to the open space corridor incorporates pedestrian access along the interface, in accordance with Figure 6.33 – Hyde Park medium density precinct concept plan.	No acceptable outcome is nominated.

<p>PO50 Development overlooks and provides for casual surveillance of the open space corridor.</p>	<p>No acceptable outcome is nominated.</p>
<p>PO51 Development facilitates the establishment of a new road linkage connecting Woolcock Street to Dillane Street, in accordance with Figure 6.33 – Hyde Park medium density precinct concept plan.</p> <p>This new road assists in creating an active and attractive interface between the major centre and the Hyde Park medium density precinct.</p>	<p>No acceptable outcome is nominated.</p>
<p>PO52 Development facilitates the establishment of Virgil Street as the major east-west pedestrian thoroughfare connecting across into the Hyde Park major centre and the open space corridor, in accordance with Figure 6.33 – Hyde Park medium density precinct concept plan.</p>	<p>No acceptable outcome is nominated.</p>
<p>PO53 Non-residential uses may establish on the ground floor where fronting Woolcock street and where integrated with residential development in accordance with Figure 6.33 - Hyde Park medium density precinct concept plan.</p>	<p>No acceptable outcome is nominated.</p>
<p>PO54 Where incorporating ground floor non-residential uses, the design of buildings provides for pedestrian-friendly and visually interesting frontages.</p>	<p>AO54 Ground floor tenancies where including a non-residential use are articulated through:</p> <ul style="list-style-type: none"> (a) variation in use of materials (glass, timber, steel, masonry); and (b) a change in plane of a minimum of 0.5m for any length of facade exceeding 10m.
<p>PO55 Where incorporating ground floor non-residential uses, weather protection is provided to usable outdoor spaces at the street frontage.</p>	<p>AO55 Awnings are provided over outdoor spaces.</p>



Figure 6.33 – Hyde Park medium density precinct concept plan

PO56

Development assists in creating a primary pedestrian and cycle pathway and improving the quality of the pedestrian environment along Woolcock Street.

No acceptable outcome is nominated.

Table 6.2.2.3(a)-Accepted development subject to requirements and assessable development (Part)

Performance outcomes	Acceptable outcomes
Additional benchmarks 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.	
Kings Road medium density precinct	
PO57 Building height creates a medium-rise environment.	AO57 Building height does not exceed 5 storeys.
PO58 Residential uses are appropriately buffered from the railway corridor.	No acceptable outcome is nominated.
PO59 Development provides for enhanced public realm and pedestrian connectivity throughout the precinct and connecting to the showground.	No acceptable outcome is nominated.
PO60 Safe pedestrian access is provided for across Kings Road.	No acceptable outcome is nominated.
PO61 Development assists in creating a primary pedestrian and cycle pathway and improving the quality of the pedestrian environment along Kings Road, in accordance with Figure 6.34 – Kings Road medium density precinct concept plan.	No acceptable outcome is nominated.

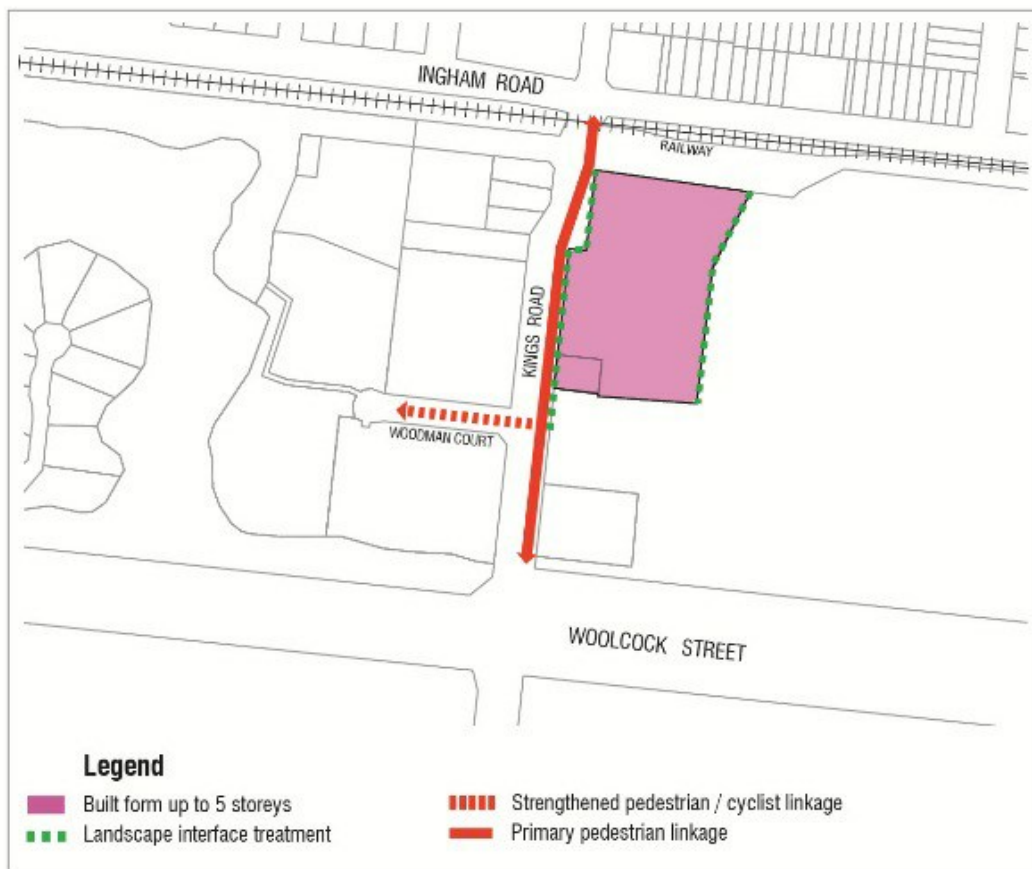


Figure 6.34 – Kings Road medium density precinct concept plan

Table 6.2.2.3(a)-Accepted development subject to requirements and assessable development (Part)

Performance outcomes	Acceptable outcomes
<p>Additional benchmarks 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.</p>	
<p>The Strand precinct</p>	
<p>PO62 Building height and scale is consistent with the character desired for the precinct. The size of the development site allows for the primary orientation of buildings to the street and parkland, and the provision of building setbacks, on-site services and circulation and open space at ground storey.</p>	<p>AO62.1 Building height does not exceed 5 storeys. Figure 6.35 – The Strand conceptual built form illustrates the desired built form.</p> <p>AO62.2 Where accommodating a building of more than 3 storeys, development sites have a minimum size of 1,000m².</p>
<p>PO63 Food and drink outlets are established where they are:</p> <ul style="list-style-type: none"> (a) oriented to the street and parkland; (b) incorporate outdoor dining; and (c) are located on the ground floor with accommodation above. <p>Figure 6.35 – The Strand conceptual built form illustrates the desired design principles.</p>	<p>No acceptable outcome is nominated.</p>
<p>PO64 Where incorporating ground floor non-residential use, the design of buildings provides for pedestrian friendly and visually interesting frontages.</p>	<p>AO64.1 Front setbacks at the ground floor do not exceed 3m.</p> <p>AO64.2 Ground floor tenancies where including a non-residential use are articulated through:</p> <ul style="list-style-type: none"> (a) variation in use of materials (glass, timber, steel, masonry); and (b) a change in plane of a minimum 0.5m for any length of the facade exceeding 10m. <p>AO64.3 Ground floor tenancies are designed to be adaptable and flexible in configuration allowing for creation of indoor and outdoor spaces through use of large openings.</p>
<p>PO65 Where incorporating ground floor non-residential uses, weather protection is provided to usable outdoor spaces at the street frontage. Figure 6.35 – The Strand conceptual built form illustrates the desired design principles.</p>	<p>AO65 Awnings are provided over outdoor spaces.</p>

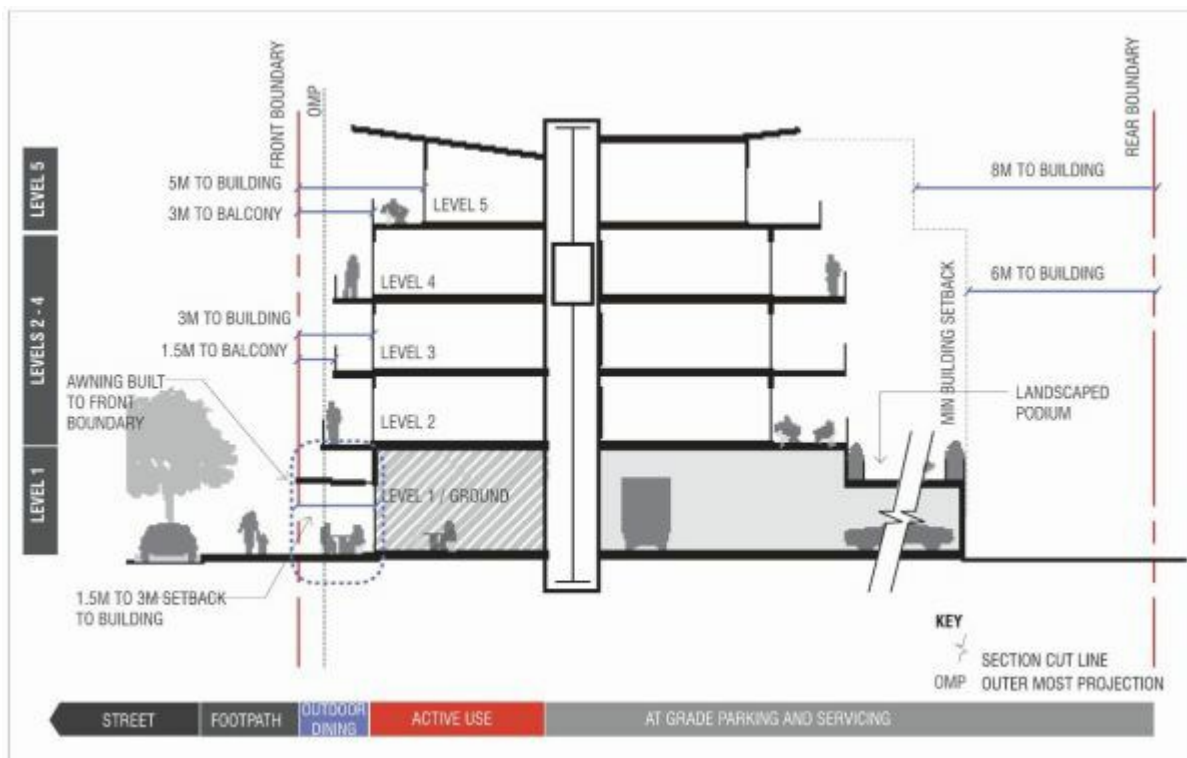


Figure 6.35 – The Strand conceptual built form

Table 6.2.2.3(a)-Accepted development subject to requirements and assessable development (Part)

Performance outcomes	Acceptable outcomes
Additional benchmarks for assessable development in precincts	
<p>Note—Where acceptable outcomes in this section vary from those provided earlier in this code, the precinct-based acceptable outcomes take precedence.</p>	
North Ward gateway precinct	
<p>PO66 Building height and scale is consistent with the character desired for the precinct and reinforces Landsborough Street as a primary gateway to The Strand.</p> <p>The size of the development site allows for the primary orientation of buildings to the street, and the provision of building setbacks, on-site services and circulation and open space at ground storey.</p> <p>Figure 6.36 – North Ward gateway and villages conceptual built form illustrates.</p>	<p>AO66.1 Building height does not exceed 8 storeys.</p> <p>AO66.2 Development sites have a minimum size of 1,000m² where buildings of 5 storeys or above are proposed.</p>
<p>PO67 The design of buildings in this precinct provides for an arrival and wayfinding statement by:</p> <p>(a) addressing the street and are located to frame the edge of the street and focus view lines to The Strand;</p> <p>(b) creating an entry aesthetic by defining the street edge with a medium density built form; and</p> <p>(c) incorporating a streetscape and planting theme that creates a boulevard treatment of the street.</p>	<p>No acceptable outcome is nominated.</p>

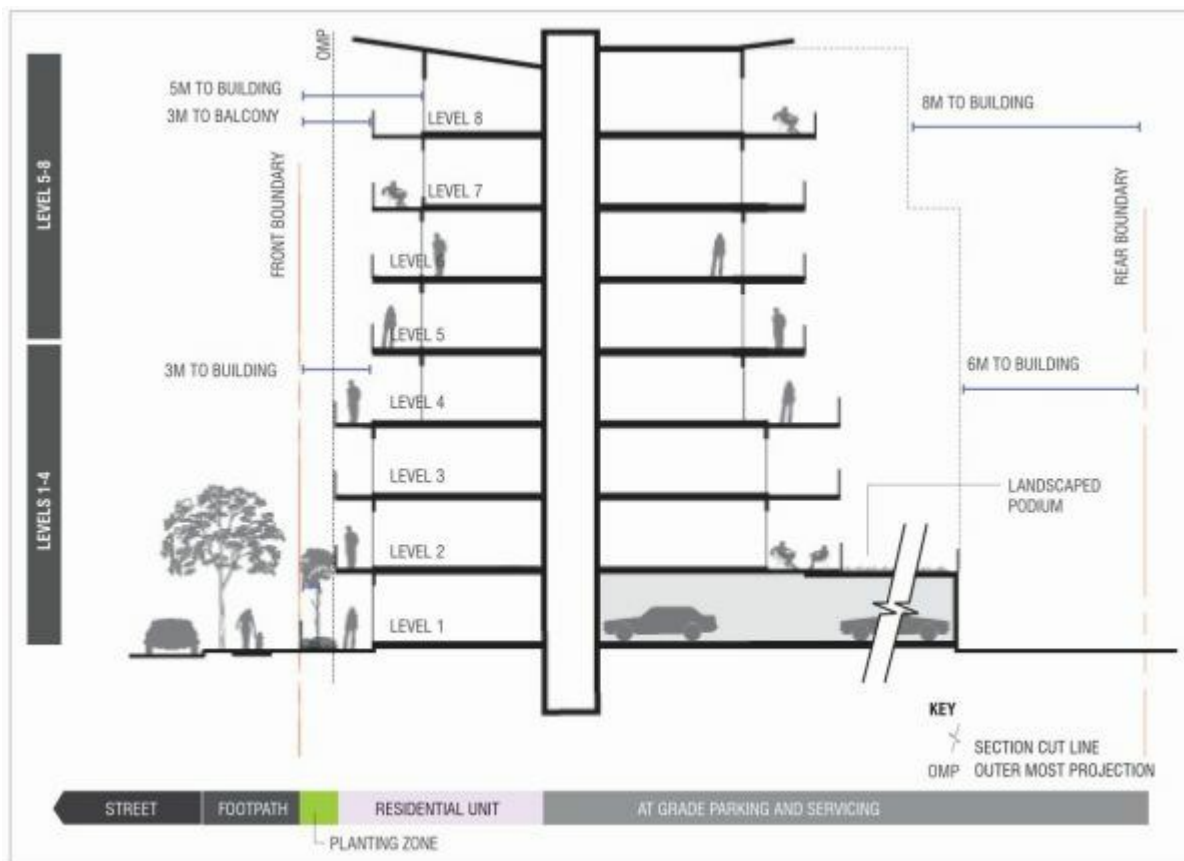


Figure 6.36 – North Ward gateway and villages conceptual built form

Table 6.2.2.3(a)-Accepted development subject to requirements and assessable development (Part)

Performance outcomes	Acceptable outcomes
Additional benchmarks for assessable development in precincts	
<p>Note—Where acceptable outcomes in this section vary from those provided earlier in this code, the precinct-based acceptable outcomes take precedence.</p>	
North Ward villages precinct	
<p>PO68 Building height and scale is consistent with the character desired for the precinct and reinforces Gregory and Landsborough Streets as the primary activity spines and gateways to The Strand.</p> <p>The size of the development site allows for the primary orientation of buildings to the street, and the provision of building setbacks, on-site services and circulation and open space at ground storey.</p> <p>Figure 6.36 – North Ward gateway and villages conceptual built form.</p>	<p>AO68.1 Building height does not exceed 8 storeys.</p> <p>AO68.2 Development sites have a minimum size of 1,000m² where buildings of 5 storeys or above are proposed.</p>
<p>PO69 Non-residential uses are established where they are:</p> <ul style="list-style-type: none"> (a) oriented to the street; (b) incorporate outdoor dining; and (c) are located on the ground floor with accommodation above. 	<p>No acceptable outcome is nominated.</p>

<p>PO70 Where incorporating non-residential uses, the design of buildings in this precinct provides for pedestrian friendly and visually interesting frontages.</p>	<p>AO70.1 Front setbacks at the ground floor do not exceed 3m.</p>
	<p>AO70.2 Ground floor tenancies where including a non-residential use are articulated through:</p> <p>(a) variation in use of materials (glass, timber, steel, masonry); and</p> <p>(b) a change in plane of a minimum 0.5m for any length of the facade exceeding 10m.</p>
	<p>AO70.3 Ground floor tenancies are designed to be adaptable and flexible in configuration allowing for creation of indoor and outdoor spaces through use of large openings.</p>
<p>PO71 Where incorporating ground floor non-residential uses, weather protection is provided to usable outdoor spaces at the street frontage.</p>	<p>AO71 Awnings are provided over outdoor spaces.</p>
<p>PO72 The design of buildings in this precinct provides for an arrival and wayfinding statement by:</p> <p>(a) focussing view lines to The Strand;</p> <p>(b) creating an entry aesthetic by defining the street edge with a medium density built form; and</p> <p>(c) incorporating a streetscape and planting theme that creates a boulevard treatment of the street.</p> <p>Figure 6.36 – North Ward gateway and villages conceptual built form.</p>	<p>No acceptable outcome is nominated.</p>

Table 6.2.2.3(a)-Accepted development subject to requirements and assessable development (Part)

Performance outcomes	Acceptable outcomes
<p>Additional benchmarks 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.</p>	
<p>North Ward medium density precinct</p>	
<p>PO73 Building height and scale is consistent with the character desired for the precinct. The former hospital building remains as the most significant building in the precinct.</p> <p>The size of the development site allows for the primary orientation of buildings to the street, and the provision of building setbacks, onsite services and circulation and open space at ground storey.</p>	<p>AO73.1 Building height does not exceed 5 storeys other than the existing hospital building which is retained at its present height.</p>
	<p>AO73.2 Where accommodating a building of more than 3 storeys, development sites have a minimum size of 1,000m².</p>
<p>PO74 Building layout and design on the former hospital site facilitates a high level of pedestrian and cyclist permeability through the site.</p>	<p>No acceptable outcome is nominated.</p>

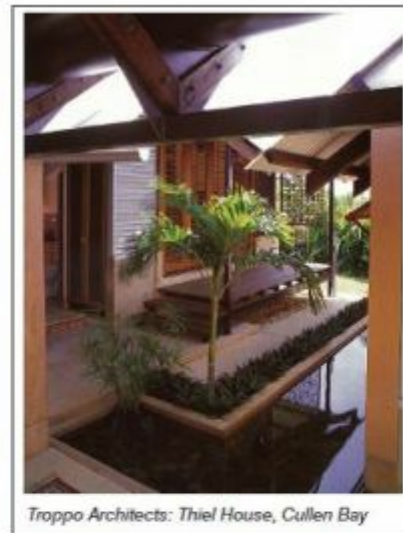
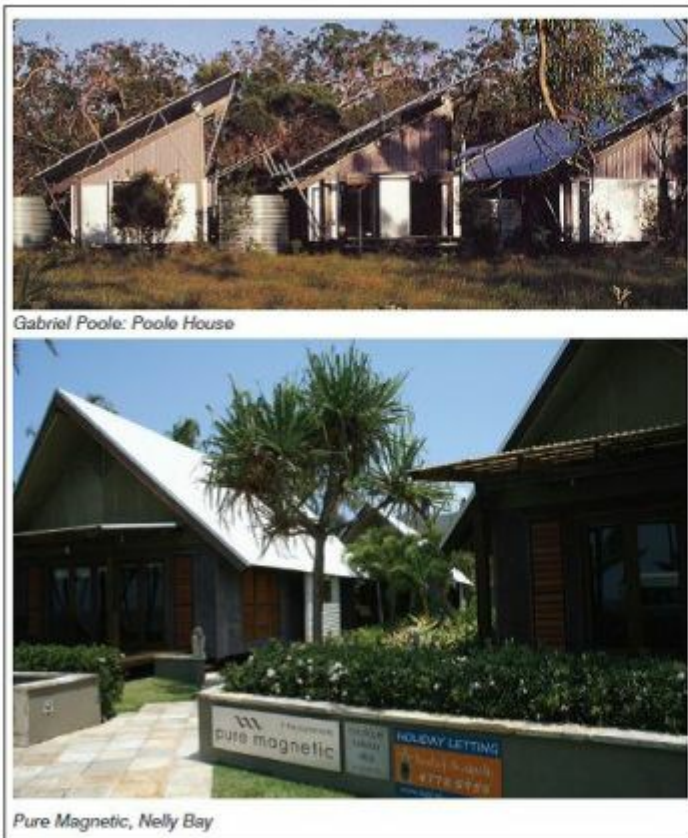
Table 6.2.2.3(a)-Accepted development subject to requirements and assessable development (Part)

Performance outcomes	Acceptable outcomes
Additional benchmarks 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.	
Magnetic Island medium density precinct	
PO75 Building design and massing is consistent with the low density scale of the locality and articulates individual dwellings.	AO75 Building height does not exceed 2 storeys and is predominately in the form of single, single unit or multiple pavilions. Figure 6.37 – Magnetic Island indicative built form outcomes illustrates.



Figure 6.37 – Magnetic Island indicative built form outcomes

PO76 Design and articulation of buildings contribute to the creation of the local tropical character through: (a) use of tropical building design typologies; (b) natural setting of buildings within the landscape; and (c) maximising views to the bay. Figure 6.38 – Examples of the desired tropical building design typologies.	No acceptable outcome is nominated.
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Troppo Architects: Thiel House, Cullen Bay
Balconies and walkways connect individual pavilions and create transition between indoor and outdoor spaces

Figure 6.38 – Examples of the desired tropical building design typologies

Table 6.2.2.3(a)-Accepted development subject to requirements and assessable development (Part)

Performance outcomes	Acceptable outcomes
Additional benchmarks 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.	
Picnic Bay precinct	
PO77 Non-residential uses are provided on the ground floor as part of a mixed use development along Granite Street and along the water frontage.	No acceptable outcome is nominated.
PO78 Building design and massing is consistent with the low density scale of the bay and articulates individual dwellings.	AO78 Building height does not exceed 2 storeys and is predominately in the form of single, single unit or multiple pavilions. Figure 6.37 – Magnetic Island indicative built form outcomes illustrates.

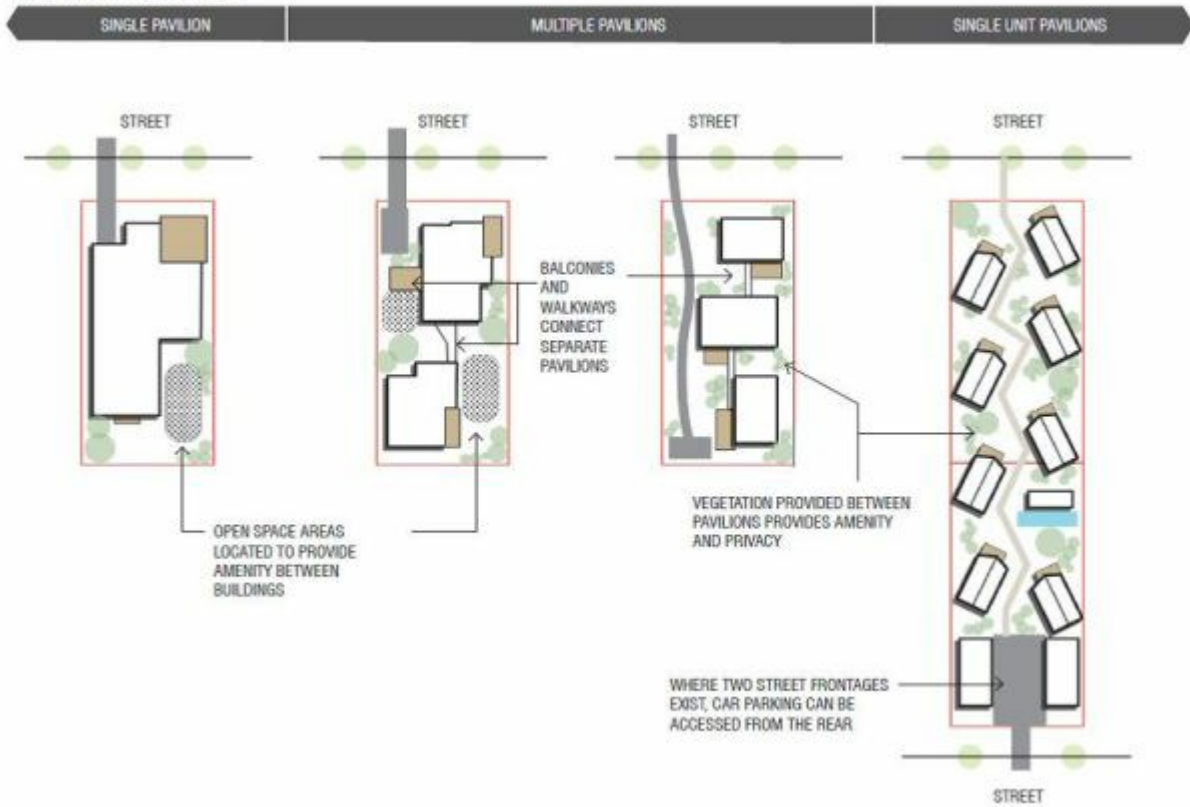
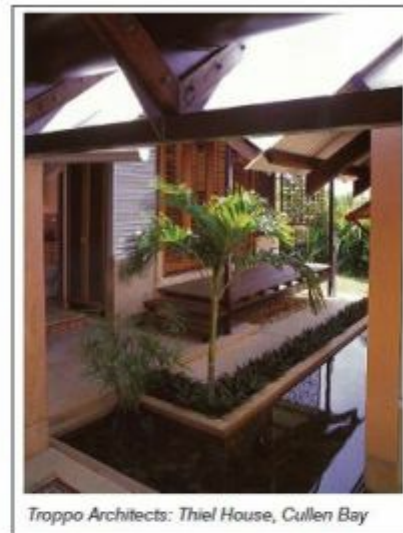
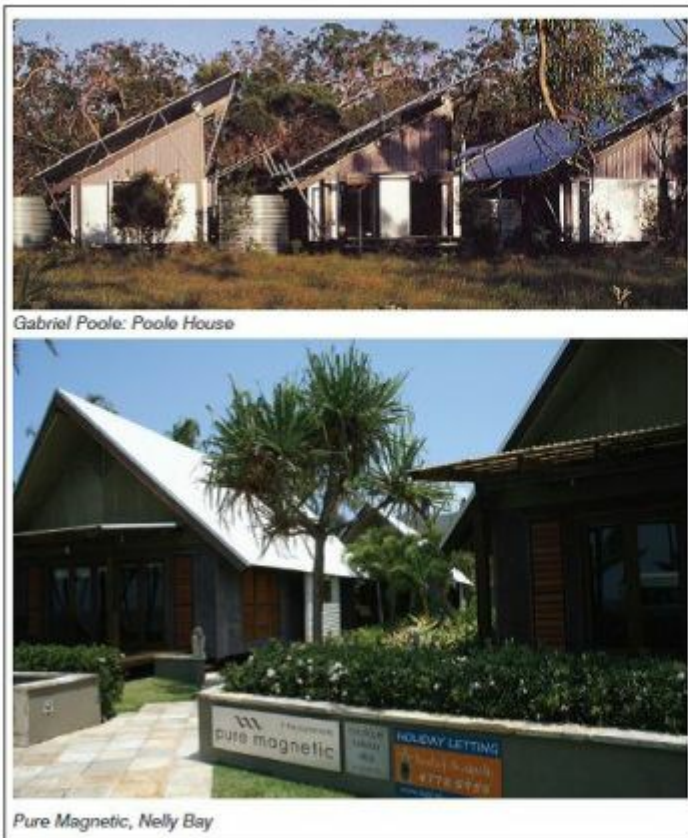


Figure 6.37 – Magnetic Island indicative built form outcomes

<p>PO79 Design and articulation of buildings contribute to the creation of the local tropical character through:</p> <ul style="list-style-type: none"> (a) use of tropical building design typologies; (b) natural setting of buildings within the landscape; and (c) maximising views to the bay. <p>Figure 6.38 – Examples of the desired tropical building design typologies illustrates.</p>	<p>No acceptable outcome is nominated.</p>
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Balconies and walkways connect individual pavilions and create transition between indoor and outdoor spaces

Figure 6.38 – Examples of the desired tropical building design typologies

<p>PO80 Where incorporating non-residential uses, the design of buildings in this precinct provides for pedestrian friendly and visually interesting frontages.</p>	<p>AO80.1 Front setbacks at the ground floor do not exceed 3m.</p> <p>AO80.2 Ground floor tenancies where including a non-residential use are articulated through:</p> <ul style="list-style-type: none"> (a) variation in use of materials (glass, timber, steel, masonry); and (b) a change in plane of a minimum 0.5m for any length of the facade exceeding 10m. <p>AO80.3 Ground floor dining tenancies are designed to be adaptable and flexible in configuration allowing for creation of indoor and outdoor spaces through use of large openings.</p>
<p>PO81 Where incorporating ground floor non-residential uses, weather protection via permanent or operable awnings is provided to usable outdoor spaces at the street frontage.</p>	<p>AO81 Awnings are provided over outdoor spaces.</p>

Table 6.2.2.3(a)-Accepted development subject to requirements and assessable development (Part)

Performance outcomes	Acceptable outcomes
<p>Additional benchmarks 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.</p>	
<p>Nelly Bay tourist precinct</p>	
<p>PO82 Non-residential uses are provided on the ground floor as part of a mixed use development and contribute to the creation of a waterfront promenade. Figure 6.39 – Nelly Bay waterfront promenade illustrates</p>	<p>No acceptable outcome is nominated.</p>

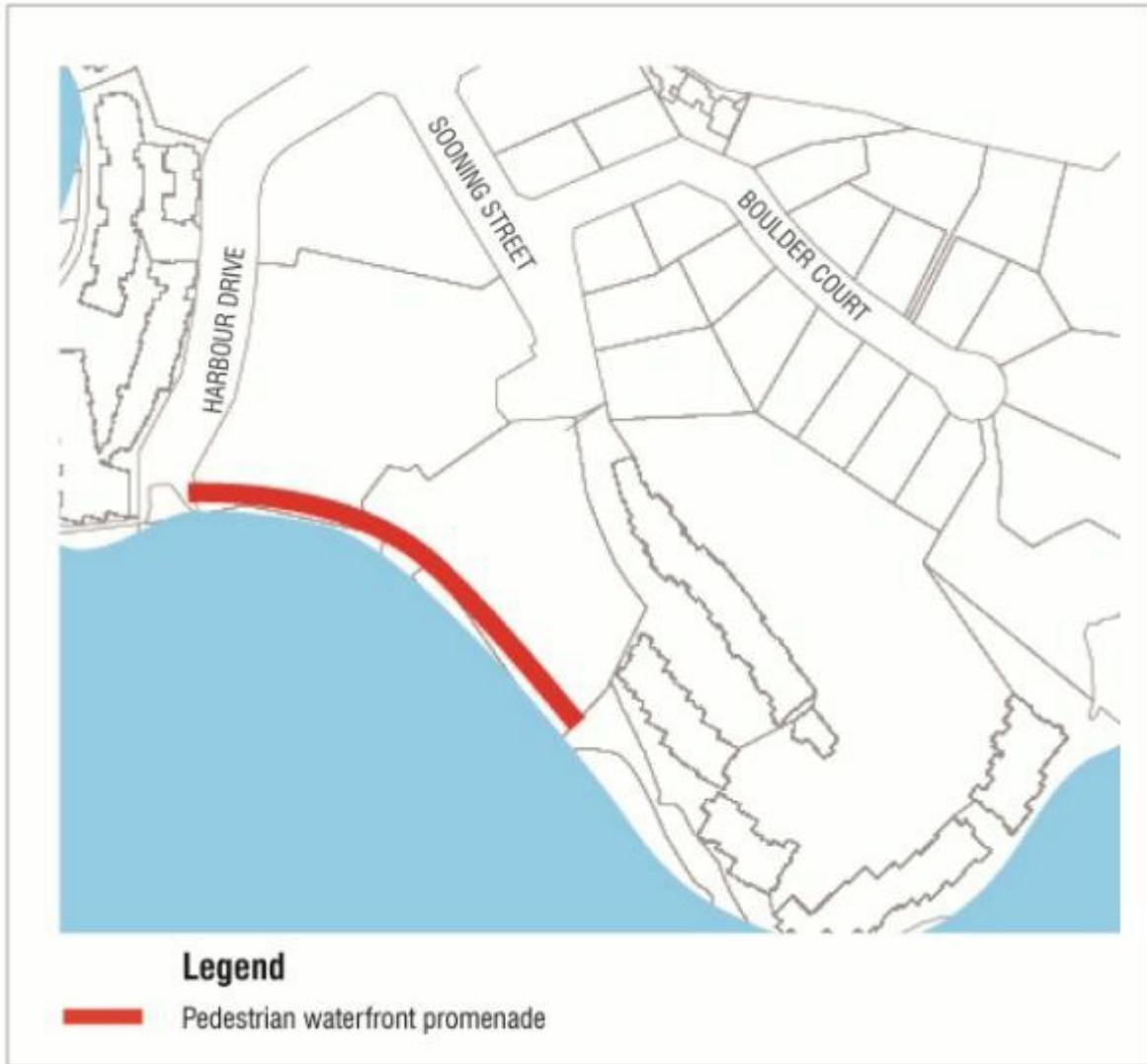


Figure 6.39 – Nelly Bay waterfront promenade

Performance outcomes	Acceptable outcomes
PO83 Tourist based services are located along Harbour Drive.	No acceptable outcome is nominated.
PO84 Building height is of a low to medium-rise scale and building massing is consistent with the low density character of the island.	AO84.1 Building height does not exceed 4 storeys.
	AO84.2 Development consists of a number of distinct buildings where site frontage exceeds 20m. Figure 6.40 – Indicative building massing illustrates

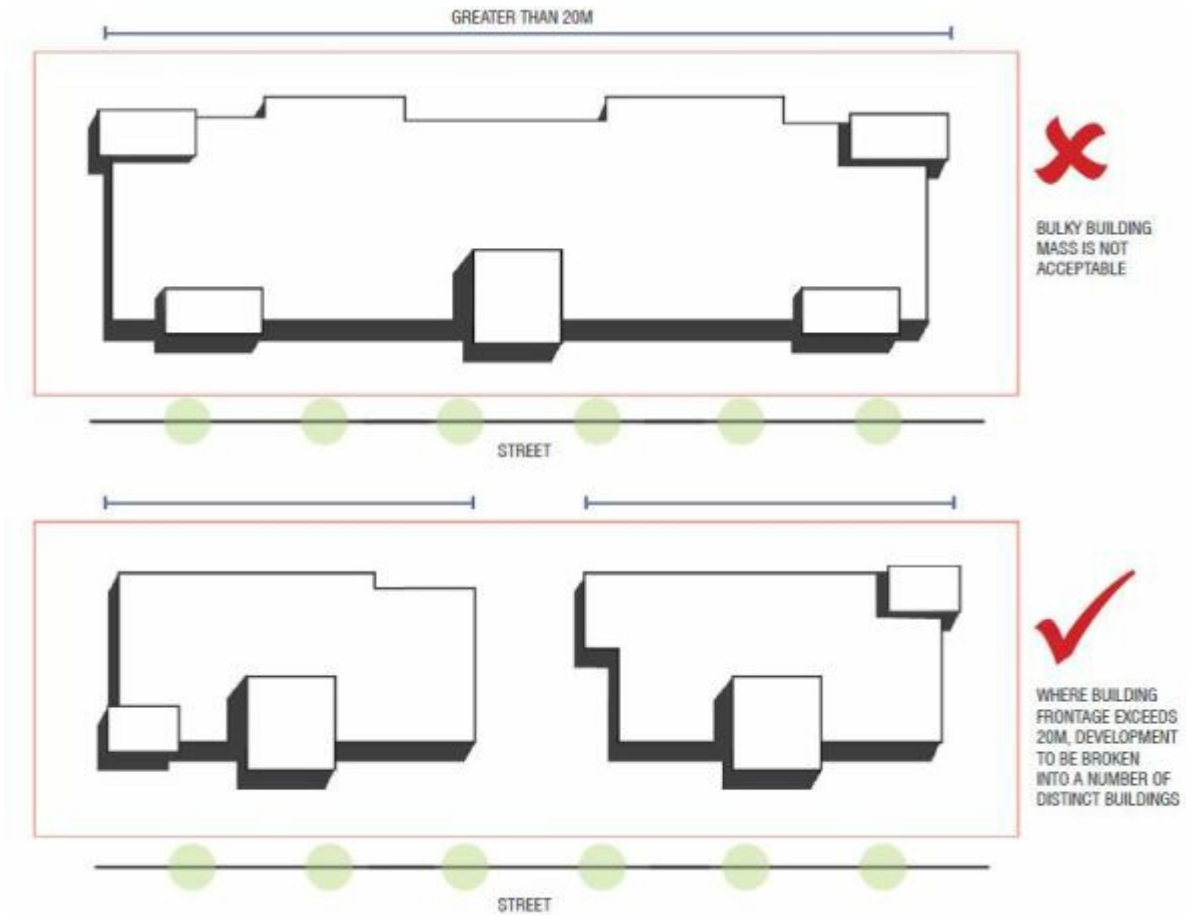


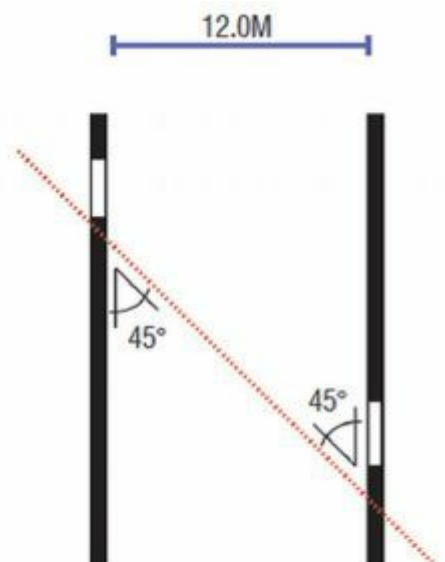
Figure 6.40 – Indicative building massing

<p>PO85 Design of buildings contribute to the creation of an attractive and safe arrival through maximising views to the bay through use of:</p> <p>(a) balconies, verandas or windows overlooking the bay; and</p> <p>(b) opportunities for indoor and outdoor living spaces.</p>	<p>No acceptable outcome is nominated.</p>
<p>PO86 Where incorporating non-residential uses, the design of buildings in this precinct provides for pedestrian friendly and visually interesting frontages with active ground floors where feasible.</p>	<p>AO86.1 Front setbacks at the ground floor do not exceed 3m.</p> <p>AO86.2 Ground floor tenancies where including a non-residential use are articulated through:</p> <p>(a) variation in use of materials (glass, timber, steel, masonry); and</p> <p>(b) a change in plane of a minimum 0.5m for any length of the facade exceeding 10m.</p> <p>AO86.3 Ground floor dining tenancies are designed to be adaptable and flexible in configuration allowing for creation of indoor and outdoor spaces through use of large openings.</p>
<p>PO87 Where incorporating ground floor non-residential uses, weather protection is provided to usable outdoor spaces at the street frontage.</p>	<p>AO87 Awnings are provided over outdoor spaces.</p>

Table 6.2.2.3(a) - Accepted development subject to requirements and assessable development (Part)

Performance outcomes	Acceptable outcomes
<p>Additional benchmarks for assessable development in precincts Note-Where acceptable outcomes in this section vary from those provided earlier in this code, the precinct-based acceptable outcome takes precedence.</p>	
<p>Wills Street precinct</p>	
<p>PO88 Building height and scale is consistent with the character desired for the precinct. The size of the development site allows for the primary orientation of buildings to the street, and the provision of building setbacks, on-site services and circulation, and open space at ground storey.</p>	<p>AO88.1 Building height does not exceed 4 storeys.</p> <p>AO88.2 Where accommodating a building of more than 3 storeys, development sites have a minimum size of 1,000m².</p>
<p>PO89 Built form provides for sensitive transitioning in height and scale to nearby Character residential zoned land.</p>	<p>No acceptable outcome is nominated.</p>

Table 6.2.2.3(b)-Building setbacks Medium density residential zone

Level	Building	Balconies or outermost projection	Privacy setbacks for balconies/terraces/windows of habitable rooms
Front setbacks			Development provides a minimum separation distance of: (a) 12.0m between windows or balconies that are offset by less than 45 degrees; or
Basement	1.5m (providing a deep planting zone)	1.5m	
Level 1-4	3.0m	1.5m	
Level 5 and above	5.0m	3.0m	
Side setbacks			
Levels 1-2	1.5m		 <p>12.0M SEPARATION BETWEEN WINDOWS AND/OR BALCONIES THAT ARE OFFSET BY LESS THEN 45°</p>
Levels 3-4	2.5m		
Level 5 and above	3.5m		
Rear setbacks			(b) 9.0m between windows or balconies that are offset by 45 degrees or more.
Basement	6.0m	n/a	
Level 1		n/a	
Levels 2-4		4.0m	
Level 5 and above		6.0m	
Level 5 and above		8.0m	6.0m

6.2.3 High density residential zone code

6.2.3.1 Application

This code applies to development where the code is identified as applicable in the categories of development and assessment.

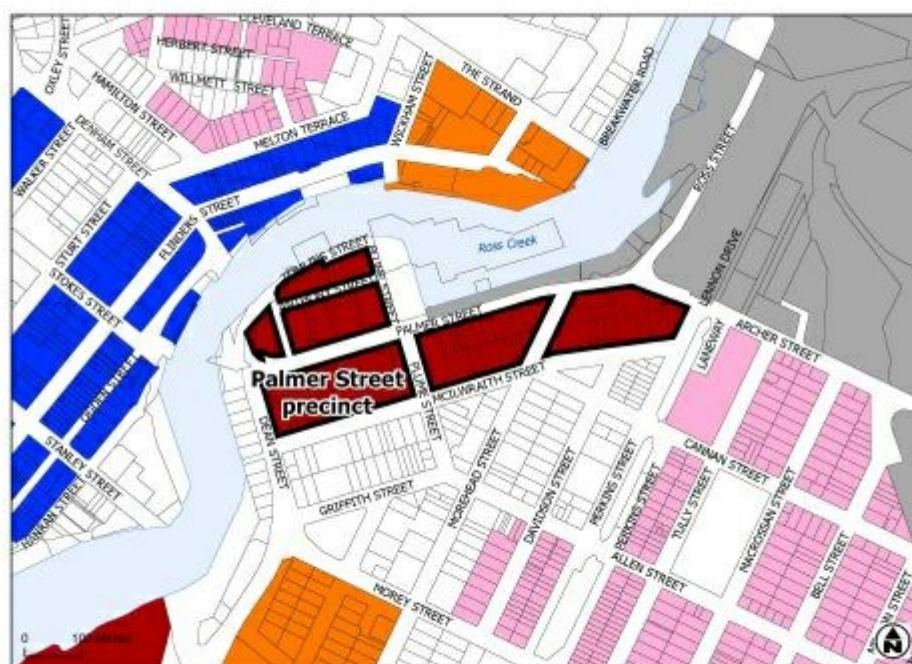
When using this code, reference should be made to section 5.3.2 and where applicable, section 5.3.3 located in Part 5.

6.2.3.2 Purpose

- (1) The purpose of the High density residential zone is to provide for higher density multiple dwellings.
- (2) The particular purpose of the code is to:
 - (a) optimise opportunities for higher density living close to the city's principal centre, in order to maximise accessibility to services, employment and public transport, promote affordable living and maximise day and night-time vibrancy of the centres;
 - (b) maintain a level of residential amenity that is consistent with an inner urban and near centre lifestyle; and
 - (c) create well-designed built form and public spaces that are pedestrian friendly and provide opportunities for community interaction.
- (3) The purpose of the zone will be achieved through the following overall outcomes:
 - (a) development provides for high-rise and high density multiple dwellings and short-term accommodation in locations clustered around or near the principal centre (CBD);
 - (b) building height steps down from taller buildings in the Principal centre (CBD) zone, and is generally up to 12 storeys;
 - (c) development maintains a high level of residential amenity on the site and in the neighbourhood;
 - (d) development is designed to incorporate sustainable practices including maximising energy efficiency, water conservation and public and active transport use;
 - (e) development is supported by transport infrastructure which is designed to provide and promote safe and efficient public transport use, walking and cycling; and
 - (f) non-residential uses occur where they directly support the day-to-day needs of the immediate residential community, do not unreasonably detract from the residential amenity of the area and are not better located in nearby centres.
- (4) The purpose of the zone will also be achieved through the following additional overall outcomes for particular precincts:

Palmer Street precinct:

- (a) this precinct continues to grow as Townville’s primary contemporary entertainment and accommodation destination;
- (b) Palmer Street is the continued focus for the establishment of restaurants, cafes and retail at the ground floor within a high quality streetscape;
- (c) permanent residential accommodation occurs within this precinct where it does not compromise the function of Palmer Street as an entertainment destination;
- (d) the public realm along the Ross Creek waterfront is of a high quality and provides continuous pedestrian access including the linking of the north and south banks by a new pedestrian bridge; and
- (e) large-scale offices and other commercial activities are not established within the precinct.

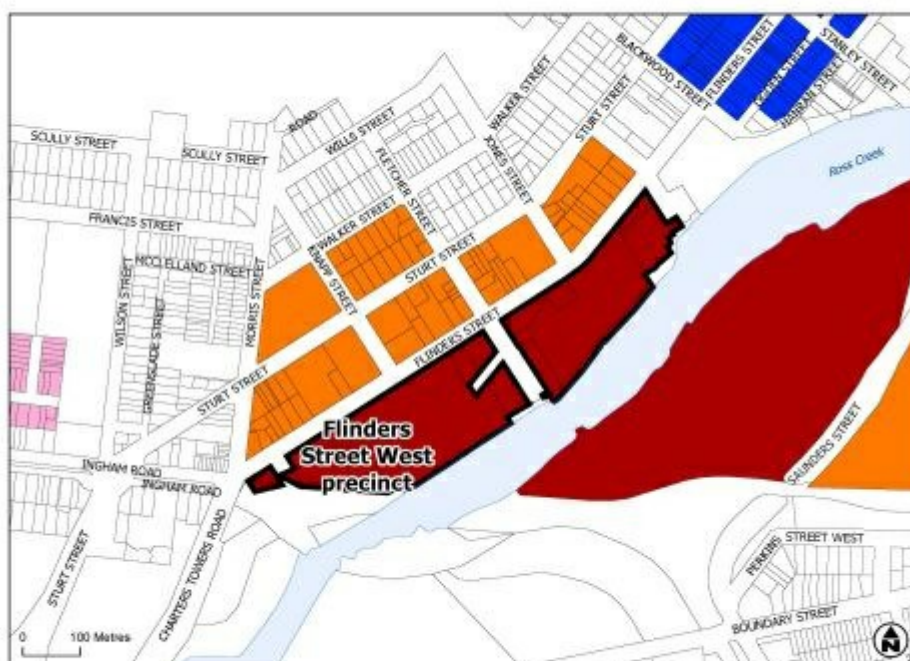


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Figure 6.41 – Palmer Street precinct

Flinders Street West precinct:

- (a) this precinct grows to accommodate high density residential living;
- (b) residential accommodation is provided in slender towers and takes advantage of the amenity of Ross Creek and views of Castle Hill, whilst protecting the heritage values of the historic railyards area;
- (c) a hub of cultural activities is established within the historic railyards area, including a mix of education and entertainment activities;
- (d) high quality public realm in and around the rail buildings is created and utilised for informal and formal performance spaces or events. Dining and local convenience retail may be located at ground storey; and
- (e) new pedestrian connections are established within the precinct to:
 - (i) provide a linear connection along the edge of Ross Creek;
 - (ii) provide new connections to the Railway Estate precinct;
 - (iii) enhance the connectivity provided by the east west heritage rail path; and
 - (iv) provide connectivity within the precinct.

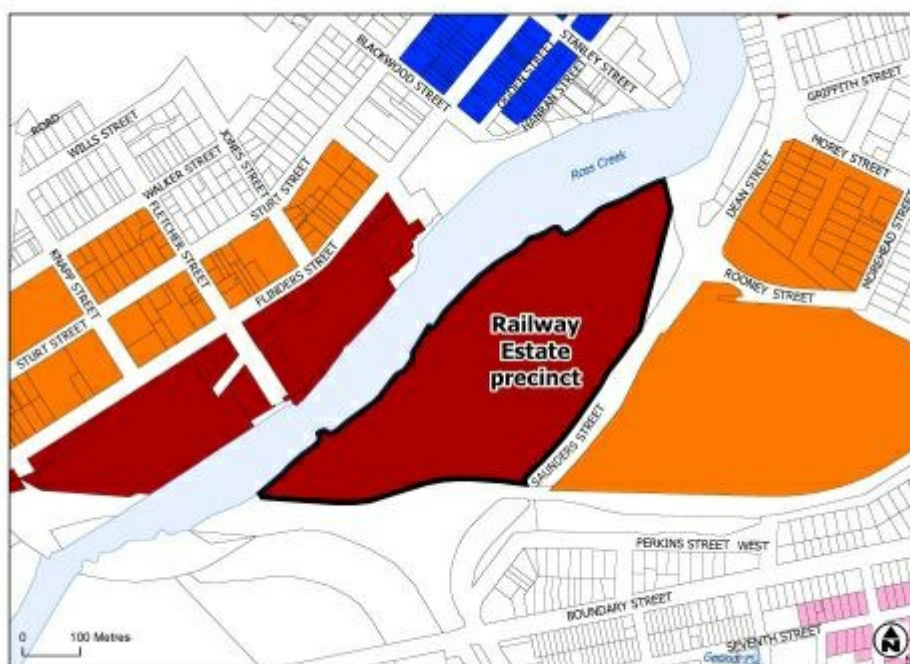


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Figure 6.42 – Flinders Street West precinct

Railway Estate precinct:

- (a) development provides a high quality residential environment which capitalises on the precinct's proximity to the principal centre (CBD) and Ross Creek;
- (b) development is predominantly residential in nature set in an attractive urban setting;
- (c) a new neighbourhood centre is envisaged within this precinct to service the needs of residents;
- (d) a high level of integration with existing and future development in surrounding areas is achieved, having regard to movement networks, open space and recreational facilities and community infrastructure;
- (e) movement networks are established to promote walking and cycling and public transport; and
- (f) development which is, or has the potential to become, incompatible with future urban development of the area does not occur.



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Figure 6.43 – Railway Estate precinct

6.2.3.3 Assessment benchmarks

Table 6.2.3.3(a)-Accepted development subject to requirements and assessable development (Part)

Performance outcomes	Acceptable outcomes
For accepted development subject to requirements and assessable development	
Home based business	
<p>PO1 The use does not adversely impact on the amenity of the surrounding residential land uses and local character.</p>	<p>AO1.1 The home based business:</p> <ul style="list-style-type: none"> (a) is carried out in an existing building or structure; (b) does not use more than 60m² of the gross floor area of the building or structure; (c) involves at least one or more residents of the dwelling house; (d) involves not more than one non-resident employee; (e) where bed and breakfast accommodation does not exceed three bedrooms; (f) does not generate more than 1 heavy vehicle trip per week; <p>Editor's note—A heavy vehicle is a vehicle with more than 4.5 tonnes gross vehicle mass.</p> <ul style="list-style-type: none"> (g) does not generate more than 14 vehicle trips per day by other vehicles, where one trip includes arriving and departing the site. These trips are additional to normal domestic trips associated with the dwelling; (h) contains visitor parking within the site; (i) does not involve hiring out of materials, goods, appliances or vehicles; and (j) does not involve the repair or maintenance of vehicles, other than minor maintenance of vehicles used in conjunction of the home business on the site. <p>Editor's note—Home based business operators should also refer to signage requirements under Table 5.8.2 -Operational work being placing an advertising device on a premises and Section 9.3.1-Advertising devices code.</p>
	<p>AO1.2 Functional aspects of the use such as service areas, material storage or use activities are not visible from the street.</p>
	<p>AO1.3 Other than where a bed and breakfast or home based child care, the business use does not operate outside the hours of 8am to 5pm Monday to Friday, 8am to 2pm Saturday and does not operate on Sunday.</p>
	<p>AO1.4 Noise levels do not exceed acoustic quality objectives under the Environmental Protection (Noise) Policy 2008.</p>

Table 6.2.3.3(a)-Accepted development subject to requirements and assessable development (Part)

Performance outcomes	Acceptable outcomes
For accepted development subject to requirements and assessable development	
Sales office	
PO2 The use does not adversely impact on the amenity of the surrounding residential land uses and local character.	AO2 Development of the sales office is in place for no more than two years.

Table 6.2.3.3(a)-Accepted development subject to requirements and assessable development (Part)

Performance outcomes	Acceptable outcomes
For assessable development	
Amenity	
PO3 Development minimises impacts on surrounding land and provides for an appropriate level of amenity within the site, having regard to: (a) noise; (b) hours of operation; (c) traffic; (d) visual impact; (e) odour and emissions; (f) lighting; (g) access to sunlight; (h) privacy; and (i) outlook.	No acceptable outcome is nominated.
PO4 Landscaping is provided to enhance the appearance of the development, screen unsightly components, create an attractive on-site environment and provide shading.	No acceptable outcome is nominated.

Table 6.2.3.3(a)-Accepted development subject to requirements and assessable development (Part)

Performance outcomes	Acceptable outcomes
For assessable development	
Crime prevention through environmental design	
<p>PO5 Development facilitates the security of people and property having regard to:</p> <ul style="list-style-type: none"> (a) opportunities for casual surveillance and sight lines; (b) exterior building design that promotes safety; (c) adequate lighting; (d) appropriate signage and wayfinding; (e) minimisation of entrapment locations; and (f) building entrances, loading and storage areas that are well lit and lockable after hours. <p>Editor's note—Applicants should have regard to Crime Prevention through Environmental Design Guidelines for Queensland.</p>	<p>No acceptable outcome is nominated.</p>
<p>PO6 Development promotes the safety of residents and visitors, particularly through casual surveillance of the street and public spaces.</p>	<p>AO6.1 Buildings are designed to have balconies, windows and building openings overlooking streets and other areas which are accessible to the public. Figure 6.44 — Design for casual surveillance illustrates</p> <p>AO6.2 Fences or walls along a street frontage have a maximum height of 1.2m where solid, or 1.8m where that portion of the fence above 1.2m high is at least 50% transparent.</p>

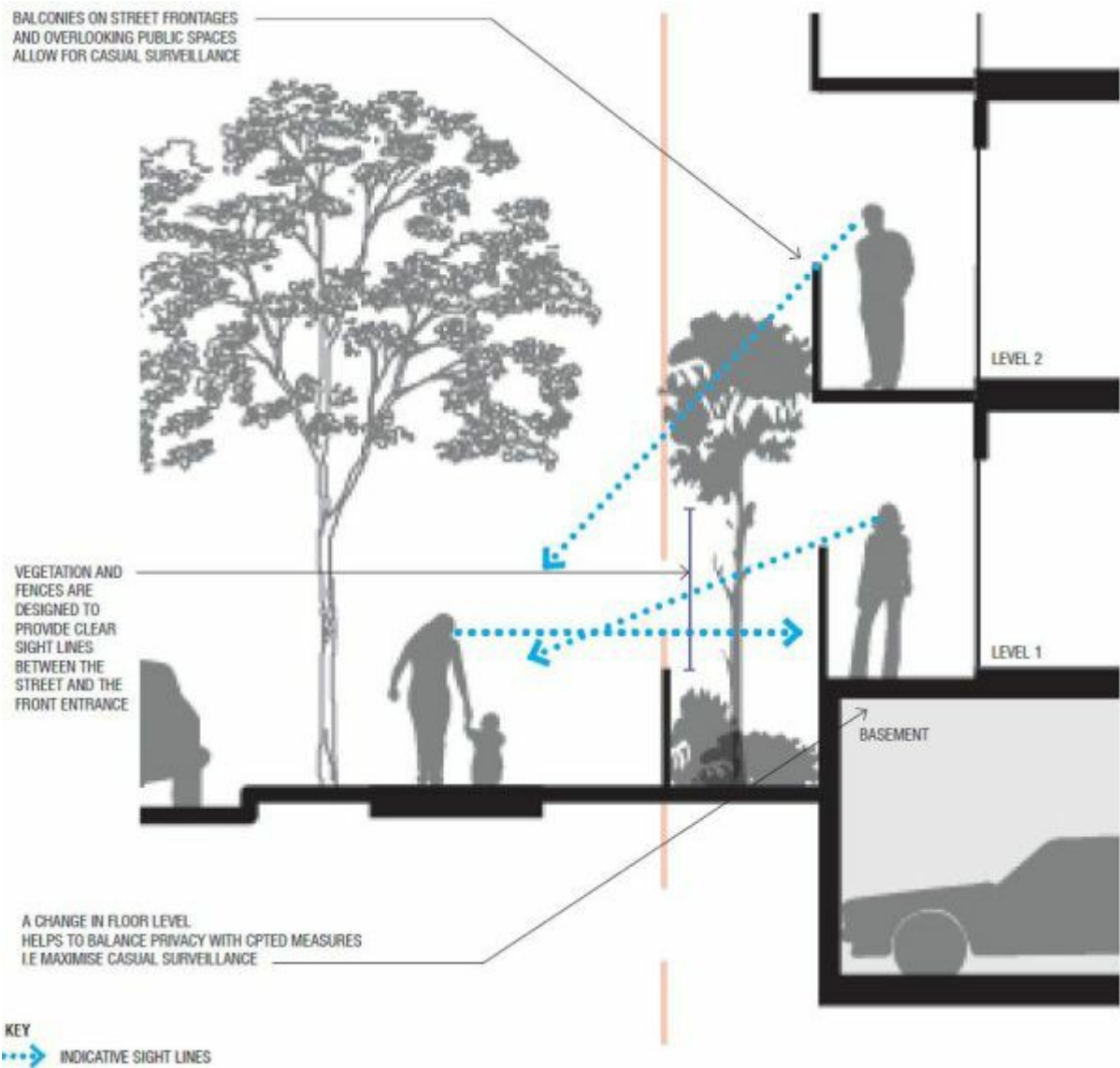


Figure 6.44 – Design for casual surveillance

Table 6.2.3.3(a)-Accepted development subject to requirements and assessable development (Part)

Performance outcomes	Acceptable outcomes
For assessable development	
Built form	
<p>PO7 Design elements contribute to an interesting and attractive streetscape and building through:</p> <ul style="list-style-type: none"> (a) the provision of projections and recesses in the façade which reflect changes in internal functions of buildings including circulation; (b) variations in material and building form; (c) modulation in the façade, horizontally or vertically; (d) articulation of building entrances and openings; (e) corner treatments to address both street frontages for a premises on a corner; (f) at lower levels creates human/pedestrian scale experiences; (g) for upper levels, frames streets and public spaces; (h) elements which assist in wayfinding and legibility; and (i) elements which relates to the context including surrounding buildings, parks, streets and open spaces. <p>Figure 6.45 – Building design elements provides indicative guidance.</p>	<p>No acceptable outcome is nominated.</p>

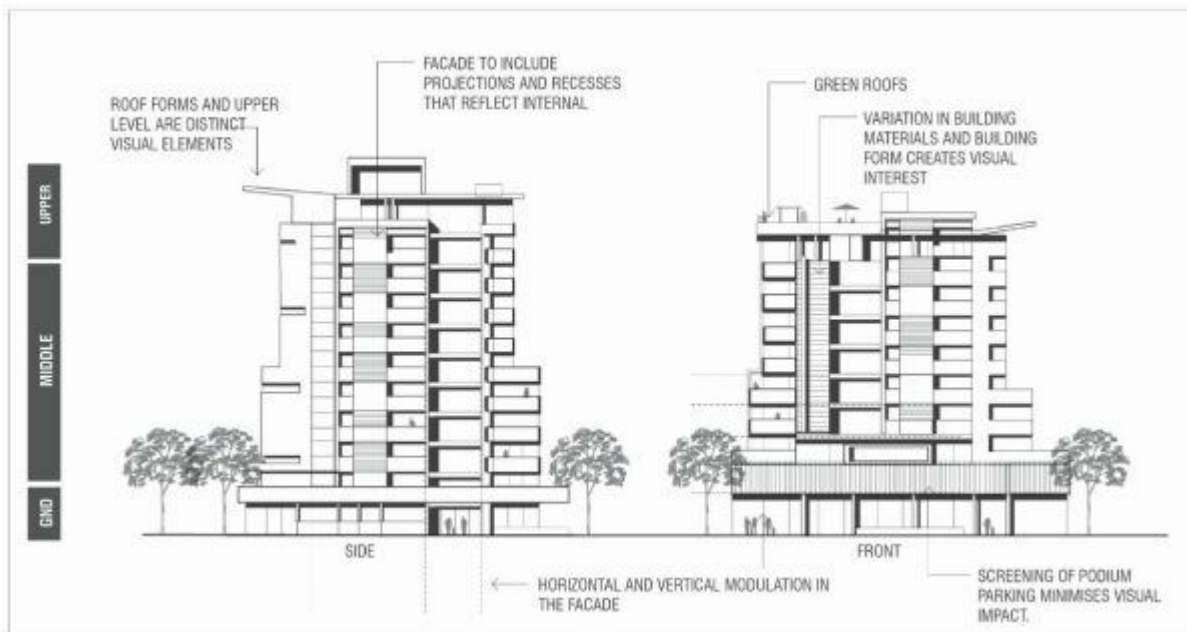


Figure 6.45 – Building design elements

<p>PO8 Air conditioning units are insulated so that adjoining properties are not affected by the noise source, and are not significantly visible from the street.</p>	<p>No acceptable outcome is nominated.</p>
<p>PO9 The overall shape, configuration and placement of buildings create usable outdoor spaces.</p>	<p>No acceptable outcome is nominated.</p>
<p>PO10 Building height and scale, maintains the primacy of the principal centre (CBD) and is consistent with the character desired for the precinct.</p>	<p>AO10 Building height does not exceed 12 storeys.</p>
<p>PO11 The size of the development site allows for primary orientation of buildings to the street, and the provision of building setbacks, on-site services and circulation and open space at ground storey.</p>	<p>AO11 Where accommodating a building of 5 storeys or more, development sites have a minimum size of 1,000m².</p>
<p>PO12 Building design and setbacks:</p> <ul style="list-style-type: none"> (a) create an attractive, consistent and cohesive scale along the streetscape; (b) maintain appropriate levels of light and solar penetration, air circulation, privacy and amenity for existing and future buildings; (c) do not prejudice the development or amenity of adjoining land; (d) retain the openness of street vistas, including to the sky, along major elements of the city grid; and (e) transition to lower scale heritage places and precincts. 	<p>AO12 The design meets the setback requirements outlined by Table 6.2.3.3(b) - Building setbacks High density residential zone unless varied by a relevant precinct.</p>
<p>PO13 Built to boundary walls do not impact on the amenity or privacy of adjoining premises. Editor's note—Built to boundary wall heights and lengths may be increased where abutting an existing or proposed built to boundary wall on an adjoining property.</p>	<p>AO13 Built to boundary walls:</p> <ul style="list-style-type: none"> (a) are for non-habitable rooms or spaces only; (b) are not located within 1.5m of a habitable room on an adjoining site; (c) have a maximum height of 3m; and (d) have a maximum length of 15m.
<p>PO14 Buildings are designed to achieve good solar access by:</p> <ul style="list-style-type: none"> (a) minimising the extent of shadows on usable private open space or public spaces; and (b) maintaining access to sunlight for habitable rooms within adjoining premises. 	<p>No acceptable outcome is nominated.</p>
<p>PO15 Building caps and rooftops contribute to the:</p> <ul style="list-style-type: none"> (a) architectural design of the building; and (b) the creation of an attractive roofscape. 	<p>No acceptable outcome is nominated.</p>

<p>PO16 Roof top levels incorporate open space or recreational spaces for the users of the building or are significantly dedicated to 'green roof' vegetation.</p>	<p>No acceptable outcome is nominated.</p>
<p>PO17 Development provides private open space that is:</p> <p>(a) well-proportioned, appealing, functional and easily accessible, and promotes outdoor living as an extension of the dwelling;</p> <p>(b) provides a high level of privacy for residents and neighbours; and</p> <p>(c) has sufficient size and shape to meet the needs of a diversity of potential residents.</p>	<p>AO17.1 Balconies are provided with a minimum area of 9m² for 1 bedroom unit or 16m² for 2 or more bedroom unit, with a minimum dimension 4m and clear of any air conditioning unit or drying space.</p> <p>AO17.2 Where clothes drying areas are provided on private balconies they are screened from public view.</p> <p>AO17.3 Private open space is located or screened so it does not directly overlook main living areas or private open space of adjoining dwellings.</p>
<p>PO18 Sufficient communal open space is provided to create flexible spaces suitable for a range of activities.</p>	<p>AO18 No acceptable outcome is nominated.</p>
<p>PO19 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.</p>	<p>No acceptable outcome is nominated.</p>
<p>PO20 Where incorporating ground floor non-residential use, the design of buildings provides for pedestrian-friendly and visually interesting frontages.</p>	<p>AO20.1 Ground floor tenancies where including a non-residential use are articulated through:</p> <p>(a) variation in use of materials (glass, timber, steel, masonry); and</p> <p>(b) a change in plane of a minimum of 0.5m for any length of the facade exceeding 10m.</p> <p>AO20.2 Ground floor tenancies are designed to be adaptable and flexible in configuration allowing for creation of indoor and outdoor spaces through use of large openings.</p>
<p>PO21 Where incorporating ground floor non-residential use, weather protection is provided to usable outdoor spaces at the street frontage.</p>	<p>AO21 Awnings are provided over outdoor spaces.</p>

Table 6.2.3.3(a)-Accepted development subject to requirements and assessable development (Part)

Performance outcomes	Acceptable outcomes
For assessable development	
Parking and servicing	
<p>PO22 Parking facilities are located to be concealed from public view to ensure an attractive streetscape. Figure 6.46 — Concealment of parking structures.</p>	<p>No acceptable outcome is nominated.</p>

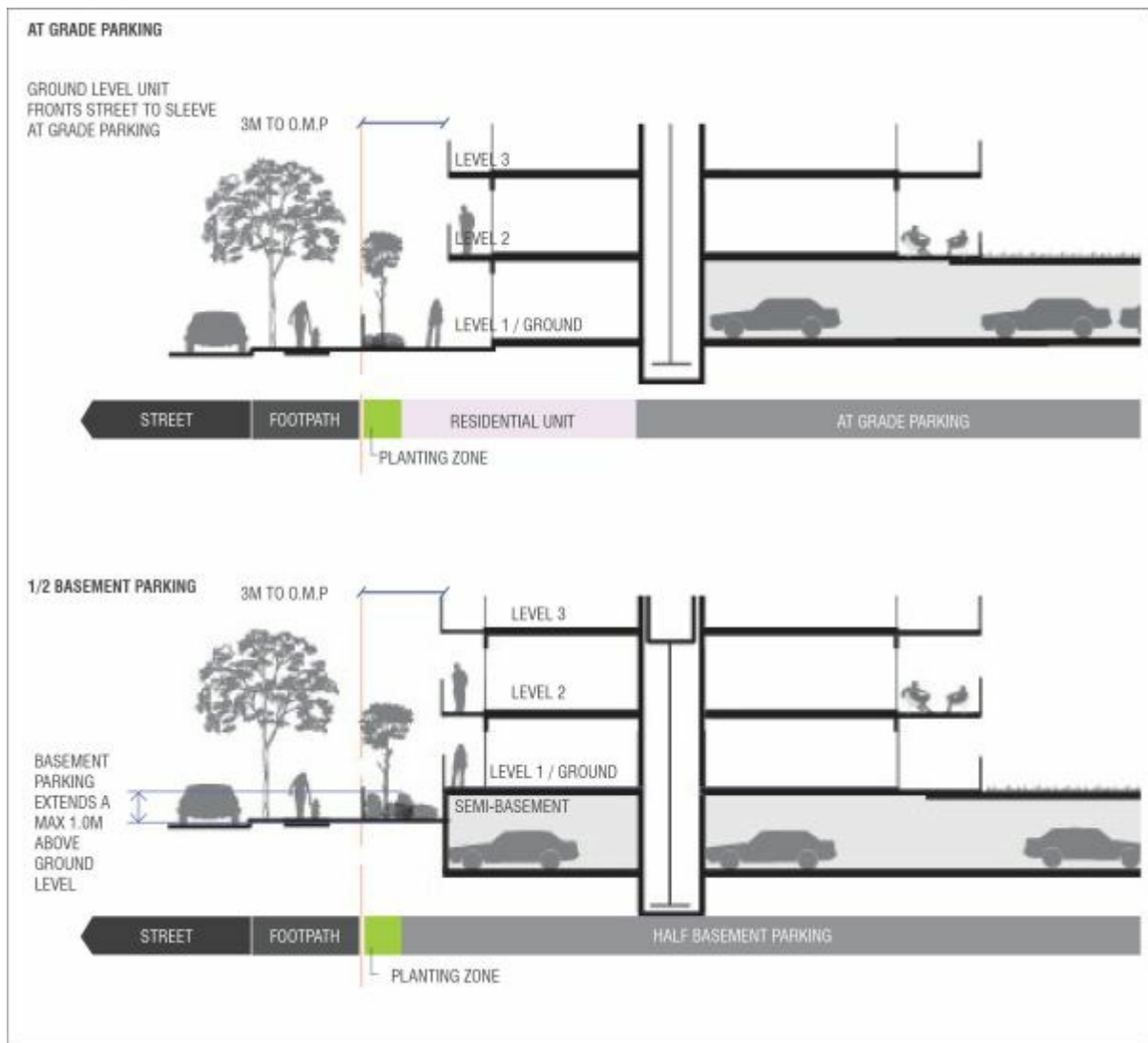


Figure 6.46 – Concealment of parking structures

<p>PO23 Waste disposal and servicing areas are screened from public view and do not have adverse amenity impacts on adjoining properties.</p>	<p>No acceptable outcome is nominated.</p>
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Table 6.2.3.3(a)-Accepted development subject to requirements and assessable development (Part)

Performance outcomes	Acceptable outcomes
For assessable development — where a non-residential use	
<p>PO24 Non-residential uses establish only where:</p> <ul style="list-style-type: none"> (a) compatible with local character and amenity; (b) limited in scale and supporting the day-to-day needs of the local community or as specifically intended for a particular precinct; and (c) not impacting on the role and function of the city's network of centres or more appropriately located in another zone. 	<p>No acceptable outcome is nominated. Editor's note—Applicants should have regard to Economic impact assessment planning scheme policy SC6.5 for guidance on how to demonstrate compliance with this performance outcome.</p>

Table 6.2.3.3(a)-Accepted development subject to requirements and assessable development (Part)

Performance outcomes	Acceptable outcomes
<p>Additional benchmarks 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.</p>	
<p>Palmer Street precinct</p>	
<p>PO25 Building height transitions down to create a low-rise interface with the Ross Creek Marina.</p>	<p>AO25 Building height is in accordance with Figure 6.47 — Palmer Street precinct concept plan.</p>
<p>PO26 The design of buildings contributes to the creation of an interesting and attractive streetscape along Palmer Street by:</p> <ul style="list-style-type: none"> (a) creating an entry aesthetic which defines the street edge with a high density built form; and (b) incorporating a streetscape and planting theme that creates a boulevard treatment of the street. 	<p>No acceptable outcome is nominated.</p>
<p>PO27 Development facilitates or supports primarily high density short-term or permanent accommodation uses.</p>	<p>No acceptable outcome is nominated.</p>
<p>PO28 An open space and pedestrian network is provided in accordance with Figure 6.47 — Palmer Street precinct concept plan which:</p> <ul style="list-style-type: none"> (a) opens up opportunities for residents and visitors to view Ross Creek; and (b) creates quality walkable pathways along the creek edge in an attractive landscaped environment. 	<p>No acceptable outcome is nominated.</p>
<p>PO29 A new public space is provided along the Ross Creek frontage in accordance with Figure 6.47 — Palmer Street precinct concept plan which:</p> <ul style="list-style-type: none"> (a) reduces the impact of traffic or service areas on pedestrians; (b) furnishes the space to provide a range of opportunities for sitting and social interaction; (c) connects the open space in the west with the yacht club in the east; and (d) provides an attractive environment for buildings to front. 	<p>No acceptable outcome is nominated.</p>

PO30
 On frontages shown on Figure 6.47 — Palmer Street precinct concept plan as having a built form edge, buildings contribute to the creation of a strong and pedestrian oriented edge to the street, by:

- (a) being built to the street frontage at the ground storey;
- (b) creating a generally continuous building alignment;
- (c) providing awnings over the footpaths; and
- (d) having facades which contain windows, doors, materials and features which generate visual interest at the street level.

No acceptable outcome is nominated.

PO31
 Dining, entertainment and tourist oriented uses occur at ground storey within development identified on the Figure 6.47 — Palmer Street precinct concept plan as active frontage.

No acceptable outcome is nominated.



Figure 6.47 – Palmer Street precinct concept plan

<p>PO32 Buildings contribute to the creation of an attractive and activated edge to Ross Creek by having facades which contain windows, doors, materials and features which generate visual interest.</p>	<p>No acceptable outcome is nominated.</p>
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Table 6.2.3.3(a)-Accepted development subject to requirements and assessable development (Part)

Performance outcomes	Acceptable outcomes
<p>Additional benchmarks 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.</p>	
<p>Flinders Street West precinct</p>	
<p>PO33 Building height transitions down from the principal centre (CBD) interface to lower rise buildings around the historic railyards and surrounding neighbourhoods.</p>	<p>AO33 Building height is in accordance with Figure 6.48 — Flinders Street West precinct concept plan.</p>
<p>PO34 Development primarily facilitates or supports high density accommodation uses.</p>	<p>No acceptable outcome is nominated.</p>
<p>PO35 Non-residential uses occur at ground storey and may include small-scale offices, retail, community uses and dining where on an active frontage identified on the Figure 6.48 — Flinders Street West precinct concept plan.</p>	<p>No acceptable outcome is nominated.</p>
<p>PO36 Heritage buildings within the historic railyards are refurbished and reused for educational, cultural and community uses.</p>	<p>No acceptable outcome is nominated.</p>
<p>PO37 The ground floor of all non-heritage buildings within the historic railyards are used for educational, cultural and community uses or complementary activities.</p>	<p>No acceptable outcome is nominated.</p>
<p>PO38 An open space and pedestrian network is provided in accordance with Figure 6.48 — Flinders Street West precinct concept plan. Central access within the precinct is designed to be a pedestrian focused shared zone, ensuring that while vehicle access is available pedestrian accessibility is prioritised.</p>	<p>No acceptable outcome is nominated.</p>
<p>PO39 New development or redevelopment within the historic railyards protects heritage values and provides high quality public realm including: (a) informal and formal performance spaces; and (b) spaces for public events or gatherings.</p>	<p>No acceptable outcome is nominated.</p>

<p>PO40 New public spaces are provided in accordance with Figure 6.48 — Flinders Street West precinct concept plan which:</p> <ul style="list-style-type: none"> (a) create quality walkable connections to public walkways on the river; (b) reduce the impact of traffic or service areas on pedestrians; (c) furnish the space to provide a range of opportunities for sitting and social interaction; and (d) provide an attractive environment for adjoining buildings to front. 	<p>No acceptable outcome is nominated.</p>
<p>PO41 On frontages shown on Figure 6.48 — Flinders Street West precinct concept plan as having a built frontage, buildings contribute to the creation of a strong and pedestrian oriented edge to Ross Creek and the street, by:</p> <ul style="list-style-type: none"> (a) creating a generally continuous building alignment; (b) providing awnings over the footpaths; and (c) having facades which contain windows, doors, materials and features which generate visual interest at the street level. 	<p>No acceptable outcome is nominated.</p>
<p>PO42 Where shown as “built frontage” on Figure 6.48 – Flinders Street West precinct concept plan buildings contribute to the creation of an attractive and activated edge to Ross Creek and road frontage by having facades which contain windows, doors, materials and features which generate visual interest.</p>	<p>No acceptable outcome is nominated.</p>

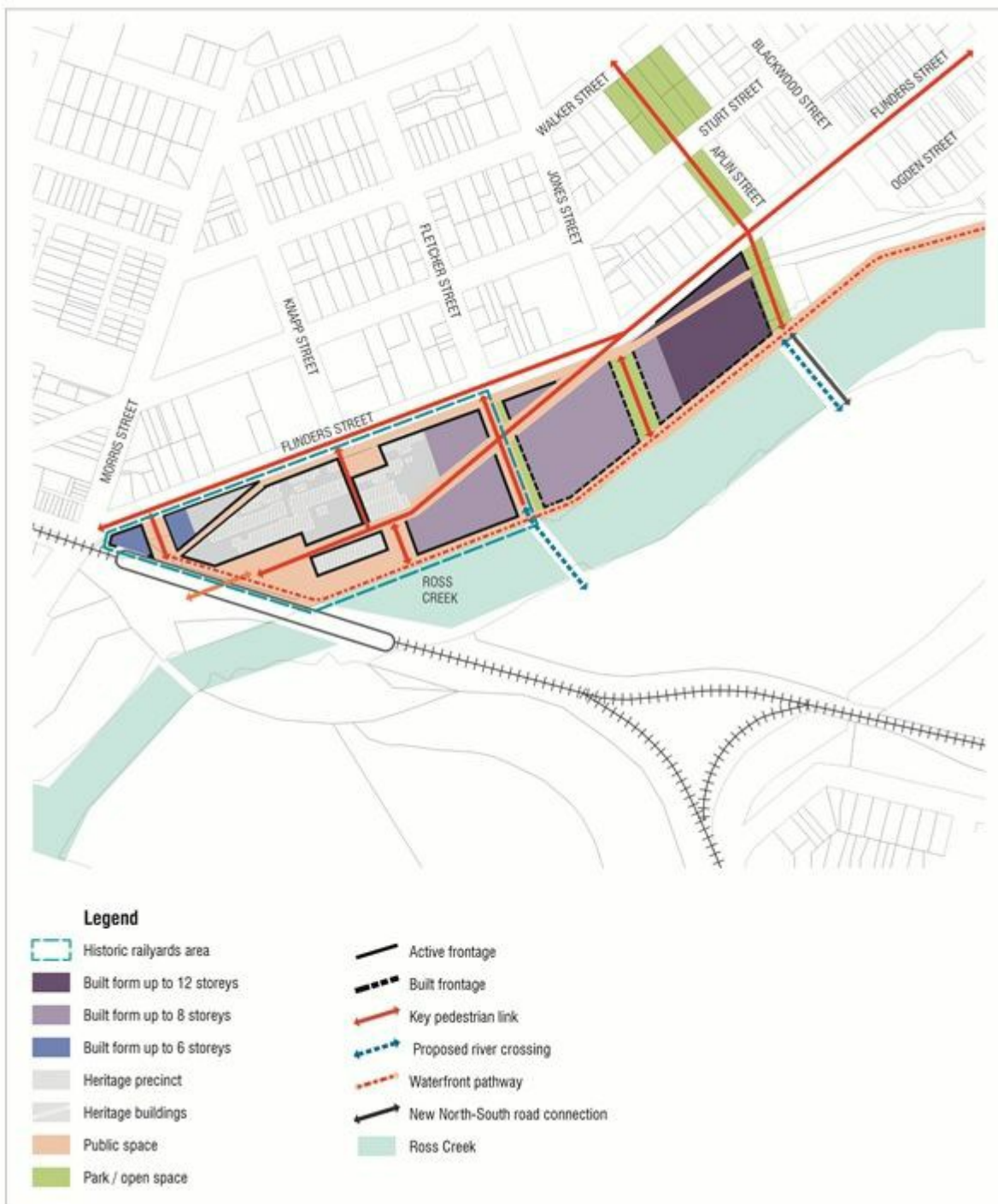


Figure 6.48 – Flinders Street West precinct concept plan

Table 6.2.3.3(a)-Accepted development subject to requirements and assessable development (Part)

Performance outcomes	Acceptable outcomes
<p>Additional benchmarks 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.</p>	
<p>Railway Estate precinct</p>	
<p>PO43 Development primarily facilitates or supports high density accommodation uses.</p>	<p>No acceptable outcome is nominated.</p>
<p>PO44 A new neighbourhood level centre may establish within the precinct in accordance with Figure 6.49 — Railway Estate precinct concept plan.</p> <p>The new centre is designed to create:</p> <ul style="list-style-type: none"> (a) a coherent and integrated built form, public realm and circulation networks; (b) central, accessible and attractive public spaces for people to congregate and interact; (c) continuity of streetscape and landscape characteristics; (d) pedestrian friendly and visually interesting frontages to streets and public spaces; and (e) active primary frontages with car parking areas sleeved by buildings. 	<p>No acceptable outcome is nominated.</p>
<p>PO45 Development does not compromise or compete with the principal centre (CBD) or successful functioning of other centres in the network.</p>	<p>No acceptable outcome is nominated.</p>
<p>PO46 High level pedestrian and cyclist permeability is achieved, and primary elements of an open space, street and pedestrian network are provided in accordance with Figure 6.49 — Railway Estate precinct concept plan.</p>	<p>No acceptable outcome is nominated.</p>

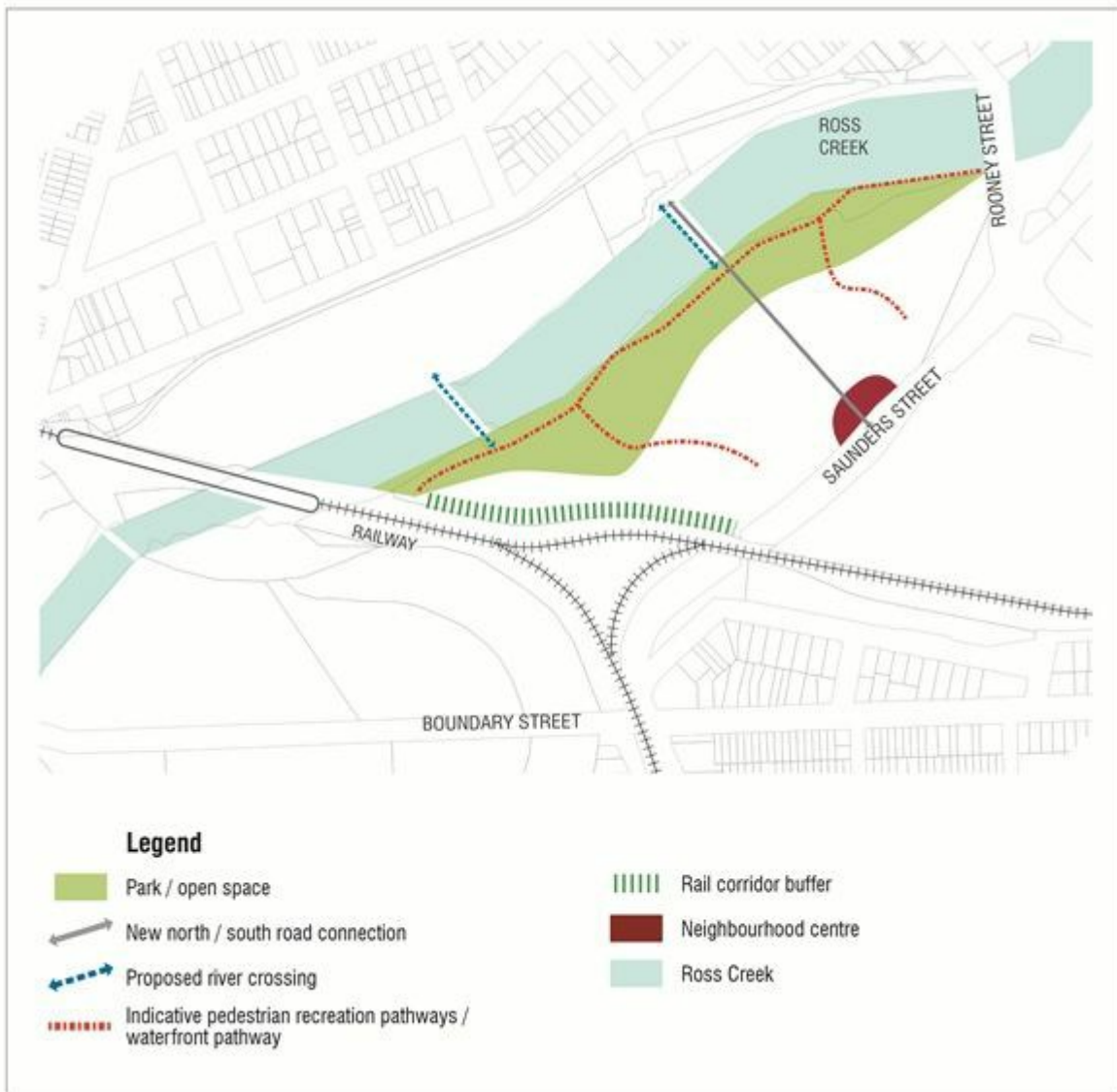
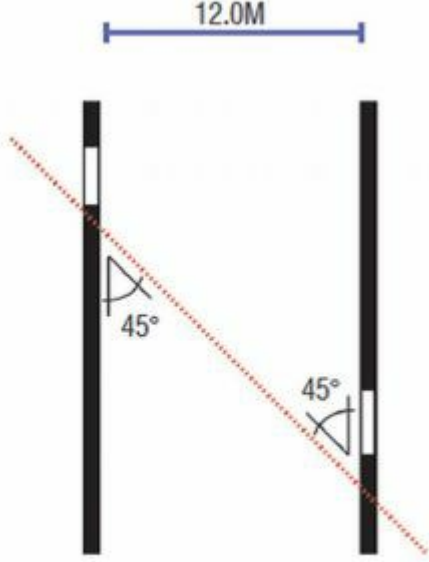
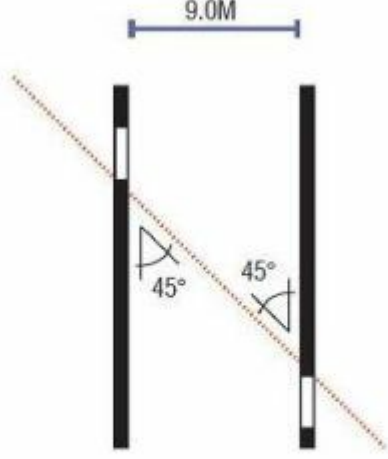


Figure 6.49 – Railway Estate precinct concept plan

<p>PO47 New development provides high quality public realm including:</p> <ul style="list-style-type: none"> (a) informal and formal performance spaces; (b) spaces for public events or gatherings; and (c) the creation of an attractive and activated edge to Ross Creek. 	<p>No acceptable outcome is nominated.</p>
<p>PO48 Development is attractively buffered from the railway, to achieve an acceptable level of residential amenity.</p>	<p>No acceptable outcome is nominated.</p>

Table 6.2.3.3(b)—Building setbacks High density residential zone

Level	Building	Balconies or outermost projection	Privacy setbacks for balconies/terraces/windows of habitable rooms
Front setbacks			Development provides a minimum separation distance of: (a) 12.0m between windows or balconies that are offset by less than 45 degrees; or  <p>12.0M SEPARATION BETWEEN WINDOWS AND/OR BALCONIES THAT ARE OFFSET BY LESS THEN 45°</p> (b) 9.0m between windows or balconies that are offset by 45 degrees or more.  <p>9.0M SEPARATION BETWEEN WINDOWS AND/OR BALCONIES THAT ARE OFFSET BY 45° OR MORE</p>
Basement	0m	n/a	
Level 1-4	3.0m	1.5m	
Level 5 and above	5.0m	3.0m	
Side setbacks			
Levels 1-2	1.5m or 0m where the adjoining building is built to boundary.		
Levels 3-4	2.5m or 0m where the adjoining building is built to boundary.		
Level 5 and above	3.5m		
Rear setbacks			
Basement	6.0m or 0m where the adjoining building is built to boundary.	n/a	
Level 1		n/a	
Levels 2-4		4.0m	
Level 5 and above	6.0m	6.0m	

6.2.4 Rural residential zone code

6.2.4.1 Application

This code applies to development where the code is identified as applicable in the categories of development and 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.

6.2.4.2 Purpose

- (1) The purpose of the Rural residential zone code is to provide for residential development on large lots where the intensity of residential development is dispersed.
- (2) The particular purpose of the code is to:
 - (a) provide for semi-rural lifestyles in which the primary use is dwelling houses on large lots which may have limited access to infrastructure and services;
 - (b) provide for some subordinate, and generally domestic scale, rural activities and home based business to occur;
 - (c) ensure development maintains the character and amenity of the rural residential locality; and
 - (d) ensure any intensification of impacts on nearby ecological values or natural resources is avoided.
- (3) The purpose of the zone will be achieved through the following overall outcomes:
 - (a) residential development occurs in the form of dwelling houses, to the general exclusion of other more intensive residential uses;
 - (b) reconfiguration creates large lots which support a semi-rural lifestyle and avoid intensification of impacts on on-site and on nearby ecological values, natural resources or rural activities;
 - (c) lot sizes are sufficient to ensure the protection of environmental values and water quality objectives;
 - (d) further expansion of existing rural residential areas does not occur beyond those areas zoned for this purpose;
 - (e) home businesses occur to an extent that does not unduly diminish the semi-rural residential amenity, having regard to noise, odour, dust, traffic and other impacts;
 - (f) roadside stalls and other sales of produce produced on the site are of a limited scale that is consistent with the semi-rural lifestyle;
 - (g) non-residential uses occur within the zone where they primarily support the day-to-day needs of the immediate residential community and do not unreasonably detract from the residential amenity of the area;
 - (h) development is buffered from nearby rural land such that the productive use of the rural land is not constrained;
 - (i) residential development is protected from the impacts of nearby industrial activities, transport corridors and infrastructure installations and major facilities such as Department of Defence landholdings;
 - (j) the natural bushland setting and village character of Balgal Beach and the Magnetic Island townships are maintained. Tourism accommodation in these communities is of a house compatible scale; and
 - (k) development does not diminish water quality and does not intensify impacts on other environmental values including remaining areas of ecological significance within the zone.

6.2.4.3 Assessment benchmarks

Table 6.2.4.3—Accepted development subject to requirements and assessable development (Part)

Performance outcomes	Acceptable outcomes
For accepted development subject to requirements and assessable development	
Home based business	
<p>PO1 The use does not adversely impact on the amenity of the surrounding residential land uses and local character.</p>	<p>AO1.1 The home based business:</p> <ul style="list-style-type: none"> (a) is carried out in an existing building or structure (excluding truck parking); (b) does not use more than 60m² of the gross floor area of the building or structure; (c) involves at least one or more residents of the dwelling house; (d) involves not more than two non-resident employees; (e) where bed and breakfast or farm stay accommodation does not exceed three bedrooms; (f) does not generate more than 1 heavy vehicle trip per week; <p>Editor's note—A heavy vehicle is a vehicle with more than 4.5 tonnes gross vehicle mass.</p> <ul style="list-style-type: none"> (g) does not generate more than 14 vehicle trips per day by other vehicles, where one trip includes arriving and departing the site. These trips are additional to normal domestic trips associated with the dwelling; (h) contains visitor parking within the site; (i) does not involve hiring out of materials, goods, appliances or vehicles; and (j) does not involve the repair or maintenance of vehicles, other than minor maintenance of vehicles used in conjunction of the home business on the site. <p>Editor's note—Home based business operators should also refer to signage requirements under Table 5.8.2 - Operational work being placing an advertising device on a premises and Section 9.3.1- Advertising devices code.</p>
	<p>AO1.2 Functional aspects of the use such as service areas, material storage or use activities are not visible from the street.</p>
	<p>AO1.3 Other than where a bed and breakfast, farm stay or home based childcare, the business use does not operate outside the hours of 8am to 5pm Monday to Friday, 8am to 2pm Saturday and does not operate on Sunday.</p>
	<p>AO1.4 Noise levels do not exceed acoustic quality objectives under the Environmental Protection (Noise) Policy 2008.</p>

PO2 Heavy vehicle parking: (a) has a direct nexus with a home based business or rural use carried out on the site; and (b) does not adversely affect the amenity of neighbouring properties. Editor's note —A heavy vehicle is a vehicle with more than 4.5 tonnes gross vehicle mass.	AO2.1 Not more than one heavy vehicle is parked on the site.
	AO2.2 While on-site, vehicles: (a) are not left idling for more than 5 minutes at any one time; and (b) do not have a refrigeration unit running.

Table 6.2.4.3—Accepted development subject to requirements and assessable development (Part)

Performance outcomes	Acceptable outcomes
For accepted development subject to requirements and assessable development	
Roadside stall	
PO3 Roadside stalls are small in scale and do not impact negatively upon the amenity, character or safety of the locality and the safety and efficiency of roads.	AO3.1 Any structure used for the sale of goods or produce is limited to 20m ² gross floor area.
	AO3.2 Access to the structure is via the primary property access point.
	AO3.3 Produce or goods sold is grown, made or produced on the land on which the road side stall is erected.

Table 6.2.4.3—Accepted development subject to requirements and assessable development (Part)

Performance outcomes	Acceptable outcomes
For accepted development subject to requirements and assessable development	
Sales office	
PO4 The use does not adversely impact on the amenity of the surrounding land uses and local character.	AO4 Development of the sales office is in place for no more than two years.

Table 6.2.4.3—Accepted development subject to requirements and assessable development (Part)

Performance outcomes	Acceptable outcomes
For accepted development subject to requirements and assessable development	
Animal keeping and cropping	
PO5 Animal keeping and cropping do not adversely impact on the amenity of the surrounding residential land uses and local character.	AO5.1 Non-residential buildings, animal enclosures, storage facilities and waste disposal areas are set back 50m from any dwelling on an adjoining or nearby site.
	AO5.2 The height of non-residential buildings or facilities does not exceed 2 storeys or 8.5m above ground level, whichever is the lesser.
	AO5.3 Cropping does not involve chemical spraying unless a 40m wide vegetated buffer is provided on the site between the crops which are being sprayed and adjoining land.

Table 6.2.4.3—Accepted development subject to requirements and assessable development (Part)

Performance outcomes	Acceptable outcomes
For assessable development - where a non-residential or tourist accommodation use	
<p>PO6 Non-residential uses established only where:</p> <ul style="list-style-type: none"> (a) compatible with local character and amenity; (b) limited in scale and supporting the day-to-day needs of the local community; and (c) not more appropriately located in another zone. 	<p>No acceptable outcome is nominated.</p> <p>Editor's note—Applicants should have regard to Economic impact assessment planning scheme policy no. SC6.5 for guidance on how to demonstrate compliance with this performance outcome.</p>
<p>PO7 Tourism accommodation within Balgal Beach and the Magnetic Island townships is compatible with the village character of these communities.</p>	<p>No acceptable outcome is nominated.</p>

Table 6.2.4.3—Accepted development subject to requirements and assessable development (Part)

Performance outcomes	Acceptable outcomes
For assessable development	
Built form	
<p>PO8 Development is consistent with the height and scale of surrounding buildings and includes features that contribute to an attractive streetscape.</p>	<p>No acceptable outcome is nominated.</p>

Table 6.2.4.3—Accepted development subject to requirements and assessable development (Part)

Performance outcomes	Acceptable outcomes
For assessable development	
Amenity	
<p>PO9 Development minimises impacts on surrounding land and provides for an appropriate level of amenity within the site, having regard to:</p> <ul style="list-style-type: none"> (a) noise; (b) hours of operation; (c) traffic; (d) visual impact; (e) odour and emissions; (f) lighting; (g) privacy; and (h) outlook. 	<p>No acceptable outcome is nominated.</p>
<p>PO10 Landscaping is provided to contribute positively to the city image, particularly along major roads.</p>	<p>No acceptable outcome is nominated.</p>
<p>PO11 Development does not compromise the ongoing productive use of nearby rural land.</p>	<p>No acceptable outcome is nominated.</p>

<p>PO12 Development for the purposes of a sensitive use within 500m of land included in the High impact industry zone or Special purpose zone, or within 250m of land in the Medium impact industry zone:</p> <p>(a) achieves indoor noise levels consistent with the objectives set out in the Environmental Protection (Noise) Policy 2008;</p> <p>(b) achieves air quality levels consistent with the objectives set out in the Environmental Protection (Air) Policy 2008 and the relevant national standard; and</p> <p>(c) does not experience offensive odours.</p>	<p>No acceptable outcome is nominated.</p>
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Table 6.2.4.3—Accepted development subject to requirements and assessable development (Part)

Performance outcomes	Acceptable outcomes
For assessable development	
Protection of natural values	
<p>PO13 The site layout, size and design responds sensitively to on-site and surrounding topography, drainage patterns and ecological values by:</p> <p>(a) minimising earthworks;</p> <p>(b) maximising retention of natural drainage patterns;</p> <p>(c) ensuring existing drainage capacity is not reduced;</p> <p>(d) maximising the retention of existing vegetation;</p> <p>(e) providing buffers to protect the ecological functions of waterways; and</p> <p>(f) protecting environmental values and water quality objectives of receiving waters.</p> <p>Editor's note—The environmental values and water quality objectives are established under the Environmental Protection Policy (2009). For Townsville, they are specified in the Ross River Basin Environmental Values and Water Quality Objectives 2012 and Black River Basin Environmental Values and Water Quality Objectives (2012).</p>	<p>No acceptable outcome is nominated.</p>

6.2.5 Character residential zone code

6.2.5.1 Application

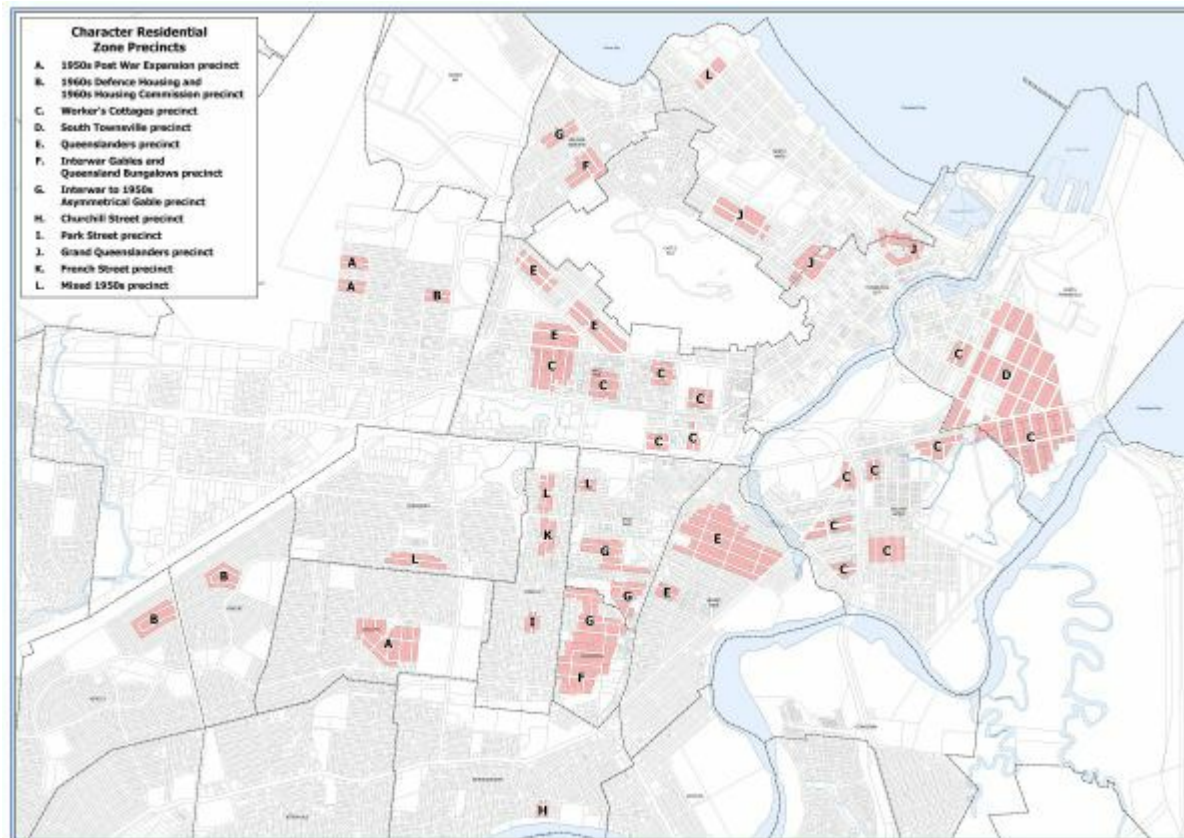
This code applies to development where the code is identified as applicable in the categories of development and assessment.

When using this code, reference should be made to section 5.3.2 and where applicable, section 5.3.3 located in Part 5.

6.2.5.2 Purpose

- (1) The purpose of the Character residential zone code is to provide for a particular character of a predominantly residential area.
- (2) The particular purpose of the code is to:
 - (a) protect traditional character and streetscape values of the Character residential zone code by:
 - (i) preventing relocation off the site and demolition of contributing character buildings; and
 - (ii) ensuring the design of any new development is compatible with the places of character value within the zone.
 - (b) primarily accommodate dwelling houses and ensure new development is sympathetic to the established character of the street or locality;
 - (c) maintain a high level of residential amenity;
 - (d) achieve accessible, well serviced and well-designed communities; and
 - (e) maintain the low-rise and lower density character of Townsville's suburbs.
- (3) The purpose of the zone will be achieved through the following overall outcomes:
 - (a) contributing character buildings are protected and retained so they continue to contribute to the traditional character and amenity of the street and neighbourhood;
 - (b) new development is limited to that which does not diminish the vernacular architectural character of houses or the traditional streetscape character;
 - (c) new development incorporates design elements that are compatible with the established character;
 - (d) reconfiguration of lots does not diminish the traditional streetscape character;
 - (e) carports and garages do not dominate the frontage and are subservient to contributing character buildings;
 - (f) dwelling houses are predominately low-rise, but may be low set or high set;
 - (g) development maintains a high level of residential amenity on the site and in the precinct;
 - (h) residential development is protected from the impacts of nearby industrial activities, transport corridors and infrastructure installations and major facilities such as the Port of Townsville, Townsville Airport and Department of Defence landholdings; and
 - (i) non-residential uses only occur within the zone where they primarily support the day-to-day needs of the immediate residential community, do not unreasonably detract from the residential amenity, and are not better located in nearby centres.

Editor's note—The term “low set” refers to a building elevated 900mm or less. “High set” refers to buildings generally elevated 2,000mm above ground level.



[Click here](#) to view PDF high resolution map.

Figure 6.50 – Character residential zone precincts

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

1950s Post War Expansion precinct:

- (a) this precinct consists mostly of compact, low set dwelling houses typical of the Queensland Housing Commission in the 1950s;
- (b) buildings within this precinct have a low-set appearance and scale consistent with the predominant character of the precinct;
- (c) built form maintains the existing setting and rhythm of the streetscape;
- (d) the roof profile and overhang of buildings is consistent with that of contributing character buildings; and
- (e) window scale and proportions of buildings are sympathetic to the predominant character of the precinct.

1960s Defence Housing and 1960s Housing Commission precinct:

- (a) this precinct consists mostly of intact Defence housing and Queensland Housing Commission design homes of the 1960s;
- (b) buildings within this precinct are elevated, generally high set, and light weight, ventilated design features, and maintains regularity of form and street presentation;
- (c) the roof profile and overhang of buildings is consistent with that of contributing character buildings;
- (d) window scale and proportions of buildings are sympathetic to the predominant character of the precinct; and
- (e) enclosing the ground floor of a contributing character building does not have an adverse impact on the character of the building.

Worker's Cottages precinct:

- (a) this precinct consists of low and high set Queensland worker's cottages and bungalows, constructed of lightweight materials;
- (b) the consistent character of worker's cottages and interwar houses constructed of lightweight materials is maintained;
- (c) buildings in this precinct have open facades which address the street and are consistent with the predominant front façade profile that contributes to the precinct's character;
- (d) building floor level height in new development is consistent with adjoining contributing character buildings;
- (e) enclosing the ground floor of a contributing character building does not have an adverse impact on the character of the building;
- (f) the roof profile of buildings is consistent with that of contributing character buildings; and
- (g) window scale and proportions of buildings are sympathetic to the predominant character of the precinct.

South Townsville precinct:

- (a) this precinct contains predominantly low set Queensland worker's cottages and a large portion of non-residential facilities that are key attributes to the precinct's character;
- (b) building floor level height in new development is consistent with adjoining contributing character buildings;
- (c) enclosing the ground floor of a character building does not have an adverse impact on the character of the building;
- (d) the roof profile of buildings is consistent with that of contributing character buildings;
- (e) the front façade of buildings is consistent with the predominant front façade profiles of contributing character buildings and does not result in blank facades or facades with small openings;
- (f) window scale and proportions of buildings are sympathetic to the predominant character of the precinct; and
- (g) additions, alterations and adaptive reuse of existing non-residential contributing character buildings maintains the legibility of the historic use and is sympathetic to the prevailing residential character of the precinct.

Queenslanders precinct:

- (a) this precinct consists of low and high set Queensland workers' cottages and bungalows;
- (b) the consistent character of Queensland workers' cottages and interwar houses constructed of lightweight materials is maintained;
- (c) building floor level height in new development is consistent with adjoining contributing character buildings;
- (d) enclosing the ground floor of a contributing character building does not have an adverse impact on the character of the building;
- (e) the roof profile of buildings is consistent with that of contributing character buildings;
- (f) buildings have a verandah to the front façade which addresses the street and development does not result in blank facades or facades with small openings; and
- (g) the subdivision pattern of the precinct is maintained.

Interwar Gables and Queensland Bungalows precinct:

- (a) this precinct predominately consists of inter-war high-set dwelling houses and villa style residences with large workers' bungalows which have significant street presence;
- (b) building floor level height in new development is consistent with adjoining contributing character buildings;
- (c) enclosing the ground floor of a contributing character building does not have an adverse impact on the character of the building;
- (d) the roof profile of buildings is consistent with that of contributing character buildings;
- (e) the front facade of buildings is consistent with the predominant front facade profiles of contributing character buildings;
- (f) window scale and proportions of buildings are sympathetic to the predominant character of the precinct;
- (g) the front facade of buildings addresses and retains street presence; and
- (h) the subdivision pattern of the precinct is maintained.

Interwar to 1950s Asymmetrical Gable precinct:

- (a) the precinct consists of a mix of Queensland bungalows and inter-war designs;
- (b) building floor level height in new development is consistent with adjoining contributing character buildings;
- (c) enclosing the ground floor of a contributing character building does not have an adverse impact on the character of the building;
- (d) the roof profile of buildings is consistent with that of contributing character buildings;
- (e) window scale and proportions of buildings are sympathetic to the predominant character of the precinct;
- (f) the front facade of buildings is consistent with the predominant front facade profiles of contributing character buildings; and
- (g) the subdivision pattern of the precinct is maintained.

Churchill Street precinct:

- (a) this precinct contains predominantly older detached, lightweight, post-war dwelling houses, displaying pre-war design elements;
- (b) dwelling houses in this precinct are elevated and generally high set;
- (c) building floor level height in new development is consistent with adjoining contributing character buildings;
- (d) enclosing the ground floor of a contributing character building does not have an adverse impact on the character of the building;
- (e) buildings within this precinct retain or enhance the setting and rhythm of the streetscape;
- (f) the roof profile and overhang of buildings is consistent with that of contributing character buildings; and
- (g) window scale and proportions of buildings are sympathetic to the predominant character of the precinct.

Park Street precinct:

- (a) this precinct contains a mix of high and low set designs from the inter-war period;
- (b) building floor level height in new development is consistent with adjoining contributing character buildings;
- (c) enclosing the ground floor of a contributing character building does not have an adverse impact on the character of the building;
- (d) buildings in this precinct retain or enhance the setting and rhythm of the streetscape;
- (e) the roof profile and overhang of buildings is consistent with that of contributing character buildings;
- (f) window scale and proportions of buildings are sympathetic to the predominant character of the precinct; and
- (g) the front facade of buildings is consistent with the predominant front facade profiles of contributing character buildings.

Grand Queenslanders precinct:

- (a) this precinct which contains Stanton Hill and Melton Hill, consists of large Queenslanders and other inter-war traditional timber buildings which have an iconic townscape appearance;
- (b) building floor level height in new development is consistent with adjoining contributing character buildings;
- (c) enclosing the ground floor of a contributing character building does not have an adverse impact on the character of the building;
- (d) the roof profile of buildings is consistent with that of contributing character buildings; and
- (e) the front facade of buildings is consistent with the predominant front facade profiles of contributing character buildings.

French Street precinct:

- (a) this precinct consists of large inter-war gabled Queenslander dwelling houses;
- (b) dwelling houses in this precinct are elevated and generally high set;
- (c) building floor level height in new development is consistent with adjoining contributing character buildings;
- (d) enclosing the ground floor of a contributing character building does not have an adverse impact on the character of the building;
- (e) development maintains the uniformity and consistency of dwelling design style, setting and the rhythm of the streetscape;
- (f) the roof profile and overhang of buildings is consistent with that of contributing character buildings;
- (g) the front facade of buildings is consistent with the predominant front facade profiles of contributing character buildings; and
- (h) window scale and proportions of buildings are sympathetic to the predominant character of the precinct.

Mixed 1950s precinct:

- (a) the precinct contains older timber dwelling houses and gabled, inter-war and post-war designs;
- (b) building floor level height in new development is consistent with adjoining contributing character buildings;
- (c) enclosing the ground floor of a contributing character building does not have an adverse impact on the character of the building;
- (d) the roof profile and overhang of buildings is consistent with that of contributing character buildings;
- (e) window scale and proportions of buildings are sympathetic to the predominant character of the precinct;

and

- (f) the front facade of buildings is consistent with the predominant front facade profiles of contributing character buildings.

6.2.5.3 Assessment benchmarks

Table 6.2.5.3—Accepted development subject to requirements and assessable development (Part)

Editor's note—This code contains alternative provisions for dwelling houses and dual occupancies to those set out in the [Queensland Development Code \(MP 1.1, MP 1.2 and MP1.3\)](#), for the purposes of section 33 of the [Building Act 1975](#).

Performance outcomes	Acceptable outcomes
For accepted development subject to requirements and assessable development	
Home based business	
<p>PO1 The use does not adversely impact on the amenity of the surrounding residential land uses and local character.</p>	<p>AO1.1 The home based business:</p> <ul style="list-style-type: none"> (a) is carried out in an existing building or structure; (b) does not use more than 60m² of the gross floor area of the building or structure; (c) involves at least one or more residents of the dwelling house; (d) involves not more than one non-resident employee; (e) where bed and breakfast accommodation does not exceed three bedrooms; (f) does not generate more than 1 heavy vehicle trip per week; <p>Editor's note—A heavy vehicle is a vehicle with more than 4.5 tonnes gross vehicle mass.</p> <ul style="list-style-type: none"> (g) does not generate more than 14 vehicle trips per day by other vehicles, where one trip includes arriving and departing the site. These trips are additional to normal domestic trips associated with the dwelling; (h) contains visitor parking within the site; (i) does not involve hiring out of materials, goods, appliances or vehicles; and (j) does not involve the repair or maintenance of vehicles, other than minor maintenance of vehicles used in conjunction of the home business on the site. <p>Editor's note—Home based business operators should also refer to signage requirements under Table 5.8.2 - Operational work being placing an advertising device on a premises and Section 9.3.1- Advertising devices code.</p>
	<p>AO1.2 Functional aspects of the use such as service areas, material storage or use activities are not visible from the street.</p>

	<p>AO1.3 Other than where a bed and breakfast or home based childcare the business use does not operate outside the hours of 8am to 5pm Monday to Friday, 8am to 2pm Saturday and does not operate on Sunday.</p>
	<p>AO1.4 Noise levels do not exceed acoustic quality objectives under the Environmental Protection (Noise) Policy 2008.</p>
<p>PO2 Commercial vehicle parking:</p> <p>(a) has a direct nexus with a home based business carried out on the site; and</p> <p>(b) does not adversely affect the amenity of neighbouring properties.</p>	<p>AO2.1 Not more than one commercial vehicle is parked on the site.</p> <p>AO2.2 While on-site, vehicles;</p> <p>(a) are not left idling for more than 5 minutes at any one time; and</p> <p>(b) do not have a refrigeration unit running.</p> <p>AO2.3 Any commercial vehicle does not exceed 4.5 tonnes gross vehicle mass and is housed behind the building line.</p>

Table 6.2.5.3—Accepted development subject to requirements and assessable development (Part)

Editor’s note—This code contains alternative provisions for dwelling houses and dual occupancies to those set out in the [Queensland Development Code \(MP 1.1, MP 1.2 and MP 1.3\)](#), for the purposes of section 33 of the [Building Act 1975](#).

Performance outcomes	Acceptable outcomes
For assessable development	
Amenity	
<p>PO3 Development minimises impacts on surrounding land and provides for an appropriate level of amenity within the site, having regard to:</p> <p>(a) noise;</p> <p>(b) hours of operation;</p> <p>(c) traffic;</p> <p>(d) visual impact;</p> <p>(e) odour and emissions;</p> <p>(f) lighting;</p> <p>(g) access to sunlight;</p> <p>(h) privacy; and</p> <p>(i) outlook.</p>	No acceptable outcome is nominated.

<p>PO4 Development for the purposes of a sensitive use within 500m of land included in the High impact industry zone or Special purpose zone, or within 250m of land in the Medium impact industry zone:</p> <p>(a) achieves indoor noise levels consistent with the objectives set out in the Environmental Protection (Noise) Policy 2008;</p> <p>(b) achieves air quality levels consistent with the objectives set out in the Environmental Protection (Air) Policy 2008 and the relevant national standard; and</p> <p>(c) does not experience offensive odours.</p>	No acceptable outcome is nominated.
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Table 6.2.5.3—Accepted development subject to requirements and assessable development (Part)

Editor's note—This code contains alternative provisions for dwelling houses and dual occupancies to those set out in the [Queensland Development Code \(MP 1.1, MP 1.2 and MP 1.3\)](#), for the purposes of section 33 of the [Building Act 1975](#).

Performance outcomes	Acceptable outcomes
For assessable development	
Crime prevention through environmental design	
<p>PO5 Development facilitates the security of people and property having regard to:</p> <p>(a) opportunities for casual surveillance and sight lines;</p> <p>(b) exterior building design that promotes safety;</p> <p>(c) adequate lighting;</p> <p>(d) appropriate signage and way finding;</p> <p>(e) minimisation of entrapment locations; and</p> <p>(f) building entrances, loading and storage areas that are well lit and lockable after hours.</p> <p>Editor's note—Applicants should have regard to Crime Prevention through Environmental Design Guidelines for Queensland.</p>	No acceptable outcome is nominated.
<p>PO6 Development minimises impacts on remaining areas of ecological significance within the zone.</p>	No acceptable outcome is nominated.

Table 6.2.5.3—Accepted development subject to requirements and assessable development (Part)

Editor's note—This code contains alternative provisions for dwelling houses and dual occupancies to those set out in the [Queensland Development Code \(MP 1.1, MP 1.2 and MP 1.3\)](#), for the purposes of section 33 of the [Building Act 1975](#).

Performance outcomes	Acceptable outcomes
For assessable development	
Demolition and removal	
<p>PO7 The removal, relocation or a partial or total demolition of a contributing character building only occurs if it can be demonstrated that the:</p> <p>(a) total or partial loss of the building will not contribute to the loss of the character values;</p> <p>(b) total or partial loss of the building will not impact on the rhythm of the streetscape; or</p> <p>(c) the building or part proposed for demolition is not capable of structural repair.</p>	<p>No acceptable outcome is nominated.</p> <p>Editor's note—An impact statement produced by a suitably qualified professional may be required to demonstrate that there is no adverse impact on the character of the precinct due to the loss of the place, or a suitably qualified professional provides a report on the buildings condition, demonstrating that the place is not capable of repair.</p> <p>Editor's note—Applicants should have regard to the Character Residential planning scheme policy no. SC6.2 for guidance on how to write an impact statement.</p>

Table 6.2.5.3—Accepted development subject to requirements and assessable development (Part)

Editor's note—This code contains alternative provisions for dwelling houses and dual occupancies to those set out in the [Queensland Development Code \(MP 1.1, MP 1.2 and MP 1.3\)](#), for the purposes of section 33 of the [Building Act 1975](#).

Performance outcomes	Acceptable outcomes
For assessable development	
Carpports and garages	
<p>PO8 When viewed from a street, ancillary buildings such as carports and garages:</p> <p>(a) do not visually dominate the streetscape character;</p> <p>(b) are subservient to existing buildings on the site;</p> <p>(c) do not detract from the character or appearance of the contributing character buildings; and</p> <p>(d) are consistent with the established rhythm of the streetscape.</p>	<p>AO8 Class 10a structures such as carports, garages:</p> <p>(a) are set back an equal or greater distance from the street as the main building;</p> <p>(b) have a maximum width not exceeding 3m;</p> <p>(c) do not have a garage door or solid face presented to the street;</p> <p>(d) are detached or semi-detached structures with minimum carport roof gap to the building face of 0.6m (as shown in Figure 6.51 – Appropriate carport or garage type and roof gap);</p> <p>(e) have a roof pitch which matches the main building's predominant roof pitch or has a roof pitch no greater than 3 degrees (as shown in Figure 6.52 - Appropriate roof pitch of a carport or garage);</p> <p>(f) have their highest point lower or equal to the gutter/facia level of the main building (as shown in Figure 6.53 - Appropriate height relative to the main building); and</p> <p>(g) are built using materials that complement the existing dwelling (as shown in Figure 6.54 - Appropriate complementary building materials).</p>

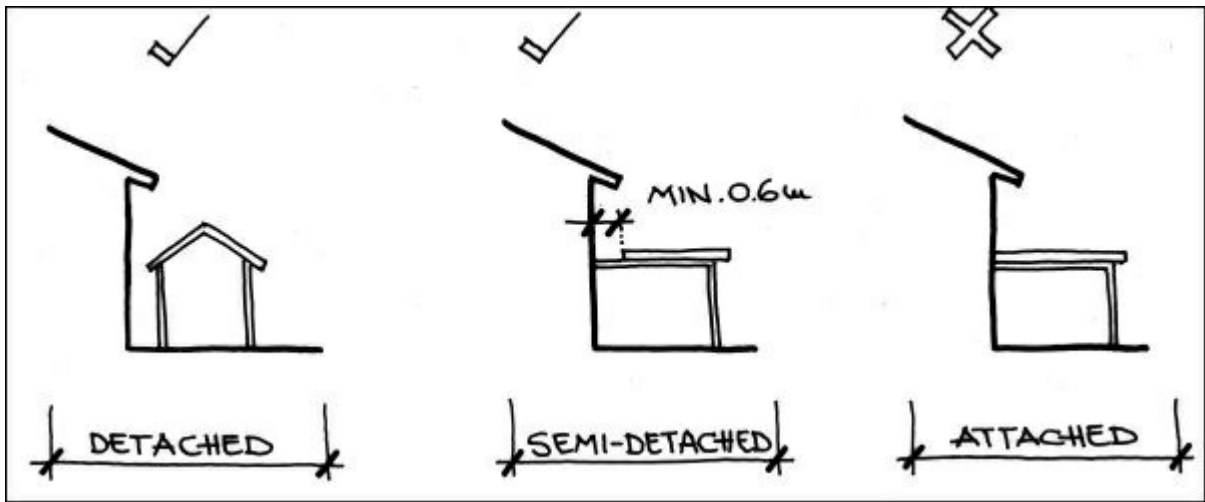


Figure 6.51 - Appropriate carport or garage type and roof gap

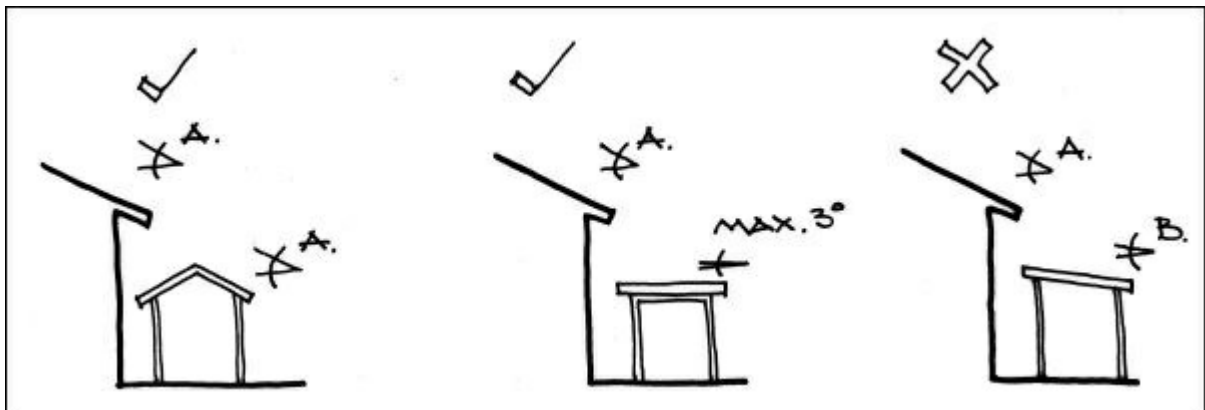


Figure 6.52 - Appropriate roof pitch of a carport or garage

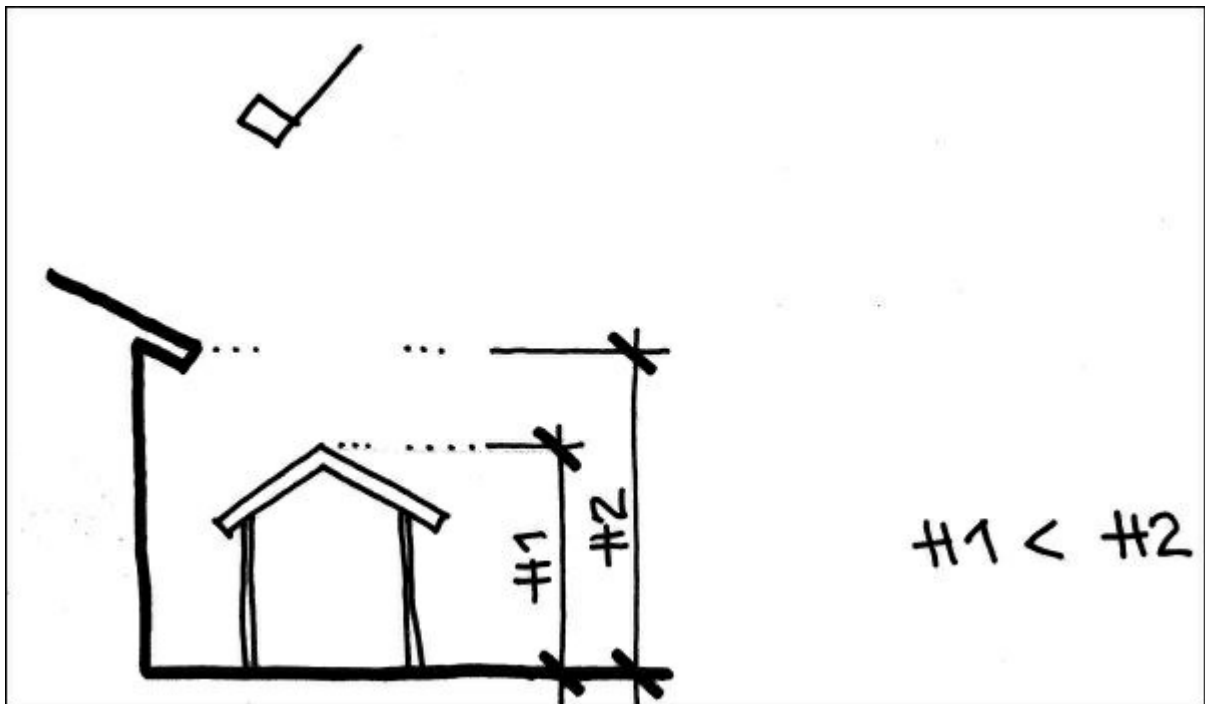


Figure 6.53 - Appropriate height relative to the main building



Figure 6.54 - Appropriate complementary building materials

Table 6.2.5.3—Accepted development subject to requirements and assessable development (Part)

Editor's note—This code contains alternative provisions for dwelling houses and dual occupancies to those set out in the [Queensland Development Code \(MP 1.1, MP 1.2 and MP 1.3\)](#), for the purposes of section 33 of the [Building Act 1975](#).

Performance outcomes	Acceptable outcomes
For assessable development - where a non-residential use	
<p>PO9 Non-residential uses establish only where:</p> <ul style="list-style-type: none"> (a) compatible with local character and amenity; (b) limited in scale and supporting the day-to-day needs of the local community; and (c) not impacting on the role and function of the city's network of centres or more appropriately located in another zone. 	<p>No acceptable outcome is nominated.</p> <p>Editor's note—Applicants should have regard to the Economic impact assessment planning scheme policy no SC6.5 for guidance on how to demonstrate compliance with this performance outcome.</p>
<p>PO10 Development is of a house compatible scale.</p>	<p>AO10.1 The use only involves minor building work. OR</p> <p>AO10.2 Where a new building is proposed:</p> <ul style="list-style-type: none"> (a) buildings and other structures do not exceed 8.5m or 2 storeys in building height, whichever is the lesser; (b) the building does not exceed 250m² in gross floor area; (c) site cover does not exceed 60%; and (d) the maximum length of any wall is 12m.

Table 6.2.5.3—Accepted development subject to requirements and assessable development (Part)

Editor's note—This code contains alternative provisions for dwelling houses and dual occupancies to those set out in the [Queensland Development Code \(MP 1.1, MP 1.2 and MP 1.3\)](#), for the purposes of section 33 of the [Building Act 1975](#).

Performance outcomes	Acceptable outcomes
For assessable development	
Reconfiguring a lot	
PO11 Reconfiguration of lots is consistent with the predominant subdivision pattern of the precinct.	No acceptable outcome is nominated. Editor's note —Applicants should have regard to the Character residential planning scheme policy no. SC6.2 for guidance on how to demonstrate compliance with this performance outcome.

Table 6.2.5.3—Accepted development subject to requirements and assessable development (Part)

Editor's note—This code contains alternative provisions for dwelling houses and dual occupancies to those set out in the [Queensland Development Code \(MP 1.1, MP 1.2 and MP 1.3\)](#), for the purposes of section 33 of the [Building Act 1975](#).

Performance outcomes	Acceptable outcomes
For assessable development — where a new building, relocation of a contributing character building within the site or extension or alteration to an existing contributing character building	
PO12 Building height is consistent to adjoining contributing character buildings.	AO12.1 Development does not involve raising or lowering a dwelling by more than 1m.
	AO12.2 Unless otherwise stated for a particular precinct, buildings and structures do not exceed 8.5m or 2 storeys in building height, whichever is the lesser.
PO13 The existing setting and rhythm of the streetscape is retained and enhanced.	AO13.1 Buildings and extensions are setback from street frontages within 10% of the average front setback of adjoining contributing character buildings. Figure 6.55 — Appropriate front setbacks illustrates. <div style="text-align: center;"> <p>STREET</p> <p>A B C</p> <p>EXISTING BUILDING NEW BUILDING WORKS EXISTING BUILDING</p> <p>NEW BUILDING WORKS A,B,C BUILDING SETBACKS</p> <p>$B = \frac{A+C}{2} + 10\%$</p> </div>

Figure 6.55 — Appropriate front setbacks

AO13.2

Unless otherwise stated for a particular precinct, the front facade width of the building is the same as the front facade width of the adjoining contributing character buildings, to a minimum depth of 3m.

Figure 6. 56 — Appropriate front facade width illustrates.

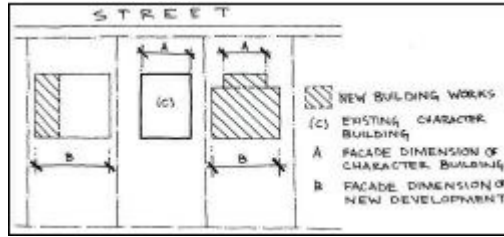


Figure 6.56 — Appropriate front facade width

P014

Buildings maintain the regularity of building form and street presentation.

Editor's note—Applicants should have regard to the [Character residential planning scheme policy no. SC6.2](#) for guidance on how to demonstrate compliance with this performance outcome.

Figure 6.57 — Street presentation provides indicative guidance.

No acceptable outcome is nominated.

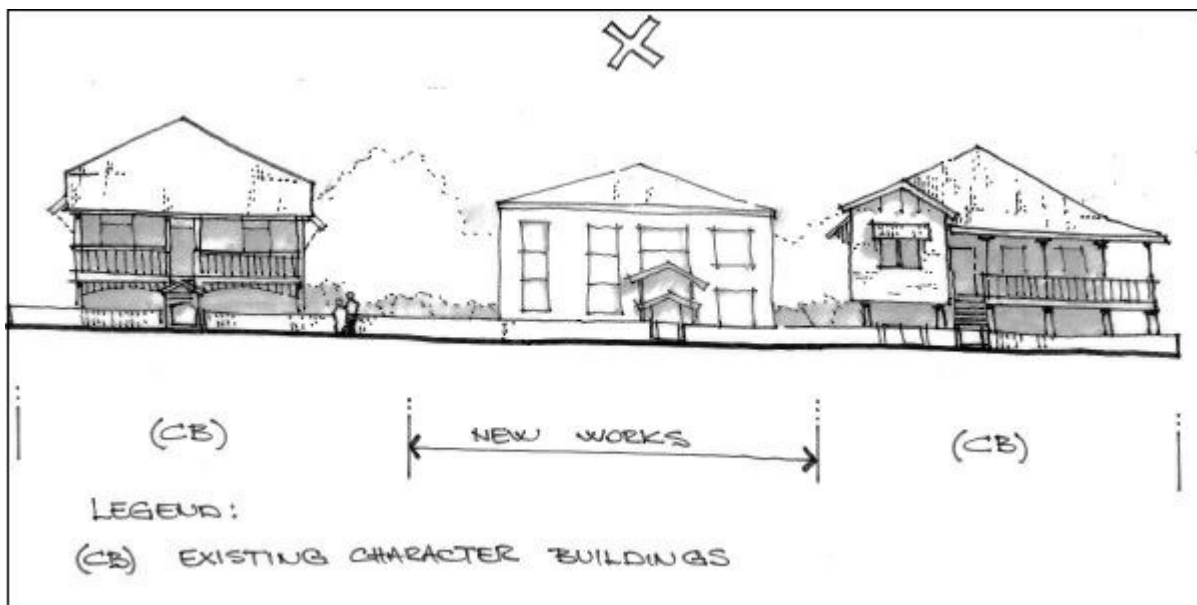



Figure 6.57 – Street presentation

<p>PO15 Buildings use materials that have a lightweight appearance, and assist in reducing building bulk and form.</p> <p>Editor's note—Applicants should have regard to the Character planning scheme policy no. SC6.2 for guidance on how to demonstrate compliance with this performance outcome.</p>	<p>AO15.1 Walls are clad with lightweight materials with an expressed surface profile.</p>
	<p>AO15.2 Roofs are clad with corrugated iron.</p>
	<p>AO15.3 Windows are timber framed or have the appearance of being timber.</p>

Table 6.2.5.3—Accepted development subject to requirements and assessable development (Part)

Editor's note—This code contains alternative provisions for dwelling houses and dual occupancies to those set out in the [Queensland Development Code \(MP 1.1, MP 1.2 and MP 1.3\)](#), for the purposes of section 33 of the [Building Act 1975](#).

Performance outcomes	Acceptable outcomes
<p>Additional benchmarks for assessable development in precincts</p> <p>Note—Where acceptable outcomes in this section vary from those provided earlier in this code, the precinct-based acceptable outcomes take precedence.</p>	
<p>1950s Post War Expansion precinct</p>	
<p>PO16 Buildings have a low-set appearance and scale consistent with the predominant character of the precinct.</p>	<p>AO16.1 Building height does not exceed 1 storey.</p> <p>AO16.2 Dwelling houses have elevated floor levels between 600mm to 750mm above ground level.</p>
<p>PO17 The existing setting and rhythm of the streetscape is retained and enhanced.</p>	<p>AO17 The front facade width is 8m to 11m wide, to a minimum depth of 3m. Figure 6.58 - 1950s Post War Expansion precinct (Parsons street) illustrates.</p>  <p>Figure 6.58 - 1950s Post War Expansion precinct (Parsons Street)</p>
<p>PO18 The roof profile is consistent with the predominant roof profile of dwellings that contribute to the precinct's character.</p> <p>Editor' note—Applicants should have regard to the Character residential planning scheme policy no SC6.2 for guidance on how to demonstrate compliance with this performance outcome.</p>	<p>AO18 The roof profile is:</p> <ul style="list-style-type: none"> (a) hipped with a 15 degree to 22.5 degree pitch; or (b) hipped with a 15 degree to 22.5 degree pitch incorporating a hipped or gabled projection towards the street.


<p>PO19</p> <p>The roof overhang is consistent with the predominant roof overhang of contributing character buildings.</p> <p>Editor' note—Applicants should have regard to the Character residential planning scheme policy no SC6.2 for guidance on how to demonstrate compliance with this performance outcome.</p>	<p>AO19</p> <p>Roof overhangs are:</p> <ul style="list-style-type: none"> (a) 600mm wide; and (b) gable end overhangs are 300mm to 400mm wide.
<p>PO20</p> <p>Window scale and proportions are sympathetic to the predominant character of the precinct.</p> <p>Editor's note—Applicants should have regard to the Character residential planning scheme policy no. SC6.2 for guidance on how to demonstrate compliance with this performance outcome.</p>	<p>AO20</p> <p>Windows are half-height with 2, 3, or 4 vertically proportioned frames, where the frame height is greater than its width by a 3:1 ratio.</p> <p>Figure 6.59 - Half-height vertically proportioned frames in the 1950s Post War Expansion precinct (Kent street) illustrates.</p>  <p>Figure 6.59 - Half-height vertically proportioned frames in the 1950s Post War Expansion precinct (Kent Street)</p>

Table 6.2.5.3—Accepted development subject to requirements and assessable development (Part)

Editor’s note—This code contains alternative provisions for dwelling houses and dual occupancies to those set out in the [Queensland Development Code \(MP 1.1, MP 1.2 and MP 1.3\)](#), for the purposes of section 33 of the [Building Act 1975](#).


Performance outcomes	Acceptable outcomes
<p>Additional benchmarks for assessable development in precincts</p>	
<p>Note—Where acceptable outcomes in this section vary from those provided earlier in this code, the precinct-based acceptable outcomes take precedence.</p>	
<p>1960s Defence Housing and 1960s Housing Commission precinct</p>	
<p>PO21 The roof profile is consistent with the predominant roof profile of the contributing character buildings. Editor’s note—Applicants should have regard to the Character residential planning scheme policy no SC6.2 for guidance on how to demonstrate compliance with this performance outcome.</p>	<p>AO21 The roof profile is simple gabled or simple hipped with a 10 degree to 15 degree roof pitch.</p>
<p>PO22 The roof overhang is consistent with the predominant roof overhang of the contributing character buildings. Editor’s note—Applicants should have regard to the Character residential planning scheme policy no SC6.2 for guidance on how to demonstrate compliance with this performance outcome.</p>	<p>AO22 Roof overhangs are 750mm to 900mm wide.</p>
<p>PO23 Window scale and proportions are sympathetic to the predominant contributing character of the precinct. Editor’s note—Applicants should have regard to the Character residential planning scheme policy no. SC6.2 for guidance on how to demonstrate compliance with this performance outcome.</p>	<p>No acceptable outcome is nominated.</p>
<p>PO24 Enclosing the ground floor storey of a building does not have an adverse impact on the character of the building and ensures the original fabric of the building is identifiable.</p>	<p>AO24 Development on any ground floor storey is: (a) semi-enclosed with timber battens from view; and (b) aligned with the upper levels walls. Figure 6.60 - Appropriate enclosure to the ground floor in the 1960s Defence Housing and 1960s Housing Commission precinct (Pixley Street) illustrates.</p>  <p>Figure 6.60 — Appropriate enclosure to the ground floor in the 1960s Defence Housing and 1960s Housing Commission precinct (Pixley Street)</p>

Table 6.2.5.3—Accepted development subject to requirements and assessable development (Part)

Editor's note—This code contains alternative provisions for dwelling houses and dual occupancies to those set out in the [Queensland Development Code \(MP 1.1, MP 1.2 and MP 1.3\)](#), for the purposes of section 33 of the [Building Act 1975](#).

Performance outcomes	Acceptable outcomes
<p>Additional benchmarks for assessable development in precincts</p>	
<p>Note—Where acceptable outcomes in this section vary from those provided earlier in this code, the precinct-based acceptable outcomes take precedence.</p>	
<p>Worker's Cottages precinct</p>	
<p>PO25 Building height and building floor level height are consistent to adjoining contributing character buildings.</p>	<p>AO25 Dwelling houses: (a) have a floor level minimum of 700mm above ground level; or (b) are 2 storeys.</p>
<p>PO26 The front facade includes a verandah consistent with the predominant front facade profile of the contributing character buildings.</p>	<p>AO26.1 The front facade includes an open or semi-enclosed front verandah for a minimum 60% width of the front facade; OR AO26.2 Enclosed verandahs are articulated with openings such as windows, louvers or screens, continuously across 60% or more of the front facade of the dwelling and wrap around one or both sides of the front facade for a minimum of 2m and the enclosure is capable of being reversed. Figure 6.61 - A front verandah in the Worker's Cottages precinct (Castling Street) illustrates.</p> <div data-bbox="868 1122 1370 1543" data-label="Image"> </div> <p>Figure 6.61 — A front verandah in the Worker's Cottages precinct (Castling Street)</p>


<p>PO27</p> <p>Enclosing the ground floor storey of a building does not have an adverse impact on the character of the building and ensures the original fabric of the building is identifiable.</p>	<p>AO27</p> <p>Development on any ground floor storey includes a valance, and:</p> <ul style="list-style-type: none"> (a) is set back the full depth of all open or enclosed verandahs; or (b) is set back 1m from the upper level of an exterior wall where there is no verandah. <p>Figure 6.62 - Appropriate enclosures to the ground floor illustrates.</p>  <p>Figure 6.62 — Appropriate enclosures to the ground floor</p>
<p>PO28</p> <p>The roof profile is consistent with the predominant roof profile of the contributing character buildings.</p> <p>Editor's note—Applicants should have regard to the Character residential planning scheme policy no. SC6.2 for guidance on how to demonstrate compliance with this performance outcome.</p>	<p>AO28.1</p> <p>The roof profile is simple hipped or pyramid with a 15 degree to 25 degree roof pitch.</p> <p>AO28.2</p> <p>Verandahs are contained under the main roof form, or roofed separately with skillion or gently curved roofs.</p>
<p>PO29</p> <p>Window scale and proportions, and window hoods and awnings are sympathetic to the predominant character of the precinct.</p> <p>Editor' note—Applicants should have regard to the Character residential planning scheme policy no SC6.2 for guidance on how to demonstrate compliance with this performance outcome.</p>	<p>AO29.1</p> <p>The windows are half-height with vertically proportioned frames, where the frame height is greater than its width by a 3:1 ratio.</p> <p>AO29.2</p> <p>Where windows are not sheltered by a verandah or roof overhang (which has a minimum overhang of 600mm), window hoods are provided.</p>

Table 6.2.5.3—Accepted development subject to requirements and assessable development (Part)

Editor's note—This code contains alternative provisions for dwelling houses and dual occupancies to those set out in the [Queensland Development Code \(MP 1.1, MP 1.2 and MP 1.3\)](#), for the purposes of section 33 of the [Building Act 1975](#).

Performance outcomes	Acceptable outcomes
<p>Additional benchmarks for assessable development in precincts</p>	
<p>Note—Where acceptable outcomes in this section vary from those provided earlier in this code, the precinct-based acceptable outcomes take precedence.</p>	
<p>South Townsville precinct</p>	
<p>PO30 Building height and building floor level height are consistent to adjoining contributing character buildings. Editor's note—Applicants should have regard to the Character residential planning scheme policy no SC6.2 for guidance on how to demonstrate compliance with this performance outcome.</p>	<p>AO30 Dwelling houses: (a) have a floor level minimum of 700mm above ground level; or (b) are 2 storeys.</p>
<p>PO31 The front facade is articulated with openings consistent with the predominant front facade profile of the contributing character buildings. Editor's note—Applicants should have regard to the Character residential planning scheme policy no. SC6.2 for guidance on how to demonstrate compliance with this performance outcome.</p>	<p>AO31.1 The front façade includes an open or semi-enclosed front verandah, at a minimum 60% width of the front facade. OR AO31.2 Enclosed verandahs are articulated with openings such as windows, louvers or screens, continuously across 60% or more of the front facade of the dwelling and wrap around one or both sides of the front facade for a minimum of 2m and the enclosure is capable of being reversed. AO31.3 Where the front facade exceeds 8.5m in width, the front verandah wraps around one or both sides of the dwelling house.</p>
<p>PO32 Enclosing the ground floor storey of a building does not have an adverse impact on the character of the building and ensures the original fabric of the building is identifiable.</p>	<p>AO32 Development on any ground floor storey includes a valance, and: (a) is set back the full depth of all open or enclosed verandahs; or (b) is set back 1m from the upper level of an exterior wall where there is no verandah; Figure 6.63 - appropriate enclosures to the ground floor illustrates.</p> <div data-bbox="863 1570 1362 1854" data-label="Image"> </div> <p>Figure 6.63 — Appropriate enclosures to the ground floor</p>



<p>PO33</p> <p>The roof profile is consistent with the predominant roof profile of the contributing character buildings.</p> <p>Editor's note—Applicants should have regard to the Character residential planning scheme policy no SC6.2 for guidance on how to demonstrate compliance with this performance outcome.</p>	<p>AO33.1</p> <p>The roof profile is:</p> <p>(a) simple hipped or pyramid with a 15 degree to 25 degree roof pitch; or</p> <p>(b) side gabled with a 15 degree to 25 degree roof pitch.</p>
<p>PO34</p> <p>Window scale and proportions and window hoods or awnings are sympathetic to the dominant character of the precinct.</p> <p>Editor's note—Applicants should have regard to the Character residential planning scheme policy no SC6.2 for guidance on how to demonstrate compliance with this performance outcome.</p>	<p>AO33.2</p> <p>Verandahs are contained under the main roof form, or roofed separately with skillion or gently curved roofs.</p> <p>AO34.1</p> <p>The windows are half-height with vertically proportioned frames, where the frame height is greater than its width by a 3:1 ratio.</p> <p>AO34.2</p> <p>Where windows are not sheltered by a verandah or roof overhang (which has a minimum overhang of 600mm), window hoods are provided.</p> <p>Figure 6.64 - vertically proportioned frames with window hoods in the South Townsville precinct (Bell Street) illustrates.</p>  <p>Figure 6.64 — Vertically proportioned frames with window hoods in the South Townsville precinct (Bell Street)</p>
<p>PO35</p> <p>Additions, alterations and adaptive reuse of existing contributing non-residential character buildings maintain the legibility of the historic use and are sympathetic to the prevailing residential character of the precinct.</p>	<p>No acceptable outcome is nominated.</p> <p>Editor's note—Applicants should have regard to the Character residential planning scheme policy no SC6.2 for guidance on how to demonstrate compliance with this performance outcome.</p>

Table 6.2.5.3—Accepted development subject to requirements and assessable development (Part)

Editor's note—This code contains alternative provisions for dwelling houses and dual occupancies to those set out in the [Queensland Development Code \(MP 1.1, MP 1.2 and MP 1.3\)](#), for the purposes of section 33 of the [Building Act 1975](#).

Performance outcomes	Acceptable outcomes
<p>Additional benchmarks for assessable development in precincts</p>	
<p>Note—Where acceptable outcomes in this section vary from those provided earlier in this code, the precinct-based acceptable outcomes take precedence.</p>	
<p>Queenslanders precinct</p>	
<p>PO36 Building height and building floor level height are consistent to adjoining contributing character buildings.</p>	<p>AO36 Dwelling houses: (a) have a floor level minimum of 700mm above ground level; or (b) are 2 storeys.</p>
<p>PO37 The front facade includes a verandah consistent with the predominant front facade profile of contributing character buildings. Editor's note—Applicants should have regard to the Character residential planning scheme policy no. SC6.2 for guidance on how to demonstrate compliance with this performance outcome.</p>	<p>AO37.1 The front facade includes an open or semi-enclosed front verandah across, at a minimum 60% width of the front facade.</p> <p>AO37.2 Where the front facade exceeds 9m in width the front verandah wraps around one or both sides of the dwelling house. Figure 6.65 - A front verandah that wraps around both sides in the Queenslanders precinct (Ackers Street) illustrates.</p>  <p>Figure 6.65 — A front verandah that wraps around both sides in the Queenslanders precinct (Ackers Street)</p>


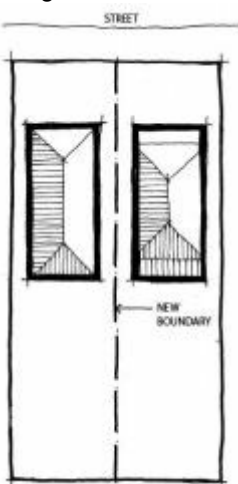


<p>PO38 Enclosing the ground floor storey of a building does not have an adverse impact on the character of the building and ensures the original fabric of the building is identifiable.</p>	<p>AO38 Development on any ground floor storey includes a valance, and:</p> <ul style="list-style-type: none"> (a) is set back the full depth of all open or enclosed verandahs; or (b) is set back 1m from the upper level of an exterior wall where there is no verandah. <p>Figure 6.66 - Appropriate enclosures to the ground floor illustrates.</p>  <p>Figure 6.66 — Appropriate enclosures to the ground floor</p>
<p>PO39 Reconfiguration of a lot maintains the existing layout, streetscape character and subdivision pattern of the precinct and is consistent with the established rhythm of the streetscape.</p> <p>Editor's note—This Performance outcome varies from Performance outcome 28 in Section 9.3.4 Reconfiguring a lot code and does take precedence.</p>	<p>AO39 The side boundary of the new lot maintains the existing side boundary depth.</p> <p>Figure 6.67 - Lot design illustrates.</p>  <p>Figure 6.67 - Lot design</p>
<p>PO40 The roof profile is consistent with the predominant roof profile of contributing character buildings.</p> <p>Editor's note—Applicants should have regard to the Character residential planning scheme policy no SC6.2 for guidance on how to demonstrate compliance with this performance outcome.</p>	<p>AO40.1 The roof profile of new building works is a simple hipped or pyramid main roof with a 17.5 degree to 27.5 degree roof pitch.</p> <p>AO40.2 Verandahs are contained under the main roof form, or roofed separately with a skillion roof.</p>

Table 6.2.5.3—Accepted development subject to requirements and assessable development (Part)

Editor's note—This code contains alternative provisions for dwelling houses and dual occupancies to those set out in the [Queensland Development Code \(MP 1.1, MP 1.2 and MP 1.3\)](#), for the purposes of section 33 of the [Building Act 1975](#).

Performance outcomes	Acceptable outcomes
<p>Additional benchmarks for assessable development in precincts</p>	
<p>Note—Where acceptable outcomes in this section vary from those provided earlier in this code, the precinct-based acceptable outcomes take precedence.</p>	
<p>Interwar Gables and Queensland Bungalows precinct</p>	
<p>PO41 Building height and building floor level height are consistent to adjoining contributing character buildings.</p>	<p>AO41 Dwelling houses:</p> <ul style="list-style-type: none"> (a) have a floor level minimum of 700mm above ground level; or (b) are 2 storeys.
<p>PO42 The front facade is articulated with openings consistent with the predominant front facade profile of contributing character buildings.</p> <p>Editor's note—Applicants should have regard to the Character residential planning scheme policy no. SC6.2 for guidance on how to demonstrate compliance with this performance outcome.</p>	<p>AO42 The front facade includes:</p> <ul style="list-style-type: none"> (a) an open front verandah; or (b) an enclosed or semi-enclosed front verandah with window, louvres or screens continuous across the front facade of the dwelling. <p>Figure 6.68 - A front verandah in the Interwar Gables and Queensland Bungalows precinct (McKillop Street) illustrates.</p> <p>Figure 6.69 - An enclosed front verandah with continuous windows across the front facade in the Interwar Gables and Queensland Bungalows precinct (Chapman Street) illustrates.</p> <div style="text-align: center;">  </div> <p>Figure 6.68 — A front verandah in the Interwar Gables and Queensland Bungalows precinct (McKillop Street)</p> <div style="text-align: center;">  </div> <p>Figure 6.69 — An enclosed front verandah with continuous windows across the front facade in the Interwar Gables and Queensland Bungalows precinct (Chapman Street)</p>

PO43
 Enclosing the ground floor storey of a building does not have an adverse impact on the character of the building and ensures the original fabric of the building is identifiable.

AO43
 Development on any ground floor storey includes a valance and:

- (a) is set back the full depth of all open or enclosed verandahs; or
- (b) is set back 1m from the upper level of an exterior wall where there is no verandah.

Figure 6.70 - Appropriate enclosures to the ground floor illustrates.



Figure 6.70 — Appropriate enclosures to the ground floor

PO44
 Reconfiguration of a lot maintains the existing layout, streetscape character and subdivision pattern of the precinct and is consistent with the established rhythm of the streetscape.

Editor's note—This Performance outcome varies from Performance outcome 28 in [Section 9.3.4 Reconfiguring a lot code](#) and does take precedence.

AO44
 The side boundary of the new lot maintains the existing side boundary depth.

Figure 6.71 - Lot design illustrates.

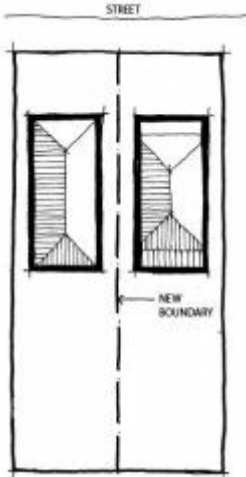


Figure 6.71 - Lot design

PO45
 The roof profile is consistent with the predominant roof profile of contributing character buildings.

Editor's note—Applicants should have regard to the [Character residential planning scheme policy no SC6.2](#) for guidance on how to demonstrate compliance with this performance outcome.

AO45.1
 The roof profile is:

- (a) simple hipped or pyramid, roofed with asymmetrical gable projections with a 22.5 degree to 27.5 degree roof pitch; or
- (b) gable fronted with asymmetrical gable projections with a 17.5 degree to 22.5 degree roof pitch.

AO45.2
 The primary roof form extends over the entire floor plan, including any front or side verandahs.


<p>PO46 Window scale and proportions are sympathetic to the predominant contributing character of the precinct. Editor's note—Applicants should have regard to the Character residential planning scheme policy no SC6.2 for guidance on how to demonstrate compliance with this performance outcome.</p>	<p>AO46.1 Windows are half-height with vertically proportioned frames, where the frame height is greater than its width by a 3:1 ratio.</p> <p>AO46.2 Windows below front gabled roofs:</p> <ul style="list-style-type: none"> (a) are located symmetrically under the apex gable; and (b) have a minimum of two vertically proportioned frames or have bay windows. <p>Figure 6.72 - Half-height vertically proportioned window located symmetrically under gable in the Interwar Gables and Queensland Bungalows precinct (Lawson Street) illustrates.</p>  <p>Figure 6.72 — Half-height vertically proportioned window located symmetrically under gable in the Interwar Gables and Queensland Bungalows precinct (Lawson Street)</p>
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Table 6.2.5.3—Accepted development subject to requirements and assessable development (Part)

Editor's note—This code contains alternative provisions for dwelling houses and dual occupancies to those set out in the [Queensland Development Code \(MP 1.1, MP 1.2 and MP 1.3\)](#), for the purposes of section 33 of the [Building Act 1975](#).

Performance outcomes	Acceptable outcomes
<p>Additional benchmarks for assessable development in precincts</p>	
<p>Note—Where acceptable outcomes in this section vary from those provided earlier in this code, the precinct-based acceptable outcomes take precedence.</p>	
<p>Interwar to 1950s Asymmetrical Gable precinct</p>	
<p>PO47 Building height and building floor level height are consistent to adjoining contributing character buildings.</p>	<p>AO47 Dwelling houses:</p> <ul style="list-style-type: none"> (a) have a floor level minimum of 700mm above ground level; or (b) are 2 storeys.

PO48

The front facade profile is articulated consistent with the predominant front façade profile of contributing character buildings.

Editor's note—Applicants should have regard to the [Character residential planning scheme policy no. SC6.2](#) for guidance on how to demonstrate compliance with this performance outcome.

AO48

The front facade includes:

- (a) asymmetrical projecting building forms, or steps in plan, a minimum of 1.2m in depth; or
- (b) open or semi-enclosed front verandah across the full width of the building.

Figure 6.73 — Asymmetrical projecting building forms for a minimum 1.2m in depth (Burton Street) illustrates.



Figure 6.73 — Asymmetrical projecting building forms for a minimum 1.2m in depth (Burton Street)

PO49

Enclosing the ground floor storey of a building does not have an adverse impact on the character of the building and ensures the original fabric of the building is identifiable.

AO49

Development on any ground floor storey includes a valance, and:

- (a) is set back the full depth of all open or enclosed verandahs; or
- (b) is set back 1m from the upper level of an exterior wall where there is no verandah.

Figure 6.74 - Appropriate enclosures to the ground floor illustrates.



Figure 6.74 - Appropriate enclosures to the ground floor

<p>PO50 Reconfiguration of a lot maintains the existing layout, streetscape character and subdivision pattern of the precinct and is consistent with the established rhythm of the streetscape.</p> <p>Editor's note—This Performance outcome varies from Performance outcome 28 in Section 9.3.4 Reconfiguring a lot code and does take precedence.</p>	<p>AO50 The side boundary of the new lot maintains the existing side boundary depth. Figure 6.75 - Lot design illustrates.</p> <div data-bbox="1018 241 1220 622" data-label="Diagram"> </div> <p style="text-align: center;">Figure 6.75 - Lot design</p>
<p>PO51 The roof profile is consistent with the predominant roof profile of contributing character buildings.</p> <p>Editor's note—Applicants should have regard to the Character residential planning scheme policy no SC6.2 for guidance on how to demonstrate compliance with this performance outcome.</p>	<p>AO51.1 The roof form is:</p> <ul style="list-style-type: none"> (a) simple hipped or pyramid with a 22.5 degree to 30 degree roof pitch with asymmetrical gable projections; or (b) gable fronted with a 17.5 degree to 22.5 degree roof pitch with asymmetrical gable projections. <p>AO51.2 Where front verandahs are included, they are contained under the main roof form.</p>
<p>PO52 Window scale and proportions are sympathetic to the predominant contributing character of the precinct.</p> <p>Editor's note—Applicants should have regard to the Character residential planning scheme policy no SC6.2 for guidance on how to demonstrate compliance with this performance outcome.</p>	<p>AO52.1 Windows have a minimum of 3 vertically proportioned frames, where the frame height is greater than its width by a 3:1 ratio.</p> <p>AO52.2 Windows below front gabled roofs:</p> <ul style="list-style-type: none"> (a) are located symmetrically under the apex gable; and (b) have a minimum of two vertically proportioned frames or have bay windows. <p>Figure 6.76 - Symmetrically located bay windows under gable (Hooper Street) illustrates.</p> <div data-bbox="901 1568 1337 1966" data-label="Image"> </div> <p style="text-align: center;">Figure 6.76 — Symmetrically located bay windows under gable (Hooper Street)</p>

Table 6.2.5.3—Accepted development subject to requirements and assessable development (Part)

Editor's note—This code contains alternative provisions for dwelling houses and dual occupancies to those set out in the [Queensland Development Code \(MP 1.1, MP 1.2 and MP 1.3\)](#), for the purposes of section 33 of the [Building Act 1975](#).



Performance outcomes	Acceptable outcomes
<p>Additional benchmarks for assessable development in precincts</p>	
<p>Note—Where acceptable outcomes in this section vary from those provided earlier in this code, the precinct-based acceptable outcomes take precedence.</p>	
<p>Churchill Street precinct</p>	
<p>PO53 Building height and building floor level height are consistent to adjoining contributing character buildings.</p>	<p>No acceptable outcome nominated.</p>
<p>PO54 The existing setting and rhythm of the streetscape is retained and enhanced.</p>	<p>AO54 The front facade width is 11.5m to 13.5m wide.</p>
<p>PO55 Enclosing the ground floor storey of a building does not have an adverse impact on the character of the building and ensures the original fabric of the building is identifiable.</p>	<p>AO55 Development on any ground floor storey includes a valance, and:</p> <ul style="list-style-type: none"> (a) is set back the full depth of all open or enclosed verandahs; or (b) is set back 1m from the upper level of an exterior wall where there is no verandah. <p>Figure 6.77 - Appropriate enclosures to the ground floor illustrates.</p>  <p>Figure 6.77 — Appropriate enclosures to the ground floor</p>
<p>PO56 The roof profile is consistent with the predominant roof profile of contributing character buildings. Editor's note—Applicants should have regard to the Character residential planning scheme policy no SC6.2 for guidance on how to demonstrate compliance with this performance outcome.</p>	<p>AO56 The roof pitch is between 15 degree to 20 degree.</p>
<p>PO57 The roof overhang is consistent with the predominant roof overhang of contributing character buildings. Editor's note—Applicants should have regard to the Character residential planning scheme policy no SC6.2 for guidance on how to demonstrate compliance with this performance outcome.</p>	<p>AO57 Roof overhangs are 450mm to 750mm wide.</p>
<p>PO58 Window scale and proportions are sympathetic to the predominant contributing character of the precinct. Editor's note—Applicants should have regard to the Character residential planning scheme policy no. SC6.2 for guidance on how to demonstrate compliance with this performance outcome.</p>	<p>AO58 Windows are half height with a minimum of 3 vertically proportioned frames, where the frame height is greater than its width by a 3:1 ratio.</p>


Table 6.2.5.3—Accepted development subject to requirements and assessable development (Part)

Performance outcomes	Acceptable outcomes
<p>Additional benchmarks for assessable development in precincts</p> <p>Note—Where acceptable outcomes in this section vary from those provided earlier in this code, the precinct-based acceptable outcomes take precedence.</p>	
<p>Park Street precinct</p>	
<p>PO59 Building height and building floor level height are consistent to adjoining contributing character buildings.</p>	<p>AO59 Dwelling houses:</p> <ul style="list-style-type: none"> (a) have a floor level minimum of 700mm above ground level; or (b) are 2 storeys.
<p>PO60 The front facade openings are consistent with the predominant front facade profile of contributing character buildings.</p> <p>Editor's note—Applicants should have regard to the Character residential planning scheme policy no. SC6.2 for guidance on how to demonstrate compliance with this performance outcome.</p>	<p>AO60.1 The front facade includes:</p> <ul style="list-style-type: none"> (a) a front verandah; or (b) a bay window. <p>AO60.2 Enclosed verandahs are articulated with openings such as windows, louvers or screens, continuously across the full width of the verandah.</p>
<p>PO61 Enclosing the ground floor storey of a building does not have an adverse impact on the character of the building and ensures the original fabric of the building is identifiable.</p>	<p>AO61 Development on any ground floor storey includes a valance, and:</p> <ul style="list-style-type: none"> (a) is set back the full depth of all open or enclosed verandahs; or (b) is set back 1m from the upper level of an exterior wall where there is no verandah. <p>Figure 6.78 - Appropriate enclosures to the ground floor illustrates.</p>  <p>Figure 6.78 — Appropriate enclosures to the ground floor</p>
<p>PO62 The existing setting and rhythm of the streetscape is retained and enhanced.</p>	<p>AO62 The front facade width is 9m to 12.5m wide.</p>
<p>PO63 The roof profile is consistent with the predominant roof profile of contributing character buildings.</p> <p>Editor's note—Applicants should have regard to the Character residential planning scheme policy no SC6.2 for guidance on how to demonstrate compliance with this performance outcome.</p>	<p>AO63 The roof pitch is between 15 degree to 30 degree.</p>

<p>PO64 The roof overhang is consistent with the dominant roof overhang of contributing character buildings. Editor's note—Applicants should have regard to the Character residential planning scheme policy no SC6.2 for guidance on how to demonstrate compliance with this performance outcome.</p>	<p>AO64 Roof overhangs are 400mm to 600mm wide.</p>
<p>PO65 Window scale and proportions are sympathetic to the predominant contributing character of the precinct. Editor's note—Applicants should have regard to the Character residential planning scheme policy no SC6.2 for guidance on how to demonstrate compliance with this performance outcome.</p>	<p>AO65 Windows are half height with a minimum of 3 vertically proportioned frames, where the window height is greater than its width by a 3:1 ratio.</p>

Table 6.2.5.3—Accepted development subject to requirements and assessable development (Part)

Editor's note—this code contains alternative provisions for dwelling houses and dual occupancies to those set out in the [Queensland Development Code \(MP 1.1, MP 1.2 and MP 1.3\)](#), for the purposes of section 33 of the [Building Act 1975](#).

Performance outcomes	Acceptable outcomes
<p>Additional benchmarks 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.</p>	
<p>Grand Queenslanders precinct</p>	
<p>PO66 Building height and building floor level height are consistent to adjoining contributing character buildings.</p>	<p>AO66 Dwelling houses: (a) have a floor level a minimum of 700mm above ground level; or (b) are 2 storeys.</p>
<p>PO67 The front facade profile is articulated with openings consistent with the predominant front facade profile of contributing character buildings. Editor's note—applicants should have regard to the Character residential planning scheme policy no. SC6.2 for guidance on how to demonstrate compliance with this performance outcome.</p>	<p>AO67.1 The front facade includes an open or semi-enclosed front verandah for the full width of the building and extends around at a minimum, down 2m one or both sides. OR AO67.2 Enclosed verandahs are articulated with openings such as windows, louvers or screens, continuously across the full width of the verandah. Figure 6.79 - An open front verandah for the full width of the front facade; including removable blinds (Alexandra Street) illustrates.</p>  <p>Figure 6.79 — An open front verandah for the full width of the front facade; including removable blinds (Alexandra Street)</p>



<p>PO68 Enclosing the ground floor storey of a building does not have an adverse impact on the character of the building and ensures the original fabric of the building is identifiable.</p>	<p>AO68 Development on any ground floor storey includes a valance, and:</p> <ul style="list-style-type: none"> (a) is set back the full depth of all open or enclosed verandahs; or (b) is set back 1m from the upper level of an exterior wall where there is no verandah. <p>Figure 6.80 - Appropriate enclosures to the ground floor illustrates.</p>  <p>Figure 6.80 — Appropriate enclosures to the ground floor</p>
<p>PO69 The roof profile is consistent with the predominant roof profile of contributing character buildings. Editor's note—Applicants should have regard to the Character residential planning scheme policy no SC6.2 for guidance on how to demonstrate compliance with this performance outcome.</p>	<p>AO69.1 The roof profile is simple hipped or pyramid main roof, with a 17.5 degree to 27.5 degree roof pitch.</p> <p>AO69.2 Verandahs are contained under the main roof form, or roofed separately with a skillion roof.</p>

Table 6.2.5.3—Accepted development subject to requirements and assessable development (Part)

Editor’s note—This code contains alternative provisions for dwelling houses and dual occupancies to those set out in the [Queensland Development Code \(MP 1.1, MP 1.2 and MP 1.3\)](#), for the purposes of section 33 of the [Building Act 1975](#).

Performance outcomes	Acceptable outcomes
<p>Additional benchmarks for assessable development in precincts</p>	
<p>Note—Where acceptable outcomes in this section vary from those provided earlier in this code, the precinct-based acceptable outcomes take precedence.</p>	
<p>French Street precinct</p>	
<p>PO70 Building height and building floor level height are consistent to adjoining contributing character buildings.</p>	<p>AO70 Dwelling houses have a floor level minimum of 2m above ground level or is 2 storeys.</p>
<p>PO71 The front facade is articulated consistent with the predominant front facade of contributing character buildings. Editor’s note—Applicants should have regard to the Character residential planning scheme policy no SC6.2 for guidance on how to demonstrate compliance with this performance outcome.</p>	<p>AO71 The front facade includes asymmetrical projecting building forms or steps in plan, a minimum of 1.2m in depth.</p>
<p>PO72 Enclosing the ground floor storey of a building does not have an adverse impact on the character of the building and ensures the original fabric of the building is identifiable.</p>	<p>AO72 Development on any ground floor storey includes a valance, and:</p> <ul style="list-style-type: none"> (a) is set back the full depth of all open or enclosed verandahs; or (b) is set back 1m from the upper level of an exterior wall where there is no verandah. <p>Figure 6.81 - Appropriate enclosures to the ground floor.</p>  <p>Figure 6.81 — Appropriate enclosures to the ground floor floor</p>
<p>PO73 The existing setting and rhythm of the streetscape is retained and enhanced.</p>	<p>AO73 The front facade width is 10m to 12m wide.</p>
<p>PO74 The roof profile is consistent with the predominant roof profile of contributing character buildings. Editor’s note—Applicants should have regard to the Character residential planning scheme policy no SC6.2 for guidance on how to demonstrate compliance with this performance outcome.</p>	<p>AO74 Roof form is 17.5 degree in pitch and is simple hipped or pyramid and includes asymmetrical gable fronted projections.</p>
<p>PO75 The roof overhang is consistent with the predominant roof overhang of contributing character buildings. Editor’s note—Applicants should have regard to the Character residential planning scheme policy no SC6.2 for guidance on how to demonstrate compliance with this performance outcome.</p>	<p>AO75 Roof overhangs are:</p> <ul style="list-style-type: none"> (a) a minimum of 400mm wide; and (b) with gable end overhangs a minimum of 200mm wide.




<p>PO76 Window scale and proportions are sympathetic to the predominant contributing character of the precinct. Editor's note—Applicants should have regard to the Character residential planning scheme policy no. SC6.2 for guidance on how to demonstrate compliance with this performance outcome.</p>	<p>AO76.1 Windows have a minimum of 3 vertically proportioned frames. Where the frame height is greater than its width by a 3:1 ratio.</p> <p>AO76.2 Windows below front gabled roofs: (a) are located symmetrically under the apex gable; and (b) have a minimum of 2 vertically proportioned frames or have bay windows.</p> <p>Figure 6.82 - Symmetrically located windows under gable (French Street) illustrates.</p>  <p>Figure 6.82 — Symmetrically located windows under gable (French Street)</p>
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Table 6.2.5.3—Accepted development subject to requirements and assessable development (Part)

Editor's note—This code contains alternative provisions for dwelling houses and dual occupancies to those set out in the [Queensland Development Code \(MP 1.1, MP 1.2 and MP 1.3\)](#), for the purposes of section 33 of the [Building Act 1975](#).

Performance outcomes	Acceptable outcomes
<p>Additional benchmarks 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.</p>	
<p>Mixed 1950s precinct</p>	
<p>PO77 Building height and building floor level height are consistent to adjoining contributing character buildings.</p>	<p>AO77 Dwelling houses: (a) have a floor level minimum of 700mm above ground level; or (b) are 2 storeys.</p>
<p>PO78 The front facade is articulated consistent with the predominant front facade of contributing character buildings. Editor's note—Applicants should have regard to the Character residential planning scheme policy no. SC6.2 for guidance on how to demonstrate compliance with this performance outcome.</p>	<p>AO78 The front facade includes asymmetrical projecting building forms; or steps in plan, a minimum of 1.2m in depth. Figure 6.83 - Asymmetrical projecting building forms a minimum 1.2m in depth (Goodwin Street) illustrates.</p>  <p>Figure 6.83 — Asymmetrical projecting building forms a minimum 1.2m in depth (Goodwin Street)</p>

<p>PO79 Enclosing the ground floor storey of a building does not have an adverse impact on the character of the building and ensures the original fabric of the building is identifiable.</p>	<p>AO79 Development on any ground floor storey includes a valance, and:</p> <ul style="list-style-type: none"> (a) is set back the full depth of all open or enclosed verandahs; or (b) is set back 1m from the upper level of an exterior wall where there is no verandah. <p>Figure 6.84 - Appropriate enclosures to the ground floor illustrates.</p>  <p>Figure 6.84 —Appropriate enclosures to the ground floor</p>
<p>PO80 The roof profile is consistent with the predominant roof profile of contributing character buildings. Editor's note—Applicants should have regard to the Character residential planning scheme policy no SC6.2 for guidance on how to demonstrate compliance with this performance outcome.</p>	<p>AO80 The roof profile is:</p> <ul style="list-style-type: none"> (a) hipped with a 15 degree to 20 degree pitch; or (b) simple hipped or pyramid with asymmetrical gable projections with a 17.5 degree to 22.5 degree roof pitch.
<p>PO81 The roof overhang is consistent with the predominant roof overhang of contributing character buildings. Editor's note—Applicants should have regard to the Character residential planning scheme policy no SC6.2 for guidance on how to demonstrate compliance with this performance outcome.</p>	<p>AO81 Roof overhangs are 400mm to 600mm wide.</p>
<p>PO82 Window scale and proportions are sympathetic to the predominant character of the precinct. Editor's note—Applicants should have regard to the Character residential planning scheme policy no. SC6.2 for guidance on how to demonstrate compliance with this performance outcome.</p>	<p>No acceptable outcome is nominated.</p>