

# Part 6 Zones

## 6.1 Preliminary

- (1) Zones organise the planning scheme area in a way that facilitates the location of preferred or acceptable land uses.
- (2) Zones are mapped and included in [Schedule 2](#).
- (3) The categories of development and assessment for development in a zone are in [Part 5](#).
- (4) Assessment benchmarks for zones are contained in a zone code.
- (5) A precinct may be identified for part of a zone.
- (6) Precinct provisions are contained in the zone code.
- (7) Each zone code identifies the following:
  - (a) the purpose of the code;
  - (b) the overall outcomes that achieve the purpose of the code;
  - (c) the performance outcomes that achieve the overall outcomes and the purpose of the code;
  - (d) the acceptable outcomes that achieve the performance and overall outcomes and the purpose of the code; and
  - (e) the performance and acceptable outcomes for the precinct.
- (8) The following are the zone codes for the planning scheme:
  - (a) Residential zones category:
    - (i) [Low density residential zone code](#);
    - (ii) [Medium density residential zone code](#);
    - (iii) [High density residential zone code](#);
    - (iv) [Rural residential zone code](#);
    - (v) [Character residential zone code](#);
  - (b) Centres zones category:
    - (i) [Neighbourhood centre zone code](#);
    - (ii) [Local centre zone code](#);
    - (iii) [District centre zone code](#);
    - (iv) [Major centre zone code](#);
    - (v) [Principal centre \(CBD\) zone code](#);
    - (vi) [Specialised centre zone code](#);
    - (vii) [Mixed use zone code](#);
  - (c) Community facilities and open space zones category:
    - (i) [Sport and recreation zone code](#);
    - (ii) [Open space zone code](#);
    - (iii) [Community facilities zone code](#);
    - (iv) [Environmental management and conservation zone code](#);
  - (d) Industry zones category:
    - (i) [Low impact industry zone code](#);
    - (ii) [Medium impact industry zone code](#);
    - (iii) [High impact industry zone code](#);
  - (e) Rural zones category:
    - (i) [Rural zone code](#);
  - (f) Other zones category:

- (i) Emerging community zone code;
- (ii) Special purpose zone code.

## 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.

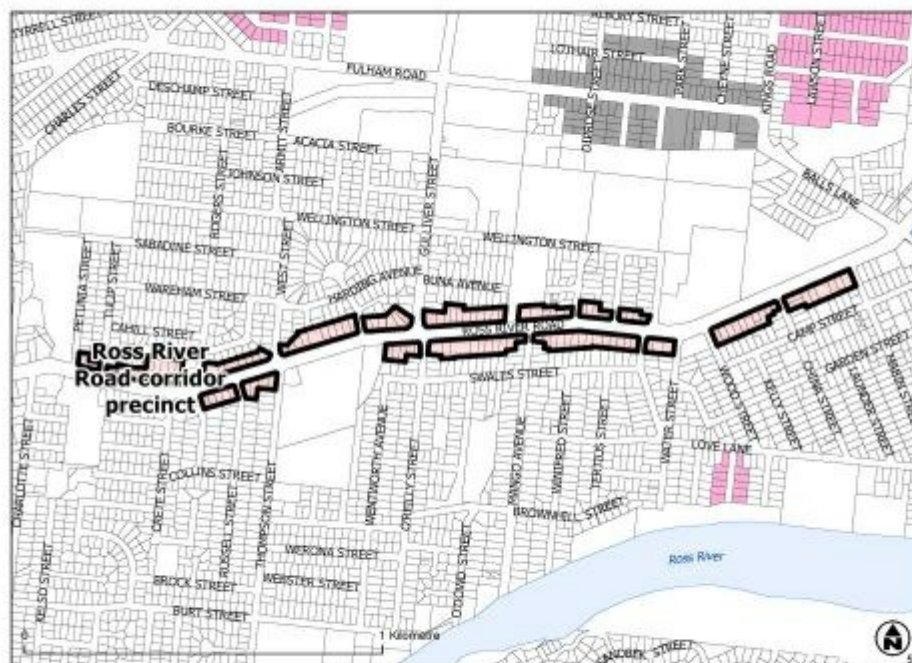
When using this code, reference should be made to section 5.3.2 and where applicable, section 5.3.3 located in Part 5.

#### 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 400m<sup>2</sup> 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.

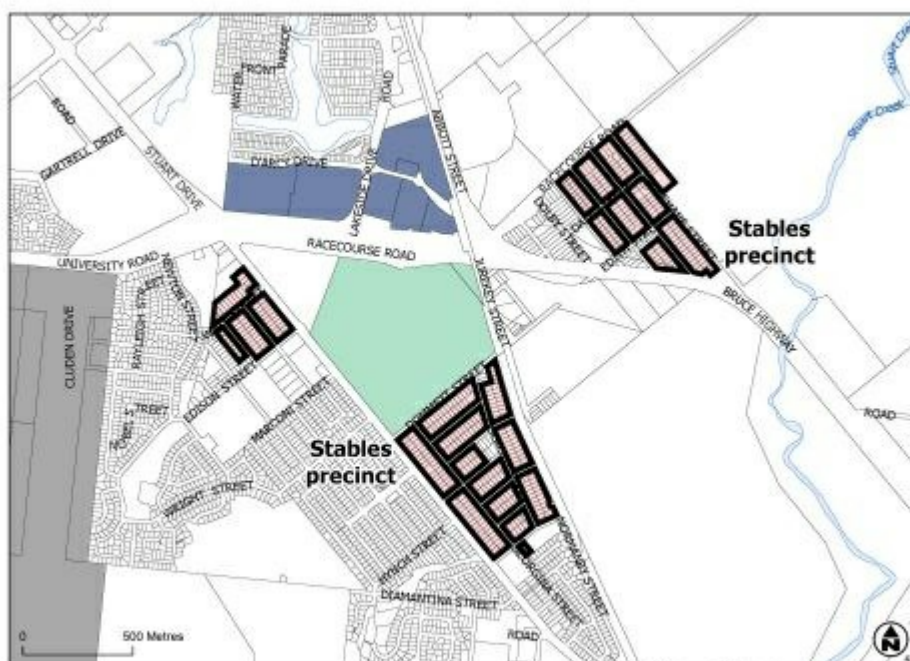


[Click here](#) to view high resolution image.

**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.



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

**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 750m<sup>2</sup> and the minimum average lot size across the whole of the precinct is not less than 1,700m<sup>2</sup>;
- (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

For accepted development subject to requirements and assessable development

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

Performance outcomes	Acceptable outcomes
<b>For accepted development subject to requirements and assessable development</b>	
<b>Home based business</b>	
<p><b>PO1</b> The use does not adversely impact on the amenity of the surrounding residential land uses and local character.</p>	<p><b>AO1.1</b> The home based business:</p> <ul style="list-style-type: none"> <li>(a) is carried out in an existing building or structure;</li> <li>(b) does not use more than 60m<sup>2</sup> of the gross floor area of the building or structure;</li> <li>(c) involves at least one or more residents of the dwelling house;</li> <li>(d) involves not more than one non-resident employee;</li> <li>(e) where bed and breakfast accommodation, does not exceed three bedrooms;</li> <li>(f) does not generate more than 1 heavy vehicle trip per week;</li> </ul> <p><b>Editor's note</b>—a heavy vehicle is a vehicle with more than 4.5 tonnes gross vehicle mass.</p> <ul style="list-style-type: none"> <li>(g) does not generate more than 28 vehicle trips per day by other vehicles, where one trip includes arriving at the site and a second trip is departing the site. These trips are additional to normal domestic trips associated with the dwelling;</li> <li>(h) contains visitor parking within the site;</li> <li>(i) does not involve hiring out of materials, goods, appliances or vehicles; and</li> <li>(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.</li> </ul> <p><b>Editor's note</b>—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><b>AO1.2</b> Functional aspects of the use such as service areas, material storage or use activities are not visible from the street.</p> <p><b>AO1.3</b> 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>

	<b>AO1.4</b> Noise levels do not exceed acoustic quality objectives under the <a href="#">Environmental Protection (Noise) Policy 2008</a> .
<b>PO2</b> 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.	<b>AO2.1</b> Not more than one commercial vehicle is parked on the site.
	<b>AO2.2</b> 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.
	<b>AO2.3</b> 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
<b>For accepted development subject to requirements and assessable development</b>	
<b>Sales office</b>	
<b>PO3</b> The use does not adversely impact on the amenity of the surrounding land uses and local character.	<b>AO3</b> Development of the sales office is in place for no more than two years.

**Low density residential zone code - Table 6.2.1.3-Accepted development subject to requirements and assessable development (Part)**

Performance outcomes	Acceptable outcomes
<b>For accepted development subject to requirements and assessable development</b>	
<b>Secondary dwelling</b>	
<b>PO4</b> Secondary dwellings are: (a) are subordinate, small-scaled dwellings; (b) contribute to a safe and pleasant living environment; and (c) does not cause adverse impacts on adjoining properties.	<b>AO4</b> The secondary dwelling: (a) has a GFA, exclusive of a single carport or garage, of not more than 90m <sup>2</sup> ; and (b) is located not more than 20m from the primary house.

**Additional benchmarks for accepted development subject to requirements in precincts**

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

Performance outcomes	Acceptable outcomes
<b>Additional benchmarks for accepted development subject to requirements and assessable development in precincts</b>	
<b>Note</b> —Townsville City Council has an animal keeping local law that also sets out requirements for stables. These must also be complied with.	
<b>For accepted development subject to requirements and assessable development</b>	
<b>Stables precinct</b>	

<b>PO5</b> Only dwelling houses or caretaker's accommodation are established in the precinct.	<b>AO5</b> The development does not involve a dual occupancy, rooming accommodation, multiple dwelling, retirement facility, residential care facility, short-term accommodation or tourist park.
<b>PO6</b> Reconfiguration does not result in additional lots being created.	<b>AO6</b> Lot size is no less than 1,000m <sup>2</sup> .
<b>PO7</b> The site is of a size to accommodate stables and associated service areas and allows for setback of stables from adjacent houses.	<b>AO7</b> Where stables are proposed, the site has a minimum area of 1,000m <sup>2</sup> .
<b>PO8</b> Stables are established where provision is made for a manager living on-site.	<b>AO8</b> Stables are established on the same site as a dwelling house or caretaker's accommodation.
<b>PO9</b> Residential uses in the precinct do not intensify.	<b>AO9.1</b> Not more than one dwelling house or caretaker's accommodation unit is established on each lot.
	<b>AO9.2</b> The caretaker's accommodation unit has a gross floor area of no more than 70m <sup>2</sup> .

### For assessable development

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

<b>Performance outcomes</b>	<b>Acceptable outcomes</b>
<b>For assessable development</b>	
<b>Amenity</b>	
<b>PO10</b> 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.
<b>PO11</b> 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.

**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:

- (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)**

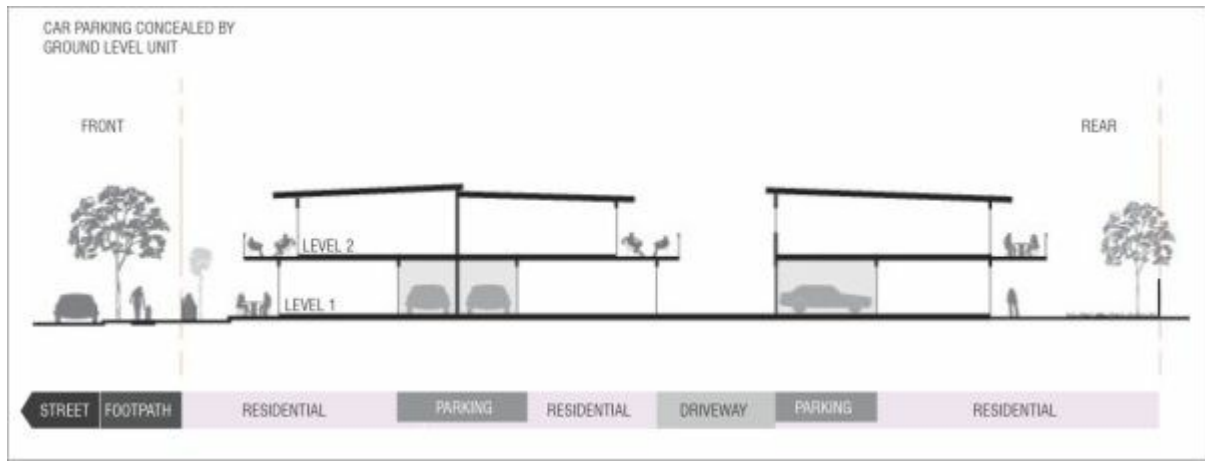
Performance outcomes	Acceptable outcomes
<b>For assessable development</b>	
<b>Crime prevention through environmental design</b>	
<p><b>PO13</b> Development facilitates the security of people and property having regard to:</p> <ul style="list-style-type: none"> <li>(a) opportunities for casual surveillance and sight lines;</li> <li>(b) exterior building design that promotes safety;</li> <li>(c) adequate lighting;</li> <li>(d) appropriate signage and wayfinding;</li> <li>(e) minimisation of entrapment locations; and</li> <li>(f) building entrances, loading and storage areas that are well lit and lockable after hours.</li> </ul> <p><b>Editor's note</b>—Applicants should have regard to <a href="#">Crime Prevention through Environmental Design Guidelines for Queensland</a>.</p>	No acceptable outcome is nominated.

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

Performance outcomes	Acceptable outcomes
<b>For assessable development</b>	
<b>General</b>	
<p><b>PO14</b> Development minimises impacts on remaining areas of ecological significance within the zone.</p>	No acceptable outcome is nominated.
<p><b>PO15</b> On elevated or steeply sloping sites:</p> <ul style="list-style-type: none"> <li>(a) development is sympathetic to the natural landform through the use of terraced or split level building forms;</li> <li>(b) the understoreys of buildings are screened to maintain the quality of views from public vantage points below; and</li> <li>(c) buildings avoid highly reflective finishes.</li> </ul>	No acceptable outcome is nominated.

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

Performance outcomes	Acceptable outcomes
<b>For assessable development</b>	
<b>Parking and servicing</b>	
<p><b>PO16</b> Parking facilities are located to be concealed from public view to ensure an attractive streetscape.</p>	<p><b>AO16</b> Vehicle parking structures are located:</p> <ul style="list-style-type: none"> <li>(a) behind the building setback; or</li> <li>(b) behind the building; or</li> <li>(c) at basement level.</li> </ul> <p>Figure 6.4 – Concealment of parking structure illustrates.</p>



**Figure 6.4 Concealment of parking structure**

<p><b>PO17</b> 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)**

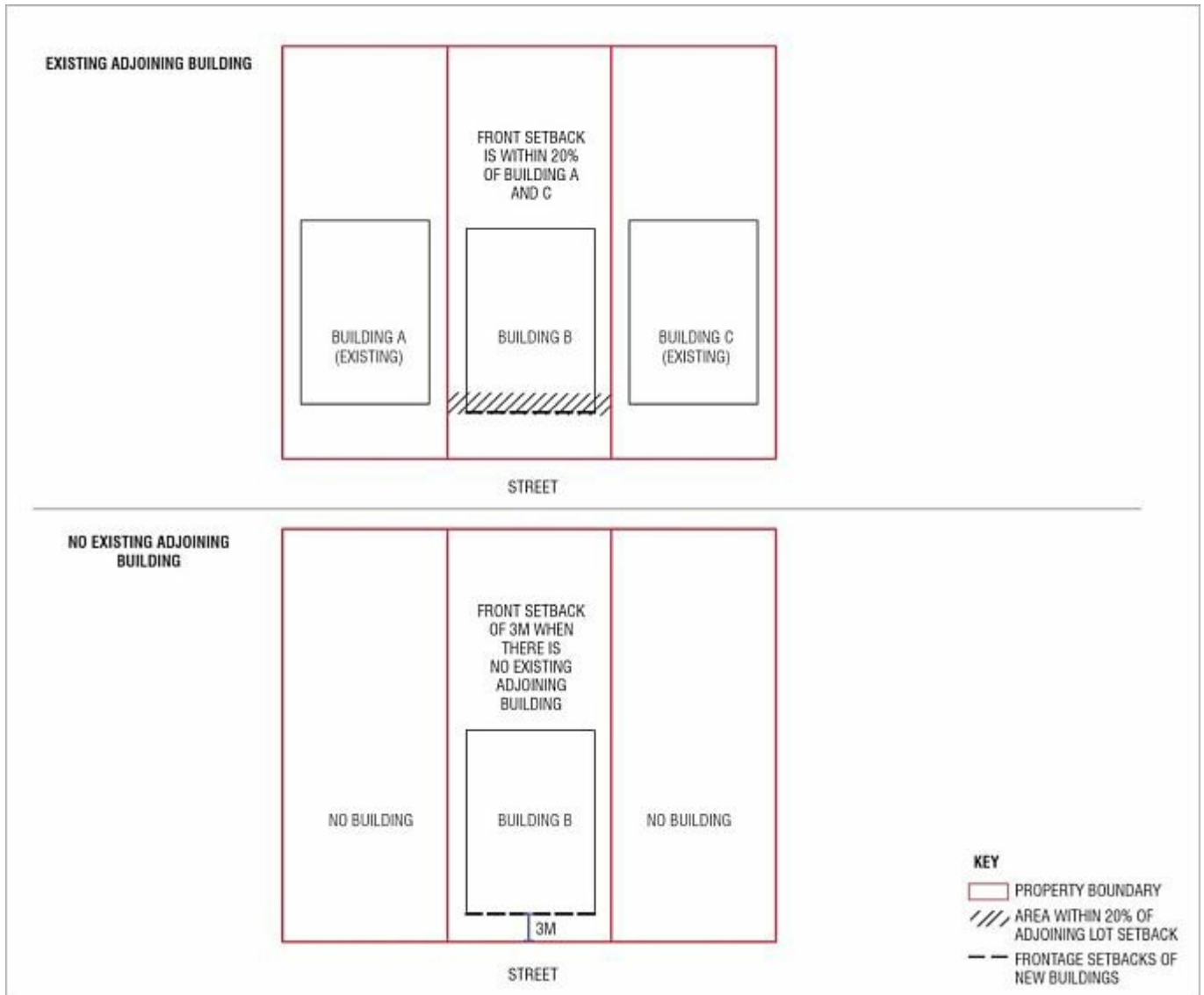
Performance outcomes	Acceptable outcomes
<b>For assessable development — where a non-residential or tourist accommodation use</b>	
<p><b>PO18</b> Non-residential uses are established only where:</p> <ul style="list-style-type: none"> <li>(a) compatible with local character and amenity;</li> <li>(b) limited in scale and supporting the day-to-day needs of the local community; and</li> <li>(c) not impacting on the role and function of the city's network of centres or more appropriately located in another zone.</li> </ul>	<p>No acceptable outcome is nominated. <b>Editor's note</b>—Applicants should have regard to <a href="#">Economic impact assessment planning scheme policy no. SC6.5</a> for guidance on how to demonstrate compliance with this performance outcome.</p>
<p><b>PO19</b> 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><b>PO20</b> Development is of a house compatible scale.</p>	<p><b>AO20.1</b> The use does not involve any building work or only minor building work. OR <b>AO20.2</b> Where a new building is proposed:</p> <ul style="list-style-type: none"> <li>(a) buildings and other structures do not exceed 8.5m or 2 storeys, whichever is the lesser;</li> <li>(b) the building does not exceed 250m<sup>2</sup> in gross floor area;</li> <li>(c) site cover does not exceed 60%; and</li> <li>(d) the maximum length of any wall is 12m.</li> </ul>

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

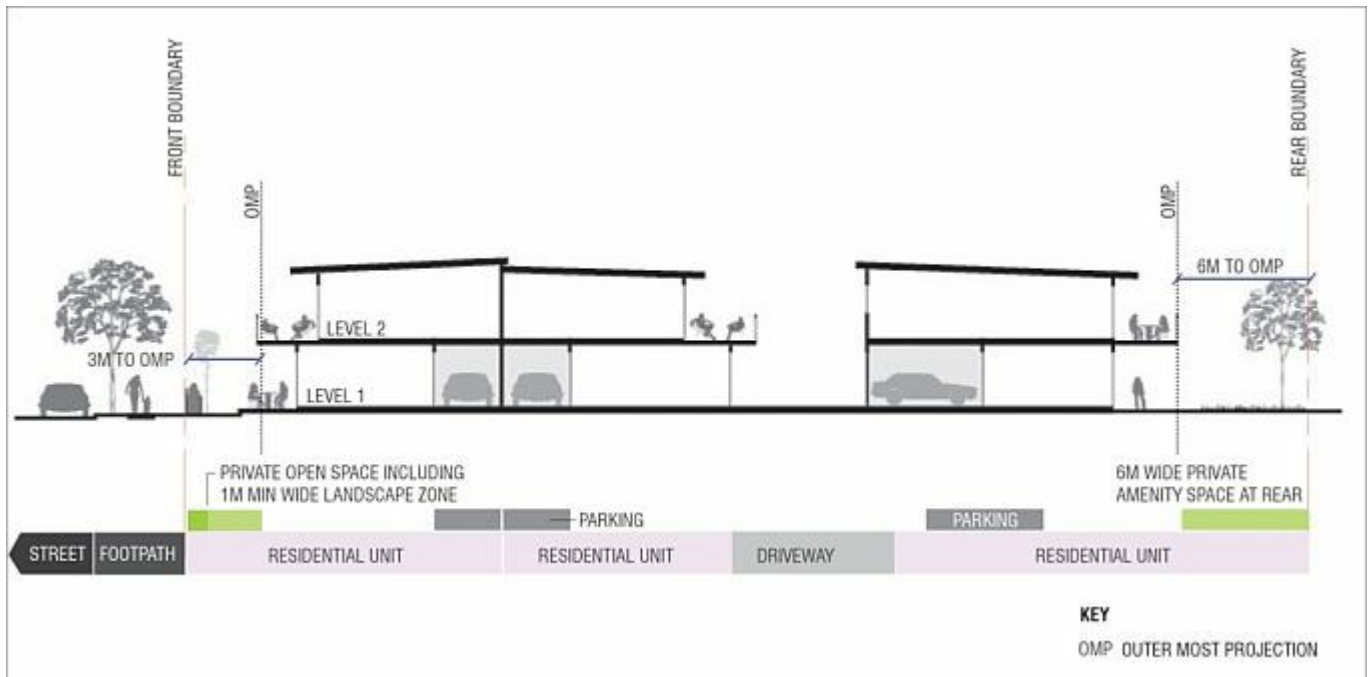
Performance outcomes	Acceptable outcomes
<b>For assessable development – where a multiple dwelling, residential care facility or retirement facility development</b>	
<b>Location</b>	
<p><b>PO21</b> Multiple dwelling, residential care facility or retirement facility development occur only in locations where:</p> <ul style="list-style-type: none"> <li>(a) they can be designed to be compatible with local character and low density scale of development;</li> <li>(b) having convenient walkable access to the city’s network of centres;</li> <li>(c) having convenient walkable access to public transport; and</li> <li>(d) having convenient walkable access to recreational facilities.</li> </ul>	<p><b>AO21</b> The premises:</p> <ul style="list-style-type: none"> <li>(a) is located within 400m of a centre zone or public transport stop on a major road;</li> <li>(b) has a minimum site area of 1,000m<sup>2</sup> and 20m frontage where for a multiple dwelling;</li> <li>(c) has a minimum site area of 3,000m<sup>2</sup> and 20m frontage where for a residential care facility or retirement facility; and</li> <li>(d) is located within 400m of a park.</li> </ul>
<p><b>PO22</b> Buildings are low-rise and of a house compatible scale.</p>	<p><b>AO22</b> Building design achieves:</p> <ul style="list-style-type: none"> <li>(a) a site cover that does not exceed 65% of site area;</li> <li>(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</li> <li>(c) the maximum length of any wall is 12m.</li> </ul>
<p><b>PO23</b> Building setbacks and landscaping:</p> <ul style="list-style-type: none"> <li>(a) create an attractive, consistent and cohesive streetscape;</li> <li>(b) maintain appropriate levels of light and solar penetration, air circulation, privacy and amenity for existing and future buildings; and</li> <li>(c) do not prejudice the development or amenity of adjoining sites.</li> </ul>	<p><b>AO23.1</b> Buildings are set back from street frontages:</p> <ul style="list-style-type: none"> <li>(a) within 20% of the average front setback of adjoining buildings; or</li> <li>(b) where there are no adjoining buildings, 3m.</li> </ul> <p>Figure 6.5 – Appropriate front setbacks illustrates.</p> <hr/> <p><b>AO23.2</b> 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> <hr/> <p><b>AO23.3</b> The side boundary setback is a minimum of:</p> <ul style="list-style-type: none"> <li>(a) 1.5m for a wall up to 4.5m high;</li> <li>(b) 2m for a wall up to 7.5m high; and</li> <li>(c) 2.5m for any part of a wall over 7.5m high.</li> </ul> <p><b>Editor’s note</b>—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>

**AO23.4**

The rear boundary setback is a minimum of 6m.  
Figure 6.6 - Appropriate front and rear setbacks illustrates.



**Figure 6.5 Appropriate front setbacks**



**Figure 6.6 Appropriate front and rear setbacks**

<p><b>PO24</b> Built to boundary walls do not impact on the amenity or privacy of adjoining premises.</p>	<p><b>AO24</b> Built to boundary walls:</p> <ul style="list-style-type: none"> <li>(a) are for non-habitable rooms or spaces only;</li> <li>(b) are not located within the front or rear setback;</li> <li>(c) are not located within 1.5m of a habitable room or house on an adjoining lot;</li> <li>(d) have a maximum height of 3m; and</li> <li>(e) have a maximum length of 9m.</li> </ul>
<p><b>PO25</b> Buildings are designed to achieve good solar access by:</p> <ul style="list-style-type: none"> <li>(a) minimising the extent of shadows on usable private open space or public spaces; and</li> <li>(b) providing adequate sunlight to habitable rooms.</li> </ul>	<p>No acceptable outcome is nominated.</p>

<p><b>PO26</b> Design elements contribute to an interesting and attractive streetscape and building through:</p> <ul style="list-style-type: none"> <li>(a) the provision of projections and recesses in the façade which reflect changes in internal functions of buildings, including circulation;</li> <li>(b) variations in material and building form;</li> <li>(c) modulation in the façade, horizontally or vertically;</li> <li>(d) articulation of building entrances and openings;</li> <li>(e) corner treatments to address both street frontages;</li> <li>(f) elements which assist in wayfinding and legibility; and</li> <li>(g) elements which relate to the context including surrounding buildings, parks, streets and open spaces.</li> </ul> <p>Figure 6.7 – Building design elements provides indicative guidance.</p>	<p>No acceptable outcome is nominated.</p>
<p><b>PO27</b> Roof form assists in reducing the appearance of building bulk by:</p> <ul style="list-style-type: none"> <li>(a) articulating individual dwellings; and</li> <li>(b) incorporating variety in design through use of roof pitch, height, gables and skillions.</li> </ul> <p>Figure 6.7 – Building design elements provides indicative guidance.</p>	<p>No acceptable outcome is nominated.</p>

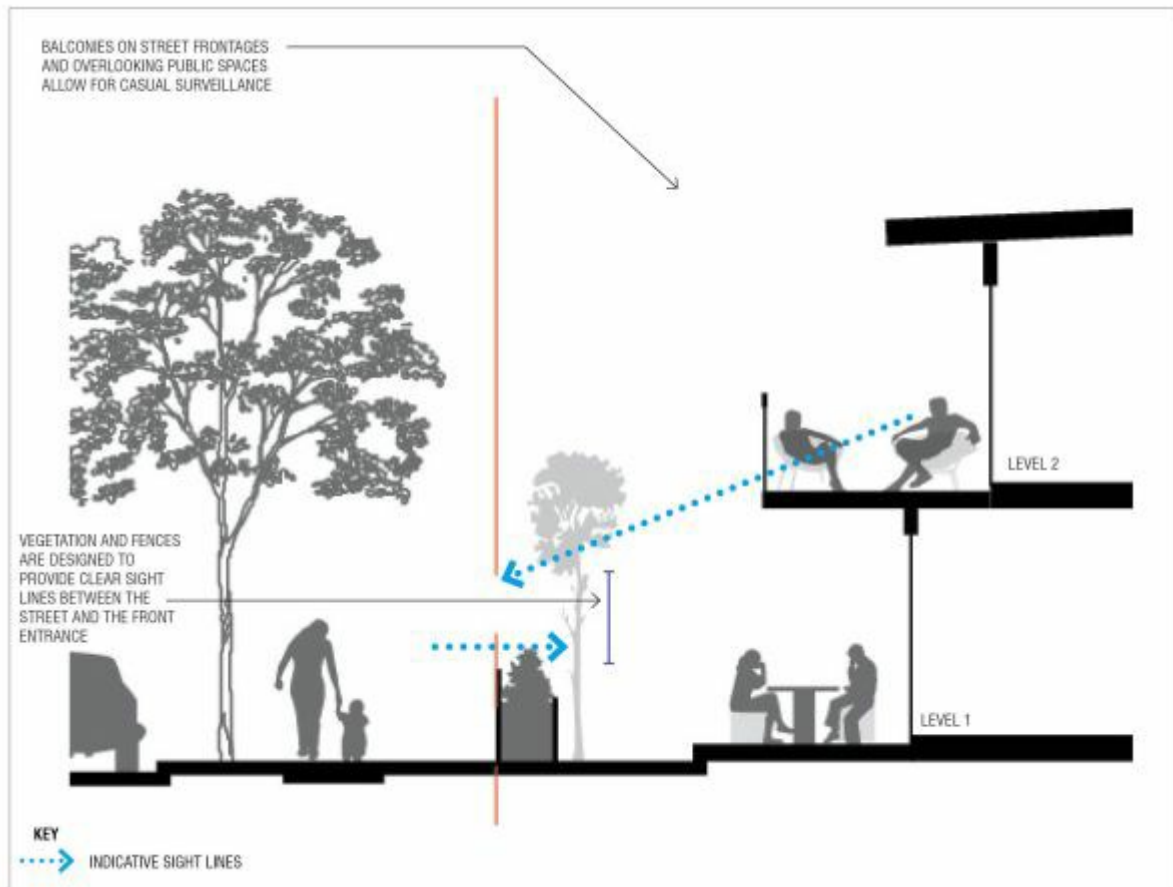


**Figure 6.7 Building design elements**

<p><b>PO28</b> Development promotes the safety of residents and visitors, particularly through casual surveillance of the street and public spaces.</p>	<p><b>AO28.1</b> Buildings are designed to have balconies, windows and building openings overlooking streets and other public spaces. Figure 6.8 – Design for casual surveillance illustrates.</p>
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**AO28.2**

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**

**PO29**

Development provides private open space that is:

- (a) well-proportioned, appealing, functional and easily accessible, and promotes outdoor living as an extension of the dwelling;
- (b) provides a high level of privacy for residents and neighbours; and
- (c) has sufficient size and shape to meet the needs of a diversity of potential residents.

**AO29.1**

For a ground floor dwelling (where a multiple dwelling), ground floor private open space is provided with:

- (a) a minimum area of 35m<sup>2</sup>;
- (b) a minimum dimension of 3m; and
- (c) clear of any utilities such as gas, water tanks or air-conditioning units.

**AO29.2**

For a dwelling above ground storey, private open space is provided as a balcony with:

- (a) a minimum area of 9m<sup>2</sup> for a 1 bedroom unit or 16m<sup>2</sup> for a 2 or more bedroom unit;
- (b) a minimum dimension of 3m; and
- (c) clear of any utilities such as air conditioning units or drying space.

**AO29.3**

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.

	<b>AO29.4</b> 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.
<b>PO30</b> Sufficient communal open space is provided to create flexible spaces suitable for a range of activities.	No acceptable outcome is nominated.
<b>PO31</b> 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.	No acceptable outcome is nominated.
<b>PO32</b> Air conditioning units are insulated so that adjoining properties are not affected by the noise source, and are not significantly visible from the street.	No acceptable outcome is nominated.

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

Performance outcomes	Acceptable outcomes
<b>Additional benchmarks for assessable development in precincts</b>	
<b>Note</b> —Where acceptable outcomes in this section vary from those provided earlier in this code, the precinct-based acceptable outcomes take precedence.	
<b>Ross River Road corridor precinct</b>	
<b>PO33</b> No new non-residential development is established within the precinct.	No acceptable outcome is nominated.
<b>PO34</b> Expansion of existing non-residential development is minor in nature and does not significantly increase the intensity of non-residential activity.	<b>AO34</b> New gross floor area is only added through internal building work to an existing building.

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

Performance outcomes	Acceptable outcomes
<b>Additional benchmarks for assessable development in precincts</b>	
<b>Note</b> —Where acceptable outcomes in this section vary from those provided earlier in this code, the precinct-based acceptable outcomes take precedence.	
<b>Marlow Street precinct</b>	
<b>PO35</b> Reconfiguration creates large residential lots which support the protection of environmental values.	<b>AO35</b> Lots are not smaller than 750m <sup>2</sup> and the minimum average lot size across the whole of the precinct is not less than 1,700m <sup>2</sup> .
<b>PO36</b> Residential development occurs primarily in the form of dwelling houses on large lots with a limited site cover.	No acceptable outcome is nominated.
<b>PO37</b> Built form and infrastructure is subordinate to vegetation and the natural landform.	No acceptable outcome is nominated.

## 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.

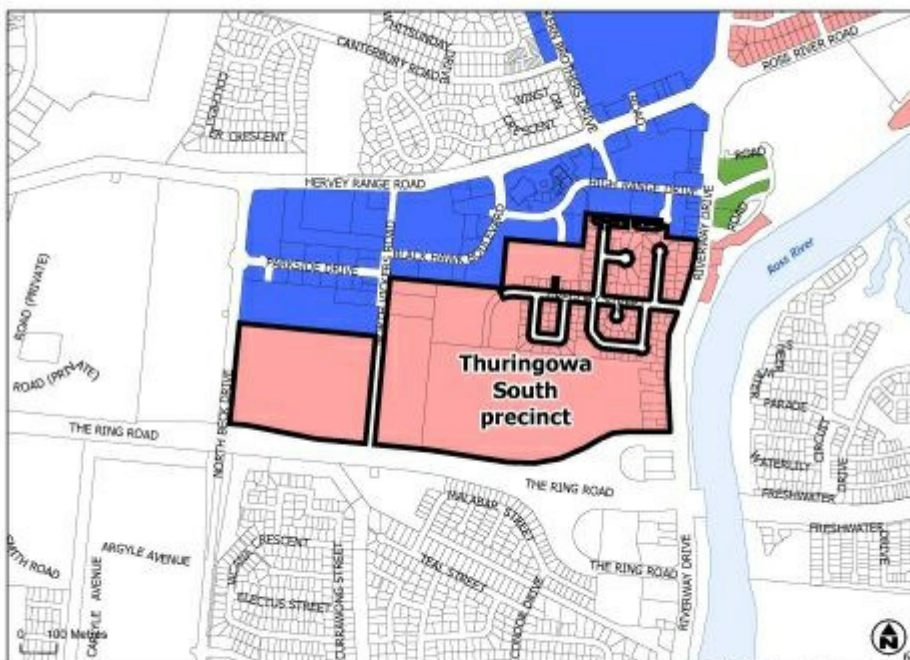
When using this code, reference should be made to section 5.3.2 and where applicable, section 5.3.3 located in Part 5.

### 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.

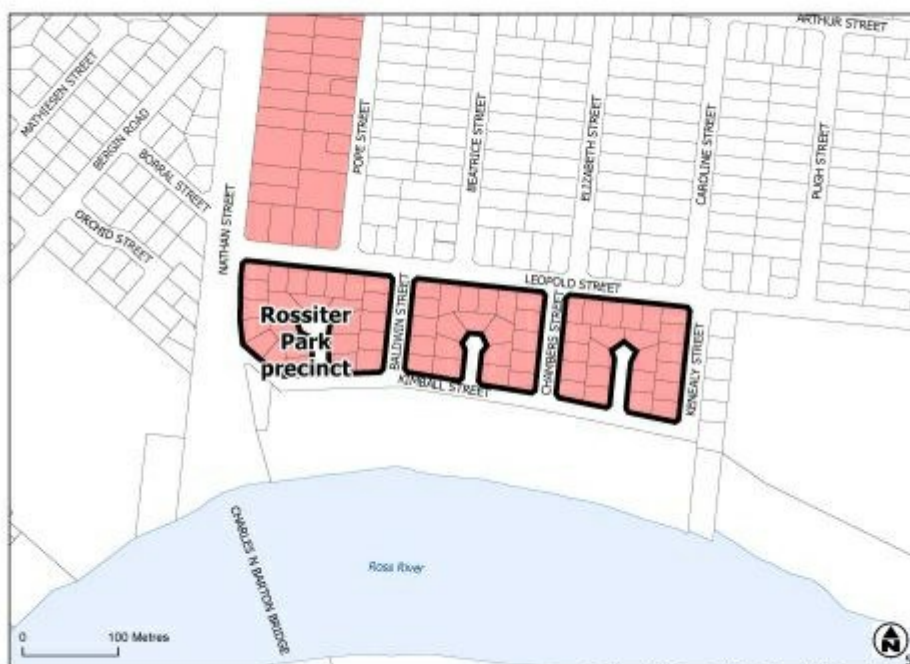


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**Figure 6.10 - Thuringowa East precinct**

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.

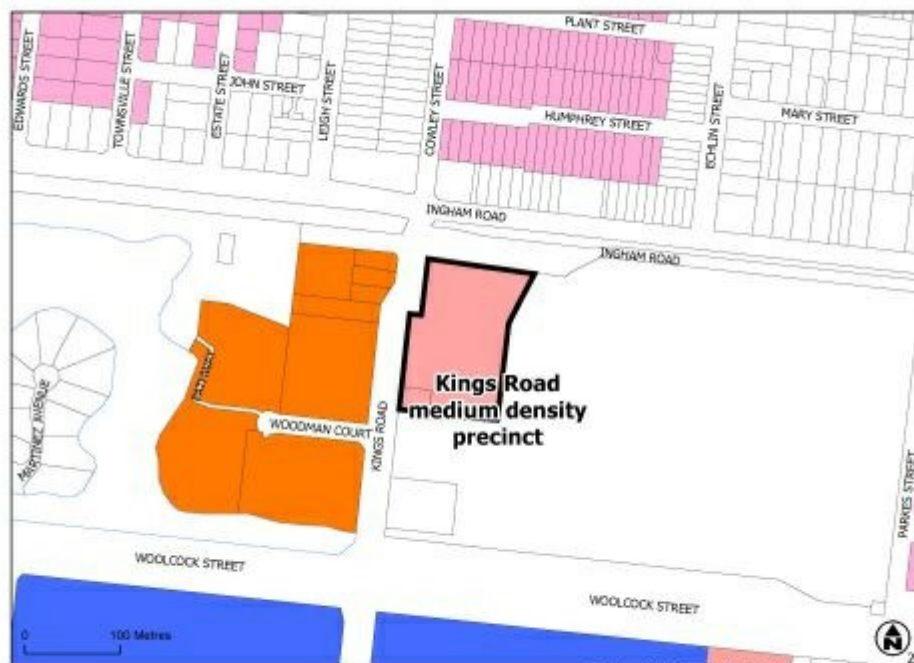


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**Figure 6.14 Hyde Park medium density precinct**

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.

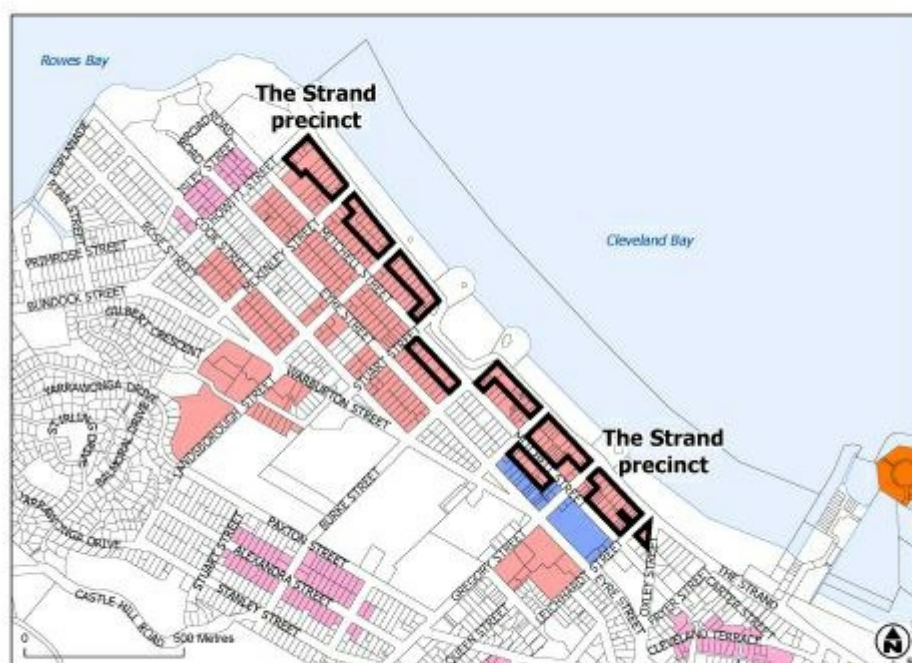


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**Figure 6.15 Kings Road medium density precinct**

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.

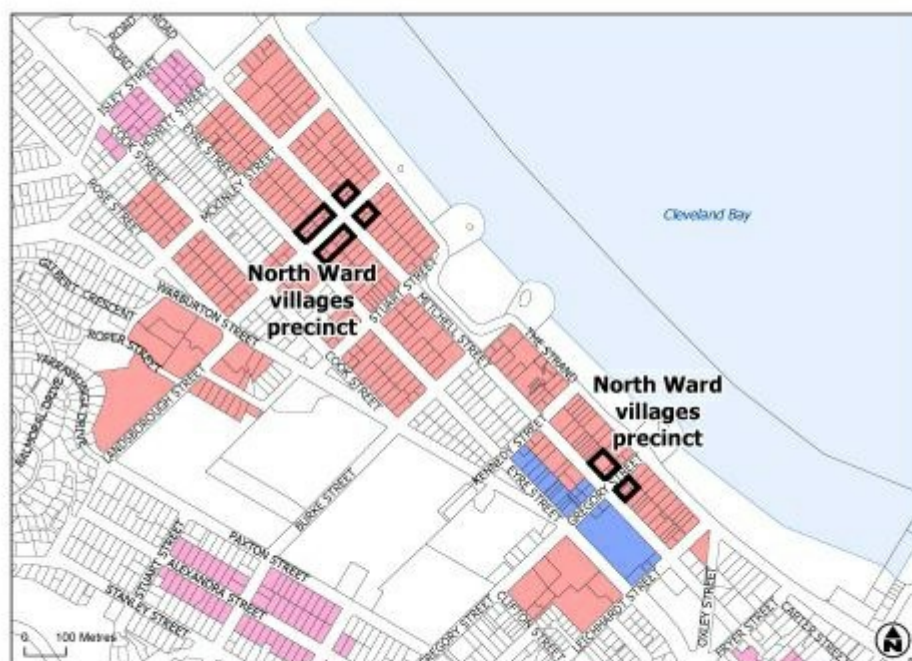


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**Figure 6.17 North Ward gateway precinct**

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.

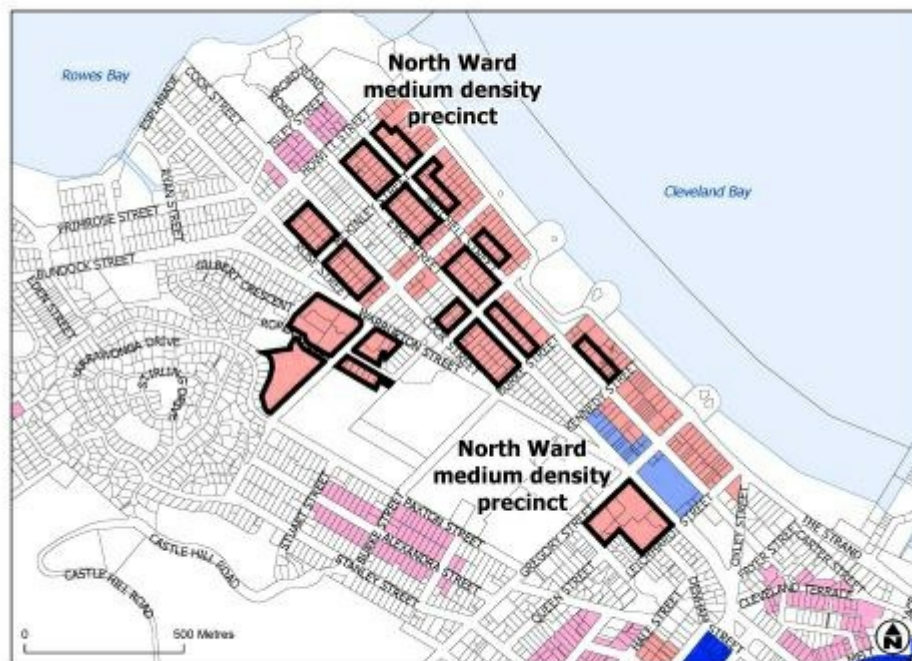


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**Figure 6.18 North Ward villages precinct**

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.

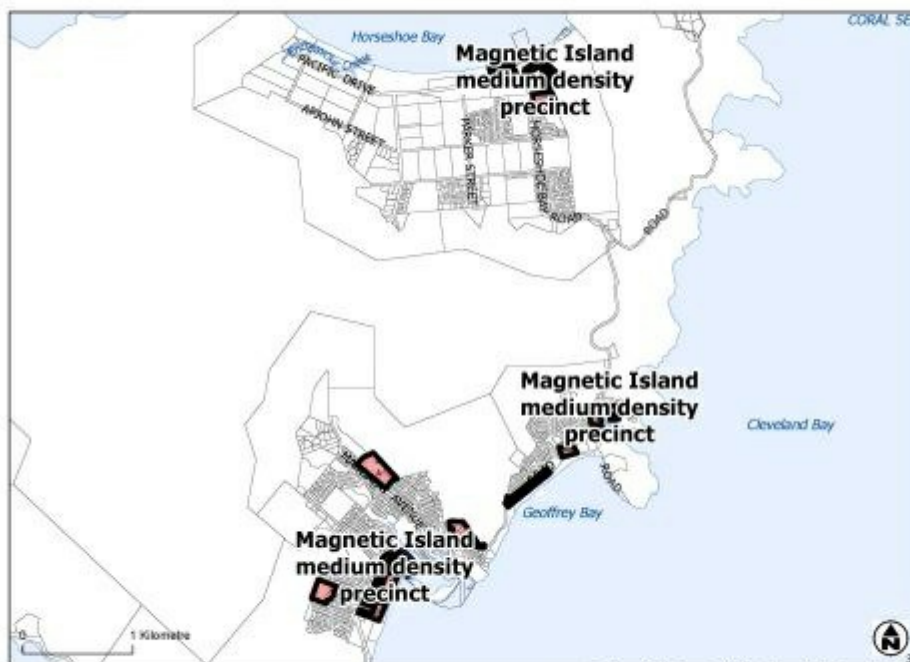


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**Figure 6.19 North Ward medium density precinct**

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.

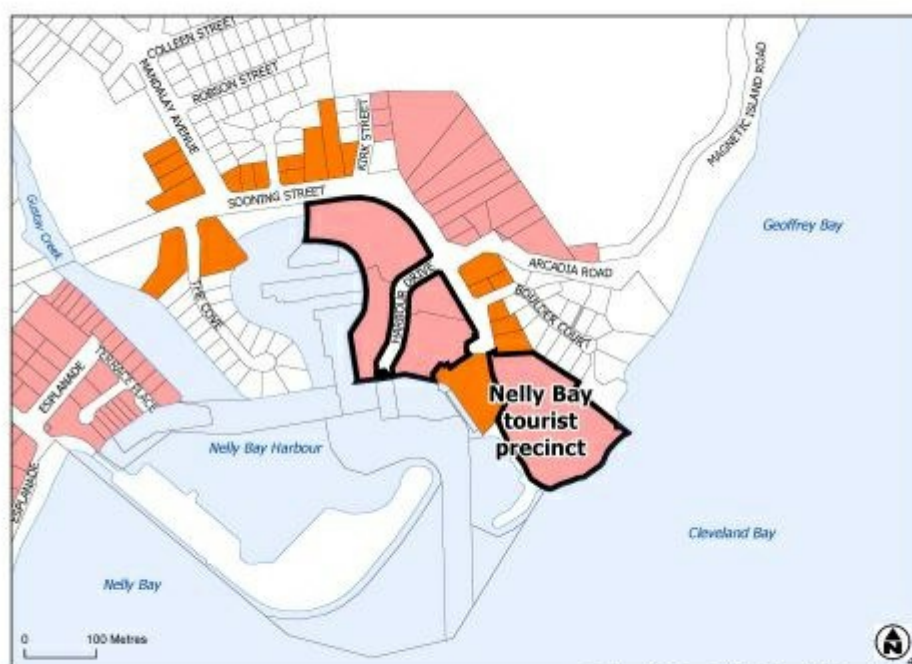


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**Figure 6.21 Picnic Bay precinct**

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.

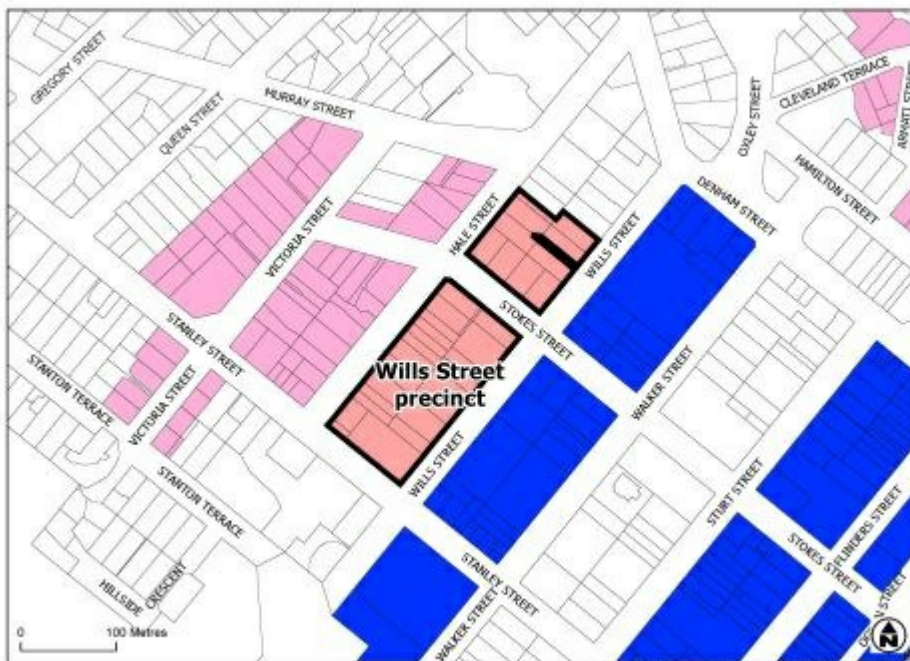


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**Figure 6.22 Nelly Bay tourist precinct**

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
<b>For accepted development subject to requirements and assessable development</b>	
<b>Sales office</b>	
<b>PO2</b> The use does not adversely impact on the amenity of the surrounding land uses and local character.	<b>AO2</b> 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
<b>For accepted development subject to requirements and assessable development</b>	
<b>Home based business</b>	
<b>PO1</b> The use does not adversely impact on the amenity of the surrounding residential land uses and local character.	<b>AO1.1</b> The home based business: <ul style="list-style-type: none"> <li>(a) is carried out in an existing building or structure;</li> <li>(b) does not use more than 60m<sup>2</sup> of the gross floor area of the building or structure;</li> <li>(c) involves at least one or more residents of the dwelling house;</li> <li>(d) involves not more than one non-resident employee;</li> <li>(e) where bed and breakfast accommodation does not exceed three bedrooms;</li> <li>(f) does not generate more than 1 heavy vehicle trip per week;</li> </ul> <p><b>Editor's note</b>—A heavy vehicle is a vehicle with more than 4.5 tonnes gross vehicle mass.</p> <ul style="list-style-type: none"> <li>(g) does not generate more than 28 vehicle trips per day by other vehicles, where one trip includes arriving at the site and a second trip is departing the site. These trips are additional to normal domestic trips associated with the dwelling;</li> <li>(h) contains visitor parking within the site;</li> <li>(i) does not involve hiring out of materials, goods, appliances or vehicles; and</li> <li>(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.</li> </ul> <p><b>Editor's note</b>—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>
	<b>AO1.2</b> Functional aspects of the use such as service areas, material storage or use activities are not visible from the street.

	<p><b>AO1.3</b> 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><b>AO1.4</b> Noise levels do not exceed acoustic quality objectives under the <a href="#">Environmental Protection (Noise) Policy 2008</a>.</p>

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

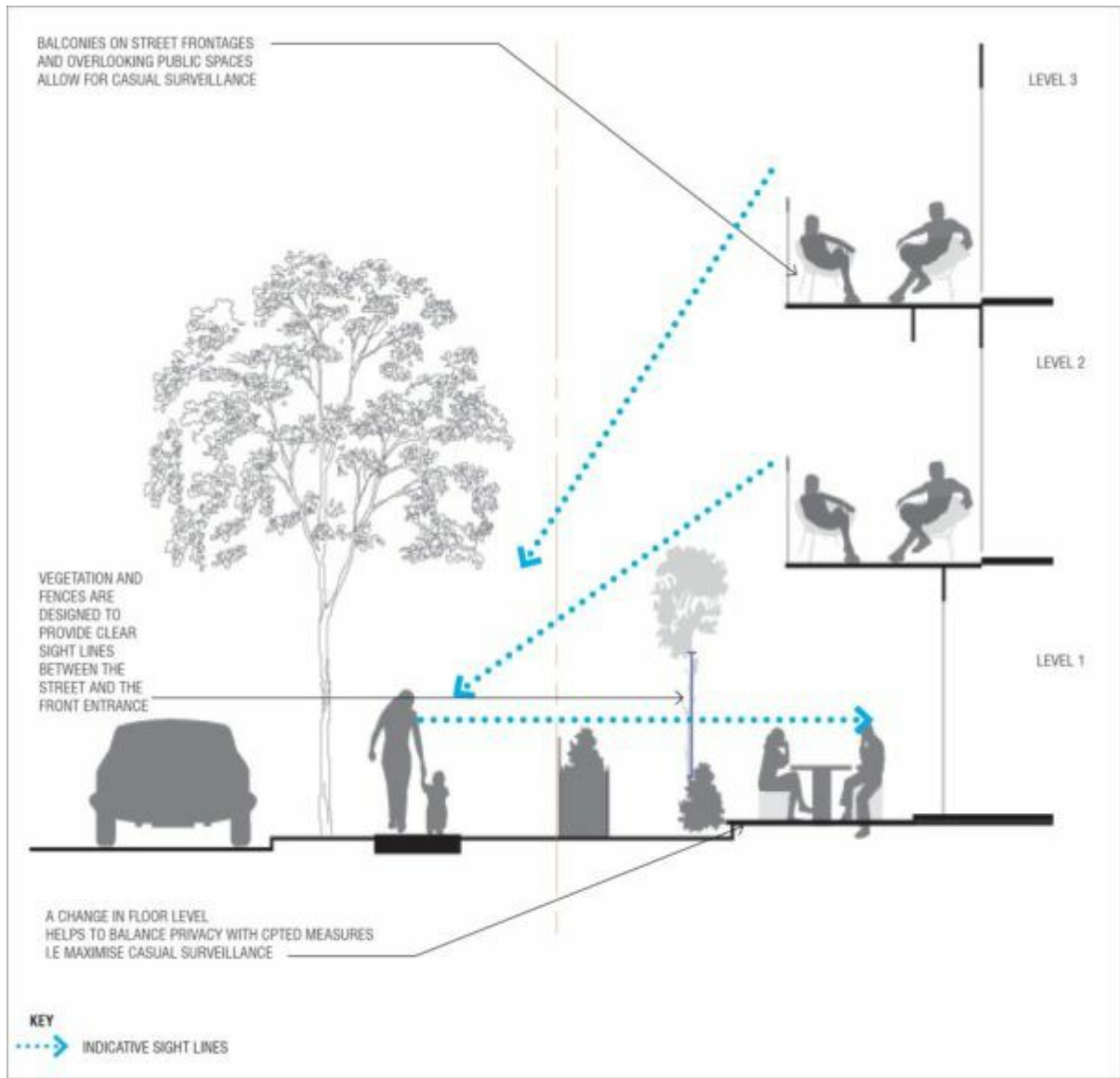
Performance outcomes	Acceptable outcomes
<b>For accepted development subject to requirements and assessable development</b>	
<b>Secondary Dwelling</b>	
<p><b>PO3</b> Secondary dwellings are:</p> <p>(a) are subordinate, small-scaled dwellings;</p> <p>(b) contribute to a safe and pleasant living environment; and</p> <p>(c) does not cause adverse impacts on adjoining properties</p>	<p><b>AO3</b> The secondary dwelling</p> <p>(a) has a GFA, exclusive of a single carport or garage, of not more than 90m<sup>2</sup>; and</p> <p>(b) is located not more than 20m from the primary house</p>

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

Performance outcomes	Acceptable outcomes
<b>For assessable development</b>	
<b>Amenity</b>	
<p><b>PO4</b> 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><b>PO5</b> 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.

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

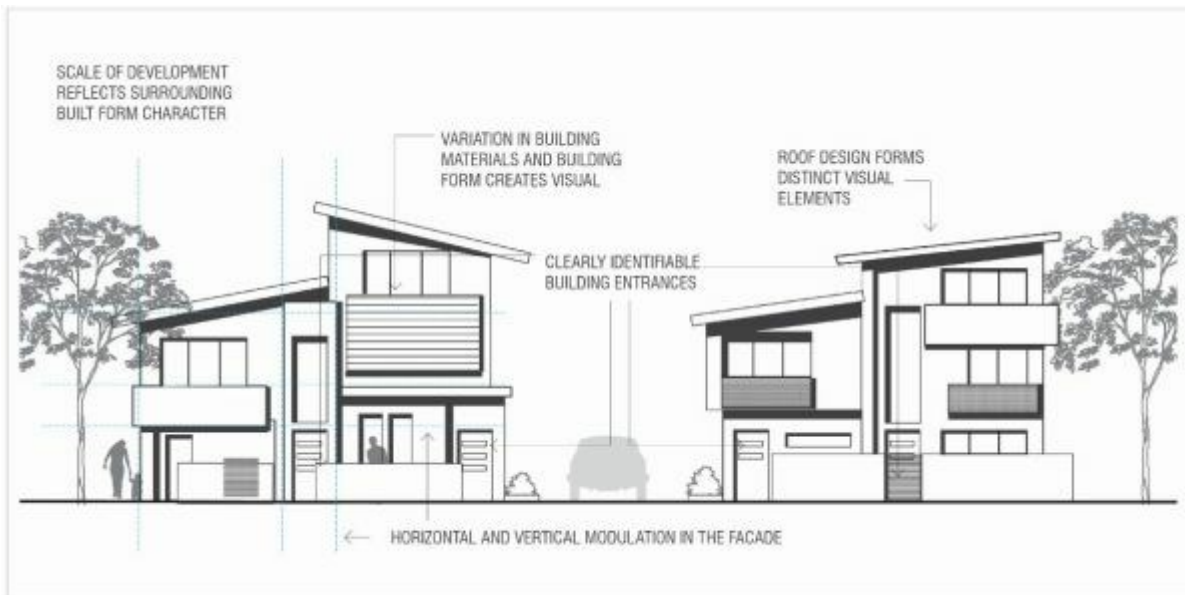
Performance outcomes	Acceptable outcomes
<b>For assessable development</b>	
<b>Crime prevention through environmental design</b>	
<p><b>PO6</b> Development facilitates the security of people and property having regard to:</p> <ul style="list-style-type: none"> <li>(a) opportunities for casual surveillance and sight lines;</li> <li>(b) exterior building design that promotes safety;</li> <li>(c) adequate lighting;</li> <li>(d) appropriate signage and wayfinding;</li> <li>(e) minimisation of entrapment locations; and</li> <li>(f) building entrances, loading and storage areas that are well lit and lockable after hours.</li> </ul> <p><b>Editor's note</b>—Applicants should have regard to <a href="#">Crime Prevention through Environmental Design Guidelines for Queensland</a>.</p>	<p>No acceptable outcome is nominated.</p>
<p><b>PO7</b> Development promotes the safety of residents and visitors, particularly through casual surveillance of the street and public spaces.</p>	<p><b>A07.1</b> 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><b>A07.2</b> 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>

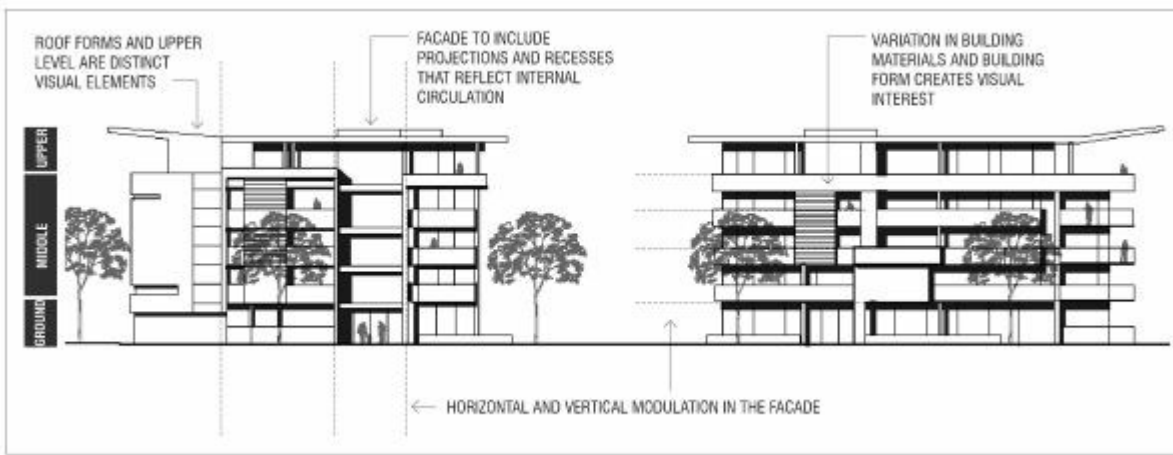


**Figure 6.24 – Design for casual surveillance**

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

Performance outcomes	Acceptable outcomes
<b>For assessable development</b>	
<b>Built form</b>	
<p><b>PO8</b> Design elements contribute to an interesting and attractive streetscape and building through:</p> <ul style="list-style-type: none"> <li>(a) the provision of projections and recesses in the façade which reflect changes in internal functions of buildings including circulation;</li> <li>(b) variations in material and building form;</li> <li>(c) modulation in the façade, horizontally or vertically;</li> <li>(d) articulation of building entrances and openings;</li> <li>(e) corner treatments to address both street frontages for a premises on a corner;</li> <li>(f) elements which assist in wayfinding and legibility; and</li> <li>(g) elements which relates to the context including surrounding buildings, parks, streets and open spaces.</li> </ul> <p>Figure 6.25 – Building design elements provides indicative guidance.</p>	<p>No acceptable outcome is nominated.</p>



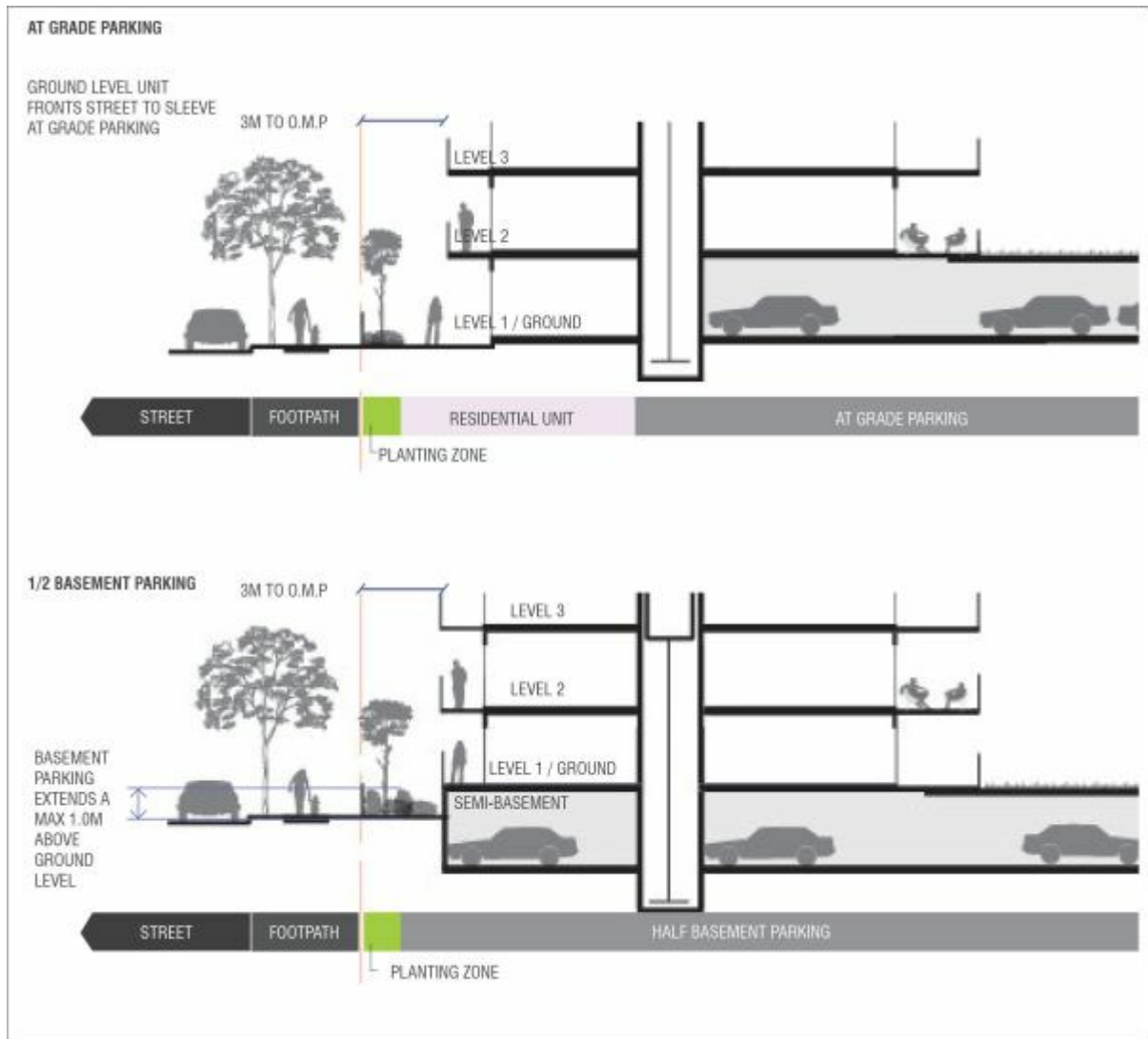


**Figure 6.25 – Building design elements**

<p><b>PO9</b> 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
<b>For assessable development</b>	
<b>Parking and servicing</b>	
<p><b>PO10</b> Parking facilities are located to be concealed from public view to ensure an attractive streetscape.</p>	<p><b>AO10</b> 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**

**PO11**

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

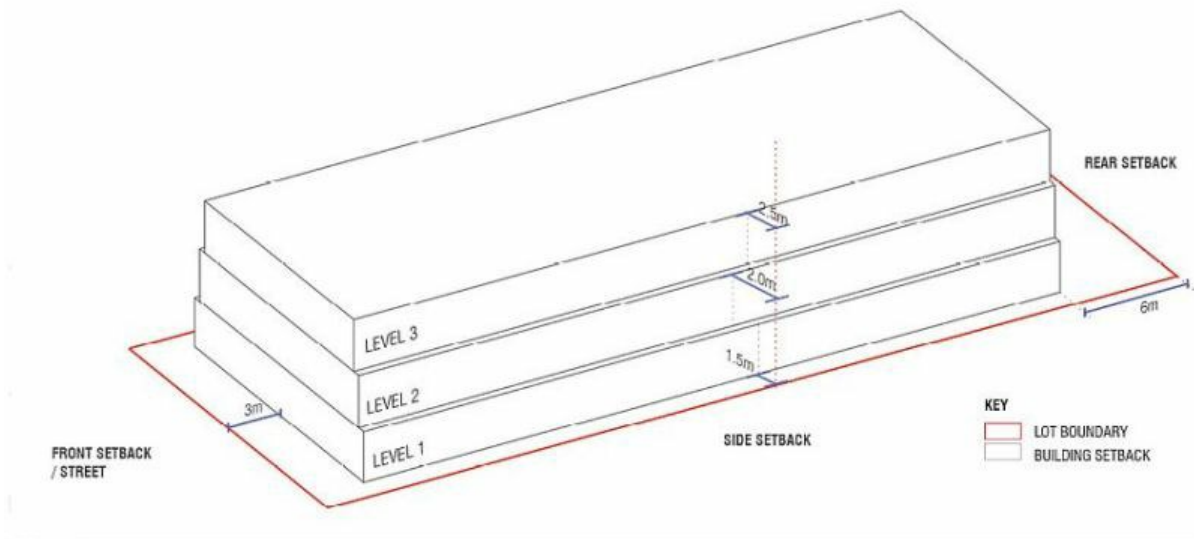
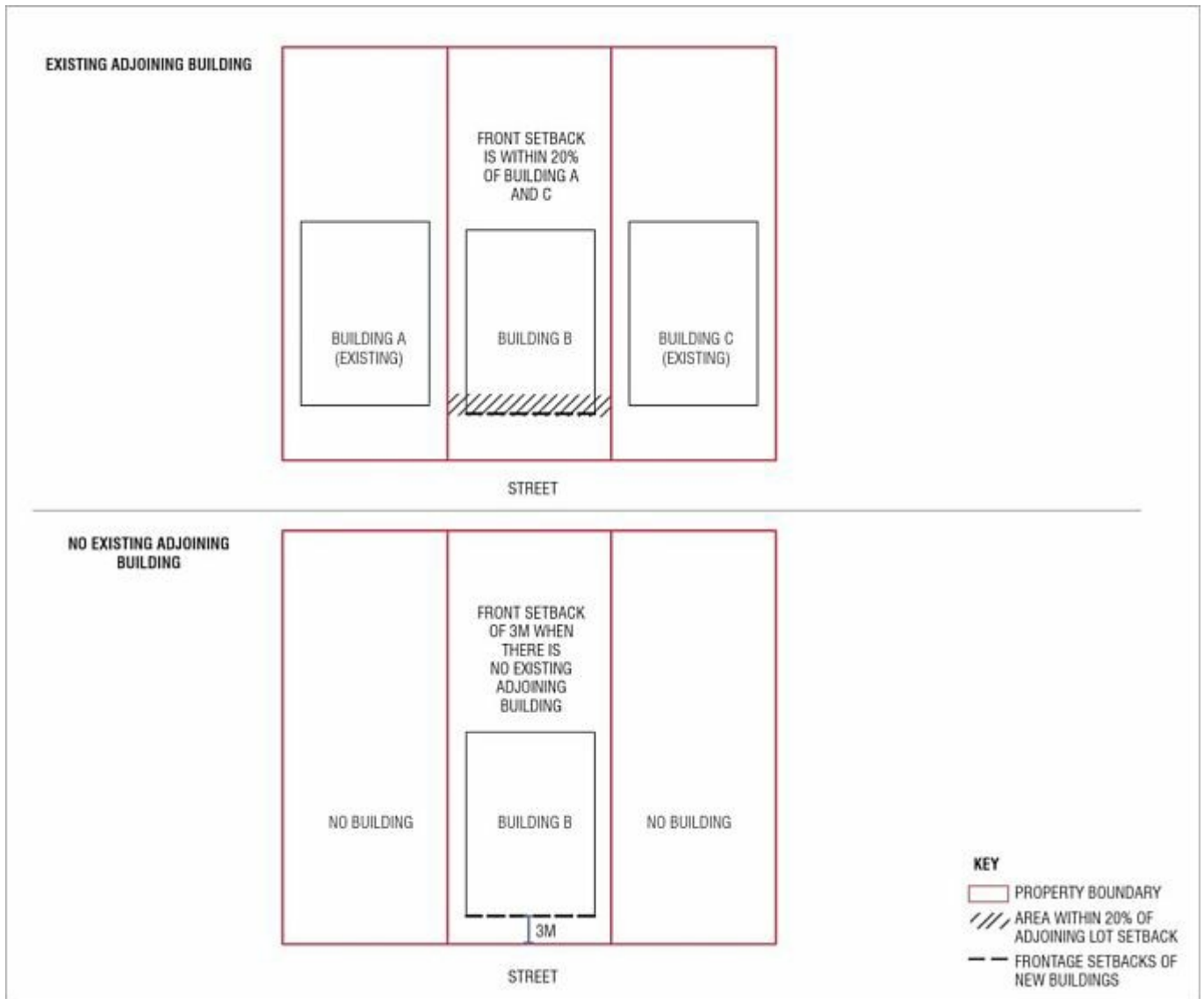
No acceptable outcome is nominated.

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

Performance outcomes	Acceptable outcomes
<b>For assessable development – where a non-residential use</b>	
<p><b>PO12</b> Non-residential uses establish only where:</p> <ul style="list-style-type: none"> <li>(a) compatible with local character and amenity;</li> <li>(b) limited in scale and supporting the day-to-day needs of the local community or as specifically intended for a particular precinct; and</li> <li>(c) not impacting on the role and function of the city’s network of centres or more appropriately located in another zone.</li> </ul>	<p>No acceptable outcome is nominated.</p> <p><b>Editor’s note</b>—Applicants should have regard to <a href="#">Economic impact assessment planning scheme policy SC6.5</a> 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
<b>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</b>	
<b>Built form</b>	
<p><b>PO13</b> Building height and scale is proportionate to the size of the premises and the desired low-rise character of the area.</p>	<p><b>AO13</b> Building design achieves:</p> <ul style="list-style-type: none"> <li>(a) a site cover that does not exceed 65%; and</li> <li>(b) a building height that does not exceed 3 storeys.</li> </ul>
<p><b>PO14</b> Building design and setbacks:</p> <ul style="list-style-type: none"> <li>(a) create an attractive, consistent and cohesive scale along the streetscape;</li> <li>(b) maintain appropriate levels of light and solar penetration, air circulation, privacy and amenity for existing and future buildings; and</li> <li>(c) do not prejudice the development of adjoining sites.</li> </ul>	<p><b>AO14.1</b> Buildings are set back from street frontages:</p> <ul style="list-style-type: none"> <li>(a) within 20% of the average front setback of adjoining buildings; or</li> <li>(b) where there are no adjoining buildings, 3m.</li> </ul> <p>Figure 6.27 – Building setbacks illustrates.</p>
	<p><b>AO14.2</b> The side boundary setback, except for a wall built to the boundary, is a minimum of:</p> <ul style="list-style-type: none"> <li>(a) 1.5m for a wall up to 4.5m high;</li> <li>(b) 2m for a wall up to 7.5m high; and</li> <li>(c) 2.5m for any part of a wall over 7.5m high.</li> </ul> <p>Figure 6.27 – Building setbacks illustrates.</p>
	<p><b>AO14.3</b> The rear boundary setback is a minimum of 6m. Figure 6.27 – Building setbacks illustrates.</p>
	<p><b>AO14.4</b> 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>

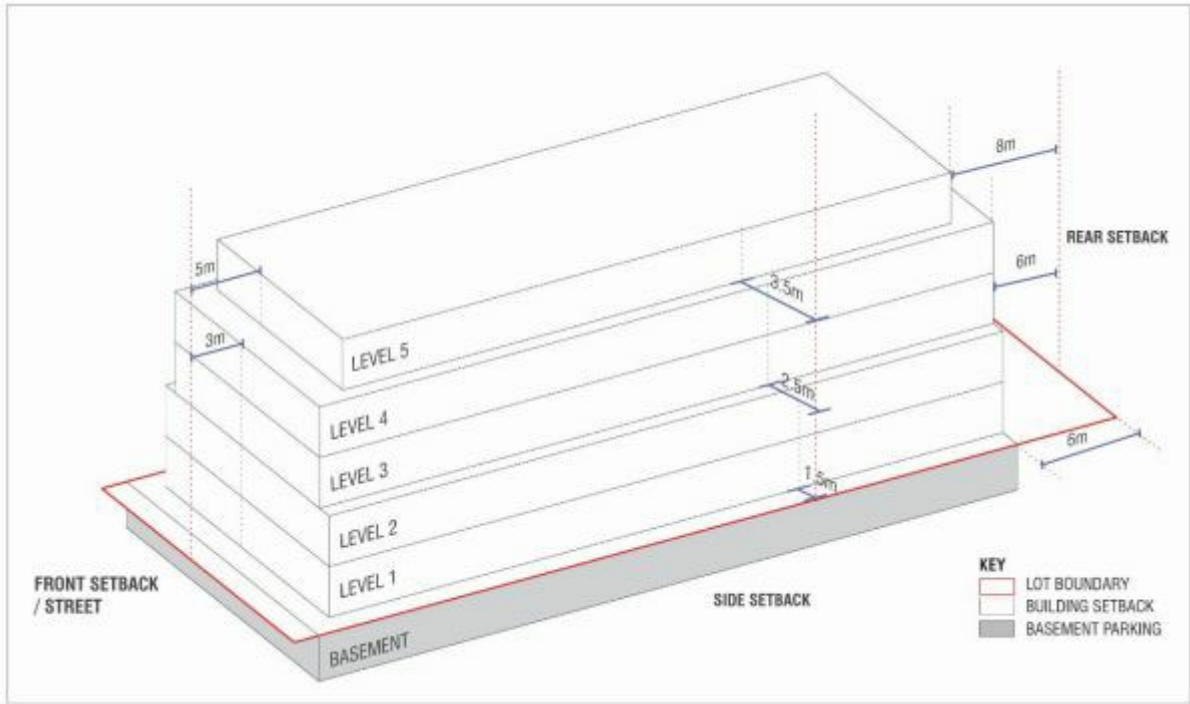
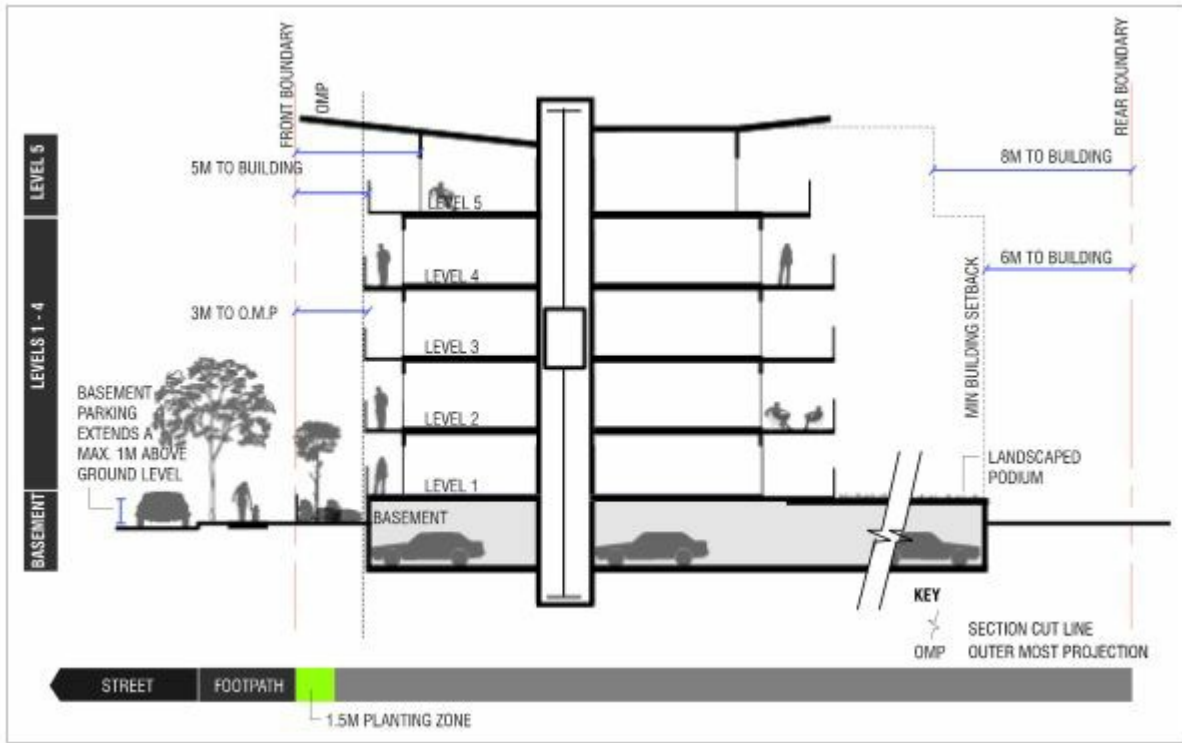


**Figure 6.27 – Building setbacks**

<p><b>PO15</b> Built to boundary walls do not impact on the amenity or privacy of adjoining premises. <b>Editor's note</b>—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><b>AO15</b> Built to boundary walls:</p> <ul style="list-style-type: none"> <li>(a) are for non-habitable rooms or spaces only;</li> <li>(b) are not located within 1.5m of a habitable room or house on an adjoining site;</li> <li>(c) are not located within the front or rear setback;</li> <li>(d) have a maximum height of 3m; and</li> <li>(e) have a maximum length of 15m.</li> </ul>
<p><b>PO16</b> Roof form assists in reducing the appearance of building bulk by:</p> <ul style="list-style-type: none"> <li>(a) articulating individual dwellings; and</li> <li>(b) incorporating variety in design through use of roof pitch, height, gables and skillions.</li> </ul>	<p>No acceptable outcome is nominated.</p>
<p><b>PO17</b> Development provides private open space that is:</p> <ul style="list-style-type: none"> <li>(a) well-proportioned, appealing, functional and easily accessible, and promotes outdoor living as an extension of the dwelling;</li> <li>(b) provides a high level of privacy for residents and neighbours; and</li> <li>(c) has sufficient size and shape to meet the needs of a diversity of potential residents.</li> </ul>	<p><b>AO17.1</b> For a ground floor dwelling, ground floor private open space is provided with:</p> <ul style="list-style-type: none"> <li>(a) a minimum area of 25m<sup>2</sup>;</li> <li>(b) a minimum dimension of 4m; and</li> <li>(c) clear of any utilities such as gas, water tanks or air-conditioning units</li> </ul> <p><b>AO17.2</b> Balconies are provided with a minimum area of 9m<sup>2</sup> for a 1 bedroom unit or 16m<sup>2</sup> 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><b>AO17.3</b> Where clothes drying areas are provided on private balconies they are screened from public view.</p> <p><b>AO17.4</b> 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><b>PO18</b> 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><b>PO19</b> 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><b>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</b></p>	
<p><b>Built form</b></p>	
<p><b>PO20</b> Building design creates an enjoyable pedestrian environment and experience through the use of:</p> <ul style="list-style-type: none"> <li>(a) design elements that promote a sense of human scale at the street level, including use of awnings where appropriate;</li> <li>(b) design that breaks up the ground floor elevation on the principle street frontage into distinct elements; and</li> <li>(c) articulation of the built form above ground floor through use of balconies, recesses and changes in material.</li> </ul>	<p>No acceptable outcome is nominated.</p>
<p><b>PO21</b> Building design and setbacks:</p> <ul style="list-style-type: none"> <li>(a) create an attractive, consistent and cohesive scale along the streetscape;</li> <li>(b) maintain appropriate levels of light and solar penetration, air circulation, privacy, landscaping and amenity for existing and future buildings; and</li> <li>(c) do not prejudice the development of adjoining land.</li> </ul>	<p><b>AO21.1</b> The design meets the setback requirements outlined by <a href="#">Table 6.2.2.3(b) — Building setbacks Medium density residential zone</a>. Figure 6.28 – Building setbacks illustrates.</p>
	<p><b>AO21.2</b> 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><b>AO21.3</b> 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>



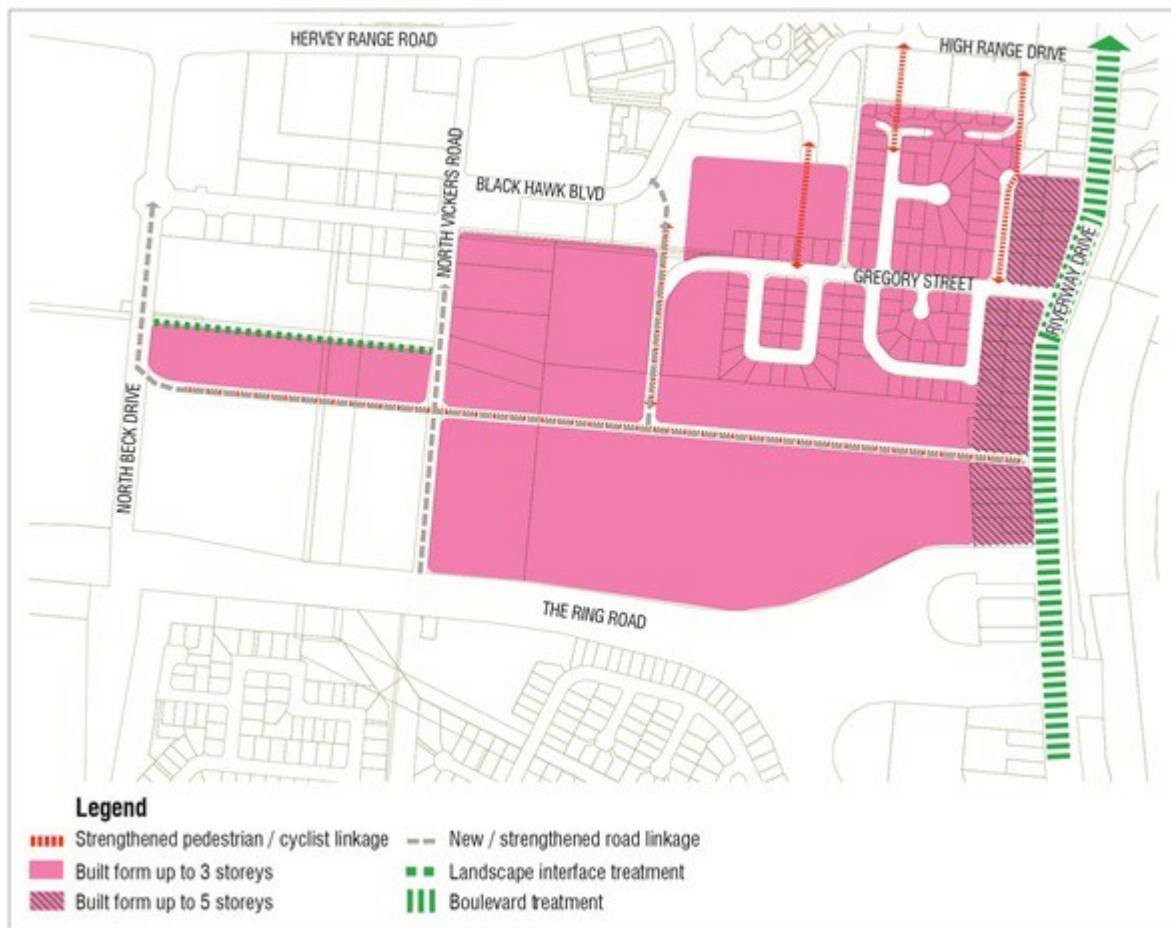
**Figure 6.28 – Building setbacks**

<p><b>PO22</b> 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><b>PO23</b> 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><b>PO24</b> 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><b>AO24.1</b> Balconies are provided with a minimum area of 9m<sup>2</sup> for a 1 bedroom unit or 16m<sup>2</sup> for 2 or more bedroom unit, with a minimum dimension of 4m and clear of any air conditioning unit or drying space.</p>
<p><b>PO25</b> 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><b>AO24.2</b> Where clothes drying areas are provided on private balconies they are screened from public view.</p>
<p><b>PO26</b> 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><b>AO24.3</b> 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>No acceptable outcome is nominated.</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><b>Additional benchmarks for assessable development in precincts</b>  <b>Note</b>—Where acceptable outcomes in this section vary from those provided earlier in this code, the precinct-based acceptable outcomes take precedence.</p>	
<p><b>Thuringowa South precinct</b></p>	
<p><b>PO27</b> 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><b>PO28</b> 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><b>PO29</b> 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><b>AO29.1</b> 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><b>AO29.2</b> Where accommodating a building of more than 3 storeys, development sites have a minimum size of 1,000m<sup>2</sup>.</p>

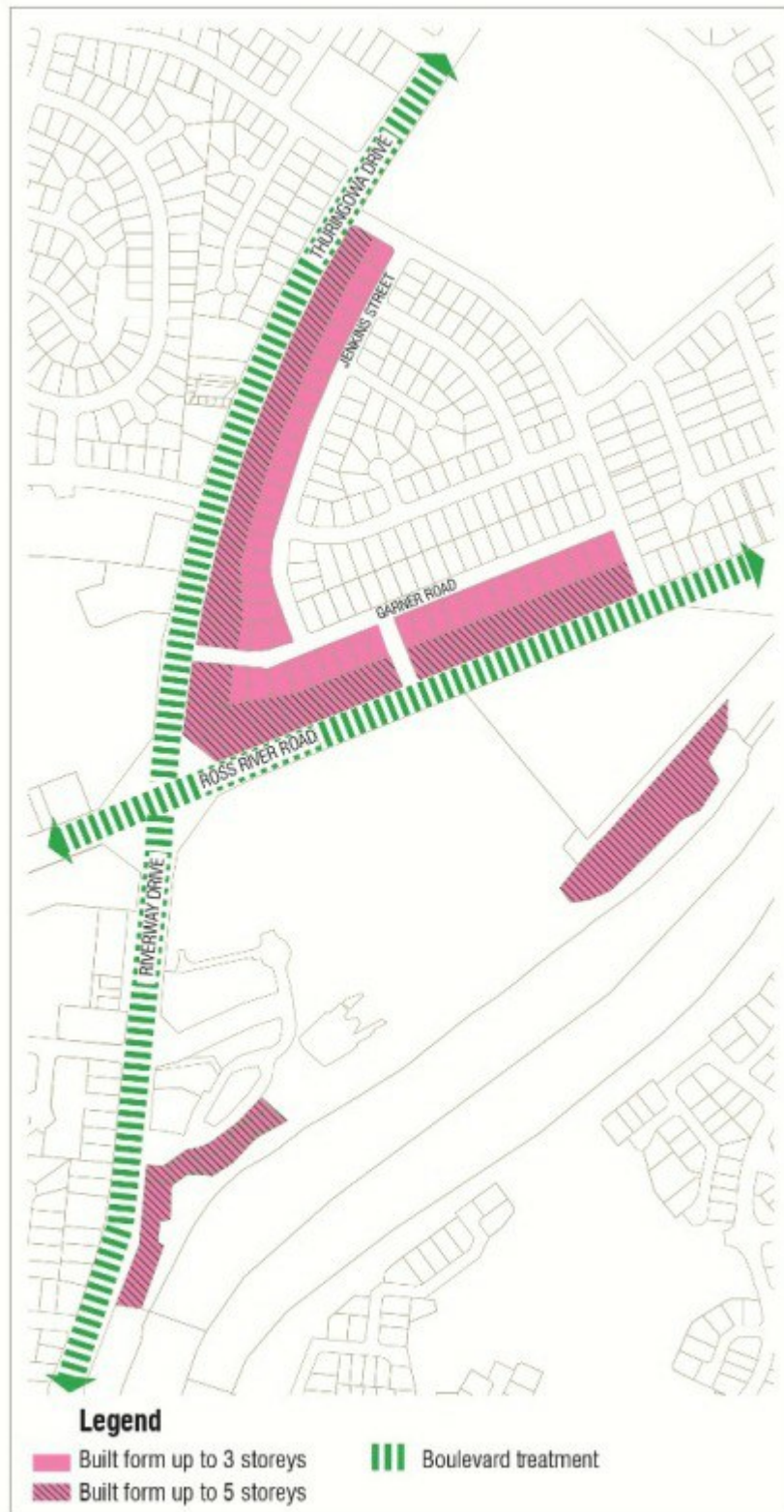


**Figure 6.29 – Thuringowa South precinct concept plan**

<p><b>PO30</b> 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><b>Additional benchmarks for assessable development in precincts</b></p>	
<p><b>Note</b>—Where acceptable outcomes in this section vary from those provided earlier in this code, the precinct-based acceptable outcomes take precedence.</p>	
<p><b>Thuringowa East precinct</b></p>	
<p><b>PO31</b> 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><b>PO32</b> 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><b>AO32.1</b> 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><b>AO32.2</b> Where accommodating a building of more than 3 storeys, development sites have a minimum size of 1,000m<sup>2</sup>.</p>



**Figure 6.30 – Thuringowa East precinct concept plan**

<b>PO33</b> Access to Ross River Road, Thuringowa Drive and Riverway Drive is consolidated.	<b>AO33.1</b> Development sites have a minimum size of 1,000m <sup>2</sup> and contain no more than 1 access driveway.
	<b>AO33.2</b> Access driveways are provided from rear or side streets rather than Thuringowa Drive or Riverway Drive.
<b>PO34</b> No new non-residential development is established within the precinct.	No acceptable outcome is nominated.
<b>PO35</b> Expansion of existing non-residential development is minor in nature and does not significantly increase the intensity of non-residential activity.	<b>AO35</b> 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
<b>Additional benchmarks for assessable development in precincts</b> <b>Note</b> —Where acceptable outcomes in this section vary from those provided earlier in this code, the precinct-based acceptable outcomes take precedence.	
<b>Rossiter Park precinct</b>	
<b>PO36</b> 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.
<b>PO37</b> 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.	<b>AO37.1</b> Building height does not exceed 6 storeys in the area shown on Figure 6.31 – Rossiter Park precinct concept plan, and 3 storeys otherwise.
	<b>AO37.2</b> Where accommodating a building of more than 3 storeys, development sites have a minimum size of 1,000m <sup>2</sup> .
<b>PO38</b> 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.

**PO39**

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**

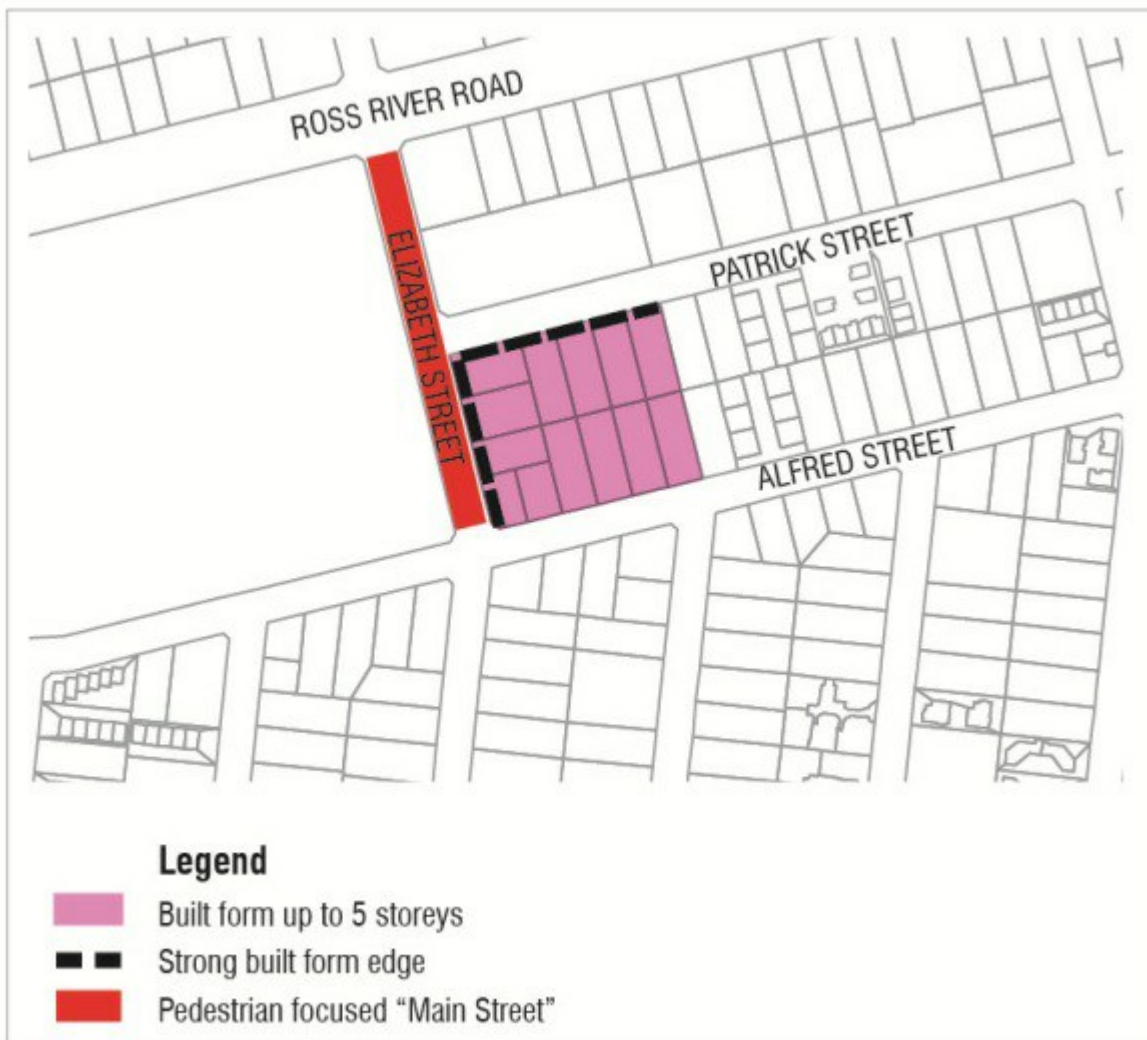
**Table 6.2.2.3(a)-Accepted development subject to requirements and assessable development (Part)**

<b>Performance outcomes</b>	<b>Acceptable outcomes</b>
<p><b>Additional benchmarks for assessable development in precincts</b></p> <p><b>Note</b>—Where acceptable outcomes in this section vary from those provided earlier in this code, the precinct-based acceptable outcomes take precedence.</p>	
<p><b>Aitkenvale medium density precinct</b></p>	
<p><b>PO40</b></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><b>AO40.1</b></p> <p>Building height does not exceed 5 storeys.</p>
	<p><b>AO40.2</b></p> <p>Where accommodating a building of more than 3 storeys, development sites have a minimum size of 1,000m<sup>2</sup>.</p>
<p><b>PO41</b></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)**

<b>Performance outcomes</b>	<b>Acceptable outcomes</b>
<p><b>Additional benchmarks for assessable development in Aitkenvale village precinct</b></p> <p><b>Note</b>-Where acceptable outcomes in this section vary from those provided earlier in this code, the precinct-based acceptable outcomes take precedence.</p>	
<p><b>Aitkenvale village precinct</b></p>	
<p><b>PO42</b></p> <p>Supermarket and showroom retail uses do not occur in this precinct.</p>	<p>No acceptable outcome is nominated.</p>
<p><b>PO43</b></p> <p>Food and drink outlets are established where they are</p> <ul style="list-style-type: none"> <li>(a) orientated to the street;</li> <li>(b) incorporate outdoor dining; and</li> <li>(c) are located on the ground floor with accommodation above.</li> </ul>	<p>No acceptable outcome is nominated.</p>
<p><b>PO44</b></p> <p>Where incorporating ground floor non-residential use, the design of buildings provides for pedestrian friendly and visually interesting frontages.</p>	<p><b>AO44.1</b></p> <p>Front setbacks at the ground floor do not exceed 3m.</p>
	<p><b>AO44.2</b></p> <p>Ground floor tenancies where including a non-residential use are articulated through:</p> <ul style="list-style-type: none"> <li>(a) variation in use of materials (glass, timber, steel, masonry); and</li> <li>(b) a change in plane of a minimum 0.5m for any length of the facade exceeding 10m.</li> </ul>
	<p><b>AO44.3</b></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><b>PO45</b> 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><b>AO45.1</b> Building height does not exceed 5 storeys.</p> <p><b>AO45.2</b> Where accommodating a building of more than 3 storeys, development sites have a minimum size of 1,000m<sup>2</sup>.</p>
<p><b>PO46</b> Where incorporating ground floor non-residential uses, weather protection is provided to usable outdoor spaces at the street frontage.</p>	<p><b>AO46</b> Awnings are provided over outdoor spaces.</p>
<p><b>PO47</b> 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"> <li>(a) creating a generally continuous building alignment;</li> <li>(b) having facades which contain windows, doors, materials and features which generate visual interest at the street level; and</li> <li>(c) incorporating an attractive streetscape and planting theme.</li> </ul>	<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
<b>Additional benchmarks for assessable development in precincts</b> <b>Note</b> —Where acceptable outcomes in this section vary from those provided earlier in this code, the precinct-based acceptable outcomes take precedence.	
<b>Hyde Park medium density precinct</b>	
<b>PO48</b> Building height creates a low to medium-rise environment, and transitions to nearby Low density residential zoned land.	<b>AO48</b> 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.
<b>PO49</b> 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.
<b>PO50</b> 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><b>PO51</b> Development overlooks and provides for casual surveillance of the open space corridor.</p>	<p>No acceptable outcome is nominated.</p>
<p><b>PO52</b> 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><b>PO53</b> 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><b>PO54</b> 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><b>PO55</b> Where incorporating ground floor non-residential uses, the design of buildings provides for pedestrian-friendly and visually interesting frontages.</p>	<p><b>AO55</b> Ground floor tenancies where including a non-residential use are articulated through:</p> <ul style="list-style-type: none"> <li>(a) variation in use of materials (glass, timber, steel, masonry); and</li> <li>(b) a change in plane of a minimum of 0.5m for any length of facade exceeding 10m.</li> </ul>
<p><b>PO56</b> Where incorporating ground floor non-residential uses, weather protection is provided to usable outdoor spaces at the street frontage.</p>	<p><b>AO56</b> Awnings are provided over outdoor spaces.</p>



**Figure 6.33 – Hyde Park medium density precinct concept plan**

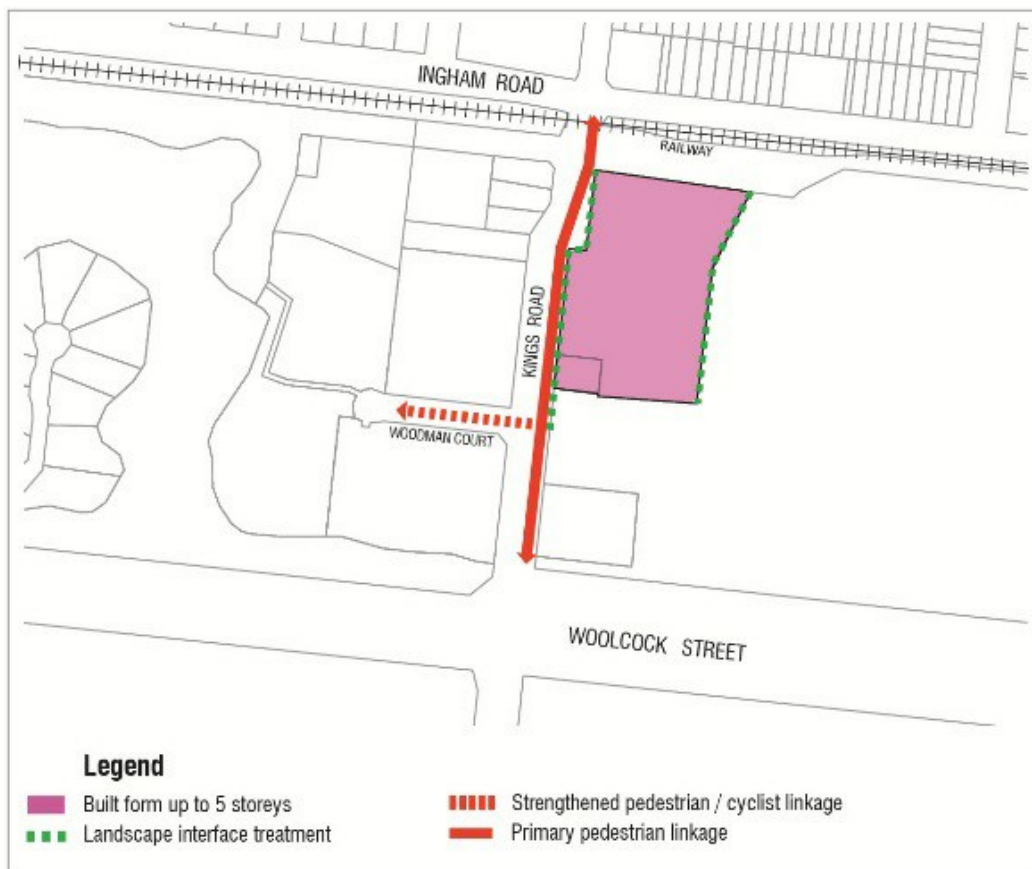
**PO57**

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)**

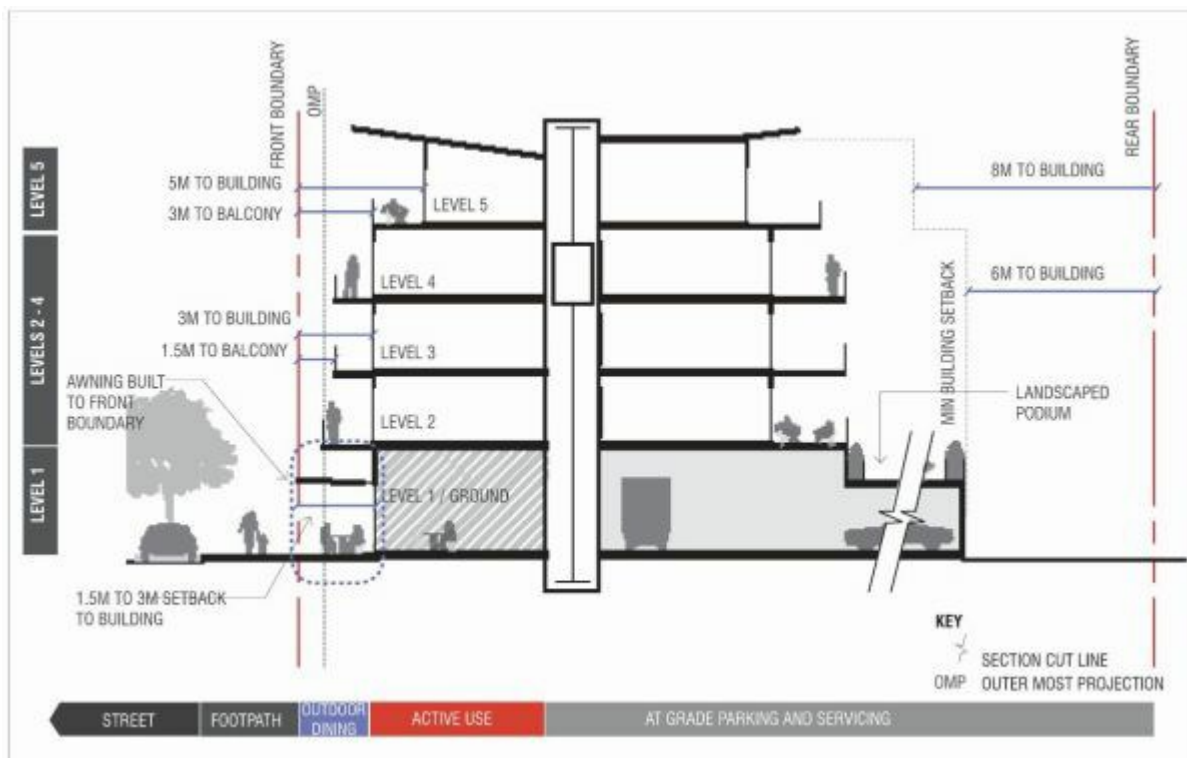
Performance outcomes	Acceptable outcomes
<b>Additional benchmarks for assessable development in precincts</b>	
<b>Note</b> —Where acceptable outcomes in this section vary from those provided earlier in this code, the precinct-based acceptable outcomes take precedence.	
<b>Kings Road medium density precinct</b>	
<b>PO58</b> Building height creates a medium-rise environment.	<b>AO58</b> Building height does not exceed 5 storeys.
<b>PO59</b> Residential uses are appropriately buffered from the railway corridor.	No acceptable outcome is nominated.
<b>PO60</b> Development provides for enhanced public realm and pedestrian connectivity throughout the precinct and connecting to the showground.	No acceptable outcome is nominated.
<b>PO61</b> Safe pedestrian access is provided for across Kings Road.	No acceptable outcome is nominated.
<b>PO62</b> 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)**

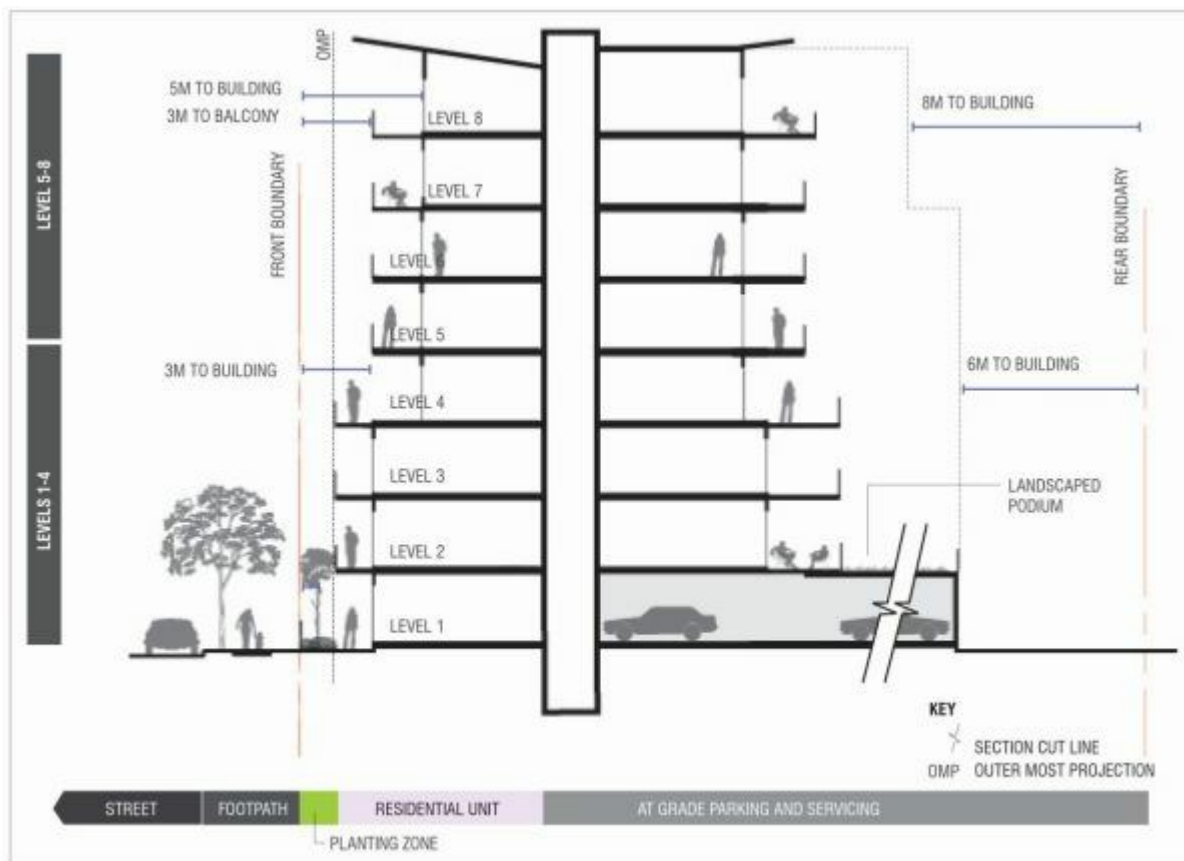
Performance outcomes	Acceptable outcomes
<p><b>Additional benchmarks for assessable development in precincts</b>  <b>Note</b>—Where acceptable outcomes in this section vary from those provided earlier in this code, the precinct-based acceptable outcomes take precedence.</p>	
<p><b>The Strand precinct</b></p>	
<p><b>PO63</b>                      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><b>AO63.1</b>                      Building height does not exceed 5 storeys.                      Figure 6.35 – The Strand conceptual built form illustrates the desired built form.</p> <p><b>AO63.2</b>                      Where accommodating a building of more than 3 storeys, development sites have a minimum size of 1,000m<sup>2</sup>.</p>
<p><b>PO64</b>                      Food and drink outlets are established where they are:</p> <ul style="list-style-type: none"> <li>(a) oriented to the street and parkland;</li> <li>(b) incorporate outdoor dining; and</li> <li>(c) are located on the ground floor with accommodation above.</li> </ul> <p>Figure 6.35 – The Strand conceptual built form illustrates the desired design principles.</p>	<p>No acceptable outcome is nominated.</p>
<p><b>PO65</b>                      Where incorporating ground floor non-residential use, the design of buildings provides for pedestrian friendly and visually interesting frontages.</p>	<p><b>AO65.1</b>                      Front setbacks at the ground floor do not exceed 3m.</p> <p><b>AO65.2</b>                      Ground floor tenancies where including a non-residential use are articulated through:</p> <ul style="list-style-type: none"> <li>(a) variation in use of materials (glass, timber, steel, masonry); and</li> <li>(b) a change in plane of a minimum 0.5m for any length of the facade exceeding 10m.</li> </ul> <p><b>AO65.3</b>                      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><b>PO66</b>                      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><b>AO66</b>                      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
<b>Additional benchmarks for assessable development in precincts</b>	
<b>Note</b> —Where acceptable outcomes in this section vary from those provided earlier in this code, the precinct-based acceptable outcomes take precedence.	
<b>North Ward gateway precinct</b>	
<p><b>PO67</b></p> <p>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><b>AO67.1</b></p> <p>Building height does not exceed 8 storeys.</p> <p><b>AO67.2</b></p> <p>Development sites have a minimum size of 1,000m<sup>2</sup> where buildings of 5 storeys or above are proposed.</p>
<p><b>PO68</b></p> <p>The design of buildings in this precinct provides for an arrival and wayfinding statement by:</p> <ul style="list-style-type: none"> <li>(a) addressing the street and are located to frame the edge of the street and focus view lines to The Strand;</li> <li>(b) creating an entry aesthetic by defining the street edge with a medium density built form; and</li> <li>(c) incorporating a streetscape and planting theme that creates a boulevard treatment of the street.</li> </ul>	<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
<p><b>Additional benchmarks for assessable development in precincts</b>  <b>Note</b>—Where acceptable outcomes in this section vary from those provided earlier in this code, the precinct-based acceptable outcomes take precedence.</p>	
<p><b>North Ward villages precinct</b></p>	
<p><b>PO69</b>            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><b>AO69.1</b>            Building height does not exceed 8 storeys.</p> <p><b>AO69.2</b>            Development sites have a minimum size of 1,000m<sup>2</sup> where buildings of 5 storeys or above are proposed.</p>
<p><b>PO70</b>            Non-residential uses are established where they are:</p> <ul style="list-style-type: none"> <li>(a) oriented to the street;</li> <li>(b) incorporate outdoor dining; and</li> <li>(c) are located on the ground floor with accommodation above.</li> </ul>	<p>No acceptable outcome is nominated.</p>

<p><b>PO71</b> Where incorporating non-residential uses, the design of buildings in this precinct provides for pedestrian friendly and visually interesting frontages.</p>	<p><b>AO71.1</b> Front setbacks at the ground floor do not exceed 3m.</p>
	<p><b>AO71.2</b> 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><b>AO71.3</b> 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><b>PO72</b> Where incorporating ground floor non-residential uses, weather protection is provided to usable outdoor spaces at the street frontage.</p>	<p><b>AO72</b> Awnings are provided over outdoor spaces.</p>
<p><b>PO73</b> 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><b>Additional benchmarks for assessable development in precincts</b>  <b>Note</b>—Where acceptable outcomes in this section vary from those provided earlier in this code, the precinct-based acceptable outcomes take precedence.</p>	
<p><b>North Ward medium density precinct</b></p>	
<p><b>PO74</b> 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><b>AO74.1</b> Building height does not exceed 5 storeys other than the existing hospital building which is retained at its present height.</p>
	<p><b>AO74.2</b> Where accommodating a building of more than 3 storeys, development sites have a minimum size of 1,000m<sup>2</sup>.</p>
<p><b>PO75</b> 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>

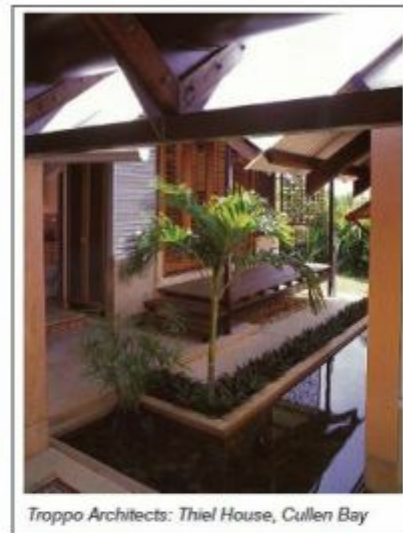
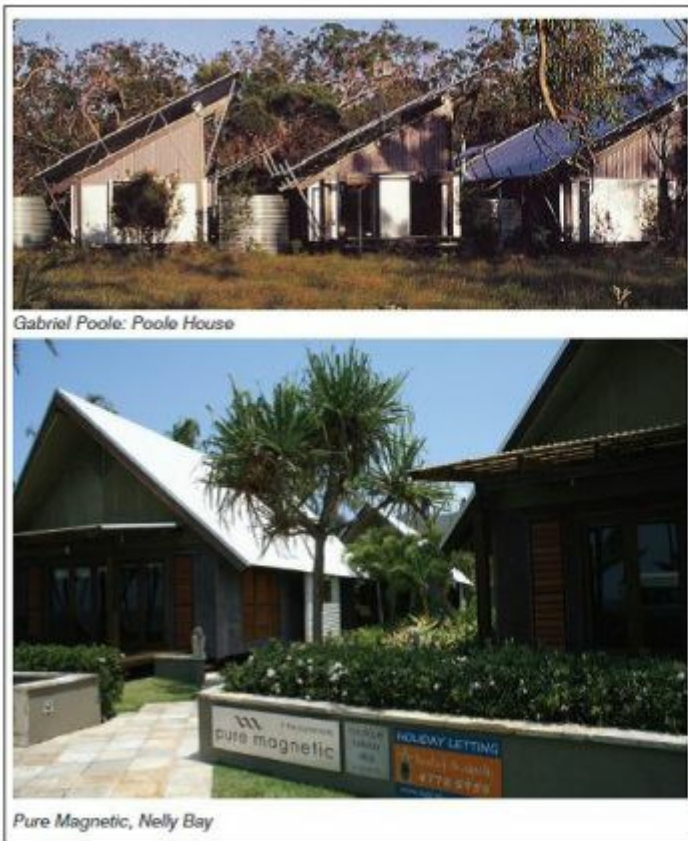
**Table 6.2.2.3(a)-Accepted development subject to requirements and assessable development (Part)**

Performance outcomes	Acceptable outcomes
<p><b>Additional benchmarks for assessable development in precincts</b>  <b>Note</b>—Where acceptable outcomes in this section vary from those provided earlier in this code, the precinct-based acceptable outcomes take precedence.</p>	
<p><b>Magnetic Island medium density precinct</b></p>	
<p><b>PO76</b>                  Building design and massing is consistent with the low density scale of the locality and articulates individual dwellings.</p>	<p><b>AO76</b>                  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.</p>



**Figure 6.37 – Magnetic Island indicative built form outcomes**

<p><b>PO77</b>                  Design and articulation of buildings contribute to the creation of the local tropical character through:</p> <ul style="list-style-type: none"> <li>(a) use of tropical building design typologies;</li> <li>(b) natural setting of buildings within the landscape; and</li> <li>(c) maximising views to the bay.</li> </ul> <p>Figure 6.38 – Examples of the desired tropical building design typologies.</p>	<p>No acceptable outcome is nominated.</p>
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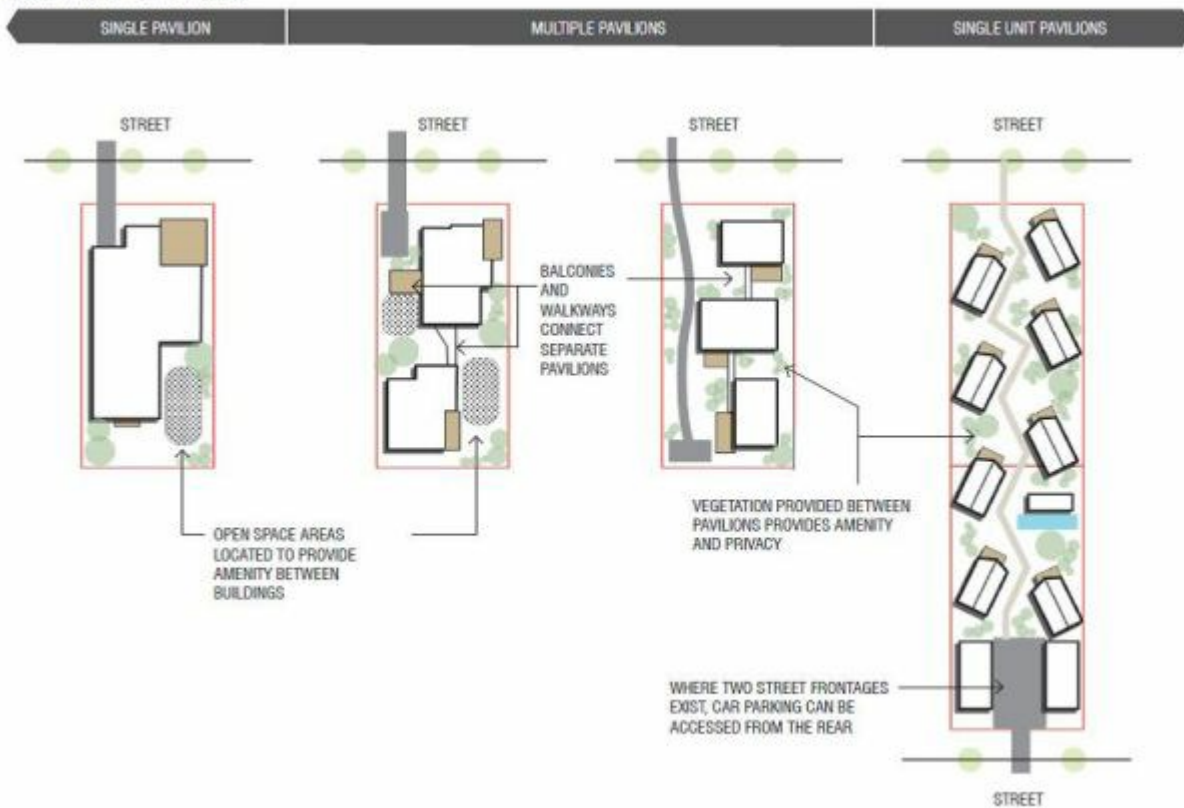


*Balconies and walkways connect individual pavilions and create transition between indoor and outdoor spaces*

**Figure 6.38 – Examples of the desired tropical building design typologies**

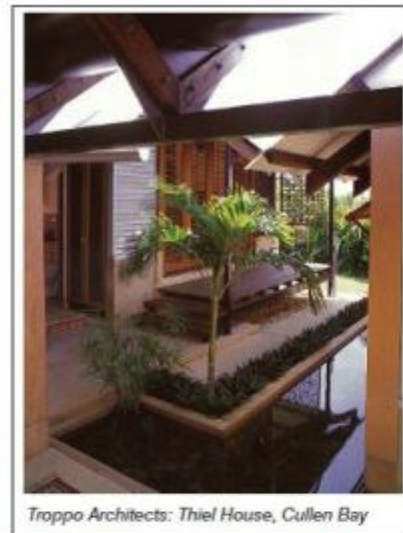
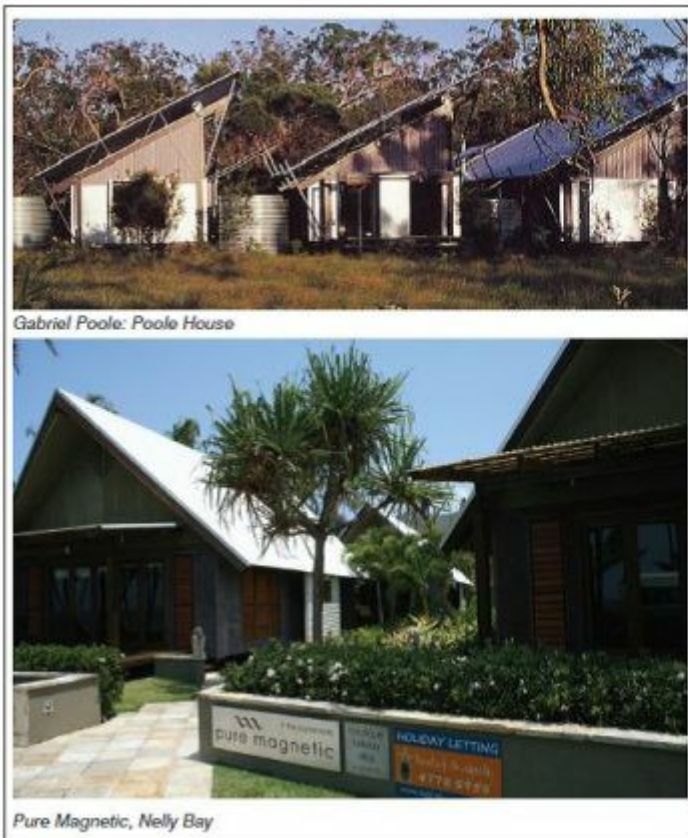
**Table 6.2.2.3(a)-Accepted development subject to requirements and assessable development (Part)**

<b>Performance outcomes</b>	<b>Acceptable outcomes</b>
<b>Additional benchmarks for assessable development in precincts</b>	
<b>Note</b> —Where acceptable outcomes in this section vary from those provided earlier in this code, the precinct-based acceptable outcomes take precedence.	
<b>Picnic Bay precinct</b>	
<p><b>PO78</b> Non-residential uses are provided on the ground floor as part of a mixed use development along Granite Street and along the water frontage.</p>	No acceptable outcome is nominated.
<p><b>PO79</b> Building design and massing is consistent with the low density scale of the bay and articulates individual dwellings.</p>	<p><b>AO79</b> 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.</p>



**Figure 6.37 – Magnetic Island indicative built form outcomes**

<p><b>PO80</b>                  Design and articulation of buildings contribute to the creation of the local tropical character through:</p> <ul style="list-style-type: none"> <li>(a) use of tropical building design typologies;</li> <li>(b) natural setting of buildings within the landscape; and</li> <li>(c) maximising views to the bay.</li> </ul> <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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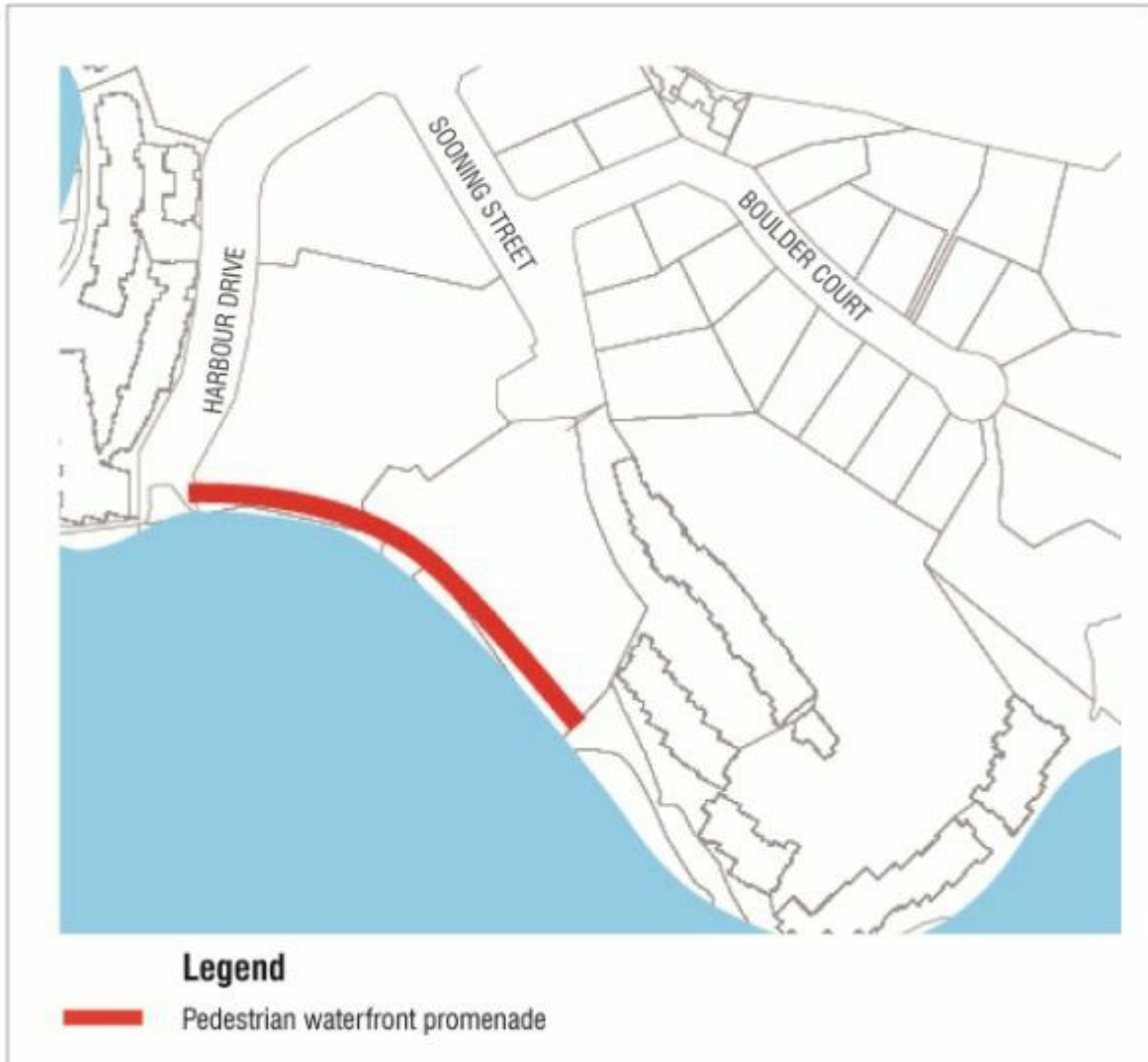
*Balconies and walkways connect individual pavilions and create transition between indoor and outdoor spaces*

**Figure 6.38 – Examples of the desired tropical building design typologies**

<p><b>PO81</b> Where incorporating non-residential uses, the design of buildings in this precinct provides for pedestrian friendly and visually interesting frontages.</p>	<p><b>AO81.1</b> Front setbacks at the ground floor do not exceed 3m.</p>
	<p><b>AO81.2</b> Ground floor tenancies where including a non-residential use are articulated through:</p> <ul style="list-style-type: none"> <li>(a) variation in use of materials (glass, timber, steel, masonry); and</li> <li>(b) a change in plane of a minimum 0.5m for any length of the facade exceeding 10m.</li> </ul>
	<p><b>AO81.3</b> 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><b>PO82</b> 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><b>AO82</b> Awnings are provided over outdoor spaces.</p>

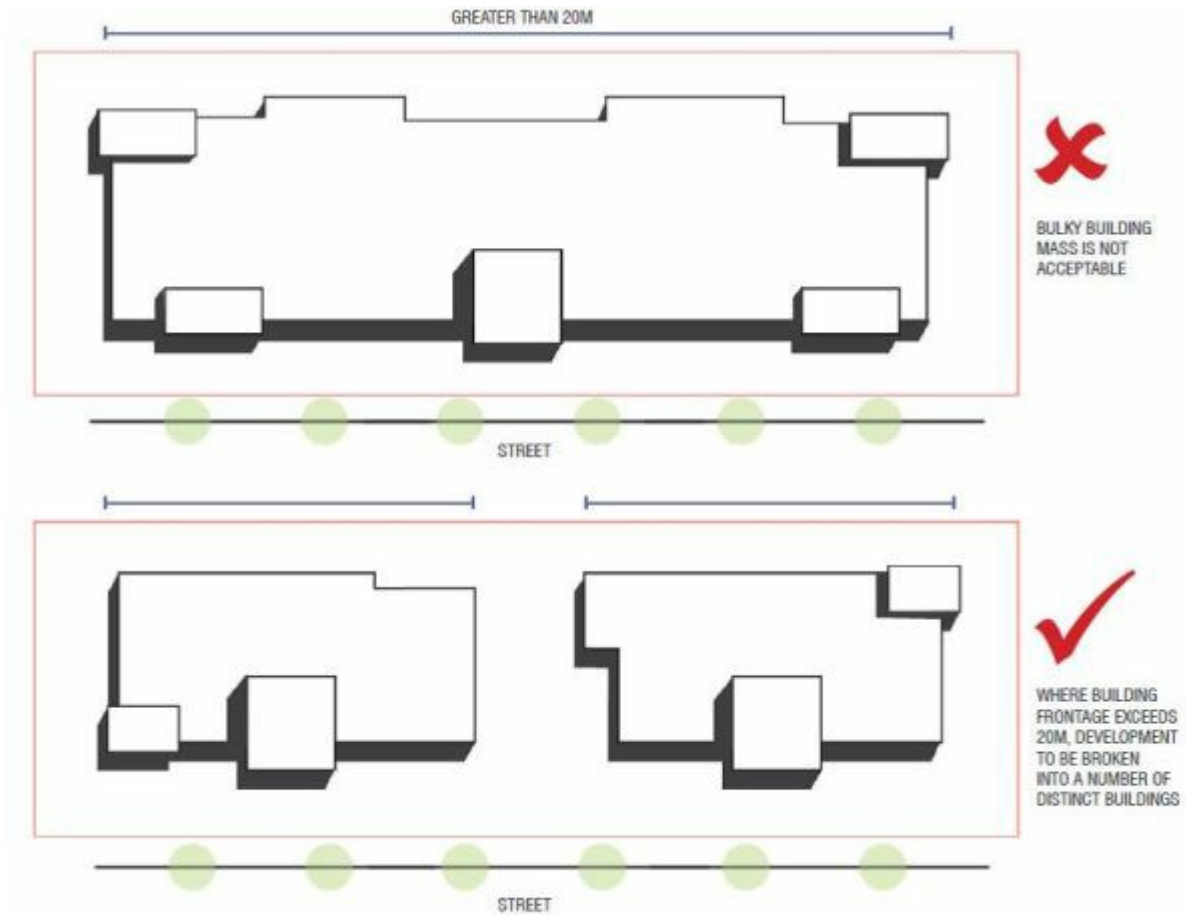
**Table 6.2.2.3(a)-Accepted development subject to requirements and assessable development (Part)**

Performance outcomes	Acceptable outcomes
<p><b>Additional benchmarks for assessable development in precincts</b>  <b>Note</b>—Where acceptable outcomes in this section vary from those provided earlier in this code, the precinct-based acceptable outcomes take precedence.</p>	
<p><b>Nelly Bay tourist precinct</b></p>	
<p><b>PO83</b>                      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
<b>PO84</b> Tourist based services are located along Harbour Drive.	No acceptable outcome is nominated.
<b>PO85</b> Building height is of a low to medium-rise scale and building massing is consistent with the low density character of the island.	<b>AO85.1</b> Building height does not exceed 4 storeys.
	<b>AO85.2</b> Development consists of a number of distinct buildings where site frontage exceeds 20m. Figure 6.40 – Indicative building massing illustrates



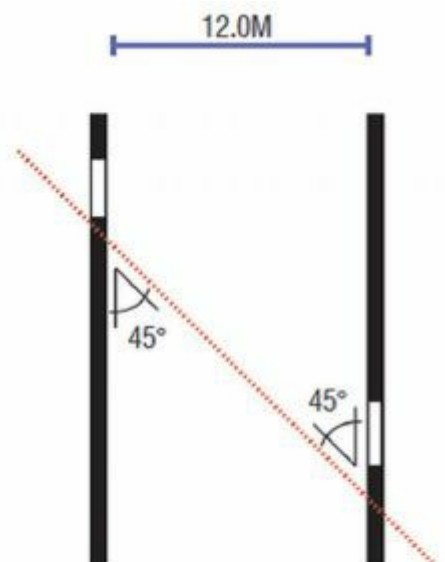

**Figure 6.40 – Indicative building massing**

<p><b>PO86</b> 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><b>PO87</b> 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><b>AO87.1</b> Front setbacks at the ground floor do not exceed 3m.</p> <p><b>AO87.2</b> 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><b>AO87.3</b> 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><b>PO88</b> Where incorporating ground floor non-residential uses, weather protection is provided to usable outdoor spaces at the street frontage.</p>	<p><b>AO88</b> 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><b>Additional benchmarks for assessable development in precincts</b> Note-Where acceptable outcomes in this section vary from those provided earlier in this code, the precinct-based acceptable outcome takes precedence.</p>	
<p><b>Wills Street precinct</b></p>	
<p><b>PO89</b> 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><b>AO89.1</b> Building height does not exceed 4 storeys.</p> <p><b>AO8.2</b> Where accommodating a building of more than 3 storeys, development sites have a minimum size of 1,000m<sup>2</sup>.</p>
<p><b>PO90</b> 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
<b>Front setbacks</b>			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	
<b>Side setbacks</b>			
Levels 1-2	1.5m		(b) 9.0m between windows or balconies that are offset by 45 degrees or more. 
Levels 3-4	2.5m		
Level 5 and above	3.5m		
<b>Rear setbacks</b>			
Basement	6.0m	n/a	12.0M SEPARATION BETWEEN WINDOWS AND/OR BALCONIES THAT ARE OFFSET BY LESS THEN 45°  9.0M SEPARATION BETWEEN WINDOWS AND/OR BALCONIES THAT ARE OFFSET BY 45° OR MORE
Level 1		n/a	
Levels 2-4		4.0m	
Level 5 and above		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.

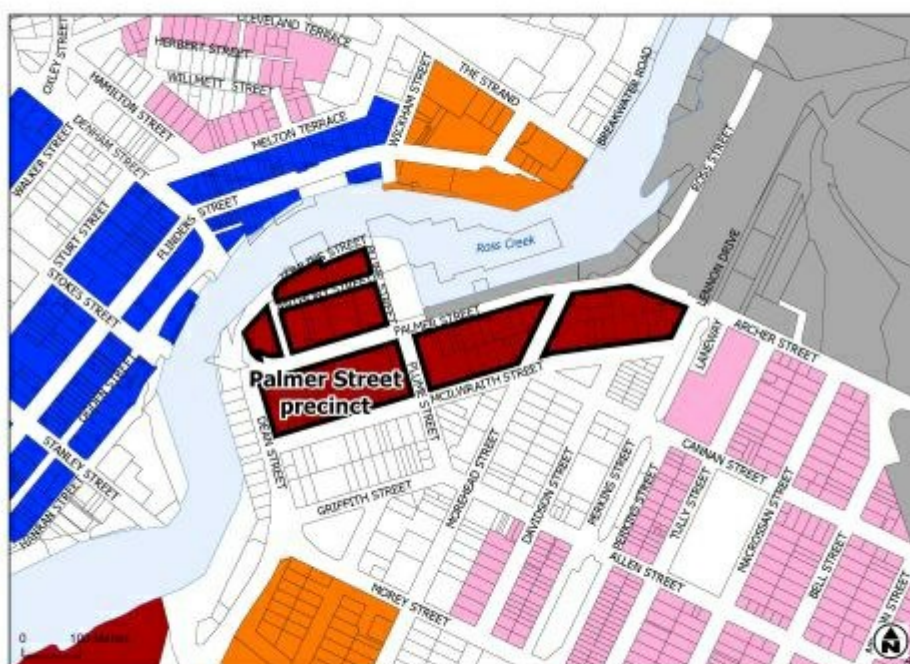
When using this code, reference should be made to section 5.3.2 and where applicable, section 5.3.3 located in Part 5.

### 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.

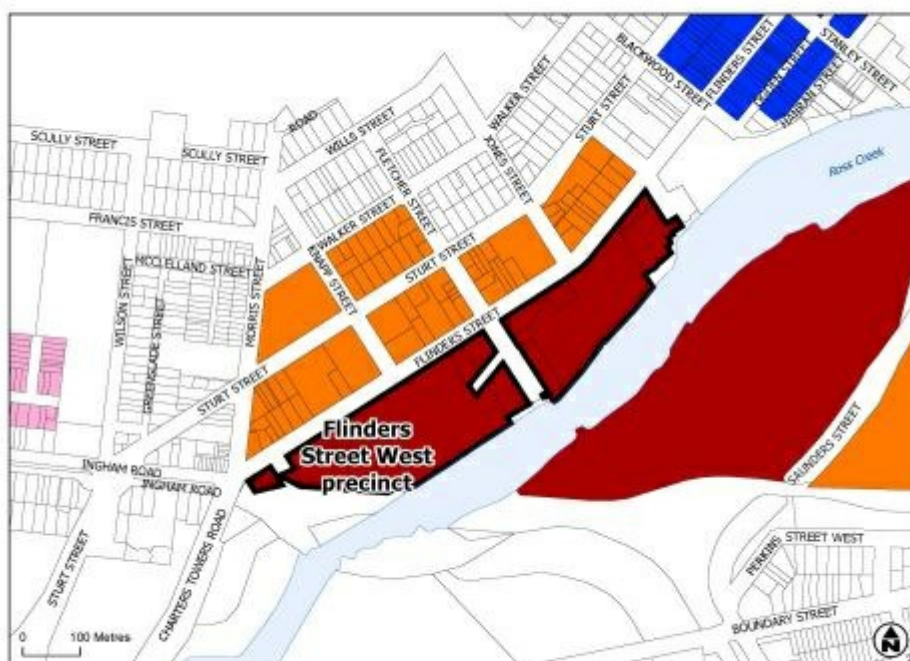


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**Figure 6.41 - Palmer Street precinct**

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.

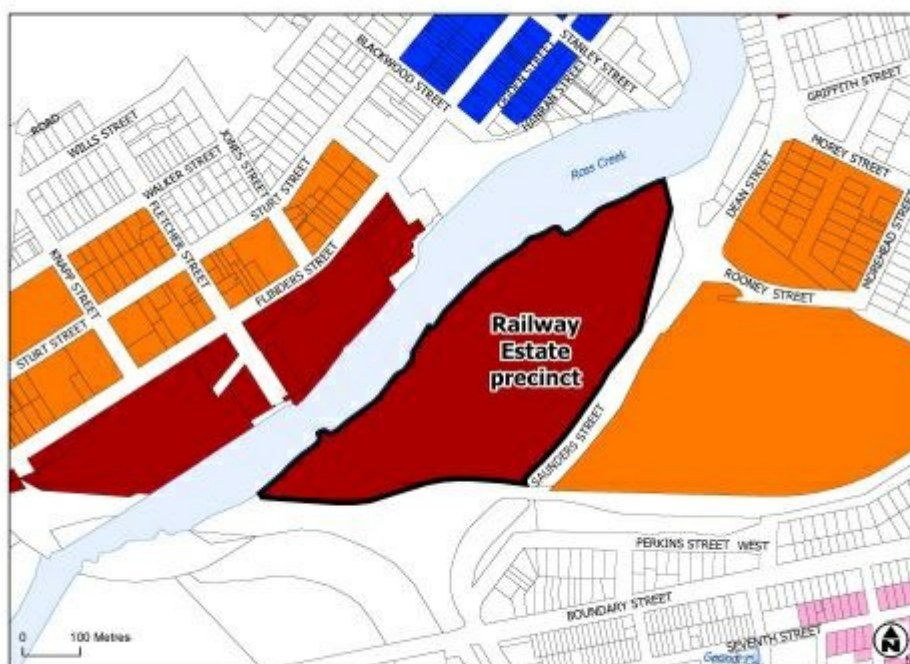


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**Figure 6.42 - Flinders Street West precinct**

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
<b>For accepted development subject to requirements and assessable development</b>	
<b>Home based business</b>	
<p><b>PO1</b> The use does not adversely impact on the amenity of the surrounding residential land uses and local character.</p>	<p><b>AO1.1</b> The home based business:</p> <ul style="list-style-type: none"> <li>(a) is carried out in an existing building or structure;</li> <li>(b) does not use more than 60m<sup>2</sup> of the gross floor area of the building or structure;</li> <li>(c) involves at least one or more residents of the dwelling house;</li> <li>(d) involves not more than one non-resident employee;</li> <li>(e) where bed and breakfast accommodation does not exceed three bedrooms;</li> <li>(f) does not generate more than 1 heavy vehicle trip per week;</li> </ul> <p><b>Editor's note</b>—A heavy vehicle is a vehicle with more than 4.5 tonnes gross vehicle mass.</p> <ul style="list-style-type: none"> <li>(g) does not generate more than 28 vehicle trips per day by other vehicles, where one trip includes arriving at the site and a second trip is departing the site. These trips are additional to normal domestic trips associated with the dwelling;</li> <li>(h) contains visitor parking within the site;</li> <li>(i) does not involve hiring out of materials, goods, appliances or vehicles; and</li> <li>(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.</li> </ul> <p><b>Editor's note</b>—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><b>AO1.2</b> Functional aspects of the use such as service areas, material storage or use activities are not visible from the street.</p> <p><b>AO1.3</b> 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><b>AO1.4</b> Noise levels do not exceed acoustic quality objectives under the <a href="#">Environmental Protection (Noise) Policy 2008</a>.</p>

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

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

**Secondary dwelling**

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

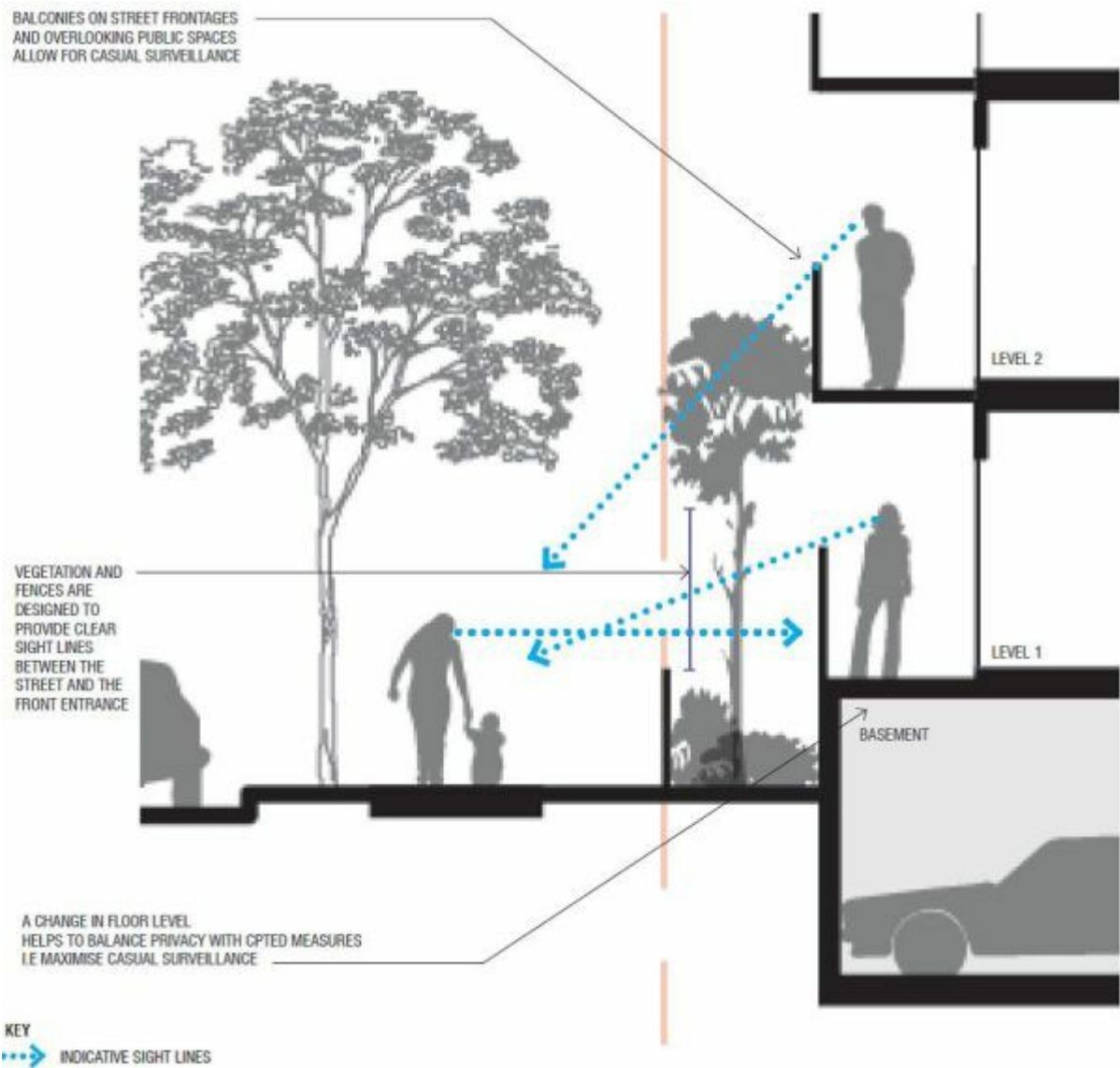
Performance outcomes	Acceptable outcomes
<b>For accepted development subject to requirements and assessable development</b>	
<b>Secondary dwelling</b>	
<b>PO3</b> Secondary dwellings are: <ul style="list-style-type: none"> <li>(a) are subordinate, small-scaled dwellings;</li> <li>(b) contribute to a safe and pleasant living environment; and</li> <li>(c) does not cause adverse impacts on adjoining properties.</li> </ul>	<b>AO3</b> The secondary dwelling: <ul style="list-style-type: none"> <li>(a) has a GFA, exclusive of a single carport or garage, of not more than 90m<sup>2</sup>; and</li> <li>(b) is located not more than 20m from the primary house.</li> </ul>

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

Performance outcomes	Acceptable outcomes
<b>For assessable development</b>	
<b>Amenity</b>	
<b>PO4</b> Development minimises impacts on surrounding land and provides for an appropriate level of amenity within the site, having regard to: <ul style="list-style-type: none"> <li>(a) noise;</li> <li>(b) hours of operation;</li> <li>(c) traffic;</li> <li>(d) visual impact;</li> <li>(e) odour and emissions;</li> <li>(f) lighting;</li> <li>(g) access to sunlight;</li> <li>(h) privacy; and</li> <li>(i) outlook.</li> </ul>	No acceptable outcome is nominated.
<b>PO5</b> 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)**

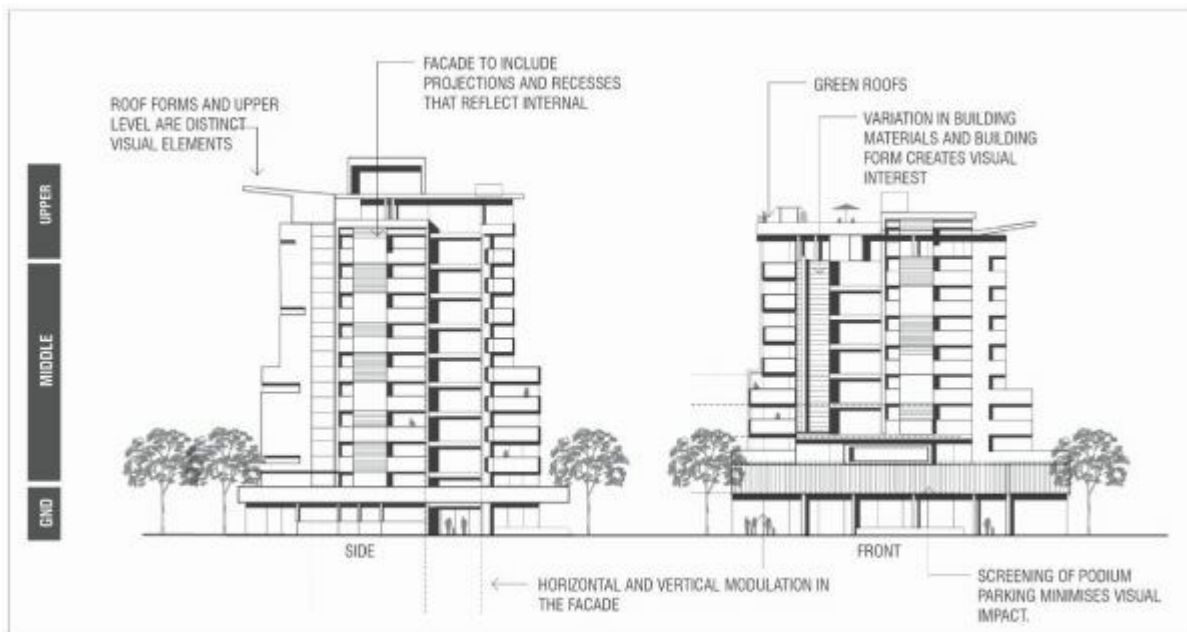
Performance outcomes	Acceptable outcomes
<b>For assessable development</b>	
<b>Crime prevention through environmental design</b>	
<p><b>PO6</b> Development facilitates the security of people and property having regard to:</p> <ul style="list-style-type: none"> <li>(a) opportunities for casual surveillance and sight lines;</li> <li>(b) exterior building design that promotes safety;</li> <li>(c) adequate lighting;</li> <li>(d) appropriate signage and wayfinding;</li> <li>(e) minimisation of entrapment locations; and</li> <li>(f) building entrances, loading and storage areas that are well lit and lockable after hours.</li> </ul> <p><b>Editor's note</b>—Applicants should have regard to <a href="#">Crime Prevention through Environmental Design Guidelines for Queensland</a>.</p>	<p>No acceptable outcome is nominated.</p>
<p><b>PO7</b> Development promotes the safety of residents and visitors, particularly through casual surveillance of the street and public spaces.</p>	<p><b>A07.1</b> 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><b>A07.2</b> 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
<b>For assessable development</b>	
<b>Built form</b>	
<p><b>PO8</b> Design elements contribute to an interesting and attractive streetscape and building through:</p> <ul style="list-style-type: none"> <li>(a) the provision of projections and recesses in the façade which reflect changes in internal functions of buildings including circulation;</li> <li>(b) variations in material and building form;</li> <li>(c) modulation in the façade, horizontally or vertically;</li> <li>(d) articulation of building entrances and openings;</li> <li>(e) corner treatments to address both street frontages for a premises on a corner;</li> <li>(f) at lower levels creates human/pedestrian scale experiences;</li> <li>(g) for upper levels, frames streets and public spaces;</li> <li>(h) elements which assist in wayfinding and legibility; and</li> <li>(i) elements which relates to the context including surrounding buildings, parks, streets and open spaces.</li> </ul> <p>Figure 6.45 – Building design elements provides indicative guidance.</p>	<p>No acceptable outcome is nominated.</p>



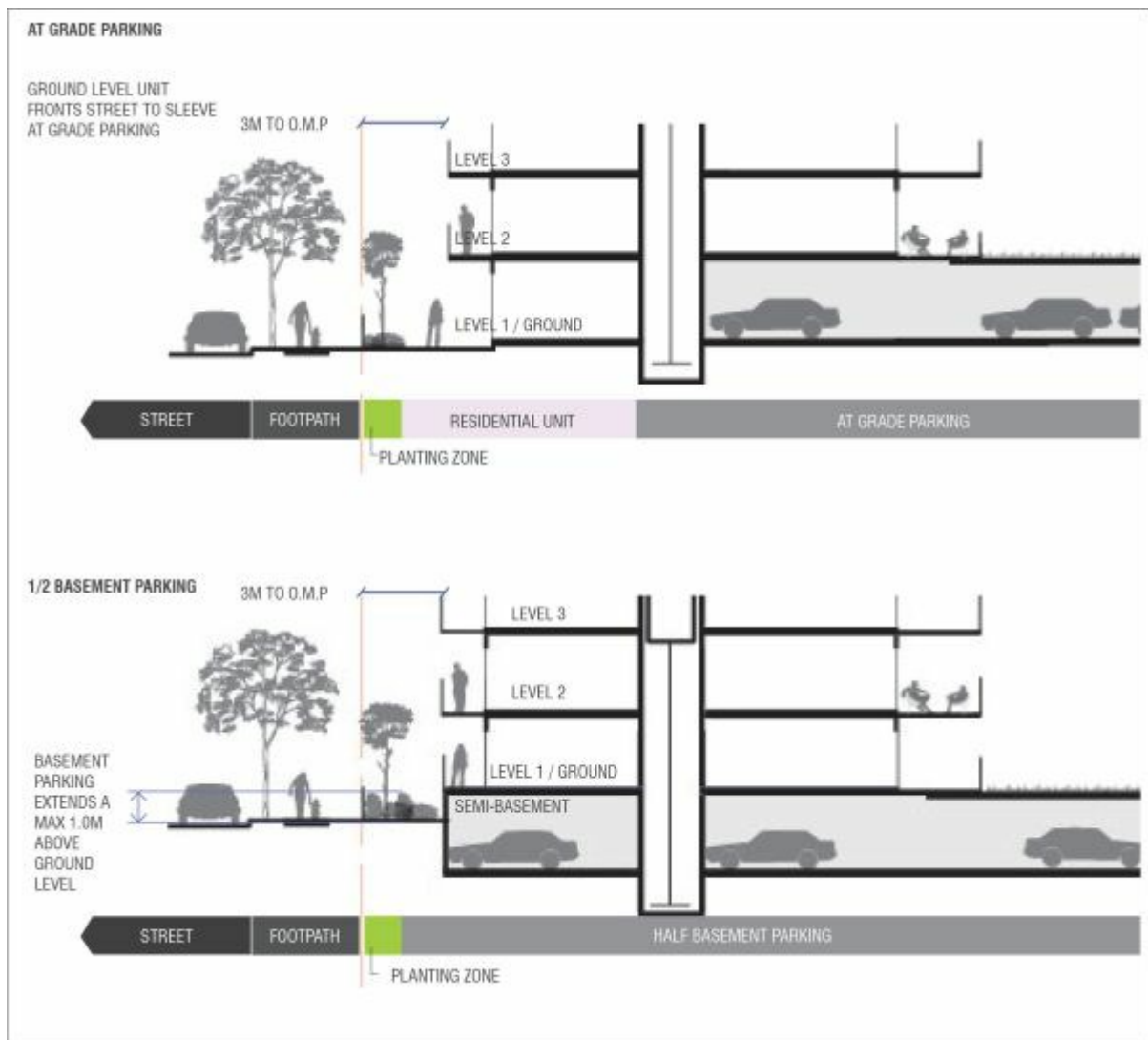
**Figure 6.45 – Building design elements**

<p><b>PO9</b> 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><b>PO10</b> The overall shape, configuration and placement of buildings create usable outdoor spaces.</p>	<p>No acceptable outcome is nominated.</p>
<p><b>PO11</b> Building height and scale, maintains the primacy of the principal centre (CBD) and is consistent with the character desired for the precinct.</p>	<p><b>AO11</b> Building height does not exceed 12 storeys.</p>
<p><b>PO12</b> 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><b>AO12</b> Where accommodating a building of 5 storeys or more, development sites have a minimum size of 1,000m<sup>2</sup>.</p>
<p><b>PO13</b> Building design and setbacks:</p> <ul style="list-style-type: none"> <li>(a) create an attractive, consistent and cohesive scale along the streetscape;</li> <li>(b) maintain appropriate levels of light and solar penetration, air circulation, privacy and amenity for existing and future buildings;</li> <li>(c) do not prejudice the development or amenity of adjoining land;</li> <li>(d) retain the openness of street vistas, including to the sky, along major elements of the city grid; and</li> <li>(e) transition to lower scale heritage places and precincts.</li> </ul>	<p><b>AO13</b> The design meets the setback requirements outlined by <a href="#">Table 6.2.3.3(b) - Building setbacks High density residential zone</a> unless varied by a relevant precinct.</p>
<p><b>PO14</b> Built to boundary walls do not impact on the amenity or privacy of adjoining premises. <b>Editor's note</b>—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><b>AO14</b> Built to boundary walls:</p> <ul style="list-style-type: none"> <li>(a) are for non-habitable rooms or spaces only;</li> <li>(b) are not located within 1.5m of a habitable room on an adjoining site;</li> <li>(c) have a maximum height of 3m; and</li> <li>(d) have a maximum length of 15m.</li> </ul>
<p><b>PO15</b> Buildings are designed to achieve good solar access by:</p> <ul style="list-style-type: none"> <li>(a) minimising the extent of shadows on usable private open space or public spaces; and</li> <li>(b) maintaining access to sunlight for habitable rooms within adjoining premises.</li> </ul>	<p>No acceptable outcome is nominated.</p>
<p><b>PO16</b> Building caps and rooftops contribute to the:</p> <ul style="list-style-type: none"> <li>(a) architectural design of the building; and</li> <li>(b) the creation of an attractive roofscape.</li> </ul>	<p>No acceptable outcome is nominated.</p>

<p><b>PO17</b> 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><b>PO18</b> 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><b>AO18.1</b> Balconies are provided with a minimum area of 9m<sup>2</sup> for 1 bedroom unit or 16m<sup>2</sup> for 2 or more bedroom unit, with a minimum dimension 4m and clear of any air conditioning unit or drying space.</p> <p><b>AO18.2</b> Where clothes drying areas are provided on private balconies they are screened from public view.</p> <p><b>AO18.3</b> 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><b>PO19</b> Sufficient communal open space is provided to create flexible spaces suitable for a range of activities.</p>	<p><b>AO18</b> No acceptable outcome is nominated.</p>
<p><b>PO20</b> 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><b>PO21</b> Where incorporating ground floor non-residential use, the design of buildings provides for pedestrian-friendly and visually interesting frontages.</p>	<p><b>AO21.1</b> 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><b>AO21.2</b> 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><b>PO22</b> Where incorporating ground floor non-residential use, weather protection is provided to usable outdoor spaces at the street frontage.</p>	<p><b>AO22</b> 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
<b>For assessable development</b>	
<b>Parking and servicing</b>	
<p><b>PO23</b> 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><b>PO24</b> 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
<b>For assessable development — where a non-residential use</b>	
<p><b>PO25</b> Non-residential uses establish only where:</p> <ul style="list-style-type: none"> <li>(a) compatible with local character and amenity;</li> <li>(b) limited in scale and supporting the day-to-day needs of the local community or as specifically intended for a particular precinct; and</li> <li>(c) not impacting on the role and function of the city's network of centres or more appropriately located in another zone.</li> </ul>	<p>No acceptable outcome is nominated.</p> <p><b>Editor's note</b>—Applicants should have regard to <a href="#">Economic impact assessment planning scheme policy SC6.5</a> 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><b>Additional benchmarks for assessable development in precincts</b>  <b>Note</b>—Where acceptable outcomes in this section vary from those provided earlier in this code, the precinct-based acceptable outcomes take precedence.</p>	
<p><b>Palmer Street precinct</b></p>	
<p><b>PO26</b>                      Building height transitions down to create a low-rise interface with the Ross Creek Marina.</p>	<p><b>AO26</b>                      Building height is in accordance with Figure 6.47 — Palmer Street precinct concept plan.</p>
<p><b>PO27</b>                      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"> <li>(a) creating an entry aesthetic which defines the street edge with a high density built form; and</li> <li>(b) incorporating a streetscape and planting theme that creates a boulevard treatment of the street.</li> </ul>	<p>No acceptable outcome is nominated.</p>
<p><b>PO28</b>                      Development facilitates or supports primarily high density short-term or permanent accommodation uses.</p>	<p>No acceptable outcome is nominated.</p>
<p><b>PO29</b>                      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"> <li>(a) opens up opportunities for residents and visitors to view Ross Creek; and</li> <li>(b) creates quality walkable pathways along the creek edge in an attractive landscaped environment.</li> </ul>	<p>No acceptable outcome is nominated.</p>
<p><b>PO30</b>                      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"> <li>(a) reduces the impact of traffic or service areas on pedestrians;</li> <li>(b) furnishes the space to provide a range of opportunities for sitting and social interaction;</li> <li>(c) connects the open space in the west with the yacht club in the east; and</li> <li>(d) provides an attractive environment for buildings to front.</li> </ul>	<p>No acceptable outcome is nominated.</p>

<p><b>PO31</b> 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:</p> <ul style="list-style-type: none"> <li>(a) being built to the street frontage at the ground storey;</li> <li>(b) creating a generally continuous building alignment;</li> <li>(c) providing awnings over the footpaths; and</li> <li>(d) having facades which contain windows, doors, materials and features which generate visual interest at the street level.</li> </ul>	<p>No acceptable outcome is nominated.</p>
<p><b>PO32</b> 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.</p>	<p>No acceptable outcome is nominated.</p>



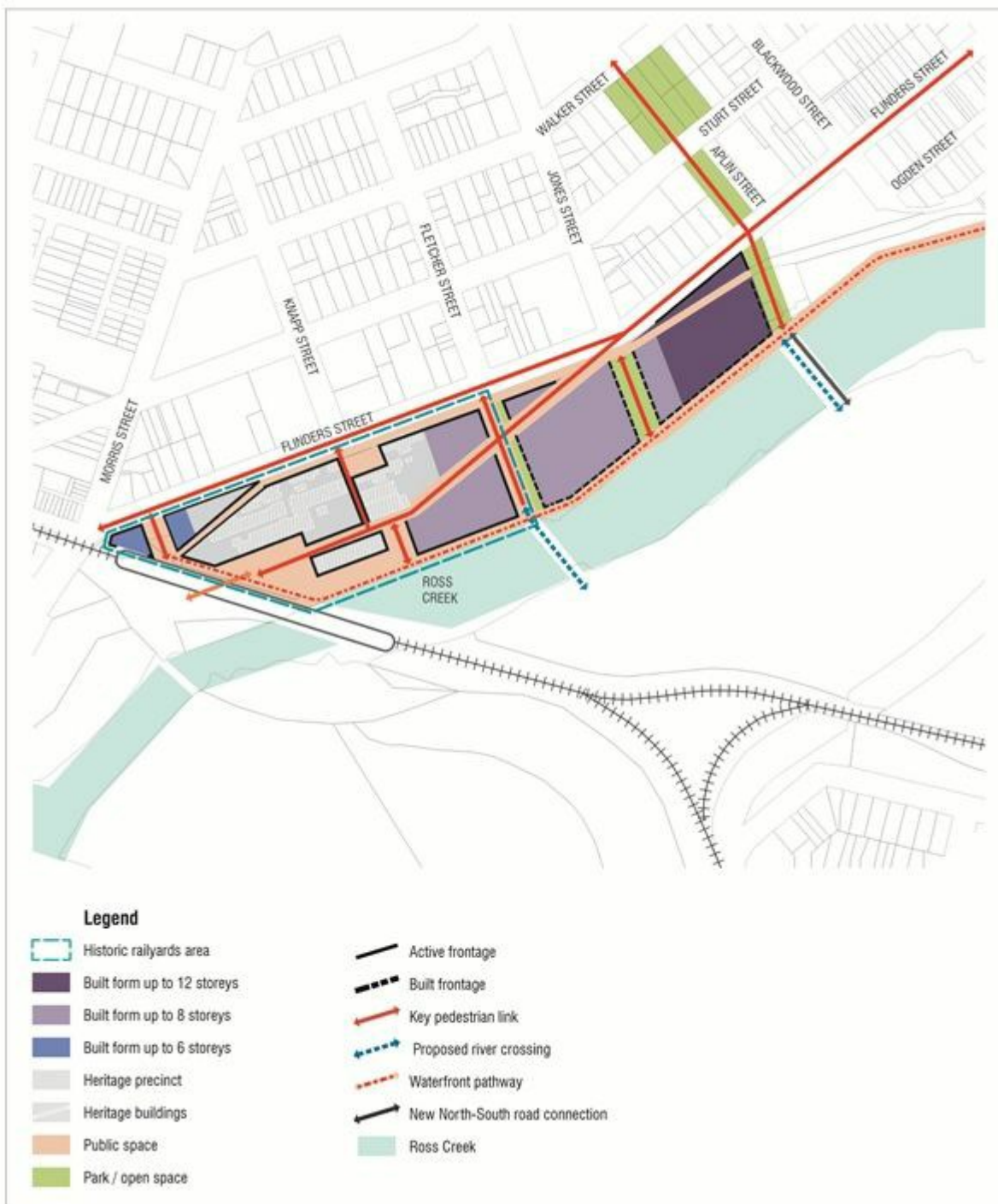
**Figure 6.47 - Palmer Street precinct concept plan**

<p><b>PO33</b> 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><b>Additional benchmarks for assessable development in precincts</b> <b>Note</b>—Where acceptable outcomes in this section vary from those provided earlier in this code, the precinct-based acceptable outcomes take precedence.</p>	
<p><b>Flinders Street West precinct</b></p>	
<p><b>PO34</b> Building height transitions down from the principal centre (CBD) interface to lower rise buildings around the historic railyards and surrounding neighbourhoods.</p>	<p><b>AO34</b> Building height is in accordance with Figure 6.48 — Flinders Street West precinct concept plan.</p>
<p><b>PO35</b> Development primarily facilitates or supports high density accommodation uses.</p>	<p>No acceptable outcome is nominated.</p>
<p><b>PO36</b> 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><b>PO37</b> 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><b>PO38</b> 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><b>PO39</b> 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><b>PO40</b> 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>

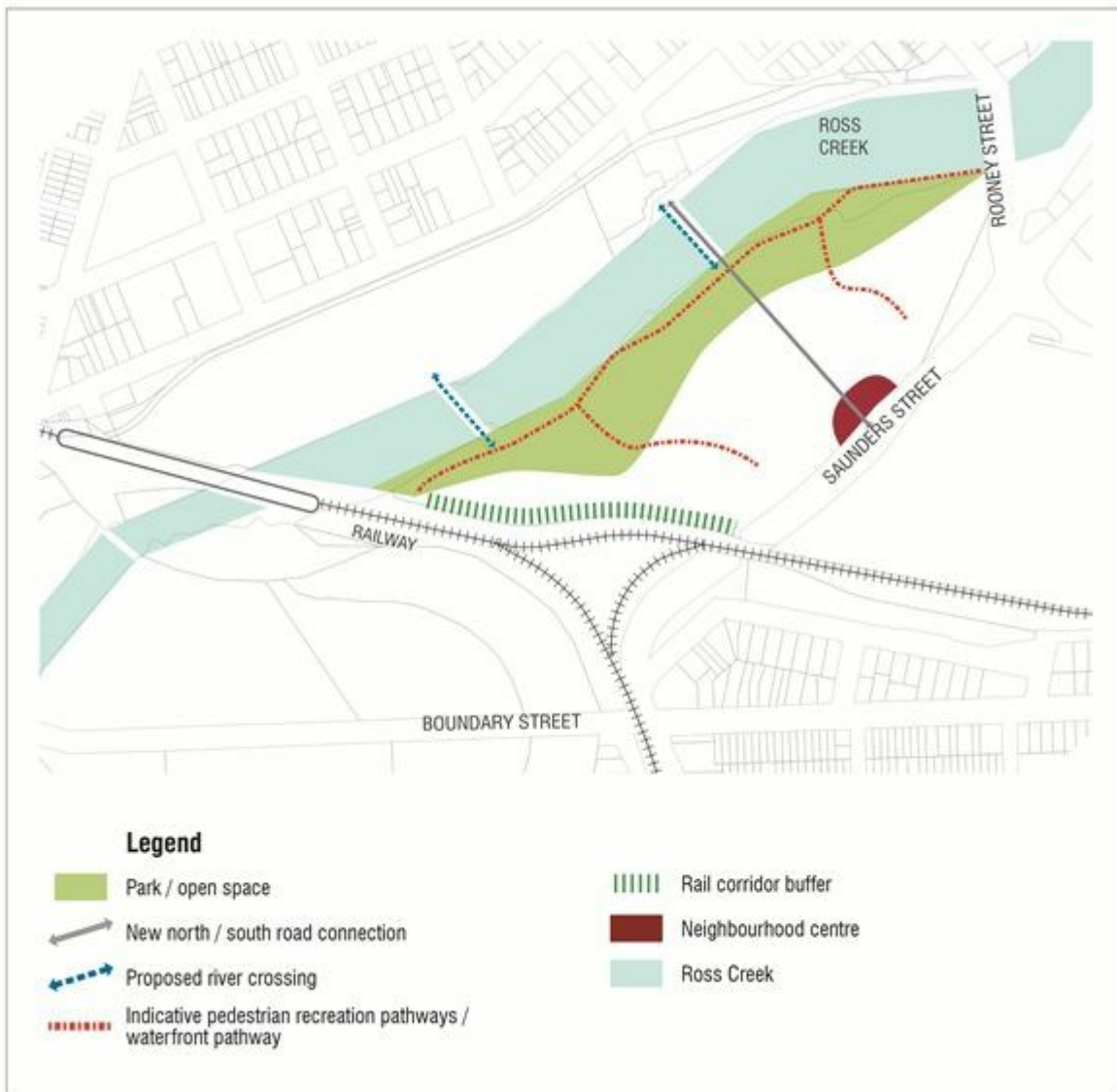
<p><b>PO41</b> New public spaces are provided in accordance with Figure 6.48 — Flinders Street West precinct concept plan which:</p> <ul style="list-style-type: none"> <li>(a) create quality walkable connections to public walkways on the river;</li> <li>(b) reduce the impact of traffic or service areas on pedestrians;</li> <li>(c) furnish the space to provide a range of opportunities for sitting and social interaction; and</li> <li>(d) provide an attractive environment for adjoining buildings to front.</li> </ul>	<p>No acceptable outcome is nominated.</p>
<p><b>PO42</b> 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"> <li>(a) creating a generally continuous building alignment;</li> <li>(b) providing awnings over the footpaths; and</li> <li>(c) having facades which contain windows, doors, materials and features which generate visual interest at the street level.</li> </ul>	<p>No acceptable outcome is nominated.</p>
<p><b>PO43</b> 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><b>Additional benchmarks for assessable development in precincts</b></p> <p><b>Note</b>—Where acceptable outcomes in this section vary from those provided earlier in this code, the precinct-based acceptable outcomes take precedence.</p>	
<p><b>Railway Estate precinct</b></p>	
<p><b>PO44</b> Development primarily facilitates or supports high density accommodation uses.</p>	<p>No acceptable outcome is nominated.</p>
<p><b>PO45</b> 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"> <li>(a) a coherent and integrated built form, public realm and circulation networks;</li> <li>(b) central, accessible and attractive public spaces for people to congregate and interact;</li> <li>(c) continuity of streetscape and landscape characteristics;</li> <li>(d) pedestrian friendly and visually interesting frontages to streets and public spaces; and</li> <li>(e) active primary frontages with car parking areas sleeved by buildings.</li> </ul>	<p>No acceptable outcome is nominated.</p>
<p><b>PO46</b> 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><b>PO47</b> 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>

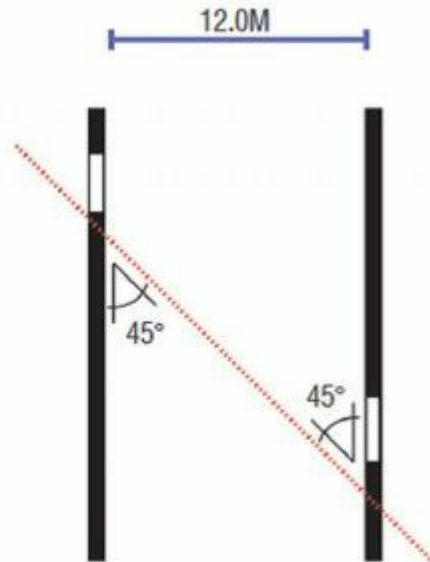


**Figure 6.49 - Railway Estate precinct concept plan**

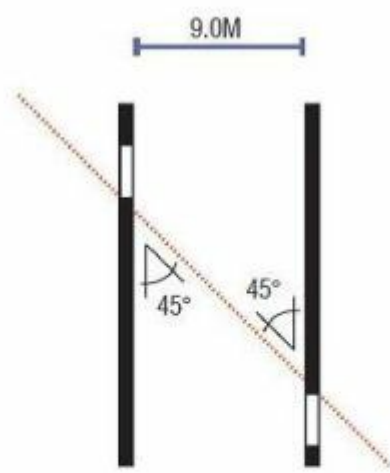
<p><b>PO48</b> New development provides high quality public realm including:</p> <ul style="list-style-type: none"> <li>(a) informal and formal performance spaces;</li> <li>(b) spaces for public events or gatherings; and</li> <li>(c) the creation of an attractive and activated edge to Ross Creek.</li> </ul>	<p>No acceptable outcome is nominated.</p>
<p><b>PO49</b> 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
<b>Front setbacks</b>			Development provides a minimum separation distance of: (a) 12.0m between windows or balconies that are offset by less than 45 degrees; or
Basement	0m	n/a	
Level 1-4	3.0m	1.5m	
Level 5 and above	5.0m	3.0m	
<b>Side setbacks</b>			
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		
<b>Rear setbacks</b>			(b) 9.0m between windows or balconies that are offset by 45 degrees or more.
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	



**12.0M SEPARATION BETWEEN WINDOWS AND/OR BALCONIES THAT ARE OFFSET BY LESS THEN 45°**



**9.0M SEPARATION BETWEEN WINDOWS AND/OR BALCONIES THAT ARE OFFSET BY 45° OR MORE**

## 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
<b>For accepted development subject to requirements and assessable development</b>	
<b>Home based business</b>	
<p><b>PO1</b> The use does not adversely impact on the amenity of the surrounding residential land uses and local character.</p>	<p><b>AO1.1</b> The home based business:</p> <ul style="list-style-type: none"> <li>(a) is carried out in an existing building or structure (excluding truck parking);</li> <li>(b) does not use more than 60m<sup>2</sup> of the gross floor area of the building or structure;</li> <li>(c) involves at least one or more residents of the dwelling house;</li> <li>(d) involves not more than two non-resident employees;</li> <li>(e) where bed and breakfast or farm stay accommodation does not exceed three bedrooms;</li> <li>(f) does not generate more than 1 heavy vehicle trip per week;</li> </ul> <p><b>Editor's note</b>—A heavy vehicle is a vehicle with more than 4.5 tonnes gross vehicle mass.</p> <ul style="list-style-type: none"> <li>(g) does not generate more than 28 vehicle trips per day by other vehicles, where one trip includes arriving at the site and a second trip is departing the site. These trips are additional to normal domestic trips associated with the dwelling;</li> <li>(h) contains visitor parking within the site;</li> <li>(i) does not involve hiring out of materials, goods, appliances or vehicles; and</li> <li>(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.</li> </ul> <p><b>Editor's note</b>—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><b>AO1.2</b> Functional aspects of the use such as service areas, material storage or use activities are not visible from the street.</p> <p><b>AO1.3</b> 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><b>AO1.4</b> Noise levels do not exceed acoustic quality objectives under the <a href="#">Environmental Protection (Noise) Policy 2008</a>.</p>

<b>PO2</b> 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.  <b>Editor's note</b> —A heavy vehicle is a vehicle with more than 4.5 tonnes gross vehicle mass.	<b>AO2.1</b> Not more than one heavy vehicle is parked on the site.
	<b>AO2.2</b> 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
<b>For accepted development subject to requirements and assessable development</b>	
<b>Roadside stall</b>	
<b>PO3</b> 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.	<b>AO3.1</b> Any structure used for the sale of goods or produce is limited to 20m <sup>2</sup> gross floor area.
	<b>AO3.2</b> Access to the structure is via the primary property access point.
	<b>AO3.3</b> 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
<b>For accepted development subject to requirements and assessable development</b>	
<b>Sales office</b>	
<b>PO4</b> The use does not adversely impact on the amenity of the surrounding land uses and local character.	<b>AO4</b> 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
<b>For accepted development subject to requirements and assessable development</b>	
<b>Secondary dwelling</b>	
<b>PO5</b> Secondary dwellings are: (a) are subordinate, small-scaled dwellings; (b) contribute to a safe and pleasant living environment; and (c) does not cause adverse impacts on adjoining properties.	<b>AO5</b> The secondary dwelling has a GFA, exclusive of a single carport or garage, of not more than 90m <sup>2</sup> .

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

Performance outcomes	Acceptable outcomes
<b>For accepted development subject to requirements and assessable development</b>	
<b>Animal keeping and cropping</b>	

<b>PO6</b> Animal keeping and cropping do not adversely impact on the amenity of the surrounding residential land uses and local character.	<b>AO6.1</b> Non-residential buildings, animal enclosures, storage facilities and waste disposal areas are set back 50m from any dwelling on an adjoining or nearby site.
	<b>AO6.2</b> The height of non-residential buildings or facilities does not exceed 2 storeys or 8.5m above ground level, whichever is the lesser.
	<b>AO6.3</b> 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
<b>For assessable development - where a non-residential or tourist accommodation use</b>	
<b>PO7</b> Non-residential uses established only where: (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.	No acceptable outcome is nominated. <b>Editor's note</b> —Applicants should have regard to <a href="#">Economic impact assessment planning scheme policy no. SC6.5</a> for guidance on how to demonstrate compliance with this performance outcome.
<b>PO8</b> Tourism accommodation within Balgal Beach and the Magnetic Island townships is compatible with the village character of these communities.	No acceptable outcome is nominated.

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

Performance outcomes	Acceptable outcomes
<b>For assessable development</b>	
<b>Built form</b>	
<b>PO9</b> Development is consistent with the height and scale of surrounding buildings and includes features that contribute to an attractive streetscape.	No acceptable outcome is nominated.

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

Performance outcomes	Acceptable outcomes
<b>For assessable development</b>	
<b>Amenity</b>	

<p><b>PO10</b> 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"> <li>(a) noise;</li> <li>(b) hours of operation;</li> <li>(c) traffic;</li> <li>(d) visual impact;</li> <li>(e) odour and emissions;</li> <li>(f) lighting;</li> <li>(g) privacy; and</li> <li>(h) outlook.</li> </ul>	No acceptable outcome is nominated.
<p><b>PO11</b> Landscaping is provided to contribute positively to the city image, particularly along major roads.</p>	No acceptable outcome is nominated.
<p><b>PO12</b> Development does not compromise the ongoing productive use of nearby rural land.</p>	No acceptable outcome is nominated.
<p><b>PO13</b> 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"> <li>(a) achieves indoor noise levels consistent with the objectives set out in the <a href="#">Environmental Protection (Noise) Policy 2008</a>;</li> <li>(b) achieves air quality levels consistent with the objectives set out in the <a href="#">Environmental Protection (Air) Policy 2008</a> and the relevant national standard; and</li> <li>(c) does not experience offensive odours.</li> </ul>	No acceptable outcome is nominated.

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

Performance outcomes	Acceptable outcomes
<b>For assessable development</b>	
<b>Protection of natural values</b>	

**PO14**

The site layout, size and design responds sensitively to on-site and surrounding topography, drainage patterns and ecological values by:

- (a) minimising earthworks;
- (b) maximising retention of natural drainage patterns;
- (c) ensuring existing drainage capacity is not reduced;
- (d) maximising the retention of existing vegetation;
- (e) providing buffers to protect the ecological functions of waterways; and
- (f) protecting environmental values and water quality objectives of receiving waters.

**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).

No acceptable outcome is nominated.

## 6.2.5 Character residential zone code

### 6.2.5.1 Application

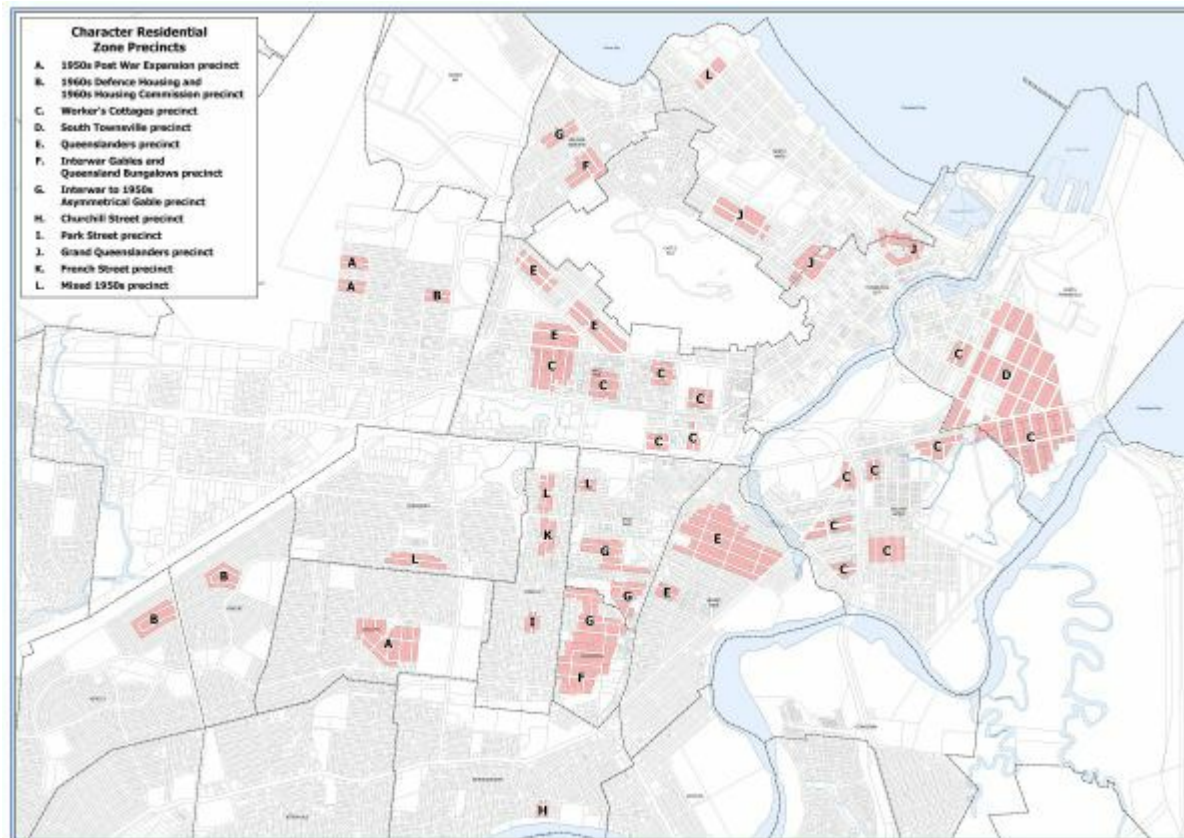
This code applies to development where the code is identified as applicable in the categories of development and assessment.

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:

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

1960s Defence Housing and 1960s Housing Commission precinct:

- this precinct consists mostly of intact Defence housing and Queensland Housing Commission design homes of the 1960s;
- buildings within this precinct are elevated, generally high set, and light weight, ventilated design features, and maintains regularity of form and street presentation;
- the roof profile and overhang of buildings is consistent with that of contributing character buildings;
- window scale and proportions of buildings are sympathetic to the predominant character of the precinct; and
- 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
<b>For accepted development subject to requirements and assessable development</b>	
<b>Home based business</b>	
<p><b>PO1</b> The use does not adversely impact on the amenity of the surrounding residential land uses and local character.</p>	<p><b>AO1.1</b> The home based business:</p> <ul style="list-style-type: none"> <li>(a) is carried out in an existing building or structure;</li> <li>(b) does not use more than 60m<sup>2</sup> of the gross floor area of the building or structure;</li> <li>(c) involves at least one or more residents of the dwelling house;</li> <li>(d) involves not more than one non-resident employee;</li> <li>(e) where bed and breakfast accommodation does not exceed three bedrooms;</li> <li>(f) does not generate more than 1 heavy vehicle trip per week;</li> </ul> <p><b>Editor's note</b>—A heavy vehicle is a vehicle with more than 4.5 tonnes gross vehicle mass.</p> <ul style="list-style-type: none"> <li>(g) does not generate more than 28 vehicle trips per day by other vehicles, where one trip includes arriving at the site and a second trip is departing the site. These trips are additional to normal domestic trips associated with the dwelling;</li> <li>(h) contains visitor parking within the site;</li> <li>(i) does not involve hiring out of materials, goods, appliances or vehicles; and</li> <li>(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.</li> </ul> <p><b>Editor's note</b>—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><b>AO1.2</b> Functional aspects of the use such as service areas, material storage or use activities are not visible from the street.</p>

	<p><b>AO1.3</b> 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><b>AO1.4</b> Noise levels do not exceed acoustic quality objectives under the <a href="#">Environmental Protection (Noise) Policy 2008</a>.</p>
<p><b>PO2</b> 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><b>AO2.1</b> Not more than one commercial vehicle is parked on the site.</p> <p><b>AO2.2</b> 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><b>AO2.3</b> 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 \(MP 1.1, MP 1.2 and MP1.3\)](#), for the purposes of section 33 of the [Building Act 1975](#).

Performance outcomes	Acceptable outcomes
<b>For accepted development subject to requirements and assessable development</b>	
<b>Secondary dwelling</b>	
<p><b>PO3</b> Secondary dwellings are:</p> <p>(a) are subordinate, small-scaled dwellings;</p> <p>(b) contribute to a safe and pleasant living environment; and</p> <p>(c) does not cause adverse impacts on adjoining properties.</p>	<p><b>AO1.1</b> The secondary dwelling:</p> <p>(a) has a GFA, exclusive of a single carport or garage, of not more than 90m<sup>2</sup>; and</p> <p>(b) is located not more than 20m from the primary house</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
<b>For assessable development</b>	
<b>Amenity</b>	

<p><b>PO4</b> 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"> <li>(a) noise;</li> <li>(b) hours of operation;</li> <li>(c) traffic;</li> <li>(d) visual impact;</li> <li>(e) odour and emissions;</li> <li>(f) lighting;</li> <li>(g) access to sunlight;</li> <li>(h) privacy; and</li> <li>(i) outlook.</li> </ul>	<p>No acceptable outcome is nominated.</p>
<p><b>PO5</b> 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"> <li>(a) achieves indoor noise levels consistent with the objectives set out in the <a href="#">Environmental Protection (Noise) Policy 2008</a>;</li> <li>(b) achieves air quality levels consistent with the objectives set out in the <a href="#">Environmental Protection (Air) Policy 2008</a> and the relevant national standard; and</li> <li>(c) does not experience offensive odours.</li> </ul>	<p>No acceptable outcome is nominated.</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
<b>For assessable development</b>	
<b>Crime prevention through environmental design</b>	
<p><b>PO6</b> Development facilitates the security of people and property having regard to:</p> <ul style="list-style-type: none"> <li>(a) opportunities for casual surveillance and sight lines;</li> <li>(b) exterior building design that promotes safety;</li> <li>(c) adequate lighting;</li> <li>(d) appropriate signage and way finding;</li> <li>(e) minimisation of entrapment locations; and</li> <li>(f) building entrances, loading and storage areas that are well lit and lockable after hours.</li> </ul> <p><b>Editor's note</b>—Applicants should have regard to <a href="#">Crime Prevention through Environmental Design Guidelines for Queensland</a>.</p>	<p>No acceptable outcome is nominated.</p>

<b>P07</b> Development minimises impacts on remaining areas of ecological significance within the zone.	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
<b>For assessable development</b>	
<b>Demolition and removal</b>	
<p><b>PO8</b> 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><b>Editor's note</b>—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><b>Editor's note</b>—Applicants should have regard to the <a href="#">Character Residential planning scheme policy no. SC6.2</a> 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
<b>For assessable development</b>	
<b>Carpports and garages</b>	
<p><b>PO9</b> 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><b>AO9</b> 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>

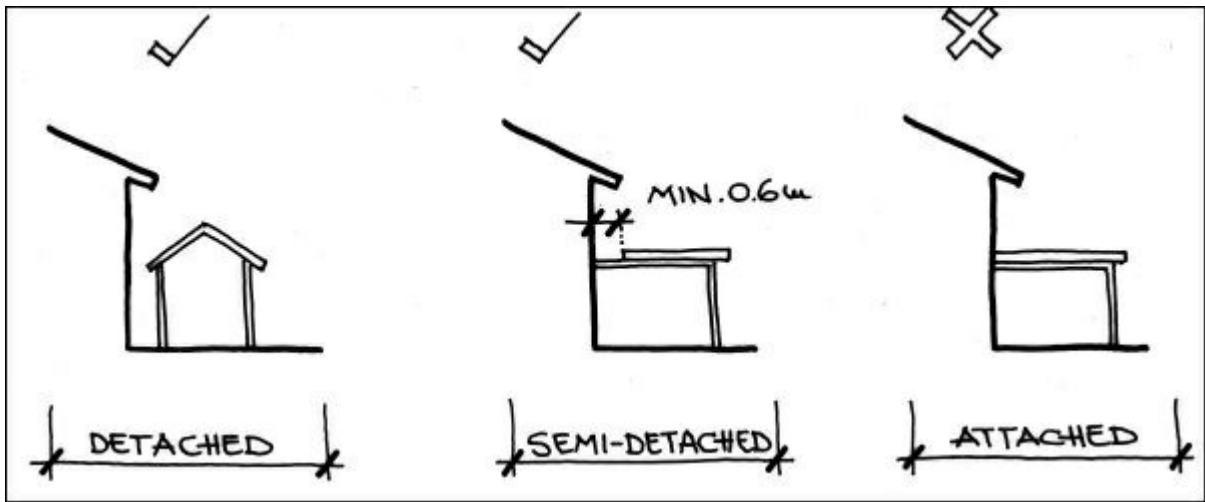


Figure 6.51 - Appropriate carport or garage type and roof gap

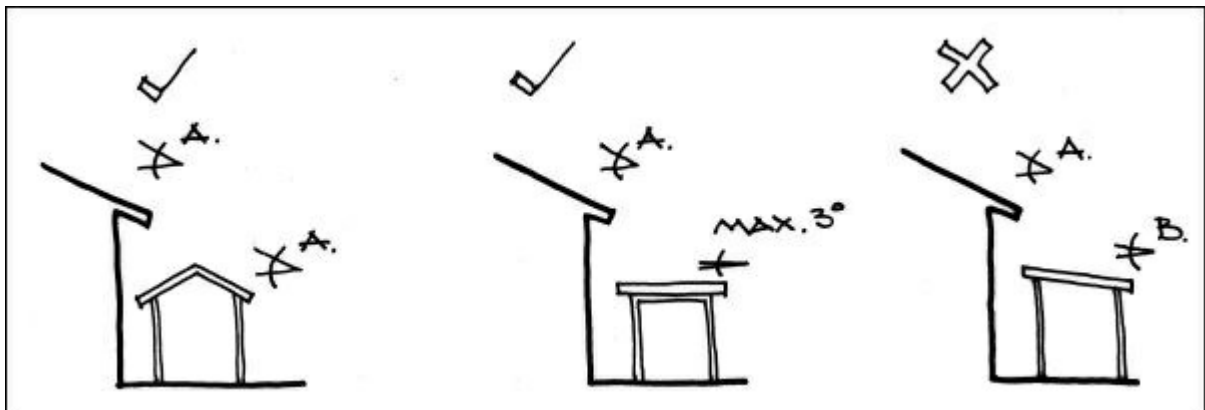


Figure 6.52 - Appropriate roof pitch of a carport or garage

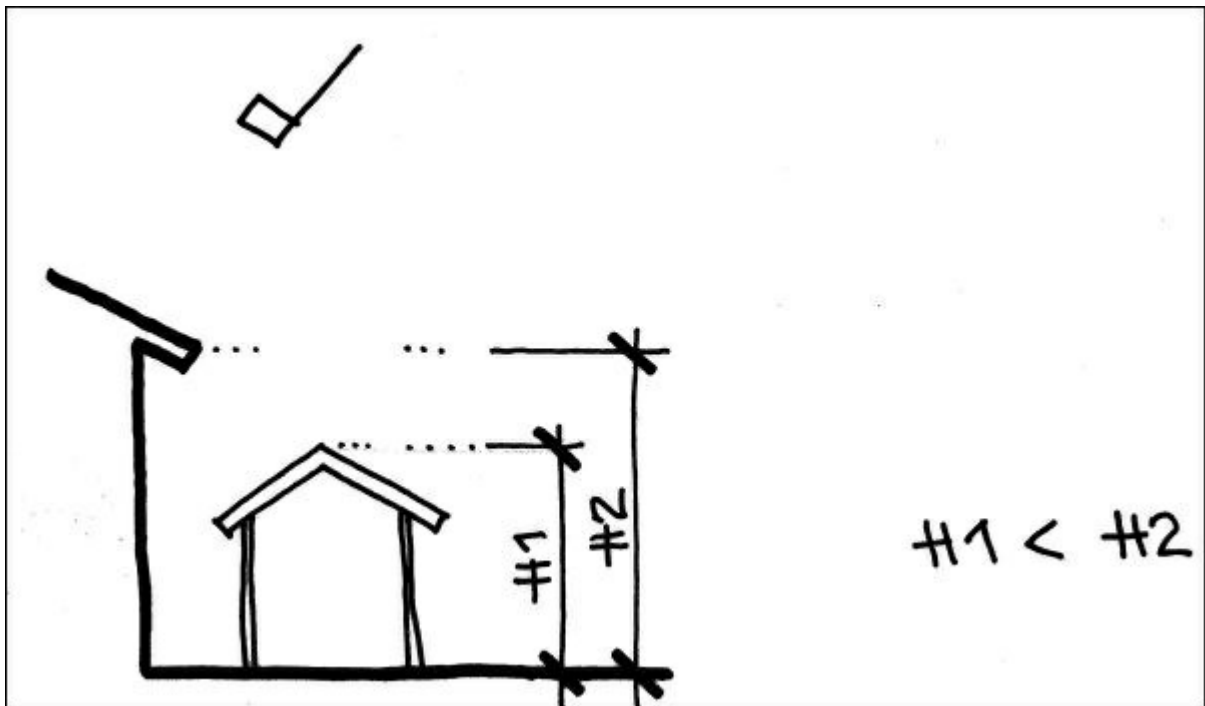


Figure 6.53 - Appropriate height relative to the main building



**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
<b>For assessable development - where a non-residential use</b>	
<p><b>PO10</b> Non-residential uses establish only where:</p> <ul style="list-style-type: none"> <li>(a) compatible with local character and amenity;</li> <li>(b) limited in scale and supporting the day-to-day needs of the local community; and</li> <li>(c) not impacting on the role and function of the city's network of centres or more appropriately located in another zone.</li> </ul>	<p>No acceptable outcome is nominated.</p> <p><b>Editor's note</b>—Applicants should have regard to the <a href="#">Economic impact assessment planning scheme policy no SC6.5</a> for guidance on how to demonstrate compliance with this performance outcome.</p>
<p><b>PO11</b> Development is of a house compatible scale.</p>	<p><b>AO11.1</b> The use only involves minor building work. OR</p>
	<p><b>AO11.2</b> Where a new building is proposed:</p> <ul style="list-style-type: none"> <li>(a) buildings and other structures do not exceed 8.5m or 2 storeys in building height, whichever is the lesser;</li> <li>(b) the building does not exceed 250m<sup>2</sup> in gross floor area;</li> <li>(c) site cover does not exceed 60%; and</li> <li>(d) the maximum length of any wall is 12m.</li> </ul>

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

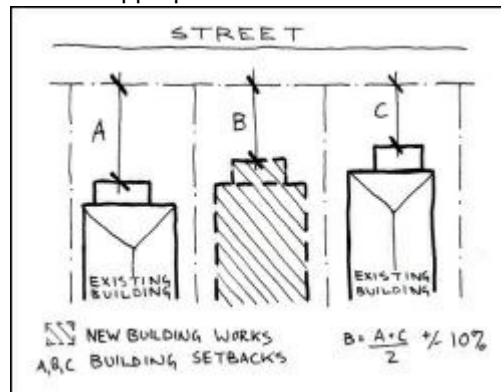
**Editor's note**—This code contains alternative provisions for dwelling houses and dual occupancies to those set out in the [Queensland Development Code \(MP 1.1, MP 1.2 and MP 1.3\)](#), for the purposes of section 33 of the [Building Act 1975](#).

Performance outcomes	Acceptable outcomes
<b>For assessable development</b>	
<b>Reconfiguring a lot</b>	
<b>PO12</b> Reconfiguration of lots is consistent with the predominant subdivision pattern of the precinct.	No acceptable outcome is nominated. <b>Editor's note</b> —Applicants should have regard to the <a href="#">Character residential planning scheme policy no. SC6.2</a> 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
<b>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</b>	
<b>PO13</b> Building height is consistent to adjoining contributing character buildings.	<b>AO13.1</b> Development does not involve raising or lowering a dwelling by more than 1m.
	<b>AO13.2</b> 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.
<b>PO14</b> The existing setting and rhythm of the streetscape is retained and enhanced.	<b>AO14.1</b> 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.

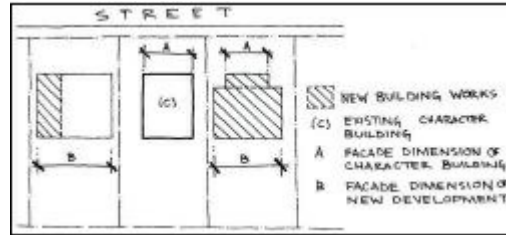


**Figure 6.55 — Appropriate front setbacks**

**AO14.2**

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**

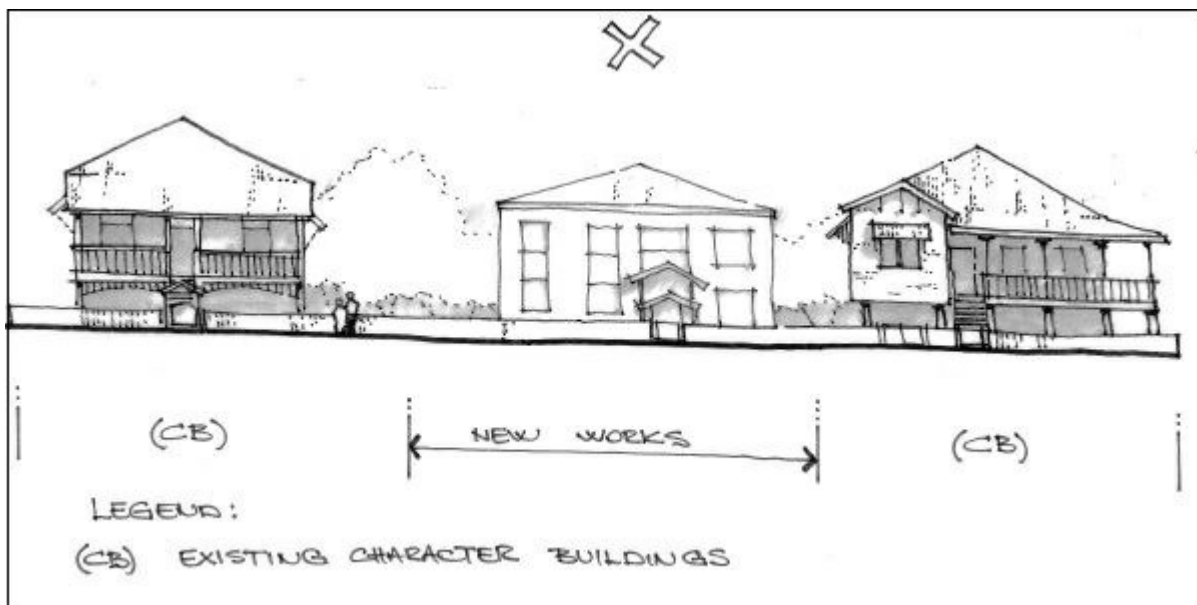
**PO15**

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><b>PO16</b> Buildings use materials that have a lightweight appearance, and assist in reducing building bulk and form.</p> <p><b>Editor's note</b>—Applicants should have regard to the <a href="#">Character planning scheme policy no. SC6.2</a> for guidance on how to demonstrate compliance with this performance outcome.</p>	<p><b>AO16.1</b> Walls are clad with lightweight materials with an expressed surface profile.</p>
	<p><b>AO16.2</b> Roofs are clad with corrugated iron.</p>
	<p><b>AO16.3</b> 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)**


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Performance outcomes	Acceptable outcomes
<p><b>Additional benchmarks for assessable development in precincts</b></p> <p><b>Note</b>—Where acceptable outcomes in this section vary from those provided earlier in this code, the precinct-based acceptable outcomes take precedence.</p>	
<p><b>1950s Post War Expansion precinct</b></p>	
<p><b>PO17</b> Buildings have a low-set appearance and scale consistent with the predominant character of the precinct.</p>	<p><b>AO17.1</b> Building height does not exceed 1 storey.</p> <p><b>AO17.2</b> Dwelling houses have elevated floor levels between 600mm to 750mm above ground level.</p>
<p><b>PO18</b> The existing setting and rhythm of the streetscape is retained and enhanced.</p>	<p><b>AO18</b> 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><b>Figure 6.58 - 1950s Post War Expansion precinct (Parsons Street)</b></p>
<p><b>PO19</b> The roof profile is consistent with the predominant roof profile of dwellings that contribute to the precinct's character.</p> <p><b>Editor's note</b>—Applicants should have regard to the <a href="#">Character residential planning scheme policy no SC6.2</a> for guidance on how to demonstrate compliance with this performance outcome.</p>	<p><b>AO19</b> The roof profile is:</p> <ul style="list-style-type: none"> <li>(a) hipped with a 15 degree to 22.5 degree pitch; or</li> <li>(b) hipped with a 15 degree to 22.5 degree pitch incorporating a hipped or gabled projection towards the street.</li> </ul>

<p><b>PO20</b></p> <p>The roof overhang is consistent with the predominant roof overhang of contributing character buildings.</p> <p><b>Editor' note</b>—Applicants should have regard to the <a href="#">Character residential planning scheme policy no SC6.2</a> for guidance on how to demonstrate compliance with this performance outcome.</p>	<p><b>AO20</b></p> <p>Roof overhangs are:</p> <ul style="list-style-type: none"> <li>(a) 600mm wide; and</li> <li>(b) gable end overhangs are 300mm to 400mm wide.</li> </ul>
<p><b>PO21</b></p> <p>Window scale and proportions are sympathetic to the predominant character of the precinct.</p> <p><b>Editor's note</b>—Applicants should have regard to the <a href="#">Character residential planning scheme policy no. SC6.2</a> for guidance on how to demonstrate compliance with this performance outcome.</p>	<p><b>AO21</b></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><b>Figure 6.59 - Half-height vertically proportioned frames in the 1950s Post War Expansion precinct (Kent Street)</b></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><b>Additional benchmarks for assessable development in precincts</b></p>	
<p><b>Note</b>—Where acceptable outcomes in this section vary from those provided earlier in this code, the precinct-based acceptable outcomes take precedence.</p>	
<p><b>1960s Defence Housing and 1960s Housing Commission precinct</b></p>	
<p><b>PO22</b> The roof profile is consistent with the predominant roof profile of the contributing character buildings. <b>Editor's note</b>—Applicants should have regard to the <a href="#">Character residential planning scheme policy no SC6.2</a> for guidance on how to demonstrate compliance with this performance outcome.</p>	<p><b>AO22</b> The roof profile is simple gabled or simple hipped with a 10 degree to 15 degree roof pitch.</p>
<p><b>PO23</b> The roof overhang is consistent with the predominant roof overhang of the contributing character buildings. <b>Editor's note</b>—Applicants should have regard to the <a href="#">Character residential planning scheme policy no SC6.2</a> for guidance on how to demonstrate compliance with this performance outcome.</p>	<p><b>AO23</b> Roof overhangs are 750mm to 900mm wide.</p>
<p><b>PO24</b> Window scale and proportions are sympathetic to the predominant contributing character of the precinct. <b>Editor's note</b>—Applicants should have regard to the <a href="#">Character residential planning scheme policy no. SC6.2</a> for guidance on how to demonstrate compliance with this performance outcome.</p>	<p>No acceptable outcome is nominated.</p>
<p><b>PO25</b> 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><b>AO25</b> 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><b>Figure 6.60 — Appropriate enclosure to the ground floor in the 1960s Defence Housing and 1960s Housing Commission precinct (Pixley Street)</b></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><b>Additional benchmarks for assessable development in precincts</b></p>	
<p><b>Note</b>—Where acceptable outcomes in this section vary from those provided earlier in this code, the precinct-based acceptable outcomes take precedence.</p>	
<p><b>Worker's Cottages precinct</b></p>	
<p><b>PO26</b> Building height and building floor level height are consistent to adjoining contributing character buildings.</p>	<p><b>AO26</b> Dwelling houses: (a) have a floor level minimum of 700mm above ground level; or (b) are 2 storeys.</p>
<p><b>PO27</b> The front facade includes a verandah consistent with the predominant front facade profile of the contributing character buildings.</p>	<p><b>AO27.1</b> The front facade includes an open or semi-enclosed front verandah for a minimum 60% width of the front facade; OR <b>AO27.2</b> 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><b>Figure 6.61 — A front verandah in the Worker's Cottages precinct (Castling Street)</b></p>

<p><b>PO28</b> 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><b>AO28</b> Development on any ground floor storey includes a valance, and:</p> <ul style="list-style-type: none"> <li>(a) is set back the full depth of all open or enclosed verandahs; or</li> <li>(b) is set back 1m from the upper level of an exterior wall where there is no verandah.</li> </ul> <p>Figure 6.62 - Appropriate enclosures to the ground floor illustrates.</p>  <p><b>Figure 6.62 — Appropriate enclosures to the ground floor</b></p>
<p><b>PO29</b> The roof profile is consistent with the predominant roof profile of the contributing character buildings. <b>Editor's note</b>—Applicants should have regard to the <a href="#">Character residential planning scheme policy no. SC6.2</a> for guidance on how to demonstrate compliance with this performance outcome.</p>	<p><b>AO29.1</b> The roof profile is simple hipped or pyramid with a 15 degree to 25 degree roof pitch.</p> <p><b>AO29.2</b> Verandahs are contained under the main roof form, or roofed separately with skillion or gently curved roofs.</p>
<p><b>PO30</b> Window scale and proportions, and window hoods and awnings are sympathetic to the predominant character of the precinct. <b>Editor' note</b>—Applicants should have regard to the <a href="#">Character residential planning scheme policy no SC6.2</a> for guidance on how to demonstrate compliance with this performance outcome.</p>	<p><b>AO30.1</b> 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><b>AO30.2</b> 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><b>Additional benchmarks for assessable development in precincts</b></p>	
<p><b>Note</b>—Where acceptable outcomes in this section vary from those provided earlier in this code, the precinct-based acceptable outcomes take precedence.</p>	
<p><b>South Townsville precinct</b></p>	
<p><b>PO31</b> Building height and building floor level height are consistent to adjoining contributing character buildings. <b>Editor's note</b>—Applicants should have regard to the <a href="#">Character residential planning scheme policy no SC6.2</a> for guidance on how to demonstrate compliance with this performance outcome.</p>	<p><b>AO31</b> Dwelling houses: (a) have a floor level minimum of 700mm above ground level; or (b) are 2 storeys.</p>
<p><b>PO32</b> The front facade is articulated with openings consistent with the predominant front facade profile of the contributing character buildings. <b>Editor's note</b>—Applicants should have regard to the <a href="#">Character residential planning scheme policy no. SC6.2</a> for guidance on how to demonstrate compliance with this performance outcome.</p>	<p><b>AO32.1</b> The front façade includes an open or semi-enclosed front verandah, at a minimum 60% width of the front facade. OR <b>AO32.2</b> 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. <b>AO32.3</b> Where the front facade exceeds 8.5m in width, the front verandah wraps around one or both sides of the dwelling house.</p>
<p><b>PO33</b> 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><b>AO33</b> 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>  <p><b>Figure 6.63 — Appropriate enclosures to the ground floor</b></p>

<p><b>PO34</b></p> <p>The roof profile is consistent with the predominant roof profile of the contributing character buildings.</p> <p><b>Editor's note</b>—Applicants should have regard to the <a href="#">Character residential planning scheme policy no SC6.2</a> for guidance on how to demonstrate compliance with this performance outcome.</p>	<p><b>AO34.1</b></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><b>PO35</b></p> <p>Window scale and proportions and window hoods or awnings are sympathetic to the dominant character of the precinct.</p> <p><b>Editor's note</b>—Applicants should have regard to the <a href="#">Character residential planning scheme policy no SC6.2</a> for guidance on how to demonstrate compliance with this performance outcome.</p>	<p><b>AO34.2</b></p> <p>Verandahs are contained under the main roof form, or roofed separately with skillion or gently curved roofs.</p> <p><b>AO35.1</b></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><b>AO35.2</b></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><b>Figure 6.64 — Vertically proportioned frames with window hoods in the South Townsville precinct (Bell Street)</b></p>
<p><b>PO36</b></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><b>Editor's note</b>—Applicants should have regard to the <a href="#">Character residential planning scheme policy no SC6.2</a> 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><b>Additional benchmarks for assessable development in precincts</b></p>	
<p><b>Note</b>—Where acceptable outcomes in this section vary from those provided earlier in this code, the precinct-based acceptable outcomes take precedence.</p>	
<p><b>Queenslanders precinct</b></p>	
<p><b>PO37</b> Building height and building floor level height are consistent to adjoining contributing character buildings.</p>	<p><b>AO37</b> Dwelling houses: (a) have a floor level minimum of 700mm above ground level; or (b) are 2 storeys.</p>
<p><b>PO38</b> The front facade includes a verandah consistent with the predominant front facade profile of contributing character buildings. <b>Editor's note</b>—Applicants should have regard to the <a href="#">Character residential planning scheme policy no. SC6.2</a> for guidance on how to demonstrate compliance with this performance outcome.</p>	<p><b>AO38.1</b> The front facade includes an open or semi-enclosed front verandah across, at a minimum 60% width of the front facade.</p> <p><b>AO38.2</b> 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><b>Figure 6.65 — A front verandah that wraps around both sides in the Queenslanders precinct (Ackers Street)</b></p>

**PO39**  
 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.

**AO39**  
 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 6.66 - Appropriate enclosures to the ground floor illustrates.



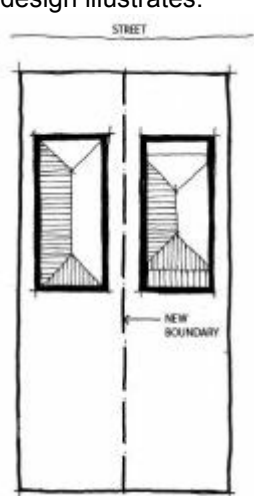
**Figure 6.66 — Appropriate enclosures to the ground floor**

**PO40**  
 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.

**AO40**  
 The side boundary of the new lot maintains the existing side boundary depth.

Figure 6.67 - Lot design illustrates.



**Figure 6.67 - Lot design**

**PO41**  
 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.

**AO41.1**  
 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.

**AO41.2**  
 Verandahs are contained under the main roof form, or roofed separately with a skillion roof.

**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](#).

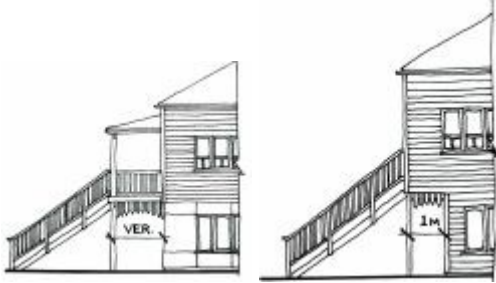
Performance outcomes	Acceptable outcomes
<p><b>Additional benchmarks for assessable development in precincts</b></p>	
<p><b>Note</b>—Where acceptable outcomes in this section vary from those provided earlier in this code, the precinct-based acceptable outcomes take precedence.</p>	
<p><b>Interwar Gables and Queensland Bungalows precinct</b></p>	
<p><b>PO42</b> Building height and building floor level height are consistent to adjoining contributing character buildings.</p>	<p><b>AO42</b> Dwelling houses:</p> <ul style="list-style-type: none"> <li>(a) have a floor level minimum of 700mm above ground level; or</li> <li>(b) are 2 storeys.</li> </ul>
<p><b>PO43</b> The front facade is articulated with openings consistent with the predominant front facade profile of contributing character buildings.</p> <p><b>Editor's note</b>—Applicants should have regard to the <a href="#">Character residential planning scheme policy no. SC6.2</a> for guidance on how to demonstrate compliance with this performance outcome.</p>	<p><b>AO43</b> The front facade includes:</p> <ul style="list-style-type: none"> <li>(a) an open front verandah; or</li> <li>(b) an enclosed or semi-enclosed front verandah with window, louvres or screens continuous across the front facade of the dwelling.</li> </ul> <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><b>Figure 6.68 — A front verandah in the Interwar Gables and Queensland Bungalows precinct (McKillop Street)</b></p> <div style="text-align: center;">  </div> <p><b>Figure 6.69 — An enclosed front verandah with continuous windows across the front facade in the Interwar Gables and Queensland Bungalows precinct (Chapman Street)</b></p>

**PO44**  
 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.

**AO44**  
 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.



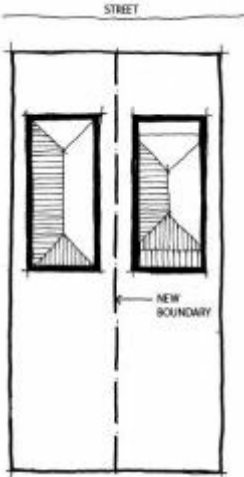
**Figure 6.70 — Appropriate enclosures to the ground floor**

**PO45**  
 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.

**AO45**  
 The side boundary of the new lot maintains the existing side boundary depth.

Figure 6.71 - Lot design illustrates.



**Figure 6.71 - Lot design**


**PO46**  
 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.

**AO46.1**  
 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.

**AO46.2**  
 The primary roof form extends over the entire floor plan, including any front or side verandahs.

<p><b>PO47</b> Window scale and proportions are sympathetic to the predominant contributing character of the precinct. <b>Editor's note</b>—Applicants should have regard to the <a href="#">Character residential planning scheme policy no SC6.2</a> for guidance on how to demonstrate compliance with this performance outcome.</p>	<p><b>AO47.1</b> Windows are half-height with vertically proportioned frames, where the frame height is greater than its width by a 3:1 ratio.</p> <p><b>AO47.2</b> Windows below front gabled roofs:</p> <ul style="list-style-type: none"> <li>(a) are located symmetrically under the apex gable; and</li> <li>(b) have a minimum of two vertically proportioned frames or have bay windows.</li> </ul> <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><b>Figure 6.72 — Half-height vertically proportioned window located symmetrically under gable in the Interwar Gables and Queensland Bungalows precinct (Lawson Street)</b></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><b>Additional benchmarks for assessable development in precincts</b> <b>Note</b>—Where acceptable outcomes in this section vary from those provided earlier in this code, the precinct-based acceptable outcomes take precedence.</p>	
<p><b>Interwar to 1950s Asymmetrical Gable precinct</b></p>	
<p><b>PO48</b> Building height and building floor level height are consistent to adjoining contributing character buildings.</p>	<p><b>AO48</b> Dwelling houses:</p> <ul style="list-style-type: none"> <li>(a) have a floor level minimum of 700mm above ground level; or</li> <li>(b) are 2 storeys.</li> </ul>

**PO49**  
 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.

**AO49**  
 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)**

**PO50**  
 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.

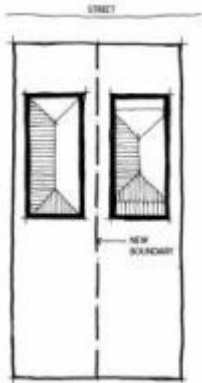

**AO50**  
 Development on any ground floor storey includes a valance, and:

- (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><b>PO51</b> 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><b>Editor's note</b>—This Performance outcome varies from Performance outcome 28 in Section 9.3.4 <a href="#">Reconfiguring a lot code</a> and does take precedence.</p>	<p><b>AO51</b> The side boundary of the new lot maintains the existing side boundary depth. Figure 6.75 - Lot design illustrates.</p>  <p style="text-align: center;"><b>Figure 6.75 - Lot design</b></p>
<p><b>PO52</b> The roof profile is consistent with the predominant roof profile of contributing character buildings.</p> <p><b>Editor's note</b>—Applicants should have regard to the <a href="#">Character residential planning scheme policy no SC6.2</a> for guidance on how to demonstrate compliance with this performance outcome.</p>	<p><b>AO52.1</b> The roof form is:</p> <ul style="list-style-type: none"> <li>(a) simple hipped or pyramid with a 22.5 degree to 30 degree roof pitch with asymmetrical gable projections; or</li> <li>(b) gable fronted with a 17.5 degree to 22.5 degree roof pitch with asymmetrical gable projections.</li> </ul> <p><b>AO52.2</b> Where front verandahs are included, they are contained under the main roof form.</p>
<p><b>PO53</b> Window scale and proportions are sympathetic to the predominant contributing character of the precinct.</p> <p><b>Editor's note</b>—Applicants should have regard to the <a href="#">Character residential planning scheme policy no SC6.2</a> for guidance on how to demonstrate compliance with this performance outcome.</p>	<p><b>AO53.1</b> 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><b>AO53.2</b> Windows below front gabled roofs:</p> <ul style="list-style-type: none"> <li>(a) are located symmetrically under the apex gable; and</li> <li>(b) have a minimum of two vertically proportioned frames or have bay windows.</li> </ul> <p>Figure 6.76 - Symmetrically located bay windows under gable (Hooper Street) illustrates.</p>  <p style="text-align: center;"><b>Figure 6.76 — Symmetrically located bay windows under gable (Hooper Street)</b></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><b>Additional benchmarks for assessable development in precincts</b></p> <p><b>Note</b>—Where acceptable outcomes in this section vary from those provided earlier in this code, the precinct-based acceptable outcomes take precedence.</p>	
<p><b>Churchill Street precinct</b></p>	
<p><b>PO54</b> Building height and building floor level height are consistent to adjoining contributing character buildings.</p>	<p>No acceptable outcome nominated.</p>
<p><b>PO55</b> The existing setting and rhythm of the streetscape is retained and enhanced.</p>	<p><b>AO55</b> The front facade width is 11.5m to 13.5m wide.</p>
<p><b>PO56</b> 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><b>AO56</b> Development on any ground floor storey includes a valance, and:</p> <ul style="list-style-type: none"> <li>(a) is set back the full depth of all open or enclosed verandahs; or</li> <li>(b) is set back 1m from the upper level of an exterior wall where there is no verandah.</li> </ul> <p>Figure 6.77 - Appropriate enclosures to the ground floor illustrates.</p>  <p><b>Figure 6.77 — Appropriate enclosures to the ground floor</b></p>
<p><b>PO57</b> The roof profile is consistent with the predominant roof profile of contributing character buildings.</p> <p><b>Editor's note</b>—Applicants should have regard to the <a href="#">Character residential planning scheme policy no SC6.2</a> for guidance on how to demonstrate compliance with this performance outcome.</p>	<p><b>AO57</b> The roof pitch is between 15 degree to 20 degree.</p>
<p><b>PO58</b> The roof overhang is consistent with the predominant roof overhang of contributing character buildings.</p> <p><b>Editor's note</b>—Applicants should have regard to the <a href="#">Character residential planning scheme policy no SC6.2</a> for guidance on how to demonstrate compliance with this performance outcome.</p>	<p><b>AO58</b> Roof overhangs are 450mm to 750mm wide.</p>
<p><b>PO59</b> Window scale and proportions are sympathetic to the predominant contributing character of the precinct.</p> <p><b>Editor's note</b>—Applicants should have regard to the <a href="#">Character residential planning scheme policy no. SC6.2</a> for guidance on how to demonstrate compliance with this performance outcome.</p>	<p><b>AO59</b> 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><b>Additional benchmarks for assessable development in precincts</b></p> <p><b>Note</b>—Where acceptable outcomes in this section vary from those provided earlier in this code, the precinct-based acceptable outcomes take precedence.</p>	
<p><b>Park Street precinct</b></p>	
<p><b>PO60</b> Building height and building floor level height are consistent to adjoining contributing character buildings.</p>	<p><b>AO60</b> Dwelling houses:</p> <ul style="list-style-type: none"> <li>(a) have a floor level minimum of 700mm above ground level; or</li> <li>(b) are 2 storeys.</li> </ul>
<p><b>PO61</b> The front facade openings are consistent with the predominant front facade profile of contributing character buildings.</p> <p><b>Editor's note</b>—Applicants should have regard to the <a href="#">Character residential planning scheme policy no. SC6.2</a> for guidance on how to demonstrate compliance with this performance outcome.</p>	<p><b>AO61.1</b> The front facade includes:</p> <ul style="list-style-type: none"> <li>(a) a front verandah; or</li> <li>(b) a bay window.</li> </ul> <p><b>AO61.2</b> Enclosed verandahs are articulated with openings such as windows, louvers or screens, continuously across the full width of the verandah.</p>
<p><b>PO62</b> 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><b>AO62</b> Development on any ground floor storey includes a valance, and:</p> <ul style="list-style-type: none"> <li>(a) is set back the full depth of all open or enclosed verandahs; or</li> <li>(b) is set back 1m from the upper level of an exterior wall where there is no verandah.</li> </ul> <p>Figure 6.78 - Appropriate enclosures to the ground floor illustrates.</p>  <p><b>Figure 6.78 — Appropriate enclosures to the ground floor</b></p>
<p><b>PO63</b> The existing setting and rhythm of the streetscape is retained and enhanced.</p>	<p><b>AO63</b> The front facade width is 9m to 12.5m wide.</p>
<p><b>PO64</b> The roof profile is consistent with the predominant roof profile of contributing character buildings.</p> <p><b>Editor's note</b>—Applicants should have regard to the <a href="#">Character residential planning scheme policy no SC6.2</a> for guidance on how to demonstrate compliance with this performance outcome.</p>	<p><b>AO64</b> The roof pitch is between 15 degree to 30 degree.</p>

<p><b>PO65</b> The roof overhang is consistent with the dominant roof overhang of contributing character buildings. <b>Editor's note</b>—Applicants should have regard to the <a href="#">Character residential planning scheme policy no SC6.2</a> for guidance on how to demonstrate compliance with this performance outcome.</p>	<p><b>AO65</b> Roof overhangs are 400mm to 600mm wide.</p>
<p><b>PO66</b> Window scale and proportions are sympathetic to the predominant contributing character of the precinct. <b>Editor's note</b>—Applicants should have regard to the <a href="#">Character residential planning scheme policy no SC6.2</a> for guidance on how to demonstrate compliance with this performance outcome.</p>	<p><b>AO66</b> 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><b>Additional benchmarks for assessable development in precincts</b> <b>Note</b>—where acceptable outcomes in this section vary from those provided earlier in this code, the precinct-based acceptable outcomes take precedence.</p>	
<p><b>Grand Queenslanders precinct</b></p>	
<p><b>PO67</b> Building height and building floor level height are consistent to adjoining contributing character buildings.</p>	<p><b>AO67</b> Dwelling houses: (a) have a floor level a minimum of 700mm above ground level; or (b) are 2 storeys.</p>
<p><b>PO68</b> The front facade profile is articulated with openings consistent with the predominant front facade profile of contributing character buildings. <b>Editor's note</b>—applicants should have regard to the <a href="#">Character residential planning scheme policy no. SC6.2</a> for guidance on how to demonstrate compliance with this performance outcome.</p>	<p><b>AO68.1</b> 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 <b>AO68.2</b> 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><b>Figure 6.79 — An open front verandah for the full width of the front facade; including removable blinds (Alexandra Street)</b></p>

<p><b>PO69</b> 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><b>AO69</b> Development on any ground floor storey includes a valance, and:</p> <ul style="list-style-type: none"> <li>(a) is set back the full depth of all open or enclosed verandahs; or</li> <li>(b) is set back 1m from the upper level of an exterior wall where there is no verandah.</li> </ul> <p>Figure 6.80 - Appropriate enclosures to the ground floor illustrates.</p>  <p><b>Figure 6.80 — Appropriate enclosures to the ground floor</b></p>
<p><b>PO70</b> The roof profile is consistent with the predominant roof profile of contributing character buildings. <b>Editor's note</b>—Applicants should have regard to the <a href="#">Character residential planning scheme policy no SC6.2</a> for guidance on how to demonstrate compliance with this performance outcome.</p>	<p><b>AO70.1</b> The roof profile is simple hipped or pyramid main roof, with a 17.5 degree to 27.5 degree roof pitch.</p> <p><b>AO70.2</b> 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><b>Additional benchmarks for assessable development in precincts</b></p>	
<p><b>Note</b>—Where acceptable outcomes in this section vary from those provided earlier in this code, the precinct-based acceptable outcomes take precedence.</p>	
<p><b>French Street precinct</b></p>	
<p><b>PO71</b> Building height and building floor level height are consistent to adjoining contributing character buildings.</p>	<p><b>AO71</b> Dwelling houses have a floor level minimum of 2m above ground level or is 2 storeys.</p>
<p><b>PO72</b> The front facade is articulated consistent with the predominant front facade of contributing character buildings. <b>Editor's note</b>—Applicants should have regard to the <a href="#">Character residential planning scheme policy no SC6.2</a> for guidance on how to demonstrate compliance with this performance outcome.</p>	<p><b>AO72</b> The front facade includes asymmetrical projecting building forms or steps in plan, a minimum of 1.2m in depth.</p>
<p><b>PO73</b> 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><b>AO73</b> Development on any ground floor storey includes a valance, and:</p> <ul style="list-style-type: none"> <li>(a) is set back the full depth of all open or enclosed verandahs; or</li> <li>(b) is set back 1m from the upper level of an exterior wall where there is no verandah.</li> </ul> <p>Figure 6.81 - Appropriate enclosures to the ground floor.</p>  <p><b>Figure 6.81 — Appropriate enclosures to the ground floor floor</b></p>
<p><b>PO74</b> The existing setting and rhythm of the streetscape is retained and enhanced.</p>	<p><b>AO74</b> The front facade width is 10m to 12m wide.</p>
<p><b>PO75</b> The roof profile is consistent with the predominant roof profile of contributing character buildings. <b>Editor's note</b>—Applicants should have regard to the <a href="#">Character residential planning scheme policy no SC6.2</a> for guidance on how to demonstrate compliance with this performance outcome.</p>	<p><b>AO75</b> Roof form is 17.5 degree in pitch and is simple hipped or pyramid and includes asymmetrical gable fronted projections.</p>
<p><b>PO76</b> The roof overhang is consistent with the predominant roof overhang of contributing character buildings. <b>Editor's note</b>—Applicants should have regard to the <a href="#">Character residential planning scheme policy no SC6.2</a> for guidance on how to demonstrate compliance with this performance outcome.</p>	<p><b>AO76</b> Roof overhangs are:</p> <ul style="list-style-type: none"> <li>(a) a minimum of 400mm wide; and</li> <li>(b) with gable end overhangs a minimum of 200mm wide.</li> </ul>

<p><b>PO77</b> Window scale and proportions are sympathetic to the predominant contributing character of the precinct. <b>Editor's note</b>—Applicants should have regard to the <a href="#">Character residential planning scheme policy no. SC6.2</a> for guidance on how to demonstrate compliance with this performance outcome.</p>	<p><b>AO77.1</b> 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><b>AO77.2</b> 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><b>Figure 6.82 — Symmetrically located windows under gable (French Street)</b></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><b>Additional benchmarks for assessable development in precincts</b> <b>Note</b>—Where acceptable outcomes in this section vary from those provided earlier in this code, the precinct-based acceptable outcomes take precedence.</p>	
<p><b>Mixed 1950s precinct</b></p>	
<p><b>PO78</b> Building height and building floor level height are consistent to adjoining contributing character buildings.</p>	<p><b>AO78</b> Dwelling houses: (a) have a floor level minimum of 700mm above ground level; or (b) are 2 storeys.</p>
<p><b>PO79</b> The front facade is articulated consistent with the predominant front facade of contributing character buildings. <b>Editor's note</b>—Applicants should have regard to the <a href="#">Character residential planning scheme policy no. SC6.2</a> for guidance on how to demonstrate compliance with this performance outcome.</p>	<p><b>AO79</b> 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><b>Figure 6.83 — Asymmetrical projecting building forms a minimum 1.2m in depth (Goodwin Street)</b></p>

<p><b>PO80</b> 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><b>AO80</b> Development on any ground floor storey includes a valance, and:</p> <ul style="list-style-type: none"> <li>(a) is set back the full depth of all open or enclosed verandahs; or</li> <li>(b) is set back 1m from the upper level of an exterior wall where there is no verandah.</li> </ul> <p>Figure 6.84 - Appropriate enclosures to the ground floor illustrates.</p>  <p><b>Figure 6.84 —Appropriate enclosures to the ground floor</b></p>
<p><b>PO81</b> The roof profile is consistent with the predominant roof profile of contributing character buildings. <b>Editor's note</b>—Applicants should have regard to the <a href="#">Character residential planning scheme policy no SC6.2</a> for guidance on how to demonstrate compliance with this performance outcome.</p>	<p><b>AO81</b> The roof profile is:</p> <ul style="list-style-type: none"> <li>(a) hipped with a 15 degree to 20 degree pitch; or</li> <li>(b) simple hipped or pyramid with asymmetrical gable projections with a 17.5 degree to 22.5 degree roof pitch.</li> </ul>
<p><b>PO82</b> The roof overhang is consistent with the predominant roof overhang of contributing character buildings. <b>Editor's note</b>—Applicants should have regard to the <a href="#">Character residential planning scheme policy no SC6.2</a> for guidance on how to demonstrate compliance with this performance outcome.</p>	<p><b>AO82</b> Roof overhangs are 400mm to 600mm wide.</p>
<p><b>PO83</b> Window scale and proportions are sympathetic to the predominant character of the precinct. <b>Editor's note</b>—Applicants should have regard to the <a href="#">Character residential planning scheme policy no. SC6.2</a> for guidance on how to demonstrate compliance with this performance outcome.</p>	<p>No acceptable outcome is nominated.</p>

## 6.3 Centre zones category

### 6.3.1 Neighbourhood centre zone code

#### 6.3.1.1 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.

#### 6.3.1.2 Purpose

- (1) The purpose of the Neighbourhood centre zone code is to provide for a small mix of land uses to service residential neighbourhoods.  
It includes small-scale convenience shopping, professional offices, community services and other uses that directly support the immediate community.
- (2) The particular purpose of the code is to provide for a network of centres that are readily accessible, integrated and well-designed, form vibrant focal points for the community, and provide a mix and range of services and facilities that are appropriate to their respective function and catchments. This promotes the efficient provision of services and contributes to the quality of life, character and identity of communities.
- (3) The purpose of the zone will be achieved through the following overall outcomes:
  - (a) neighbourhood centres contain a generally limited range of retail, commercial and community-related activities which are focused on meeting the basic, day-to-day convenience needs of a surrounding neighbourhood within a walkable catchment. Neighbourhood centre catchments are in the order of 1,500 households;
  - (b) neighbourhood centres are located as an integral part of residential communities. Wherever possible they are co-located with other local facilities such as child care centres, parks or community uses;
  - (c) centres do not compromise the intended role or successful functioning of higher order centres or each other;
  - (d) residential development may occur within the centres, primarily where integrated in a mixed use development;
  - (e) the built form and layout of a centre reinforces its integration with the local neighbourhood and creates a safe and pleasant community meeting place;
  - (f) centres create a pedestrian-focussed frontage, activated by shop fronts, awnings and kerbside activities. Buildings are low-rise and smaller scale in nature;
  - (g) the design of centres gives priority to improved accessibility by walking and cycling; and
  - (h) centres are designed and operated to avoid adverse impacts on the amenity of surrounding residential neighbourhoods.

### 6.3.1.3 Assessment benchmarks

**Table 6.3.1.3-Accepted development subject to requirements and assessable development (Part)**

<b>Performance outcomes</b>	<b>Acceptable outcomes</b>
<b>For accepted development subject to requirements and assessable development</b>	
<p><b>PO1</b> Hours of operation are consistent with maintaining a reasonable level of amenity for nearby land in a residential zone.</p>	<p><b>AO1</b> Hours of operation are limited to 6am to 10pm.</p>
<p><b>PO2</b> Where provided, outdoor lighting does not adversely affect the amenity of adjoining properties or create a traffic hazard on adjacent roads.</p>	<p><b>AO2.1</b> Light emanating from any source complies with <i>Australian Standard AS4282 Control of the Obtrusive Effects of Outdoor Lighting</i>.</p>
	<p><b>AO2.2</b> Outdoor lighting is provided in accordance with <i>Australian Standard AS 1158.1.1 – Road Lighting – Vehicular Traffic (Category V) Lighting – Performance and Installation Design Requirement</i>.</p>
<p><b>PO3</b> Residential uses within the centre do not interrupt the continuity of the streetscape or the active, pedestrian focus of the street frontage.</p>	<p><b>AO3</b> Any residential uses are located above or behind ground storey retail, commercial or community uses.</p>
<p><b>PO4</b> Residential uses within the centre are provided with a reasonable level of privacy.</p>	<p><b>AO4.1</b> Windows, balconies, and terraces of a dwelling unit are screened where overlooking a habitable room or private open space of another dwelling within 9m.</p>
	<p><b>AO4.2</b> Screening is a solid translucent screen or perforated panels or trellises which have a maximum of 50% openings.</p>
<p><b>PO5</b> Residential uses within the centre are provided with a reasonable level of private outdoor living space.</p>	<p><b>AO5</b> Dwellings are provided with private open space or a balcony directly accessible from a habitable room with:</p> <ul style="list-style-type: none"> <li>(a) a minimum area of 9m<sup>2</sup>; and</li> <li>(b) a minimum dimension of 3m; and</li> <li>(c) clear of any utilities such as gas, water tanks or air conditioning units.</li> </ul>

**Table 6.3.1.3-Accepted development subject to requirements and assessable development (Part)**

<b>Performance outcomes</b>	<b>Acceptable outcomes</b>
<b>For assessable development</b>	
<b>Built form</b>	
<b>PO6</b> Buildings are low-rise and are designed to break down the facade into finer-scaled components.	<b>AO6.1</b> All buildings and structures do not exceed 2 storeys or 8.5m in building height, whichever is the lesser.
	<b>AO6.2</b> Buildings provide for tenancies fronting the street frontage which have a maximum width of 10m.
<b>PO7</b> A strong sense of enclosure and definition of pedestrian space is created along street frontages, with buildings designed to provide visual interest, foster social interaction and create a safe and pleasant pedestrian-focussed environment.	<b>AO7.1</b> Buildings are built to the street frontage and provide an awning over the full width of the footpath.
	<b>AO7.2</b> On-site car parking is provided to the side or the rear of buildings or below ground level, and is not located at the street frontage.
	<b>AO7.3</b> Entrances to buildings face the street.
	<b>AO7.4</b> Where buildings are located on a corner site, the main entrance faces the principal street or the corner.
	<b>AO7.5</b> At the ground storey, a minimum of 65% of building frontage is provided as predominantly transparent windows or glazed doors and a maximum of 35% as solid facade.
	<b>AO7.6</b> Clear windows are provided at ground storey and where provided, grille or translucent security screens are used rather than solid shutters, screens or roller-doors.

**Table 6.3.1.3-Accepted development subject to requirements and assessable development (Part)**

<b>Performance outcomes</b>	<b>Acceptable outcomes</b>
<b>For assessable development</b>	
<b>Community uses, community care centres, clubs</b>	
<b>PO8</b> Adequate lockable storage space is provided on-site to meet the needs of users.	<b>AO8</b> At least one (1) lockable storage space is provided of at least 4m <sup>2</sup> for each room or area that can be hired out or used by community organisations or the public.

**Table 6.3.1.3-Accepted development subject to requirements and assessable development (Part)**

Performance outcomes	Acceptable outcomes
<b>For assessable development</b>	
<b>Role and function</b>	
<p><b>PO9</b> Development is consistent with the intended role, scale and character of the neighbourhood centre and does not compromise the intended role or successful functioning of other centres.</p>	<p><b>AO9</b> The combined area of all existing and proposed shops, shopping centres, offices, service industries, health care services and food and drink outlets within the centre do not exceed a total gross leasable area of 1,000m<sup>2</sup>.</p> <p>For other uses, no acceptable outcome is nominated. <b>Editor's note</b>—Applicants should have regard to <a href="#">Economic impact assessment planning scheme policy SC6.5</a> for guidance on how to demonstrate compliance with this performance outcome.</p>
<p><b>PO10</b> Showrooms are not established in the neighbourhood centre.</p>	No acceptable outcome is nominated.
<p><b>PO11</b> Development facilitates opportunities for appropriate co-location of community-related activities or facilities to the extent practical.</p>	No acceptable outcome is nominated.

**Table 6.3.1.3-Accepted development subject to requirements and assessable development (Part)**

Performance outcomes	Acceptable outcomes
<b>For assessable development</b>	
<b>Amenity</b>	
<p><b>PO12</b> Development minimises impacts on surrounding land and provides for an appropriate level of amenity within the centre, having regard to:</p> <ul style="list-style-type: none"> <li>(a) noise;</li> <li>(b) hours of operation;</li> <li>(c) traffic;</li> <li>(d) visual impact;</li> <li>(e) signage;</li> <li>(f) odour and emissions;</li> <li>(g) lighting;</li> <li>(h) access to sunlight;</li> <li>(i) privacy; and</li> <li>(j) outlook.</li> </ul>	No acceptable outcome is nominated.
<p><b>PO13</b> Streetscape treatments are provided to enhance amenity and to contribute positively to the city image, particularly along major roads and streets.</p>	No acceptable outcome is nominated.

<p><b>PO14</b> On-site landscaping is provided to:</p> <p>(a) enhance the appearance of the development, particularly in parking and service areas and in public spaces;</p> <p>(b) contribute to pedestrian comfort through shade; and</p> <p>(c) screen servicing components.</p>	<p>No acceptable outcome is nominated.</p>
<p><b>PO15</b> Development is designed and located so that adverse impacts on privacy and amenity on nearby land in a residential zone are minimised.</p>	<p><b>AO15.1</b> Buildings are set back 2m from any boundary shared with a residential zone, or half the height of that part of the building, whichever is the greater.</p> <p><b>AO15.2.1</b> A 1.8m high solid screen fence is provided along all boundaries shared with a residential zone, and</p> <p><b>AO15.2.2</b> A landscaped buffer with a minimum width of 2m and consisting of dense screen planting is provided along all boundaries shared with a residential zone.</p> <p><b>AO15.3</b> Windows that have a direct view into an adjoining residential use are provided with fixed screening that is a maximum of 50% transparent to obscure views and maintain privacy for residents.</p>
<p><b>PO16</b> Refuse storage areas, loading/unloading and other service or storage areas are screened from view from the street and adjoining land.</p>	<p><b>AO16</b> Refuse storage areas loading/unloading and other service or storage areas are located to the rear or side of a building and are screened from view by a 1.8m high solid fence.</p>

**Table 6.3.1.3-Accepted development subject to requirements and assessable development (Part)**

Performance outcomes	Acceptable outcomes
<b>For assessable development</b>	
<b>Crime prevention through environmental design</b>	
<p><b>PO17</b> 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 wayfinding;</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><b>Editor's note</b>—Applicants should have regard to <a href="#">Crime Prevention through Environmental Design Guidelines for Queensland</a>.</p>	<p>No acceptable outcome is nominated.</p>

**Table 6.3.1.3-Accepted development subject to requirements and assessable development (Part)**

<b>Performance outcomes</b>	<b>Acceptable outcomes</b>
<b>For assessable development</b>	
<b>Accessibility</b>	
<b>PO18</b> Convenient and legible connections are provided for pedestrians and cyclists to the site, particularly having regard to linkages with existing and proposed public transport infrastructure, the open space network, centres and other community-related activities.	No acceptable outcome is nominated.

## 6.3.2 Local centre zone code

### 6.3.2.1 Application

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

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

### 6.3.2.2 Purpose

- (1) The purpose of the Local centre zone code is to provide for a limited range of land uses and activities to service local needs. It includes local shopping, local employment nodes, commercial, cafes and dining, entertainment, community services and residential development where it can integrate and enhance the fabric of the activity centre, but it is not the predominant use.
- (2) The particular purpose of the code is to provide for a network of centres that are readily accessible, integrated and well-designed, form vibrant focal points for the community, and provide a mix and range of services and facilities that are appropriate to their respective function and catchments. This promotes efficient provision of services and contributes to the quality of life, character and identity of communities.
- (3) The purpose of the zone will be achieved through the following overall outcomes:
  - (a) local centres provide a range of retail, commercial and community activities that are focused on grocery shopping and local service needs of their surrounding catchments. They may include a single full-line supermarket and a small range of specialty shops, food and drink outlets, personal services and local offices;
  - (b) local centres provide a significant focal point for the surrounding community. Wherever possible they are co-located with or include other local facilities such as child care centres, parks or community uses;
  - (c) centres do not compromise the intended role or successful functioning of higher order centres or other local centres. Local centre catchments are in the order of 3,000 to 5,000 households;
  - (d) residential development may occur within the centres, primarily where integrated in a mixed use development;
  - (e) the built form and layout of a centre creates a safe and pleasant community meeting place. Centres create pedestrian-focussed public spaces and street frontages, activated by shop fronts, awnings and kerbside activities;
  - (f) buildings are low-rise and create a sensitive transition in scale from the surrounding neighbourhood;
  - (g) the design of centres gives priority to improved accessibility by walking and cycling;
  - (h) centres are designed and operated to avoid adverse impacts on the amenity of surrounding residential neighbourhoods; and
  - (i) opportunities for energy efficiency through built form are maximised.
- (4) The purpose of the zone will also be achieved through the following additional overall outcomes for particular precincts:

Rising Sun local centre precinct:

- (a) development facilitates the consolidation of local centre uses in the area bounded by Ross River Road, Cross Street, and Bowen Road;
- (b) built form, public space and streetscape treatments in this area contribute to a distinct character for the local centre, in particular on the frontages of Ross River Road, Cross Street, and Bowen Road; and
- (c) development of this precinct facilitates a consolidation of vehicular access points.



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**Figure 6.85 - Rising Sun local centre precinct**

North Ward local centre precinct:

- (a) development reinforces the character of this centre as a mixed use café and dining hub, with residential or tourist accommodation uses, in addition to its local service role;
- (b) built form, public space and streetscape treatments in this area contribute to an integrated character for the centre, with a focus on the frontage of Gregory Street; and
- (c) built form creates a higher-medium rise environment (up to 8 storeys in building height) along Gregory Street, transitioning down to medium rise (up to 5 storeys) behind.



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**Figure 6.86 - North Ward local centre precinct**

### 6.3.2.3 Assessment benchmarks

**Table 6.3.2.3-Accepted development subject to requirements and assessable development (Part)**

Performance outcomes	Acceptable outcomes
<b>For accepted development subject to requirements and assessable development</b>	
<b>PO1</b> Hours of operation are consistent with maintaining a reasonable level of amenity for nearby land in a residential zone.	<b>AO1</b> Hours of operation are limited to 6am to 10pm.
<b>PO2</b> Where provided, outdoor lighting does not adversely affect the amenity of adjoining properties or create a traffic hazard on adjacent roads.	<b>AO2.1</b> Light emanating from any source complies with <i>Australian Standard AS 4282 Control of the Obtrusive Effects of Outdoor Lighting</i> .
	<b>AO2.2</b> Outdoor lighting is provided in accordance with <i>Australian Standard AS 1158.1.1 –Road Lighting – Vehicular Traffic (Category V) Lighting – Performance and Installation Design Requirements</i> .
<b>PO3</b> Residential uses within the centre do not interrupt the continuity of the streetscape or the active, pedestrian focus of the street frontage.	<b>AO3</b> Any residential uses are located above or behind ground storey retail, commercial or community uses.
<b>PO4</b> Residential uses within the centre are provided with a reasonable level of privacy.	<b>AO4.1</b> Windows, balconies, and terraces of a dwelling unit are screened where overlooking a habitable room or private open space of another dwelling within 9m.
	<b>AO4.2</b> Screening is a solid translucent screen or perforated panels or trellises which have a maximum of 50% openings.
<b>PO5</b> Residential uses within the centre are provided with a reasonable level of private outdoor living space.	<b>AO5</b> Dwellings are provided with private open space or a balcony directly accessible from a habitable room with: <ul style="list-style-type: none"> <li>(a) a minimum area of 9m<sup>2</sup>; and</li> <li>(b) a minimum dimension of 3m; and</li> <li>(c) clear of any utilities such as gas, water tanks or air conditioning units.</li> </ul>

**Table 6.3.2.3-Accepted development subject to requirements and assessable development (Part)**

Performance outcomes	Acceptable outcomes
<b>For assessable development</b>	
<b>Built form</b>	
<b>PO6</b> Buildings are low-rise and are designed to break down the facade into finer scaled components, avoiding large expanses of blank walls.	<b>AO6.1</b> All buildings and structures do not exceed 2 storeys or 8.5m in building height, whichever is the lesser.
	<b>AO6.2</b> Buildings provide for tenancies fronting the street frontage which have a maximum width of 10m.

<p><b>PO7</b> A strong sense of enclosure and definition of pedestrian space is created along street frontages, with buildings designed to provide visual interest, foster social interaction and create a safe and pleasant pedestrian-focussed environment.</p>	<p><b>AO7.1</b> Buildings are built to the street frontage and provide an awning over the full width of the footpath.</p>
	<p><b>AO7.2</b> Parking is provided to the side or the rear of buildings or below ground level, and is not located along the street frontage.</p>
	<p><b>AO7.3</b> Entrances to buildings face the street and any public space to which the building has frontage.</p>
	<p><b>AO7.4</b> Where buildings are located on a corner site, the main entrance faces the principal street or the corner.</p>
	<p><b>AO7.5</b> At the ground storey, a minimum of 65% of building frontage is provided as predominantly transparent windows or glazed doors and a maximum of 35% as solid facade.</p>

**Table 6.3.2.3-Accepted development subject to requirements and assessable development (Part)**

Performance outcomes	Acceptable outcomes
<b>For assessable development</b>	
<b>Community uses, community care centres, clubs</b>	
<p><b>PO8</b> Adequate lockable storage space is provided on-site to meet the needs of users.</p>	<p><b>AO8</b> At least one (1) lockable storage space of at least 4m<sup>2</sup> is provided for each room or area that can be hired out or used by community organisations or the public.</p>

**Table 6.3.2.3-Accepted development subject to requirements and assessable development (Part)**

Performance outcomes	Acceptable outcomes
<b>For assessable development</b>	
<b>Role and function</b>	
<p><b>PO9</b> Development is consistent with the intended role, scale and character of the local centre and does not compromise the intended role or successful functioning of other local or higher order centres.</p>	<p>No acceptable outcome is nominated. <b>Editor's note</b>—Applicants should have regard to <a href="#">Economic impact assessment planning scheme policy SC6.5</a> for guidance on how to demonstrate compliance with this performance outcome.</p>
<p><b>PO10</b> Showrooms are not established in the local centre.</p>	<p>No acceptable outcome is nominated.</p>
<p><b>PO11</b> Development facilitates opportunities for appropriate co-location of community-related activities or facilities to the extent practical.</p>	<p>No acceptable outcome is nominated.</p>

**Table 6.3.2.3-Accepted development subject to requirements and assessable development (Part)**

Performance outcomes	Acceptable outcomes
<b>For assessable development</b>	
<b>Centre design and built form</b>	
<p><b>PO12</b> The design of the centre provides for:</p> <ul style="list-style-type: none"> <li>(a) a coherent and integrated built form, public realm and circulation networks;</li> <li>(b) central, accessible and attractive public spaces for the people to congregate and interact;</li> <li>(c) continuity of streetscape and landscape characteristics;</li> <li>(d) pedestrian-friendly and visually interesting frontages to street and public spaces;</li> <li>(e) optimum energy efficiency;</li> <li>(f) connectivity of pedestrian and cyclist paths and spaces internal and external to the centre; and</li> <li>(g) sensitive transitioning to surrounding land and uses.</li> </ul> <p><b>Editor's note</b>—Applicants may be requested to prepare a centre design master plan to demonstrate compliance with this performance outcome.</p>	No acceptable outcome is nominated.
<p><b>PO13</b> Building caps and rooftops create an attractive roofscape and screen plant and equipment.</p>	No acceptable outcome is nominated.
<p><b>PO14</b> Streetscape treatments are provided at the street frontage to create a visually cohesive precinct and enhance pedestrian amenity.</p>	No acceptable outcome is nominated.

**Table 6.3.2.3-Accepted development subject to requirements and assessable development (Part)**

Performance outcomes	Acceptable outcomes
<b>For assessable development</b>	
<b>Crime prevention through environmental design</b>	
<p><b>PO15</b> Development facilitates the security of people and property having regard to:</p> <ul style="list-style-type: none"> <li>(a) opportunities for casual surveillance and sight lines;</li> <li>(b) exterior building design that promotes safety;</li> <li>(c) adequate lighting;</li> <li>(d) appropriate signage and wayfinding;</li> <li>(e) minimisation of entrapment locations; and</li> <li>(f) building entrances, loading and storage areas that are well lit and lockable after hours.</li> </ul> <p><b>Editor's note</b>—Applicants should have regard to <a href="#">Crime Prevention through Environmental Design Guidelines for Queensland</a>.</p>	No acceptable outcome is nominated.

**Table 6.3.2.3-Accepted development subject to requirements and assessable development (Part)**

Performance outcomes	Acceptable outcomes
<b>For assessable development</b>	
<b>Accessibility</b>	
<b>PO16</b> Convenient and legible connections are provided for pedestrians and cyclists to the site, particularly having regard to linkages with existing and proposed public transport infrastructure, the open space network, centres and other community-related activities.	No acceptable outcome is nominated.

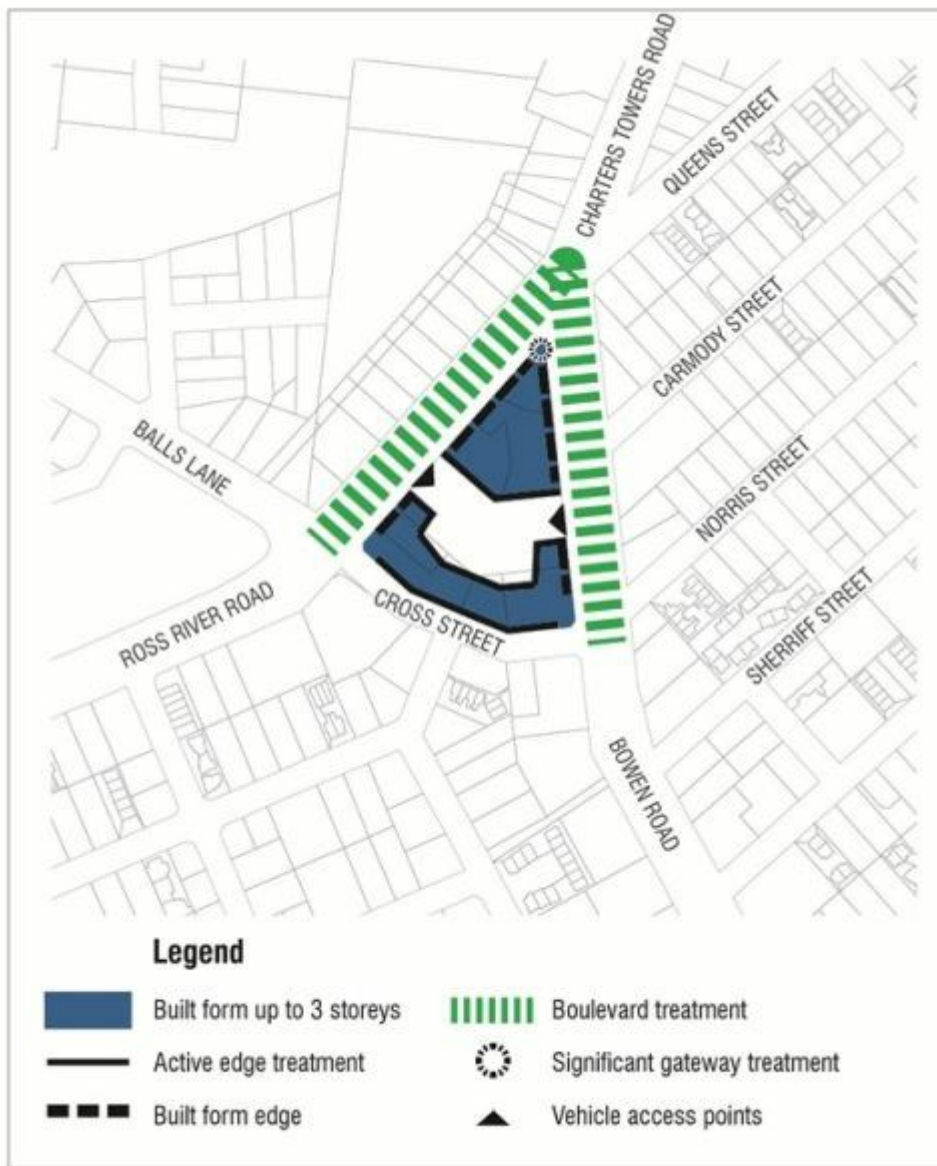
**Table 6.3.2.3-Accepted development subject to requirements and assessable development (Part)**

Performance outcomes	Acceptable outcomes
<b>For assessable development</b>	
<b>Amenity</b>	
<b>PO17</b> Development minimises impacts on surrounding land and provides for an appropriate level of amenity within the centre, having regard to: <ul style="list-style-type: none"> <li>(a) noise;</li> <li>(b) hours of operation;</li> <li>(c) traffic;</li> <li>(d) visual impact;</li> <li>(e) signage;</li> <li>(f) odour and emissions;</li> <li>(g) lighting;</li> <li>(h) access to sunlight;</li> <li>(i) privacy; and</li> <li>(j) outlook.</li> </ul>	No acceptable outcome is nominated.
<b>PO18</b> Development is located, designed and operated so that adverse impacts on privacy and amenity on nearby land in a residential zone are minimised.	<b>AO18.1</b> Buildings are set back 3m from any boundary shared with a residential zone, or half the height of the part of the building, whichever is the greater.
	<b>AO18.2.1</b> A 1.8m high solid screen fence is provided along all boundaries shared with a residential zone. AND <b>AO18.2.2</b> A landscaped buffer with a minimum width of 3m and consisting of dense screen planting is provided along all boundaries shared with a residential zone.
	<b>AO18.3</b> Windows that have a direct view into an adjoining residential use are provided with fixed screening that is a maximum of 50% transparent to obscure views and maintain privacy for residents.

<p><b>PO19</b> Refuse storage areas, loading/unloading and other service or storage areas are screened from view from the street and adjoining land.</p>	<p><b>AO19</b> Refuse storage areas loading/unloading and other service or storage areas are located to the rear or side of a building and are screened from view by a 1.8m high solid fence.</p>
<p><b>PO20</b> On-site landscaping is provided to:</p> <ul style="list-style-type: none"> <li>(a) enhance the appearance of the development, particularly in parking and service areas and in public spaces;</li> <li>(b) contribute to pedestrian comfort through shade; and</li> <li>(c) screen servicing components.</li> </ul>	<p>No acceptable outcome is nominated.</p>

**Table 6.3.2.3-Accepted development subject to requirements and assessable development (Part)**

Performance outcomes	Acceptable outcomes
<p><b>Additional benchmarks for assessable development in precincts</b> <b>Note</b>—Where acceptable outcomes in this section vary from those provided earlier in this code, the precinct-based acceptable outcomes take precedence.</p>	
<p><b>Rising Sun local centre precinct</b></p>	
<p><b>PO21</b> Development is consistent with Figure 6.87 — Rising Sun local centre precinct concept plan, including an internal public space and parking area that is framed by buildings with an active edge.</p>	<p>No acceptable outcome is nominated.</p>
<p><b>PO22</b> Frontages shown on Figure 6.87 — Rising Sun local centre precinct concept plan as having active edges, contain:</p> <ul style="list-style-type: none"> <li>(a) primary building entrances;</li> <li>(b) awnings to provide shade for pedestrians;</li> <li>(c) significant use of glazing or transparent materials; and</li> <li>(d) uses which promote a high level of pedestrian movement and interaction.</li> </ul>	<p>No acceptable outcome is nominated.</p>
<p><b>PO23</b> Frontages shown on Figure 6.87 — Rising Sun local centre precinct concept plan as having built form edge are well-defined by a continuous building façade built to the street edge, awnings and significant use of glazing.</p>	<p>No acceptable outcome is nominated.</p>



**Figure 6.87 – Rising Sun local centre precinct concept plan**

<p><b>PO24</b> Development contributes to the boulevard treatment of Ross River Road and Bowen Road through landscaping and streetscape treatments along the road frontage in accordance with Figure 6.87 - Rising Sun local centre precinct concept plan.</p>	<p>No acceptable outcome is nominated.</p>
<p><b>PO25</b> Vehicular access to the site is constrained to one single point of entry from Ross River Road and Bowen Road in accordance with Figure 6.87 - Rising Sun local centre precinct concept plan.</p>	<p>No acceptable outcome is nominated.</p>
<p><b>PO26</b> Development at the intersection of Ross River Road and Bowen Road creates a landmark gateway to the Rising Sun Local Centre. Built form, landscape and streetscape treatment at this intersection reinforces a gateway statement in accordance with Figure 6.87 - Rising Sun local centre precinct concept plan.</p>	<p>No acceptable outcome is nominated.</p>

<p><b>PO27</b> Built form, landscape and streetscape treatment at the corner of Ross River Road and Bowen Road, creates a gateway to the Rising Sun local centre.</p>	<p>No acceptable outcome is nominated.</p>
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**Table 6.3.2.3-Accepted development subject to requirements and assessable development (Part)**

Performance outcomes	Acceptable outcomes
<p><b>Additional benchmarks for assessable development in precincts</b> <b>Note</b>—Where acceptable outcomes in this section vary from those provided earlier in this code, the precinct-based acceptable outcomes take precedence.</p>	
<p><b>North Ward local centre precinct</b></p>	
<p><b>PO28</b> Building height and scale is consistent with the character desired for the precinct and reinforces Gregory Street as the primary activity spine and gateway to The Strand.</p>	<p><b>AO28</b> Building height does not exceed 8 storeys where fronting Gregory Street or 5 storeys otherwise.</p>
<p><b>PO29</b> Development primarily consists of retail, commercial and dining activities at ground level and residential or tourist accommodation above.</p>	<p>No acceptable outcome is nominated.</p>
<p><b>PO30</b> Development is consistent with Figure 6.88 — North Ward local centre precinct concept plan.</p>	<p>No acceptable outcome is nominated.</p>
<p><b>PO31</b> Development provides for an internal public space and parking area that is framed by buildings with an active edge within the block bounded by Gregory, Mitchell, Leichardt and Eyre Streets, in accordance with Figure 6.88 — North Ward local centre precinct concept plan.</p>	<p>No acceptable outcome is nominated.</p>
<p><b>PO32</b> Development at the intersection of Gregory Street and Eyre Street creates a landmark gateway to the North Ward local centre. Built form, landscape and streetscape treatment at this intersection reinforces a gateway statement.</p>	<p>No acceptable outcome is nominated.</p>
<p><b>PO33</b> Frontages shown on Figure 6.88 — North Ward local centre precinct concept plan as having active edges, contain:</p> <ul style="list-style-type: none"> <li>(a) primary building entrances;</li> <li>(b) awnings to provide shade for pedestrians;</li> <li>(c) significant use of glazing or transparent materials; and</li> <li>(d) uses which promote a high level of pedestrian movement and interaction.</li> </ul>	<p>No acceptable outcome is nominated.</p>
<p><b>PO34</b> Frontages shown on Figure 6.88 — North Ward local centre precinct concept plan as having a built form edge are well-defined by a continuous building facade built to the street edge, awnings and significant use of glazing.</p>	<p>No acceptable outcome is nominated.</p>



**Figure 6.88 – North Ward local centre precinct concept plan**

**PO35**

Development contributes to the boulevard treatment of Eyre Street and the integration of the Gregory Street village environment through landscaping and streetscape treatments.

No acceptable outcome is nominated.

## 6.3.3 District centre zone code

### 6.3.3.1 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.

### 6.3.3.2 Purpose

- (1) The purpose of the District centre zone code is to provide for a mix of uses and activities. It includes a concentration of land uses including retail, commercial, residential, offices, administrative and health services, community, entertainment and recreational facilities capable of servicing a district.
- (2) The particular purpose of the code is to provide for a network of centres that are readily accessible, integrated and well-designed, form vibrant focal points for the community, and provide a mix and range of services and facilities that are appropriate to their respective function and catchments. This promotes efficient provision of services and contributes to the quality of life, character and identity of communities.
- (3) The purpose of the zone will be achieved through the following overall outcomes:
  - (a) district centres provide a community focus for weekly or fortnightly shopping trips and a range of services, and include Idalia, Deeragun, Rasmussen, Annandale and a future centre at Shaw. Retail functions are anchored by major supermarkets with a wide range of speciality shops; however, these centres operate as multifunctional community hubs. They contain a range of district level personal and community services such as community centres and health and fitness facilities;  
**Editor's note**—the centre in Shaw is within the Emerging community zone. It is planned within the Greater Ascot area.
  - (b) centres do not compromise the intended role or successful functioning of higher order centres or other district centres. District centre catchments are in the order of 5,000 to 8,000 households. They do not contain discount department stores;
  - (c) the mix of uses promotes a vibrant centre which includes medium density residential development and active day and night-time uses;
  - (d) showrooms may occur within the district centres, but are generally located and designed so that they do not detract from the intended built form, pedestrian focus and accessibility of the district centres;
  - (e) district centres provide a major focal point for their catchment communities. The built form and layout of a centre creates a safe and pleasant community meeting place. Centres create pedestrian-focussed public spaces and street fronts, kerbside activities, awnings and landscape and streetscape treatments;
  - (f) buildings are generally low-medium rise and create a sensitive transition in scale from the surrounding neighbourhood;
  - (g) the design of district centres gives priority to improved accessibility to and within centres by walking, cycling and public transport;
  - (h) centres are designed and operated to minimise adverse impacts on the amenity of surrounding residential neighbourhoods; and
  - (i) opportunities for energy efficiency through built form are maximised.
- (4) The purpose of the zone will also be achieved through the following additional overall outcomes for particular precincts:

Idalia district centre precinct:

- (a) Idalia will develop to provide a focus for larger format showrooms for the southern parts of the city, and will complement, but not undermine the role of the Domain Central precinct on the northern side of Townsville. It will service a wider catchment than other district centres in this respect. Other retail functions of this centre do not expand substantively; and
- (b) new floor space within the centre provides for a wider mix of non-retail uses including residential uses, community uses, commercial and medical offices and dining activities.



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**Figure 6.89 - Idalia district centre precinct**

Annandale district centre precinct:

- (a) no significant expansion of this centre for retail purposes occurs; and
- (b) new floor space within the centre provides for a wider mix of non-retail uses including residential uses, community uses, commercial and medical offices and dining activities.



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**Figure 6.90 - Annandale district centre precinct**

Deeragun district centre precinct:

- (a) further outward expansion of the centre or the establishment of additional supermarkets does not occur;
- (b) development assists in consolidating the centre, and facilitates improved integration and connectivity;
- (c) showrooms servicing the district catchment may be accommodated; and
- (d) new floor space within the centre provides for a wider mix of non-retail uses including residential uses, community uses, commercial and medical offices and dining activities.



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**Figure 6.91 - Deeragun district centre precinct**

Rasmussen district centre precinct:

- (a) further outward expansion of the centre does not occur;
- (b) showrooms servicing the district catchment may be accommodated in the longer term; and
- (c) new floor space within the centre provides for a wider mix of non-retail uses including residential uses, community uses, commercial and medical offices and dining activities.



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**Figure 6.92 - Rasmussen district centre precinct**

### 6.3.3.3 Assessment benchmarks

**Table 6.3.3.3-Accepted development subject to requirements and assessable development (Part)**

Performance outcomes	Acceptable outcomes
<b>For accepted development subject to requirements and assessable development</b>	
<b>General</b>	
<p><b>PO1</b> Where provided, outdoor lighting does not adversely affect the amenity of adjoining properties or create a traffic hazard on adjacent roads.</p>	<p><b>AO1.1</b> Light emanating from any source complies with <i>Australian Standard AS4282 Control of the Obtrusive Effects of Outdoor Lighting</i>.</p> <p><b>AO1.2</b> Outdoor lighting is provided in accordance with <i>Australian Standard AS 1158.1.1 – Road Lighting – Vehicular Traffic (Category V) Lighting – Performance and Installation Design Requirements</i>.</p>
<p><b>PO2</b> Residential uses within the centre do not interrupt the continuity of the streetscape or the active, pedestrian focus of the street frontage.</p>	<p><b>AO2</b> Any residential uses are located above or behind ground storey retail, commercial or community uses.</p>
<p><b>PO3</b> Residential uses within the centre are provided with a reasonable level of privacy.</p>	<p><b>AO3.1</b> Windows, balconies, and terraces of a dwelling unit are screened where overlooking a habitable room or private open space of another dwelling within 9m.</p> <p><b>AO3.2</b> Screening is a solid translucent screen or perforated panels or trellises which have a maximum of 50% openings.</p>
<p><b>PO4</b> Residential uses within the centre are provided with a reasonable level of private outdoor living space.</p>	<p><b>AO4</b> Dwellings are provided with private open space or a balcony directly accessible from a habitable room with:</p> <ul style="list-style-type: none"> <li>(a) a minimum area of 9m<sup>2</sup>;</li> <li>(b) a minimum dimension of 3m; and</li> <li>(c) clear of any utilities such as gas, water tanks or air conditioning units.</li> </ul>

**Table 6.3.3.3-Accepted development subject to requirements and assessable development (Part)**

Performance outcomes	Acceptable outcomes
<b>For assessable development</b>	
<b>Role and function</b>	
<p><b>PO5</b> Development is consistent with the intended role, scale and character of the district centre and does not compromise the intended role or successful functioning of other district or higher order centres.</p> <p>The growth of floor space within centres is balanced with anticipated growth within their primary catchment and does not substantively impact on the trading of other centres for an extended period of time or unduly undermine the potential for another centre to expand into its intended role.</p>	<p>No acceptable outcome is nominated.</p> <p><b>Editor's note</b>—Applicants should have regard to <a href="#">Economic impact assessment planning scheme policy no. SC6.5</a> for guidance on how to demonstrate compliance with this performance outcome.</p>
<p><b>PO6</b> Development facilitates a range of uses that contributes to the vibrancy of the centre and provides for a compatible mix of active day and night-time uses.</p>	<p>No acceptable outcome is nominated.</p>
<p><b>PO7</b> Development facilitates opportunities for appropriate co-location of residential uses and community-related activities or facilities within the centre, to the extent practical.</p>	<p>No acceptable outcome is nominated.</p>

**Table 6.3.3.3-Accepted development subject to requirements and assessable development (Part)**

Performance outcomes	Acceptable outcomes
<b>For assessable development</b>	
<b>Centre design and built form</b>	
<p><b>PO8</b> The design of the centre provides for:</p> <ul style="list-style-type: none"> <li>(a) a coherent and integrated built form, public realm and circulation networks;</li> <li>(b) central, accessible and attractive public spaces for people to congregate and interact;</li> <li>(c) continuity of streetscape and landscape characteristics;</li> <li>(d) pedestrian-friendly and visually interesting frontages to streets and public spaces;</li> <li>(e) optimum energy efficiency;</li> <li>(f) a well-integrated mix of uses;</li> <li>(g) connectivity of pedestrian and cyclist paths and spaces internal and external to the centre; and</li> <li>(h) sensitive transitioning to surrounding land and uses.</li> </ul> <p><b>Editor's note</b>—Applicants may be requested to prepare a centre design master plan to demonstrate compliance with this performance outcome.</p>	<p>No acceptable outcome is nominated.</p>

<p><b>PO9</b> Buildings are low-rise and are designed to break down the facade into finer scaled components, avoiding large expanses of blank walls.</p>	<p><b>AO9.1</b> Building height does not exceed 3 storeys.</p> <p><b>AO9.2.1</b> Buildings provide for tenancies fronting the street frontage which have a maximum width of 10m. or <b>AO9.2.2</b> Where showrooms are proposed, the maximum length of any unarticulated wall is 15m, without a change in plane of at least 0.75m.</p>
<p><b>PO10</b> A strong sense of enclosure and definition of pedestrian space is created along street frontages, with buildings designed to provide visual interest, foster social interaction and create a safe and pleasant pedestrian-focussed environment.</p>	<p><b>AO10.1</b> Buildings are built to the street frontage and provide an awning over the full width of the footpath.</p> <p><b>AO10.2</b> Parking is provided to the side or the rear of buildings or below ground level, and is not located along the street frontage.</p> <p><b>AO10.3</b> Entrances to buildings face the street and any public space to which the building has frontage.</p> <p><b>AO10.4</b> Where buildings are located on a corner site, the main entrance faces the principal street or the corner.</p> <p><b>AO10.5</b> At the ground storey, a minimum of 65% of building frontage is provided as predominantly transparent windows or glazed doors and a maximum of 35% as solid facade.</p>
<p><b>PO11</b> Streetscape treatments and street trees are provided along the street frontage to create a visually cohesive precinct and enhance pedestrian amenity.</p>	<p>No acceptable outcome is nominated.</p>
<p><b>PO12</b> Building caps and rooftops create an attractive roofscape and screen plant and equipment.</p>	<p>No acceptable outcome is nominated.</p>
<p><b>PO13</b> Buildings housing residential uses within the centre do not interrupt the continuity of the streetscape or the active, pedestrian focus of the street frontage.</p>	<p><b>AO13</b> Any residential uses are located above or behind ground storey retail, commercial or community uses.</p>
<p><b>PO14</b> Built form maximises use of natural ventilation, solar heating/cooling and water conservation through building orientation and design, landscaping, building materials and on-site infrastructure.</p>	<p>No acceptable outcome is nominated.</p>

**Table 6.3.3.3-Accepted development subject to requirements and assessable development (Part)**

Performance outcomes	Acceptable outcomes
<b>For assessable development</b>	
<b>Crime prevention through environmental design</b>	
<p><b>PO15</b> Development facilitates the security of people and property having regard to:</p> <ul style="list-style-type: none"> <li>(a) opportunities for casual surveillance and sight lines;</li> <li>(b) exterior building design that promotes safety;</li> <li>(c) adequate lighting;</li> <li>(d) appropriate signage and wayfinding;</li> <li>(e) minimisation of entrapment locations; and</li> <li>(f) building entrances, loading and storage areas that are well lit and lockable after hours.</li> </ul> <p><b>Editor's note</b>—Applicants should have regard to <a href="#">Crime Prevention through Environmental Design Guidelines for Queensland</a>.</p>	No acceptable outcome is nominated.

**Table 6.3.3.3-Accepted development subject to requirements and assessable development (Part)**

Performance outcomes	Acceptable outcomes
<b>For assessable development</b>	
<b>Accessibility</b>	
<p><b>PO16</b> Convenient and legible connections are provided for pedestrians and cyclists to the site, particularly having regard to linkages with existing and proposed public transport infrastructure, the open space network, centres and other community-related activities.</p>	No acceptable outcome is nominated.

**Table 6.3.3.3-Accepted development subject to requirements and assessable development (Part)**

Performance outcomes	Acceptable outcomes
<b>For assessable development</b>	
<b>Amenity</b>	
<p><b>PO17</b> Development minimises impacts on surrounding land and provides for an appropriate level of amenity within the centre, having regard to:</p> <ul style="list-style-type: none"> <li>(a) noise;</li> <li>(b) hours of operation;</li> <li>(c) traffic;</li> <li>(d) visual impact;</li> <li>(e) signage;</li> <li>(f) odour and emissions;</li> <li>(g) lighting;</li> <li>(h) access to sunlight;</li> <li>(i) privacy; and</li> <li>(j) outlook.</li> </ul>	<p>No acceptable outcome is nominated.</p>
<p><b>PO18</b> Development is located, designed and operated so that adverse impacts on privacy and amenity on nearby land in a residential zone are minimised.</p>	<p><b>AO18.1</b> Buildings are set back 3m from any boundary shared with a residential zone, or half the height of the part of the building, whichever is the greater.</p> <p><b>AO18.2.1</b> A 1.8m high solid screen fence is provided along all boundaries shared with a residential zone. AND <b>AO18.2.2</b> A landscaped buffer with a minimum width of 3m and consisting of dense screen planting is provided along all boundaries shared with a residential zone.</p> <p><b>AO18.3</b> Windows that have a direct view into an adjoining residential use are provided with fixed screening that is a maximum of 50% transparent to obscure views and maintain privacy for residents.</p>
<p><b>PO19</b> Refuse storage areas, loading/unloading and other service or storage areas are screened from view from the street and adjoining land.</p>	<p><b>AO19</b> Refuse storage areas loading/unloading and other service or storage areas are located to the rear or side of a building and are screened from view by a 1.8m high solid fence.</p>
<p><b>PO20</b> On-site landscaping is provided to:</p> <ul style="list-style-type: none"> <li>(a) enhance the appearance of the development, particularly in parking and service areas and in public spaces;</li> <li>(b) contribute to pedestrian comfort through shade; and</li> <li>(c) screen servicing components.</li> </ul>	<p>No acceptable outcome is nominated.</p>

**Table 6.3.3.3-Accepted development subject to requirements and assessable development (Part)**

<b>Performance outcomes</b>	<b>Acceptable outcomes</b>
<b>For assessable development</b>	
<b>Community uses, community care centres, clubs</b>	
<b>PO21</b> Adequate lockable storage space is provided on-site to meet the needs of users.	<b>AO21</b> At least one (1) lockable storage space of at least 4m <sup>2</sup> is provided for each room or area that can be hired out or used by community organisations or the public.

**Table 6.3.3.3-Accepted development subject to requirements and assessable development (Part)**

<b>Performance outcomes</b>	<b>Acceptable outcomes</b>
<b>For assessable development</b>	
<b>Showrooms</b>	
<b>PO22</b> Showrooms are designed and located as an integrated part of the centre, having regard to the continuity of built form and streetscapes, active street frontages and pedestrian and cyclist accessibility and circulation.	No acceptable outcome is nominated.

**Table 6.3.3.3-Accepted development subject to requirements and assessable development (Part)**

<b>Performance outcomes</b>	<b>Acceptable outcomes</b>
<b>Additional benchmarks for assessable development in precincts</b>	
Note-Where acceptable outcomes in this section vary from those provided earlier in this code, the precinct-based acceptable outcomes take precedence.	
<b>Deeragun district centre precinct</b>	
<b>PO23</b> Development in the Deeragun district centre precinct contributes to the consolidation and integration of the centre.	No acceptable outcome is nominated.

## 6.3.4 Major centre zone code

### 6.3.4.1 Application

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

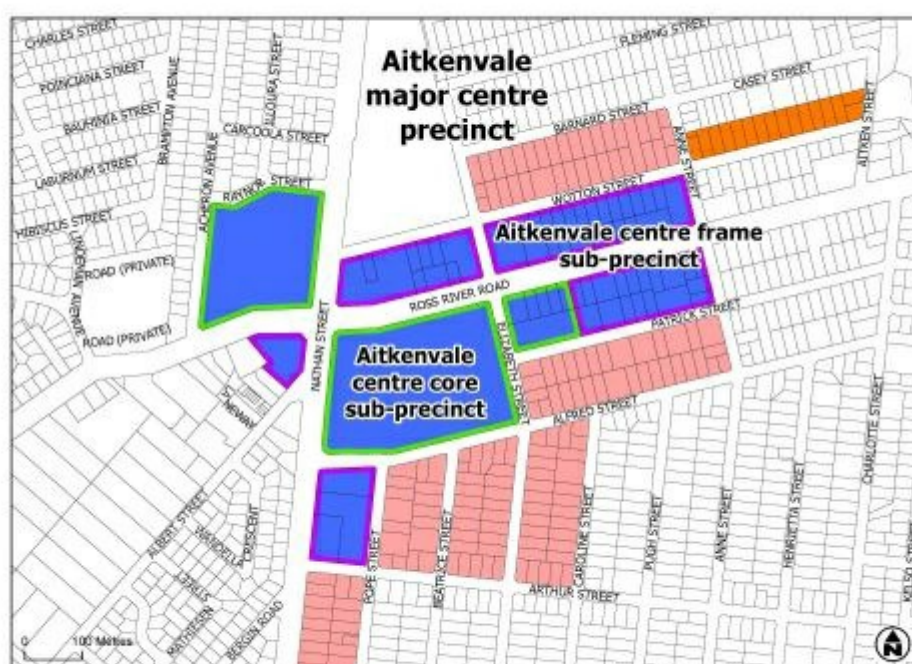
When using this code, reference should be made to section 5.3.2 and where applicable, section 5.3.3 located in Part 5.

### 6.3.4.2 Purpose

- (1) The purpose of the Major centre zone code is to provide for a mix of uses and activities. It includes concentrations of higher order retail, commercial, offices, residential, administrative and health services, community, cultural and entertainment facilities and other uses capable of servicing a sub-region in the planning scheme area.
- (2) The particular purpose of the code is to provide for a network of centres that are readily accessible, integrated and well-designed, form vibrant focal points for the community, and provide a mix and range of services and facilities that are appropriate to their respective function and catchments. This promotes efficient provision of services and contributes to the quality of life, character and identity of communities.
- (3) The purpose of the zone will be achieved through the following overall outcomes:
  - (a) Hyde Park, Aitkenvale, Thuringowa Central and the future Julago and Burdell major centres act as the most significant centres for the Townsville community after the principal centre (CBD). They service sub-regional catchments and do not compromise the intended role or successful functioning of other major centres or the CBD;  
**Editor's note**—The Julago and Burdell areas are included in the Emerging community zone. The future major centre at Burdell is planned within the North Shore area.
  - (b) these centres operate as major multifunctional community hubs. They contain the highest order of community, retail and office based functions after the principal centre (CBD), including sub-regional level services such as theatres, major libraries and community centres and health and educational facilities. However, they do not contain any additional department stores;
  - (c) major centres evolve as vibrant mixed use places where people live, work and play in a high density environment which is active both during the day and night-time and includes residential uses;
  - (d) major centres are highly accessible by walking and cycling from surrounding medium density residential areas;
  - (e) major centres become a hub for major public transport routes providing frequent services to other parts of the city, and development facilitates convenient access to public transport facilities as a priority;
  - (f) showrooms occur within the major centres, but are generally located and designed so that they do not detract from the intended built form, pedestrian focus and accessibility;
  - (g) centre design and built form creates a walkable and legible pedestrian-focussed environment, with a range of connected, safe and pleasant public spaces forming community focal points. Public spaces and primary pedestrian circulation streets are activated by shop fronts, awnings and kerbside activities;
  - (h) the height and scale of buildings reinforce the character, legibility and accessibility of the centre. Centres predominantly contain medium-rise buildings. However, a human scale and attractive, pedestrian friendly environment is created at street level;
  - (i) centres are designed to create a desirable interface with surrounding neighbourhoods, providing for attractive streetscapes and transitioning of building form and scale and minimising potential land use conflicts; and
  - (j) opportunities for energy efficiency through built form are maximised.
- (4) The purpose of the zone will also be achieved through the following additional overall outcomes for particular precincts and sub-precincts:

Aitkenvale major centre precinct:

- (a) The Aitkenvale major centre builds on existing uses and underutilised land to become a diverse major activity centre;
- (b) Aitkenvale leverages its location on the transport corridor to the principal centre (CBD) and James Cook University and Townsville Hospital;
- (c) the existing department store at Aitkenvale is not significantly expanded and no additional department store is established;
- (d) housing includes student and visitor accommodation to reinforce links with the James Cook University and Townsville Hospital; and
- (e) Ross River Road and Nathan Street 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 screening of parking areas.



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**Figure 6.93 - Aitkenvale major centre precinct**

Aitkenvale centre core sub-precinct:

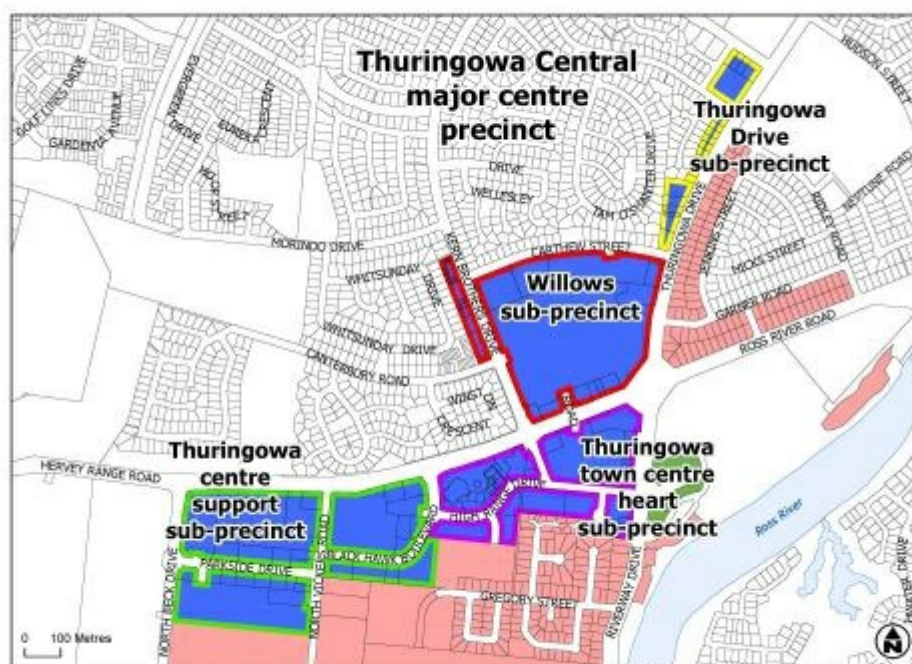
- (i) the Aitkenvale centre core encompasses the retail focus of the centre;
- (ii) the mix of uses within this sub-precinct is diversified as part of future redevelopment to include additional uses including shopping, office, higher density residential uses, community facilities and dining and entertainment uses;
- (iii) residential and office uses are accommodated in mixed use developments, with shopping or entertainment uses at the ground storey;
- (iv) a new town square is accommodated within the south-east corner of the sub-precinct. This space is sleeved by medium-rise built form fronting Alfred and Elizabeth Streets;
- (v) Elizabeth Street is the focus for the creation of an active main street environment;
- (vi) frontages to Nathan Street and Ross River Road are treated with a responsive built form that avoids unarticulated or 'back of house' design responses;
- (vii) linkages between the Aitkenvale centre core sub-precinct (north and south sides of Ross River Road), the Aitkenvale centre frame sub-precinct and the surrounding Medium density residential zone are improved through the strengthening of primary pedestrian linkages along Nathan and Elizabeth Streets; and
- (viii) streetscaping along Nathan and Elizabeth Street frontages also occurs to improve the interface between the site and the street whilst also improving the pedestrian streetscape environment and experience.

Aitkenvale centre frame sub-precinct:

- (i) the centre frame sub-precinct complements the retail core with a mix of uses including additional shopping, offices, community and residential uses that reinforce the centre's role as a mixed use activity centre;
- (ii) residential components are accommodated in mixed use developments, with retail or commercial uses at the ground storey; and
- (iii) buildings have a strong relationship with their street frontage by contributing to streetscape improvements, passive surveillance, and creation of an identifiable major centre.

Thuringowa Central major centre precinct:

- (a) development in the Thuringowa Central major centre continues to grow and diversify the range of activities within the centre. However, a department store is not established within this centre;
- (b) higher density housing includes student and visitor accommodation to reinforce economic links with the James Cook University and Townsville Hospital;
- (c) the centre is focussed on a new main street and town square along High Range Drive, which provides a strong connector between Riverway and the Willows sub-precinct;
- (d) further outward expansion of the centre does not occur, with all new development contributing to the increasing consolidation of the centre and the clear definition of its edges;
- (e) new development facilitates improved permeability within the centre for pedestrians and cyclists, provides for safer and shadier pedestrian routes and promotes access to public transport facilities;
- (f) a bus interchange forms a focal point within the centre that is well-connected to the Thuringowa town centre heart sub-precinct, the Willows sub-precinct and the surrounding neighbourhoods;
- (g) built form is highest and most intensive in the Thuringowa town centre heart sub-precinct, decreasing to the centre edges;
- (h) visual and physical connections to Pioneer Park and Riverway are maximised wherever possible; and
- (i) Thuringowa Drive, Riverway Drive and Hervey Range 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 screening of parking areas.



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**Figure 6.94 - Thuringowa Central major centre precinct**

Thuringowa town centre heart sub-precinct:

- (i) a new main street and town square for Thuringowa Central are created along High Range and Pioneer Drive, and provides a community heart and a strong connection between Riverway and the Willows sub-precinct;
- (ii) the sub-precinct contains a concentrated mix of uses, including shopping, office, higher density residential uses, community facilities and dining and entertainment uses. Residential and office uses are accommodated in mixed use developments, with shopping or entertainment uses at the ground storey;
- (iii) the sub-precinct contains the highest and most concentrated built form within Thuringowa Central, with the most intensive built form along Riverway Drive and the main street sections of High Range and Pioneer Drives;
- (iv) buildings along High Range and Pioneer Drive create a strong relationship with the street frontage and facilitate a highly activated environment, accommodating day and night-time activities, shop fronts, outdoor dining and other opportunities for community interaction;
- (v) development creates a strong relationship with Hervey Range Road, Riverway Drive and Blackhawk Boulevard, by sleeving the sub-precinct with buildings that are oriented to the street and screen parking areas behind;
- (vi) pedestrian spaces and pathways are provided with extensive shading;
- (vii) parking is consolidated wherever practicable and is screened and separated from the street by buildings;
- (viii) pedestrian and cyclist linkages are improved to the residential neighbourhood to the south and to the centre sub-precincts to the west and north. Additional and safe pedestrian crossings are provided across Hervey Range Road to the Willows sub-precinct; and
- (ix) development minimises impacts on the amenity of adjoining residential land to the south of the sub-precinct.

Willows sub-precinct:

- (i) this sub-precinct is the primary shopping destination for Thuringowa Central but may also contain a mix of other office, higher density residential uses, community facilities and dining and entertainment uses;
- (ii) an improved relationship between built form and Thuringowa Drive, Hervey Range Road and Kern Brothers Drive is created by sleeving the sub-precinct with buildings oriented to the street and screening parking areas;
- (iii) built form assists in reducing the internalised orientation of the shopping centre, creating a sense of external activity and reducing the visual dominance of the parking areas;
- (iv) development facilitates pedestrian connections with the Thuringowa town centre heart sub-precinct and the surrounding residential neighbourhood; and
- (v) development along Kern Brothers Drive and Carthew Street provides an attractive interface and minimises impacts on the amenity of nearby residential land.

Thuringowa Drive sub-precinct:

- (i) a mix of office, shops, service industries and residential uses occur within this sub-precinct;
- (ii) the corner of Thuringowa Drive and Hinchinbrook Drive creates a gateway to Thuringowa Central. Built form at this corner reinforces this gateway function;
- (iii) development facilitates a more continuous building line along Thuringowa Drive, by providing a strong building edge along the street front and locating parking areas to the side or rear of buildings; and
- (iv) access points and parking are consolidated wherever practicable.

Thuringowa centre support sub-precinct:

- (i) larger format showroom uses, service industries and some low impact industries are accommodated in this sub-precinct. The sub-precinct may also contain office uses and community facilities, but does not contain shopping uses other than those of a convenience nature;
- (ii) buildings are oriented to the street frontages, and streetscape is improved through the quality of the adjoining built form and landscaping;
- (iii) built form is generally lower rise and less intensive than in the rest of the Thuringowa Central major centre;
- (iv) convenient pedestrian connections are created to the Thuringowa town centre heart sub-precinct; and
- (v) development along the edges of this sub-precinct provides an attractive interface and minimises impacts on the amenity of nearby residential land.

Hyde Park major centre precinct:

- (a) the Hyde Park major centre contains an increasing diversity of business activities and community services. However, a department store is not located within this centre, and no significant expansion of showroom based floor space is intended;
- (b) residential and office uses are accommodated in mixed use developments, with shopping or entertainment uses at the ground storey;
- (c) development facilitates improved integration with surrounding residential and activity areas, including the showgrounds. Wherever possible, the interface with the lake is enhanced and opportunities for recreational use improved;
- (d) Virgil and Dillane Streets are established as primary linkages to new infill residential development within the Hyde Park medium density precinct. Virgil Street becomes the major east-west pedestrian thoroughfare for the locality;
- (e) development provides for appropriate immunity to flooding and drainage characteristics; and
- (f) development facilitates improved public transport, pedestrian and cyclist connectivity to the principal centre (CBD), particularly along Woolcock Street.



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**Figure 6.95 - Hyde Park major centre precinct**

### 6.3.4.3 Assessment benchmarks

**Table 6.3.4.3-Accepted development subject to requirements and assessable development (Part)**

Performance outcomes	Acceptable outcomes
<b>For accepted development subject to requirements and assessable development</b>	
<b>PO1</b> Where provided, outdoor lighting does not adversely affect the amenity of adjoining properties or create a traffic hazard on adjacent roads.	<b>AO1.1</b> Light emanating from any source complies with <i>Australian Standard AS4282 Control of the Obtrusive Effects of Outdoor Lighting</i> .
	<b>AO1.2</b> Outdoor lighting is provided in accordance with <i>Australian Standard AS 1158.1.1 –Road Lighting – Vehicular Traffic (Category V) Lighting – Performance and Installation Design Requirements</i> .
<b>PO2</b> Residential uses within the centre do not interrupt the continuity of the streetscape or the active, pedestrian focus of the street frontage.	<b>AO2</b> Any residential uses are located above or behind ground storey retail, commercial or community uses.
<b>PO3</b> Residential uses within the centre are provided with a reasonable level of privacy.	<b>AO3.1</b> Windows, balconies, and terraces of a dwelling unit are screened where overlooking a habitable room or private open space of another dwelling within 9m.
	<b>AO3.2</b> Screening is a solid translucent screen or perforated panels or trellises which have a maximum of 50% openings.
<b>PO4</b> Residential uses within the centre are provided with a reasonable level of private outdoor living space.	<b>AO4</b> Dwellings are provided with private open space or a balcony directly accessible from a habitable room with: <ul style="list-style-type: none"> <li>(a) a minimum area of 9m<sup>2</sup>; and</li> <li>(b) a minimum dimension of 3m; and</li> <li>(c) clear of any utilities such as gas, water tanks or air conditioning units.</li> </ul>

**Table 6.3.4.3-Accepted development subject to requirements and assessable development (Part)**

Performance outcomes	Acceptable outcomes
<b>For assessable development</b>	
<b>Role and function</b>	

<p><b>PO5</b> Development is consistent with the intended role, scale and character of the major centre and does not compromise the intended role or successful functioning of the principal centre (CBD) or other major centres.</p> <p>The growth of floor space within centres is balanced with anticipated growth within their primary catchment and does not substantively impact on the trading of other centres for an extended period of time or unduly undermine the potential for another centre to expand into its intended role.</p>	<p>No acceptable outcome is nominated.</p> <p><b>Editor's note</b>—Applicants should have regard to <a href="#">Economic impact assessment planning scheme policy SC6.5</a> for guidance on how to demonstrate compliance with this performance outcome.</p>
<p><b>PO6</b> Development facilitates a range of uses that contributes to the vibrancy of the centre and provides for a compatible mix of active day and night-time uses.</p>	<p>No acceptable outcome is nominated.</p>
<p><b>PO7</b> Development facilitates opportunities for appropriate co-location of residential uses and community-related activities or facilities with retail or commercial development within the centre, to the extent practical.</p>	<p>No acceptable outcome is nominated.</p>

**Table 6.3.4.3-Accepted development subject to requirements and assessable development (Part)**

Performance outcomes	Acceptable outcomes
<b>For assessable development</b>	
<b>Centre design and built form</b>	
<p><b>PO8</b> The design of the centre provides for:</p> <ul style="list-style-type: none"> <li>(a) a coherent and integrated built form, public realm and circulation networks;</li> <li>(b) central, accessible and attractive public spaces for people to congregate and interact;</li> <li>(c) continuity of streetscape and landscape characteristics;</li> <li>(d) pedestrian friendly and visually interesting frontages to streets and public spaces;</li> <li>(e) optimum energy efficiency;</li> <li>(f) a well-integrated mix of uses;</li> <li>(g) connectivity of pedestrian and cyclist paths and spaces internal and external to the centre; and</li> <li>(h) sensitive transitioning to surrounding land and uses.</li> </ul> <p><b>Editor's note</b>—Applicants may be requested to prepare a centre design master plan to demonstrate compliance with this performance outcome.</p>	<p>No acceptable outcome is nominated.</p>
<p><b>PO9</b> Buildings create a human scale at street level.</p>	<p>No acceptable outcome is nominated.</p>

<b>PO10</b> A strong sense of enclosure and definition of pedestrian space is created along street frontages, with buildings designed to provide visual interest, foster social interaction and create a safe and pleasant pedestrian-focussed environment.	No acceptable outcome is nominated.
<b>PO11</b> Streetscape treatments and street trees are provided along the street frontage to create a visually cohesive precinct and enhance pedestrian amenity.	No acceptable outcome is nominated.
<b>PO12</b> Parking areas are not located along the street frontage.	No acceptable outcome is nominated.
<b>PO13</b> Building caps and rooftops create an attractive roofscape and screen plant and equipment.	No acceptable outcome is nominated.
<b>PO14</b> Built form maximises use of natural ventilation, solar heating/cooling and water conservation through building orientation and design, landscaping, building materials and on-site infrastructure.	No acceptable outcome is nominated.

**Table 6.3.4.3-Accepted development subject to requirements and assessable development (Part)**

Performance outcomes	Acceptable outcomes
<b>For assessable development</b>	
<b>Crime prevention through environmental design</b>	
<b>PO15</b> Development facilitates the security of people and property having regard to: <ul style="list-style-type: none"> <li>(a) opportunities for casual surveillance and sight lines;</li> <li>(b) exterior building design that promotes safety;</li> <li>(c) adequate lighting;</li> <li>(d) appropriate signage and wayfinding;</li> <li>(e) minimisation of entrapment locations; and</li> <li>(f) building entrances, loading and storage areas that are well lit and lockable after hours.</li> </ul> Editor's note—Applicants should have regard to <a href="#">Crime Prevention through Environmental Design Guidelines for Queensland</a> .	No acceptable outcome is nominated.

**Table 6.3.4.3-Accepted development subject to requirements and assessable development (Part)**

Performance outcomes	Acceptable outcomes
<b>For assessable development</b>	
<b>Accessibility</b>	
<b>PO16</b> Convenient and legible connections are provided for pedestrians and cyclists to the site, particularly having regard to linkages with existing and proposed public transport infrastructure, the open space network, centres and other community-related activities.	No acceptable outcome is nominated.

**Table 6.3.4.3-Accepted development subject to requirements and assessable development (Part)**

Performance outcomes	Acceptable outcomes
<b>For assessable development</b>	
<b>Amenity</b>	
<p><b>PO17</b> Development minimises impacts on surrounding land and provides for an appropriate level of amenity within the centre, having regard to:</p> <ul style="list-style-type: none"> <li>(a) noise;</li> <li>(b) hours of operation;</li> <li>(c) traffic;</li> <li>(d) visual impact;</li> <li>(e) signage;</li> <li>(f) odour and emissions;</li> <li>(g) lighting;</li> <li>(h) access to sunlight;</li> <li>(i) privacy; and</li> <li>(j) outlook.</li> </ul>	<p>No acceptable outcome is nominated.</p>
<p><b>PO18</b> Refuse storage areas, loading/unloading and other service or storage areas are screened from view from the street and adjoining land.</p>	<p><b>AO18</b> Refuse storage areas loading/unloading or other service or storage areas are located to the rear or side of a building and are screened from view by a 1.8m high solid fence.</p>
<p><b>PO19</b> Development is located, designed and operated so that adverse impacts on privacy and amenity on nearby land in a residential zone are minimised.</p>	<p><b>AO19.1</b> Buildings are set back 4m from any boundary shared with a residential zone.</p> <p><b>AO19.2.1</b> A 1.8m high solid screen fence is provided along all boundaries shared with a residential zone. AND</p> <p><b>AO19.2.2</b> A landscaped buffer with a minimum width of 3m and consisting of dense screen planting is provided along all boundaries shared with a residential zone.</p> <p><b>AO19.3</b> Windows that have a direct view into an adjoining residential use are provided with fixed screening that is a maximum of 50% transparent to obscure views and maintain privacy for residents.</p>
<p><b>PO20</b> On-site landscaping is provided to:</p> <ul style="list-style-type: none"> <li>(a) enhance the appearance of the development, particularly in parking and service areas and in public spaces;</li> <li>(b) contribute to pedestrian comfort through shade; and</li> <li>(c) screen servicing components.</li> </ul>	<p>No acceptable outcome is nominated.</p>

**Table 6.3.4.3-Accepted development subject to requirements and assessable development (Part)**

Performance outcomes	Acceptable outcomes
<b>For assessable development</b>	
<b>Community uses, community care centres, clubs</b>	
<b>PO21</b> Adequate lockable storage space is provided on-site to meet the needs of users.	<b>AO21</b> At least one (1) lockable storage space of at least 4m <sup>2</sup> is provided for each room or area that can be hired out or used by community organisations or the public.

**Table 6.3.4.3-Accepted development subject to requirements and assessable development (Part)**

Performance outcomes	Acceptable outcomes
<b>For assessable development</b>	
<b>Showrooms</b>	
<b>PO22</b> Showrooms are designed and located as an integrated part of the centre, having regard to the continuity of built form and streetscapes, active street frontages and pedestrian and cyclist accessibility and circulation.	No acceptable outcome is nominated.

**Table 6.3.4.3-Accepted development subject to requirements and assessable development (Part)**

Performance outcomes	Acceptable outcomes
<b>Additional benchmarks for assessable development in Aitkenvale major centre sub-precincts</b>	
<b>Note</b> —Where acceptable outcomes in this section vary from those provided earlier in this code, the precinct-based acceptable outcomes take precedence.	
<b>Aitkenvale centre core sub-precinct</b>	
<b>PO23</b> Development facilitates a town square sleeved by medium-rise mixed use built form at the corner of Elizabeth and Alfred Streets, in accordance with Figure 6.96 — Aitkenvale major centre precinct concept plan.	No acceptable outcome is nominated.
<b>PO24</b> Development assists in creating a main street environment along Elizabeth Street by facilitating an active edge incorporating externally oriented shops, dining and entertainment uses at the ground storey.  Buildings contribute to the creation of this active edge by incorporating features such as: <ul style="list-style-type: none"> <li>(a) primary building entrances;</li> <li>(b) awnings to provide shade for pedestrians; and</li> <li>(c) significant use of glazing or transparent materials.</li> </ul>	No acceptable outcome is nominated.

<p><b>PO25</b> On frontages shown on Figure 6.96 — Aitkenvale major centre precinct concept plan as having a strong 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"> <li>(a) being built to the street frontage at the ground storey;</li> <li>(b) creating a generally continuous building alignment;</li> <li>(c) providing awnings over the full width of footpaths; and</li> <li>(d) having facades which contain windows, doors, materials and features which generate visual interest at the street level.</li> </ul>	<p>No acceptable outcome is nominated.</p>
<p><b>PO26</b> The visual dominance of the parking areas is reduced by buildings sleeving road frontages and by landscape screening.</p>	<p>No acceptable outcome is nominated.</p>
<p><b>PO27</b> Pedestrian connections between the centre core north and centre core south are improved wherever possible.</p>	<p>No acceptable outcome is nominated.</p>
<p><b>PO28</b> Development provides for pedestrian and cyclist connections to the Rossiter Park precinct and to surrounding areas.</p>	<p>No acceptable outcome is nominated.</p>
<p><b>PO29</b> Pedestrian routes are defined by buildings streetscape improvements that provide shade and improve pedestrian comfort.</p>	<p>No acceptable outcome is nominated.</p>
<p><b>PO30</b> Building height assists in identifying the centre core as the primary focus of activity within the centre and as a mixed use environment.</p>	<p><b>AO30</b> Building height does not exceed:</p> <ul style="list-style-type: none"> <li>(a) 8 storeys where as part of a mixed use development and located in accordance with Figure 6.96 - Aitkenvale major centre precinct concept plan; and</li> <li>(b) 5 storeys otherwise.</li> </ul>



**Figure 6.96 – Aitkenvale major centre precinct concept plan**

<p><b>PO31</b> Development contributes to the boulevard treatment of Nathan Street and Ross River Road through streetscape and landscape treatments.</p>	<p>No acceptable outcome is nominated.</p>
<p><b>PO32</b> Development provides sufficient land and infrastructure to support a new bus interchange along Elizabeth Street.</p>	<p>No acceptable outcome is nominated.</p>

**Table 6.3.4.3-Accepted development subject to requirements and assessable development (Part)**

Performance outcomes	Acceptable outcomes
<p><b>Additional benchmarks for assessable development in Aitkenvale major centre sub-precincts</b> <b>Note</b>—where acceptable outcomes in this section vary from those provided earlier in this code, the precinct- based acceptable outcomes take precedence.</p>	
<p><b>Aitkenvale centre frame sub-precinct</b></p>	
<p><b>PO33</b> On frontages shown on Figure 6.96 — Aitkenvale major centre precinct concept plan as having a strong 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"> <li>(a) being built to the street frontage at the ground storey;</li> <li>(b) creating a generally continuous building alignment;</li> <li>(c) providing awnings over the full width of footpaths; and</li> <li>(d) having facades which contain windows, doors, materials and features which generate visual interest at the street level.</li> </ul>	<p>No acceptable outcome is nominated.</p>



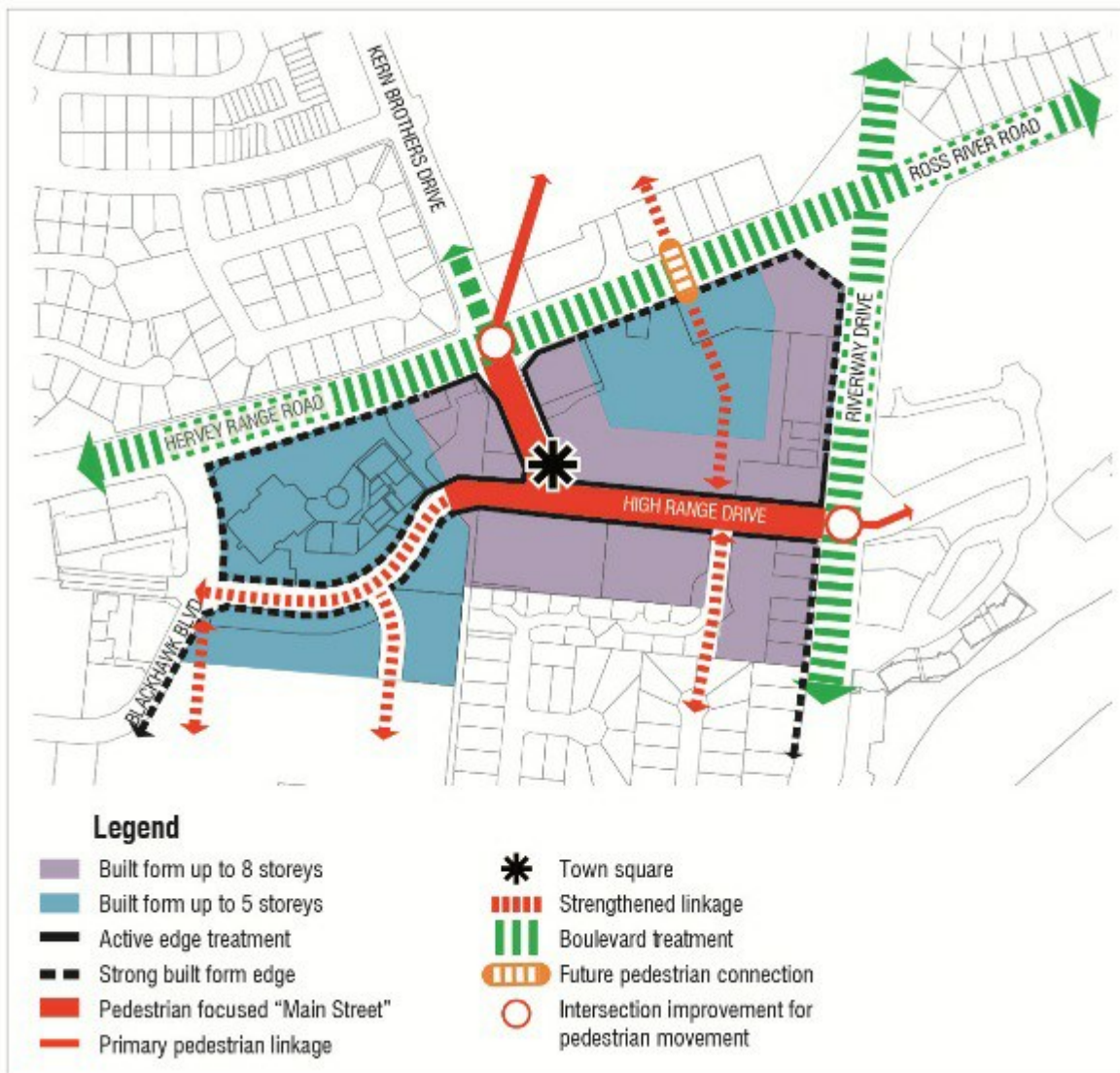
**Figure 6.96 – Aitkenvale major centre precinct concept plan**

<b>PO34</b> Development provides for pedestrian and cyclist connections to surrounding areas wherever practicable.	No acceptable outcome is nominated.
<b>PO35</b> Development contributes to the boulevard treatment of Nathan Street and Ross River Road through streetscape and landscape treatments.	No acceptable outcome is nominated.
<b>PO36</b> Parking is provided in consolidated areas wherever practicable.	No acceptable outcome is nominated.
<b>PO37</b> Parking areas are sleeved by buildings which screen them from street frontages.	No acceptable outcome is nominated.
<b>PO38</b> Building height creates a medium-rise environment and assists in identifying the centre core as the primary focus of activity within the centre and as a mixed use environment.	<b>AO38</b> Building height does not exceed 5 storeys.

**Table 6.3.4.3-Accepted development subject to requirements and assessable development (Part)**

<b>Performance outcomes</b>	<b>Acceptable outcomes</b>
<b>Additional benchmarks for assessable development in Thuringowa Central major centre sub-precincts</b>	
<b>Note</b> —Where acceptable outcomes in this section vary from those provided earlier in this code, the precinct-based acceptable outcomes take precedence.	
<b>Thuringowa town centre heart sub-precinct</b>	
<b>PO39</b> Development facilitates or supports a mix of uses and day and night-time activity throughout the sub-precinct.	No acceptable outcome is nominated.
<b>PO40</b> Shops, dining and entertainment uses are predominant at the ground storey along the main street section of High Range Drive and Pioneer Drive, identified on Figure 6.97 — Thuringowa town centre heart sub-precinct concept plan.	No acceptable outcome is nominated.
<b>PO41</b> Residential and office uses are accommodated but do not interrupt ground storey activation by shopping and dining uses along the main street section of High Range Drive and Pioneer Drive, identified on Figure 6.97 — Thuringowa town centre heart sub-precinct concept plan.	No acceptable outcome is nominated.
<b>PO42</b> Development facilitates a town square at the corner of High Range and Pioneer Drive.	No acceptable outcome is nominated.

<p><b>PO43</b> On frontages shown on Figure 6.97 — Thuringowa town centre heart sub-precinct concept plan as having a strong 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"> <li>(a) being built to the street frontage at the ground storey;</li> <li>(b) creating a generally continuous building alignment;</li> <li>(c) providing awnings over the footpaths; and</li> <li>(d) having facades which contain windows, doors, materials and features which generate visual interest at the street level.</li> </ul>	<p>No acceptable outcome is nominated.</p>
<p><b>PO44</b> Building height reinforces the sub-precinct's role as the heart of Thuringowa Central, and is generally medium-rise. The tallest buildings in the sub-precinct occur along Riverway Drive and the main street section of High Range and Pioneer Drives.</p>	<p><b>AO44</b> Building height does not exceed:</p> <ul style="list-style-type: none"> <li>(a) 8 storeys fronting Riverway Drive and the main street section of High Range and Pioneer Drives, consistent with Figure 6.97 — Thuringowa town centre heart sub-precinct concept plan; and</li> <li>(b) 5 storeys otherwise.</li> </ul>
<p><b>PO45</b> Parking is provided in consolidated areas wherever practicable.</p>	<p>No acceptable outcome is nominated.</p>
<p><b>PO46</b> Parking areas are sleeved by buildings which screen them from street frontages.</p>	<p>No acceptable outcome is nominated.</p>
<p><b>PO47</b> Development provides for pedestrian and cyclist connections from Riverway and Pioneer Park to the Willows sub-precinct and to surrounding areas in accordance with Figure 6.97 — Thuringowa town centre heart sub-precinct concept plan.</p>	<p>No acceptable outcome is nominated.</p>



**Figure 6.97 – Thuringowa town centre heart sub-precinct concept plan**

<p><b>PO48</b> Development contributes to the boulevard treatment of Riverway Drive and Hervey Range Road through streetscape and landscape treatments as identified on Figure 6.97 — Thuringowa town centre heart sub-precinct concept plan.</p>	<p>No acceptable outcome is nominated.</p>
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**Table 6.3.4.3-Accepted development subject to requirements and assessable development (Part)**

Performance outcomes	Acceptable outcomes
<p><b>Additional benchmarks for assessable development in Thuringowa Central major centre sub-precincts</b></p>	
<p><b>Note</b>—Where acceptable outcomes in this section vary from those provided earlier in this code, the precinct-based acceptable outcomes take precedence.</p>	
<p><b>Willows sub-precinct</b></p>	
<p><b>PO49</b> Development assists in creating strong edges at the street by buildings that are oriented to the street frontages, identified on Figure 6.98 — Willows sub-precinct concept plan.</p>	<p>No acceptable outcome is nominated.</p>

<p><b>PO50</b> Development assists in reducing the internalised orientation of the shopping centre by facilitating externally oriented uses.</p>	<p>No acceptable outcome is nominated.</p>
<p><b>PO51</b> The visual dominance of the parking areas are reduced by buildings sleeving road frontages and by landscape screening.</p>	<p>No acceptable outcome is nominated.</p>
<p><b>PO52</b> Built form generates visual interest at the street level, having regard to the proportion of openings, windows, materials and features. Large expanses of blank walls are avoided.</p>	<p>No acceptable outcome is nominated.</p>
<p><b>PO53</b> Parking is provided in consolidated areas wherever practicable.</p>	<p>No acceptable outcome is nominated.</p>
<p><b>PO54</b> Visual connections to Pioneer Park and Riverway are maximised wherever possible.</p>	<p>No acceptable outcome is nominated.</p>
<p><b>PO55</b> Development provides for pedestrian and cyclist connections to the Town centre heart sub-precinct, Riverway and Pioneer Park and to surrounding areas in accordance with Figure 6.98 — Willows sub-precinct concept plan.</p>	<p>No acceptable outcome is nominated.</p>

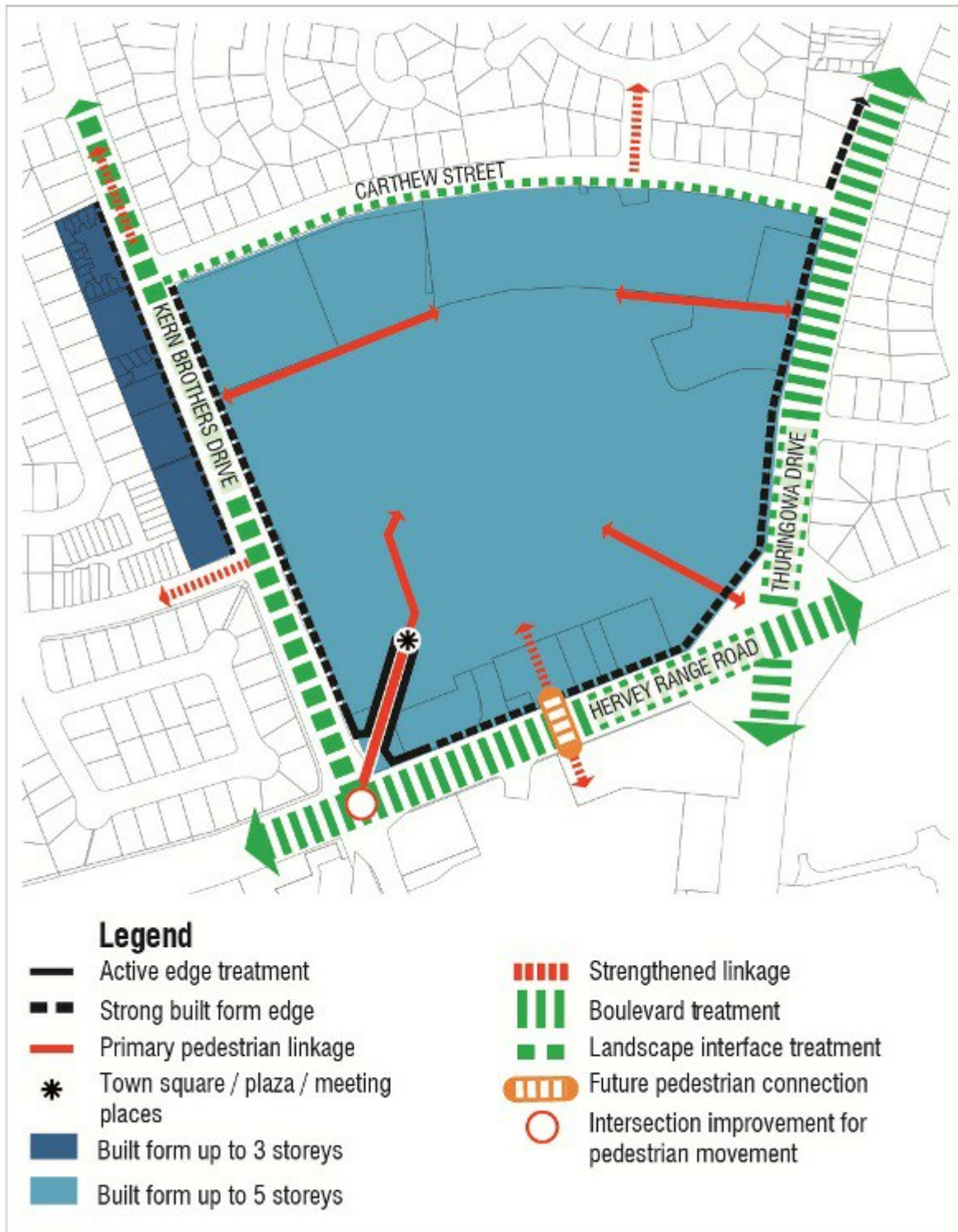


Figure 6.98 – Willows sub-precinct concept plan

<p><b>PO56</b> The main pedestrian route connecting to the Town centre heart sub-precinct is defined by buildings and uses creating an active edge.</p>	No acceptable outcome is nominated.
<p><b>PO57</b> Building height is generally medium rise, but provides for a transition in building heights to the surrounding neighbourhood.</p>	<p><b>AO57</b> Building height does not exceed 5 storeys within the block bounded by Thuringowa Drive, Hervey Range Road Kern Brothers Drive and Carthew Street, and 3 storeys otherwise, as identified on Figure 6.98 – Willows sub-precinct concept plan.</p>
<p><b>PO58</b> Landscaping and streetscape treatments are provided along Kern Brothers Drive and Carthew Street to enhance the outlook from the surrounding neighbourhood.</p>	No acceptable outcome is nominated.
<p><b>PO59</b> Development contributes to the boulevard treatment of Riverway Drive and Hervey Range Road through streetscape and landscape treatments.</p>	No acceptable outcome is nominated.

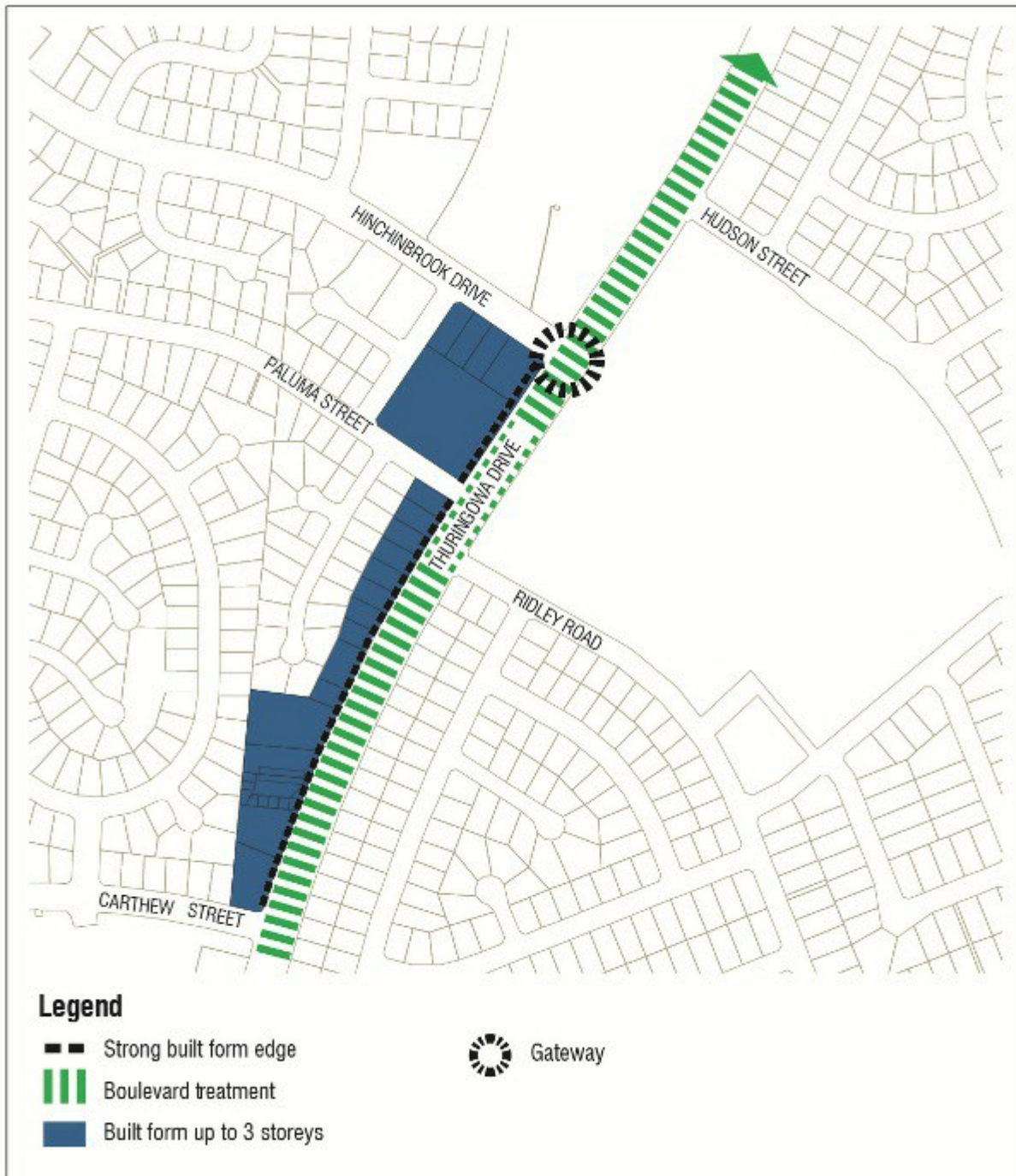
**Table 6.3.4.3-Accepted development subject to requirements and assessable development (Part)**

Performance outcomes	Acceptable outcomes
<p><b>Additional benchmarks for assessable development in Thuringowa Central major centre sub-precincts</b></p> <p><b>Note</b>—Where acceptable outcomes in this section vary from those provided earlier in this code, the precinct-based acceptable outcomes take precedence.</p>	
<p><b>Thuringowa Drive sub-precinct</b></p>	
<p><b>PO60</b> Strong edges at the street are created by buildings that are oriented to the street frontages and forming a continuous building line, as identified on Figure 6.99 – Thuringowa sub-precinct concept plan.</p>	No acceptable outcome is nominated.
<p><b>PO61</b> Built form generates visual interest at the street level, having regard to the proportion of openings windows, materials and features. Large expanses of blank walls are avoided.</p>	No acceptable outcome is nominated.
<p><b>PO62</b> Parking is provided in consolidated areas wherever practicable.</p>	No acceptable outcome is nominated.
<p><b>PO63</b> Building height is generally low-rise.</p>	<p><b>AO63</b> Building height does not exceed 3 storeys.</p>
<p><b>PO64</b> As identified on Figure 6.99 –Thuringowa sub-precinct concept plan, the corner of Thuringowa Drive and Hinchinbrook Drive creates a gateway to Thuringowa Central. Built form, landscape and streetscape treatment at this corner reinforces a gateway statement, and landscape treatment along Hinchinbrook Drive assists in connecting and unifying the sub-precinct.</p>	No acceptable outcome is nominated.

**PO65**

Development contributes to the boulevard treatment of Thuringowa Drive through streetscape and landscape treatments.

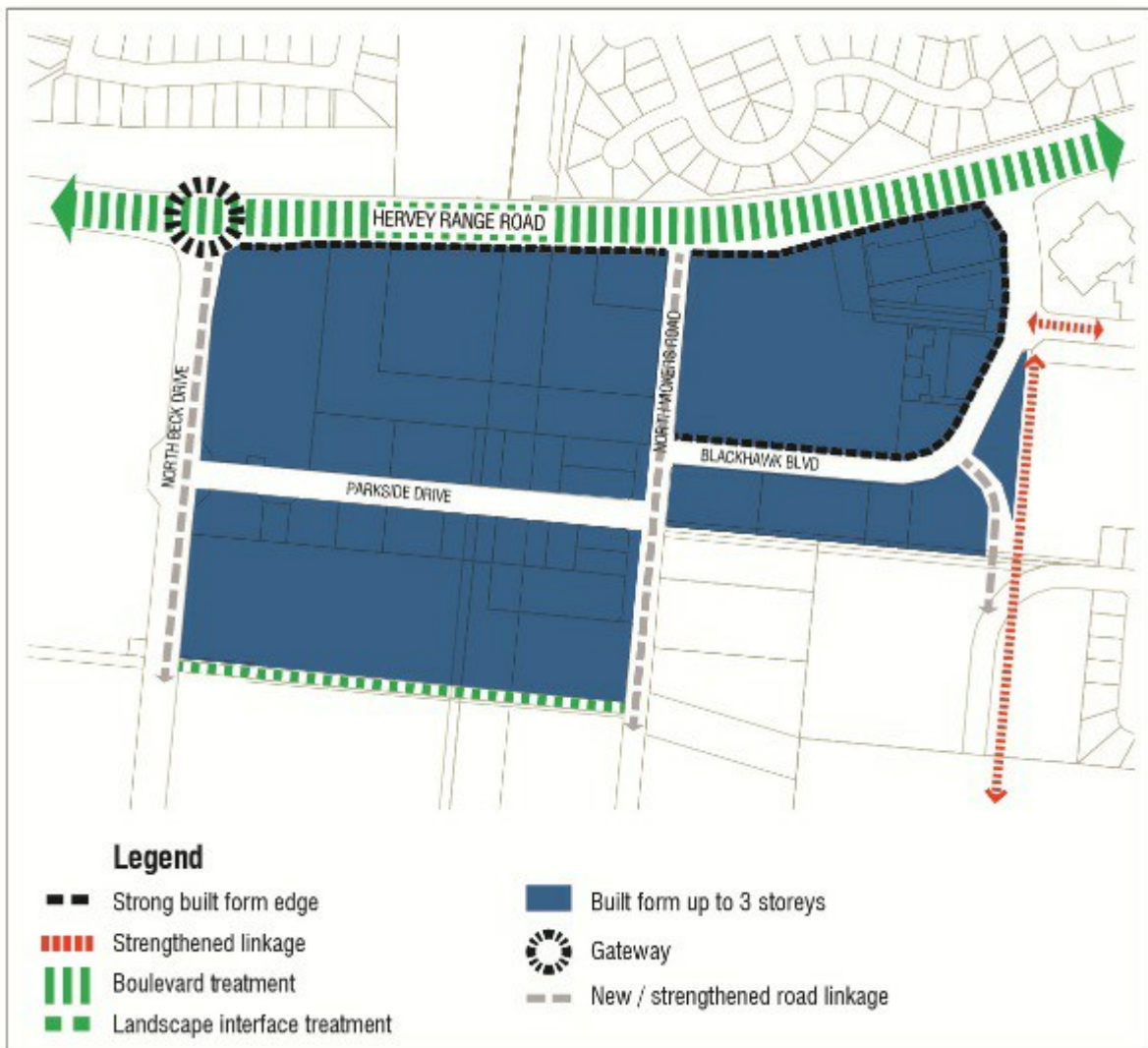
No acceptable outcome is nominated.



**Figure 6.99 – Thuringowa Drive sub-precinct concept plan**

**Table 6.3.4.3-Accepted development subject to requirements and assessable development (Part)**

Performance outcomes	Acceptable outcomes
<p><b>Additional benchmarks for assessable development in Thuringowa Central major centre sub-precincts</b></p> <p><b>Note</b>—Where acceptable outcomes in this section vary from those provided earlier in this code, the precinct-based acceptable outcomes take precedence.</p>	
<p><b>Thuringowa centre support sub-precinct</b></p>	
<p><b>PO66</b> Supermarket and discount department store retail uses do not occur in this sub-precinct.</p>	<p>No acceptable outcome is nominated.</p>
<p><b>PO67</b> Buildings are oriented to the street frontages along Hervey Range Road and Blackhawk Boulevard, and the streetscape is improved through the quality of the adjoining built form and landscaping, as identified on Figure 6.100 — Thuringowa centre support sub-precinct concept plan.</p>	<p>No acceptable outcome is nominated.</p>
<p><b>PO68</b> All building frontages to Hervey Range Road and Blackhawk Boulevard, are provided with large windows and clearly identifiable building entrances.</p>	<p>No acceptable outcome is nominated.</p>
<p><b>PO69</b> A pedestrian connection is provided between Blackhawk Boulevard and High Range Drive, in accordance with Figure 6.100 — Thuringowa centre support sub-precinct concept plan.</p>	<p>No acceptable outcome is nominated.</p>
<p><b>PO70</b> Development facilitates new road linkages between Blackhawk Boulevard and the residential neighbourhood to the south in accordance with Figure 6.100 — Thuringowa centre support sub-precinct concept plan.</p>	<p>No acceptable outcome is nominated.</p>



**Figure 6.100 – Thuringowa centre support sub-precinct concept plan**

<p><b>PO71</b> Building height is generally low-rise.</p>	<p><b>AO71</b> Building height does not exceed 3 storeys.</p>
<p><b>PO72</b> Landscaping and streetscape treatments are provided along North Beck Drive and Vickers Road North to enhance the outlook from the surrounding neighbourhood.</p>	<p>No acceptable outcome is nominated.</p>
<p><b>PO73</b> The appearance of development along the southern edge of this sub-precinct is enhanced through landscape treatment, as identified on Figure 6.100 — Thuringowa centre support sub-precinct concept plan.</p>	<p>No acceptable outcome is nominated.</p>
<p><b>PO74</b> As identified on Figure 6.100 — Thuringowa centre support sub-precinct concept plan, the corner of North Beck Drive and Hervey Range Road creates a gateway to Thuringowa Central. Built form, landscape and streetscape treatment at this corner reinforces a gateway statement.</p>	<p>No acceptable outcome is nominated.</p>

<p><b>PO75</b> Development contributes to the boulevard treatment of Hervey Range Road through streetscape and landscape treatments.</p>	<p>No acceptable outcome is nominated.</p>
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**Table 6.3.4.3-Accepted development subject to requirements and assessable development (Part)**

Performance outcomes	Acceptable outcomes
<p><b>Additional benchmarks for assessable development in Hyde Park major centre precinct</b> <b>Note</b>—Where acceptable outcomes in this section vary from those provided earlier in this code, the precinct-based acceptable outcomes take precedence.</p>	
<p><b>Hyde Park major centre precinct</b></p>	
<p><b>PO76</b> Strong edges at the street are created by buildings that are oriented to the street frontages and forming a continuous building line, in accordance with Figure 6.101 — Hyde Park major centre precinct concept plan.</p>	<p>No acceptable outcome is nominated.</p>
<p><b>PO77</b> Built form generates visual interest at the street level, having regard to the proportion of openings, windows, materials and features. Large expanses of blank walls are avoided.</p>	<p>No acceptable outcome is nominated.</p>
<p><b>PO78</b> Parking is provided in consolidated areas wherever practicable.</p>	<p>No acceptable outcome is nominated.</p>
<p><b>PO79</b> Building height is generally medium rise.</p>	<p><b>AO79</b> Building height does not exceed 5 storeys.</p>
<p><b>PO80</b> Development facilitates the establishment of a new road linkage connecting Woolcock Street to Dillane Street, in accordance with Figure 6.101 — Hyde Park major centre 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><b>PO81</b> Development facilitates the establishment of Virgil Street as the major east-west pedestrian thoroughfare connecting across Kings Road and east into the Hyde Park medium density precinct and the nearby open space corridor, in accordance with Figure 6.101 — Hyde Park major centre precinct concept plan.</p>	<p>No acceptable outcome is nominated.</p>



**Figure 6.101 – Hyde Park major centre precinct concept plan**

**Table 6.3.4.3 - Accepted development subject to requirements and assessable development (Part)**

<p><b>PO82</b> Development assists in creating a primary pedestrian and cycle pathway and improving the quality of pedestrian environment along Woolcock Street and Kings Road.</p>	<p>No acceptable outcome is nominated.</p>
<p><b>PO83</b> Landscape treatment along Virgil Street, Dillane Street and the parkland assists in connecting and unifying the precinct.</p>	<p>No acceptable outcome is nominated.</p>

## 6.3.5 Principal centre (CBD) zone code

### 6.3.5.1 Application

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

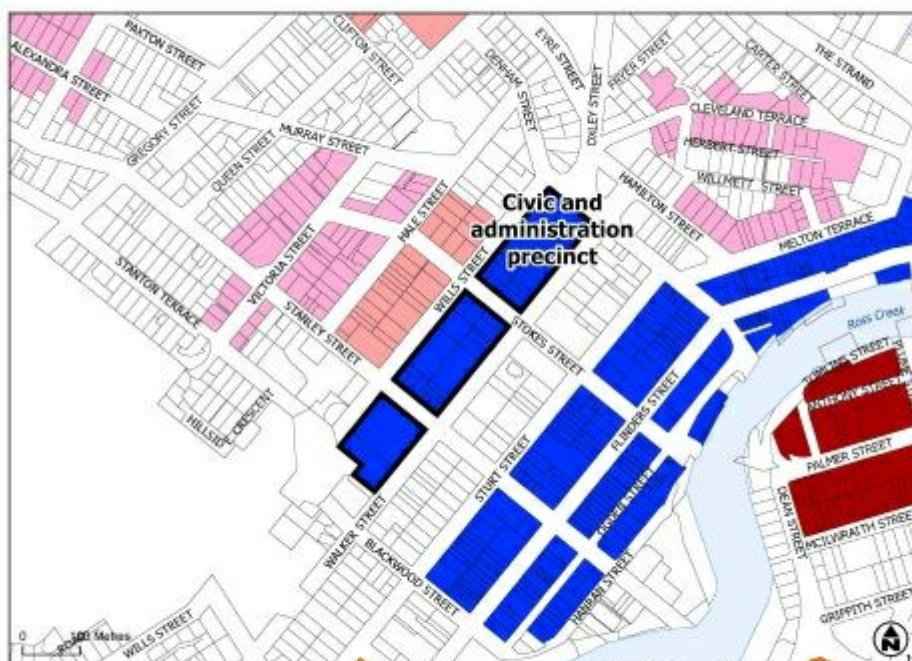
### 6.3.5.2 Purpose

- (1) The purpose of the Principal centre (CBD) zone code is to provide for the largest and most diverse mix of uses and activities in Townsville.  
It includes key concentrations of high-order retail, commercial, employment, residential, health services, administrative, community, cultural, recreational and entertainment activities and other uses, capable of servicing the planning scheme area.
- (2) The particular purpose of the code is to:
  - (a) re-enforce the Townsville central business district (CBD) as the economic heart of the region, and the primary location for business, government and administration uses;
  - (b) promote the principal centre (CBD) as the location for the highest order activities and facilities of the city including retail, commercial, cultural, civic, sporting, and recreational uses;
  - (c) consolidate Townsville as Queensland's second capital and be an exemplar city in tropical urban sustainability; and
  - (d) ensure the principal centre (CBD) contributes to the identity, character and life of the city.
- (3) The purpose of the zone will be achieved through the following overall outcomes:
  - (a) the principal centre (CBD) is a vibrant mixed use place where people live, work and play in a high density environment which is active both during the day and night-time;
  - (b) the principal centre is the highest order centre in Townsville and services a regional catchment, supported by a network of centres;
  - (c) the principal centre is the focus for the highest intensity of retail, commercial, administrative, government and employment uses in the city and is the primary location for major office and commercial buildings;
  - (d) the principal centre offers a more distinctive and higher order retailing than the major centres in an outdoor, main street environment that is characterised by arcades, laneways and footpath dining. The preferred location for any new department store in Townsville is in the Flinders Street retail precinct;
  - (e) high density residential development, tourist and short-term accommodation are located within the principal centre (CBD);
  - (f) new, larger scale strategic facilities, such as sports arenas, stadiums, convention centres and entertainment centres are located in other zones outside the CBD. These facilities are intended to be located close to the fringe of and well-connected to the CBD. Shops and commercial uses associated with these facilities do not compromise the CBD;
  - (g) the scale and density of development creates a critical mass of people living and working in the principal centre, to support the provision of the highest order of public and active transport facilities and promotes sustainable transport choices including public transport, walking and cycling;
  - (h) the principal centre (CBD) is a major hub for most public transport routes providing a single interchange to access frequent services to other parts of the city. An on-street transport interchange for bus routes to and through the CBD is to be located immediately adjacent to the Flinders Street retail precinct;
  - (i) Flinders Street, Ogden Street and Hanran Street are slow-speed vehicle environments and provide the main pedestrian and cycle spines through the principal centre. Through traffic is diverted to the fringes, including Walker Street, Blackwood Street, Denham Street and Stanley Street;
  - (j) pedestrian and cycle access is complemented by a network of shared paths along the banks of Ross Creek and new pedestrian and cycle creek crossings;
  - (k) Stokes Street is intended to be the primary east-west pedestrian spine linking the Civic and administration precinct, public transport interchange, commercial office, retail heart, Flinders Street, Victoria Bridge and Palmer Street;

- (l) public realm provides a platform for public life and is characterised by high quality streetscapes, landscape elements, planting and hardscape materials reflective of the climate and character of Townsville;
  - (m) a variety of public open space areas at different scales and forms are provided for event and gathering spaces throughout the city, including public plazas, parks and gardens. These are appropriate to the required use and include:
    - (i) Flinders Square forming the primary civic event and gathering space;
    - (ii) a new 'front door' to Castle Hill at 'The Cutting', incorporating an information and interpretive centre, viewing platform over the CBD and providing walking track access to Castle Hill;
    - (iii) Flinders Street East park and plaza, which create a waterfront park for passive recreation, taking advantage of views and amenity; and
    - (iv) Flinders Street spine, which forms a linear plaza street from Stanley Street to Wickham Street with wider footpaths and slow vehicle speeds.
  - (n) natural features are retained, enhanced and buffered from the impacts of adjacent uses. Impacts are minimised through location, design, operation and management requirements;
  - (o) public spaces and streets are activated by shop fronts and kerbside activities at the ground storey whilst awnings over the full width of the footpaths provide protection from the elements;
  - (p) development is designed to incorporate exemplar sustainable practices including new technologies in maximising energy efficiency, water conservation and climate-responsive design principles;
  - (q) the height and scale of buildings reinforce the principal role of the centre and contribute to character, legibility and accessibility of the centre. The principal centre predominantly contains high-rise buildings. However, a human scale and attractive, pedestrian friendly environment is created at street level; and
  - (r) buildings located to the north of Sturt Street do not extend above the maximum height of buildings to the south of Sturt Street.
- (4) The purpose of the zone will also be achieved through the following additional overall outcomes for particular precincts:

Civic and administration precinct:

- (a) the Civic and administration precinct anchors the top of the principal centre (CBD) and is focused around government, administration and civic functions, such as the library and courthouse, local and state government departments;
- (b) high quality public and semi-public spaces are incorporated into development to support the community function of these buildings, particularly at the intersection of Stokes and Walker Streets;
- (c) lower building forms are contained in this precinct in response to the local topography and the need to provide an appropriate interface with adjoining residential land uses to the north of Wills Street;
- (d) building heights in the precinct do not exceed 8 storeys; and
- (e) building forms reflect a 'building in plaza' form incorporating a tower design with side and rear setbacks. Recesses in the ground level accommodate plaza spaces which are particularly focussed on presentation to Walker Street.

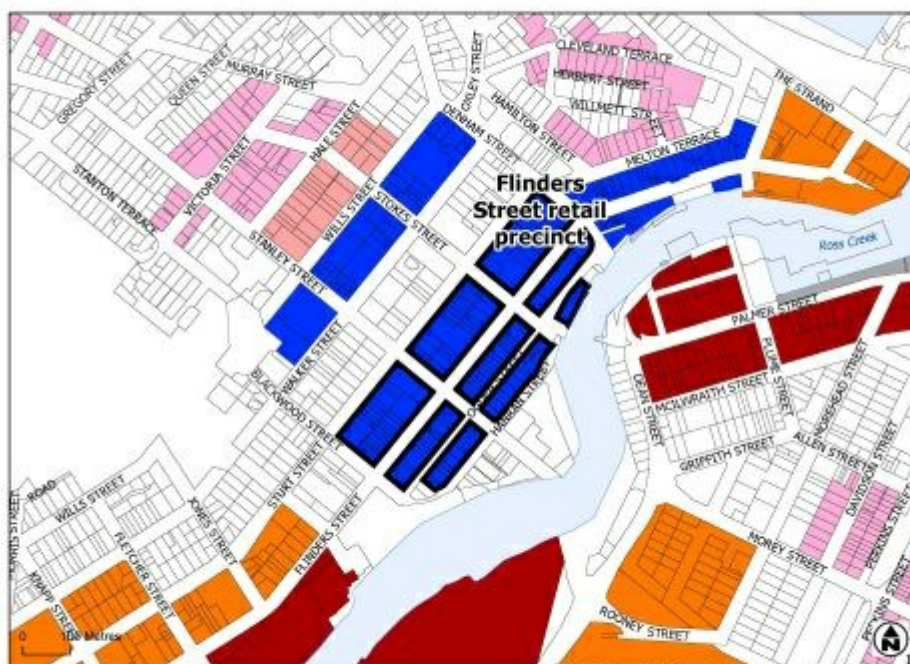


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**Figure 6.102 - Civic and administration precinct**

Flinders Street retail precinct:

- (a) the Flinders Street retail precinct is the core focus for future retail activity and the provision of a new department store in this precinct is highly desired and actively encouraged;
- (b) department stores, arcades and internal retail developments connect directly into Flinders Street, supporting the retail spine and do not detract from the attractiveness and activity on the street;
- (c) highly attractive and permeable pedestrian-based built form is created with a highly active ground floor and cross block links available during operating hours;
- (d) this precinct includes a large concentration of historic buildings. New buildings reflect and integrate with this built form with a low podium height and continuous frontages;
- (e) taller building elements are set back from the street frontage to allow for light and air into the street and maintain the outdoor quality and human scale of the street;
- (f) shop fronts, café and or restaurant premises are continuous along both sides of the street. Retail is the predominant use; and
- (g) parking is not situated at the street frontage at the ground floor, and does not detract from the street activity or create blank walls. Parking structures are screened with green walls, planting, vines, creepers or public art. There are no blank facades along Flinders Street.

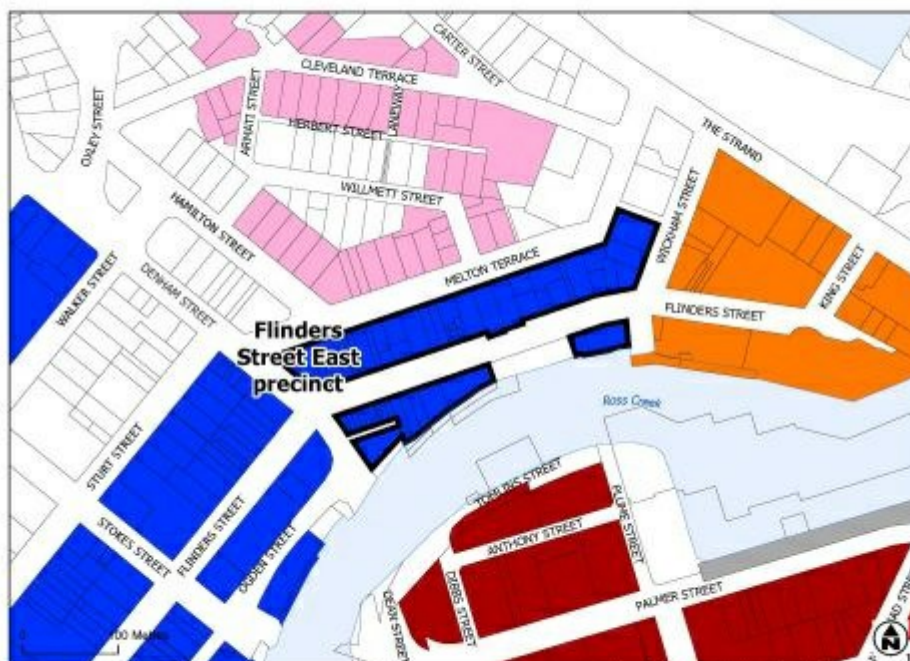


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**Figure 6.103 - Flinders Street retail precinct**

Flinders Street East precinct:

- (a) the Flinders Street East precinct frames the eastern end of the principal centre (CBD). The precinct will continue to emerge as a vibrant entertainment and boutique shopping location, integrated with the principal centre (CBD) but with its own unique identity as a destination;
- (b) the precinct will continue to develop at a lower scale than the rest of the principal centre (CBD);
- (c) re-use of existing heritage buildings is actively encouraged, and new buildings are designed to respect the heritage attributes of the precinct;
- (d) building height fronting Flinders Street East and Melton Terrace is low-rise and consistent with the scale of nearby character and heritage buildings;
- (e) retail uses do not compete with the rest of the principal centre (CBD), and will generally be of a boutique shopping and convenience nature;
- (f) active uses such as restaurants and pubs are located to the Flinders Street frontage, with new development to Melton Terrace to predominantly consist of residential uses; and
- (g) new development contributes to a consistent pallet of local streetscape elements and designs, resulting in the continuing development of a local streetscape character for the precinct.



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**Figure 6.104 - Flinders Street East precinct**

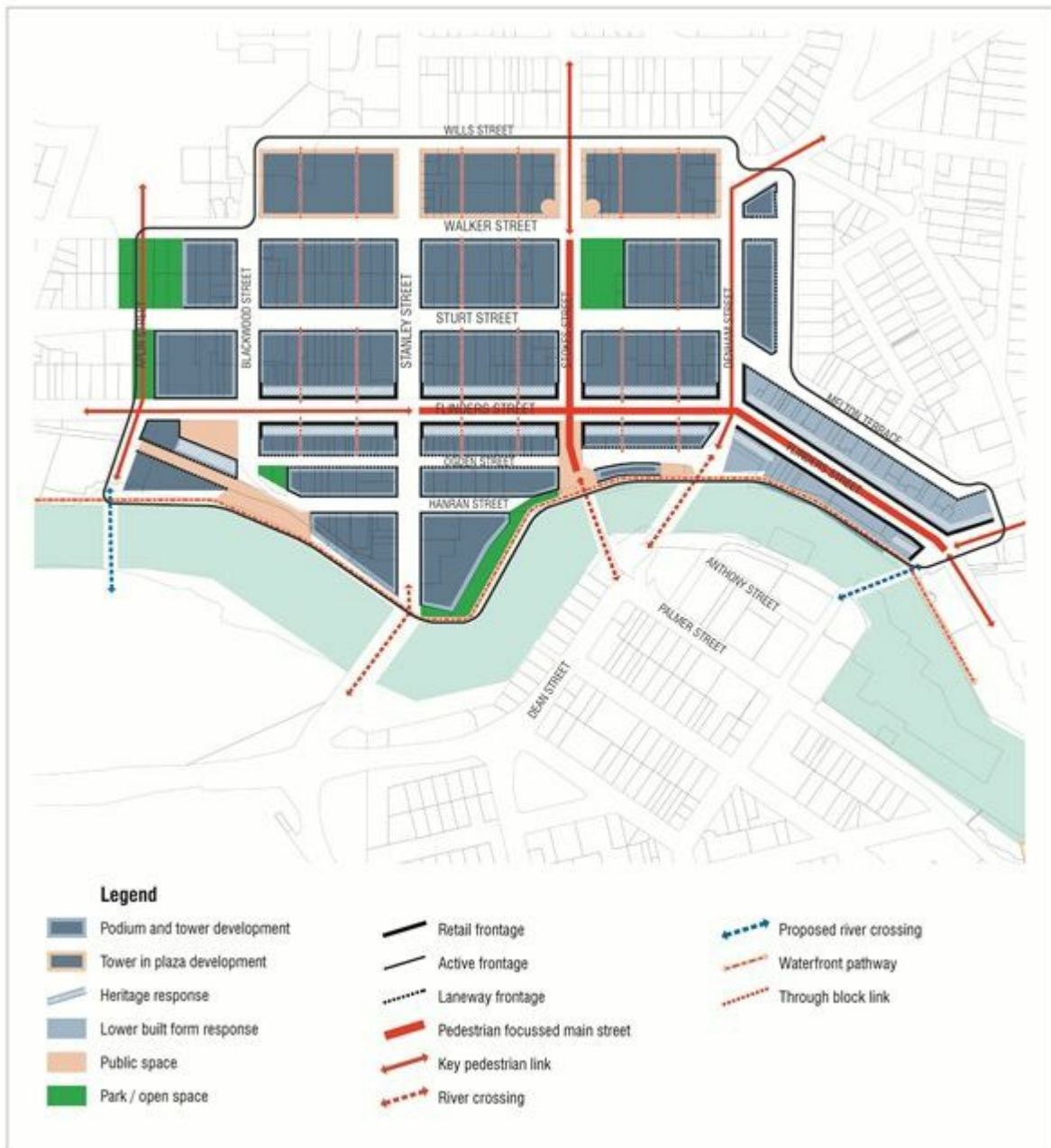
### 6.3.5.3 Assessment benchmarks

**Table 6.3.5.3—Accepted development subject to requirements and assessable development (Part)**

Performance outcomes	Acceptable outcomes
<b>For accepted development subject to requirements and assessable development</b>	
<b>PO1</b> Where provided, outdoor lighting does not adversely affect the amenity of adjoining properties or create a traffic hazard on adjacent roads.	<b>AO1.1</b> Light emanating from any source complies with <i>Australian Standard AS4282 Control of the Obtrusive Effects of Outdoor Lighting</i> .
	<b>AO1.2</b> Outdoor lighting is provided in accordance with <i>Australian Standard AS 1158.1.1 –Road Lighting – Vehicular Traffic (Category V) Lighting – Performance and Installation Design Requirements</i> .
<b>PO2</b> Residential uses within the centre do not interrupt the continuity of the streetscape or the active, pedestrian focus of the street frontage.	<b>AO2</b> Any residential uses are located above or behind ground storey retail, commercial or community uses.
<b>PO3</b> Residential uses within the centre are provided with a reasonable level of privacy.	<b>AO3.1</b> Windows, balconies, and terraces of a dwelling unit are screened where overlooking a habitable room or private open space of another dwelling within 9m.
	<b>AO3.2</b> Screening is a solid translucent screen or perforated panels or trellises which have a maximum of 50% openings.
<b>PO4</b> Residential uses within the centre are provided with a reasonable level of private outdoor living space.	<b>AO4</b> Dwellings are provided with private open space or a balcony directly accessible from a habitable room with: <ul style="list-style-type: none"> <li>(a) a minimum of 9m<sup>2</sup>;</li> <li>(b) a minimum dimension of 3m; and</li> <li>(c) clear of any utilities, water tanks and air conditioning units.</li> </ul>

**Table 6.3.5.3—Accepted development subject to requirements and assessable development (Part)**

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



**Figure 6.105 – Principal centre concept plan**

**P07**

Ground floor and podium level development is occupied with uses that contribute to:

- (a) the core economic, entertainment and cultural functions of the principal centre (CBD);
- (b) the vitality and vibrancy of the city's public domain; and
- (c) a compatible mix of active day and night-time uses.

**A07.1**

Podium level development accommodates non-residential uses.

**A07.2**

Uses at ground storey are active and include:

- (a) retail; or
- (b) cafes and restaurants incorporating outdoor dining; or
- (c) services and commercial offices which generate a high level of pedestrian traffic; or
- (d) recreational and entertainment; or
- (e) community and cultural uses; or
- (f) entrance foyers to commercial and residential uses above.

	<p><b>AO7.3</b> Car parking is located in basements unless servicing significant citywide infrastructure or unresolvable geotechnical issues means basement parking is inappropriate or unachievable. In this case, parking is located above ground floor.</p>
<p><b>PO8</b> Tower development forms are occupied by uses that contribute to the accommodation of a critical mass of people (a resident or working population) within the principal centre (CBD).</p>	<p><b>AO8</b> Uses within tower elements are predominantly:</p> <ul style="list-style-type: none"> <li>(a) residential accommodation either short or long-term; or</li> <li>(b) commercial offices; or</li> <li>(c) a combination of these.</li> </ul>

**Table 6.3.5.3—Accepted development subject to requirements and assessable development (Part)**

Performance outcomes	Acceptable outcomes
<b>For assessable development</b>	
<b>Built form</b>	
<p><b>PO9</b> Building heights, site cover and setbacks contribute to the legibility, distinctiveness and place making of the city centre by creating an attractive skyline, and reinforcing the sense of primacy of the principal centre (CBD) core through built form outcomes.</p>	<p><b>AO9.1</b> Unless otherwise stated for a particular precinct:</p> <ul style="list-style-type: none"> <li>(a) buildings greater than 8 storeys have a podium for a minimum of 2 storeys up to a maximum of 4 storeys, and a tower above, in accordance with Figure 6.106 – Tower and podium form; or</li> <li>(b) buildings of 8 storeys or less have a single tower form in accordance with Figure 6.107 – Single tower form.</li> </ul>
	<p><b>AO9.2</b> Unless otherwise stated for a particular precinct, setbacks and site cover are:</p> <ul style="list-style-type: none"> <li>(a) for buildings greater than 8 storeys incorporating tower and podium, in accordance with Figure 6.106 – Tower and podium form, and the following:</li> </ul>

Design Provisions - Zone & Precinct Codes

Acceptable Outcome

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

- (b) for buildings 8 storeys or less and in a single tower form, in accordance with Figure 6.107 – Single tower form, and the following:

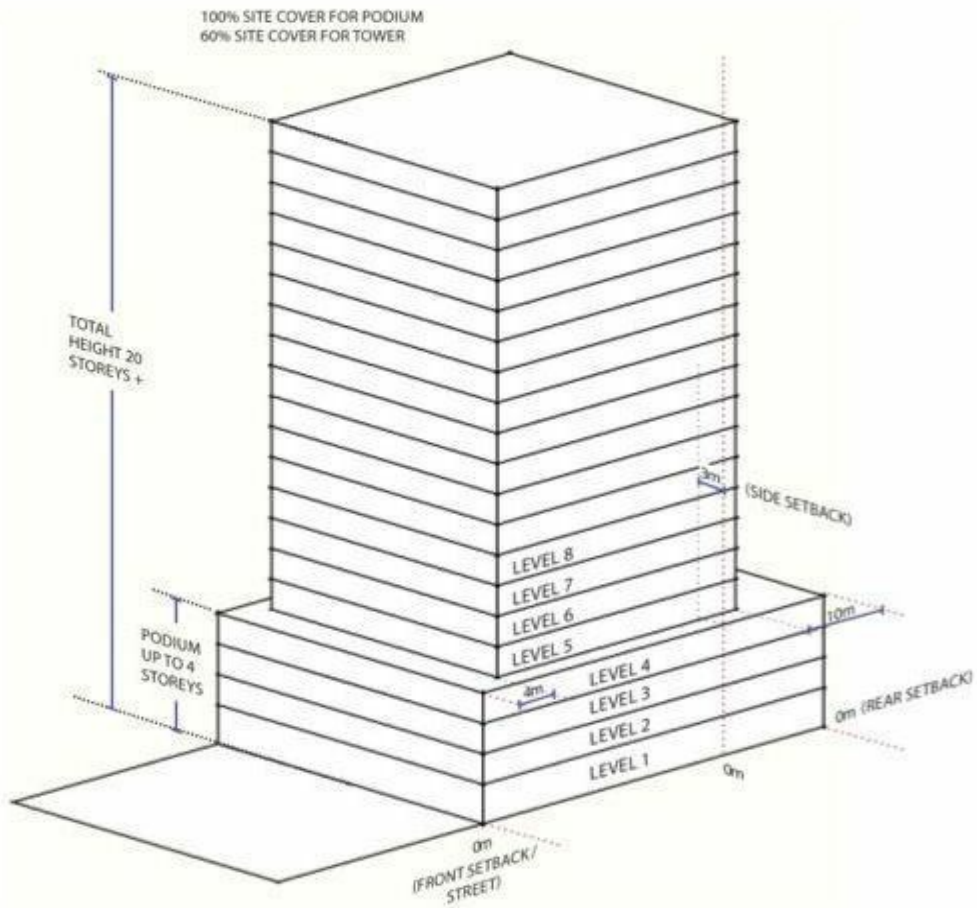
Design Provisions - Zone & Precinct Codes		
Acceptable Outcome		
Building Form	Tower	
Height	Up to 8 storeys	
Site Cover	70%	
SETBACKS	Front:	0m
	Side:	3m
	Rear:	6m

**PO10**

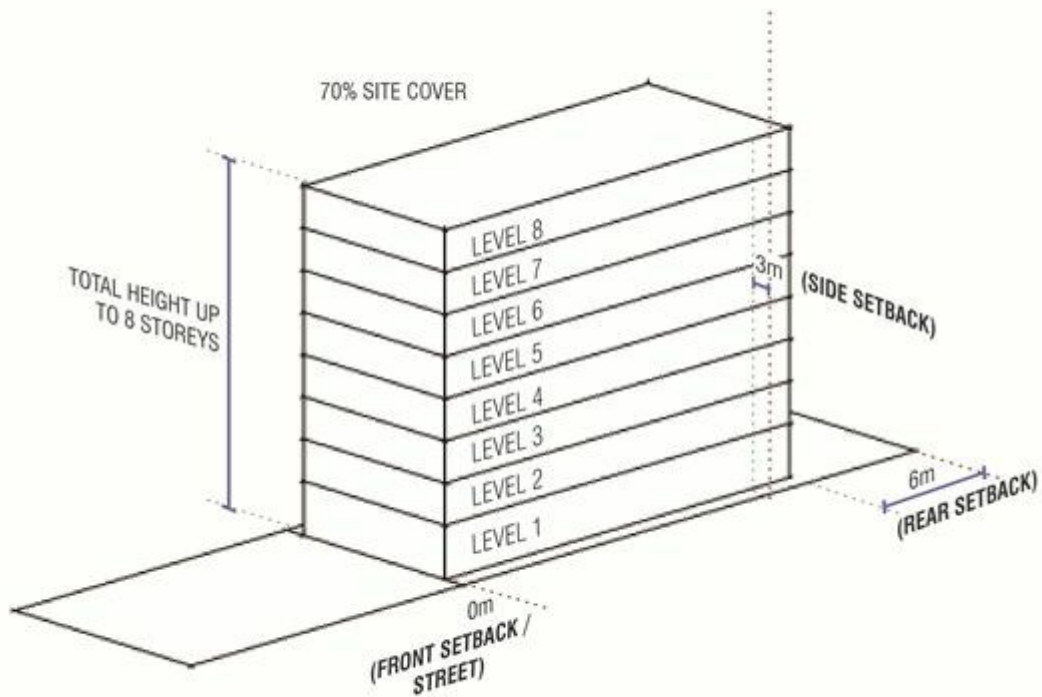
Building heights and massing:

- (a) contribute to the intended role, scale and character of the principal centre by:
- (i) accommodating sufficient floor space to provide critical mass and intensity of use to activate the city;
  - (ii) concentrate major development in the CBD core and transition building height at the fringes to ensure appropriate interface with lower scale adjoining developments; and
  - (iii) maximising active uses at lower levels to activate, interact with and overlook street frontages.
- (b) is appropriate to the character and climate of Townsville and:
- (i) retains the openness of street vistas, including to the sky, along major elements of the city grid;
  - (ii) provides privacy, natural light penetration and air circulation;
  - (iii) provide transition to and design compatibility with lower scale heritage places and precincts; and
  - (iv) retains an appropriate relationship with established streetscapes.
- (c) contributes to safe, active streets and public domain, by:
- (i) defining the street space with human scale elements;
  - (ii) retains the continuity of facades along the street; and
  - (iii) addressing all streets and public spaces with active uses, windows, doors, openings and balconies.

No acceptable outcome is nominated.

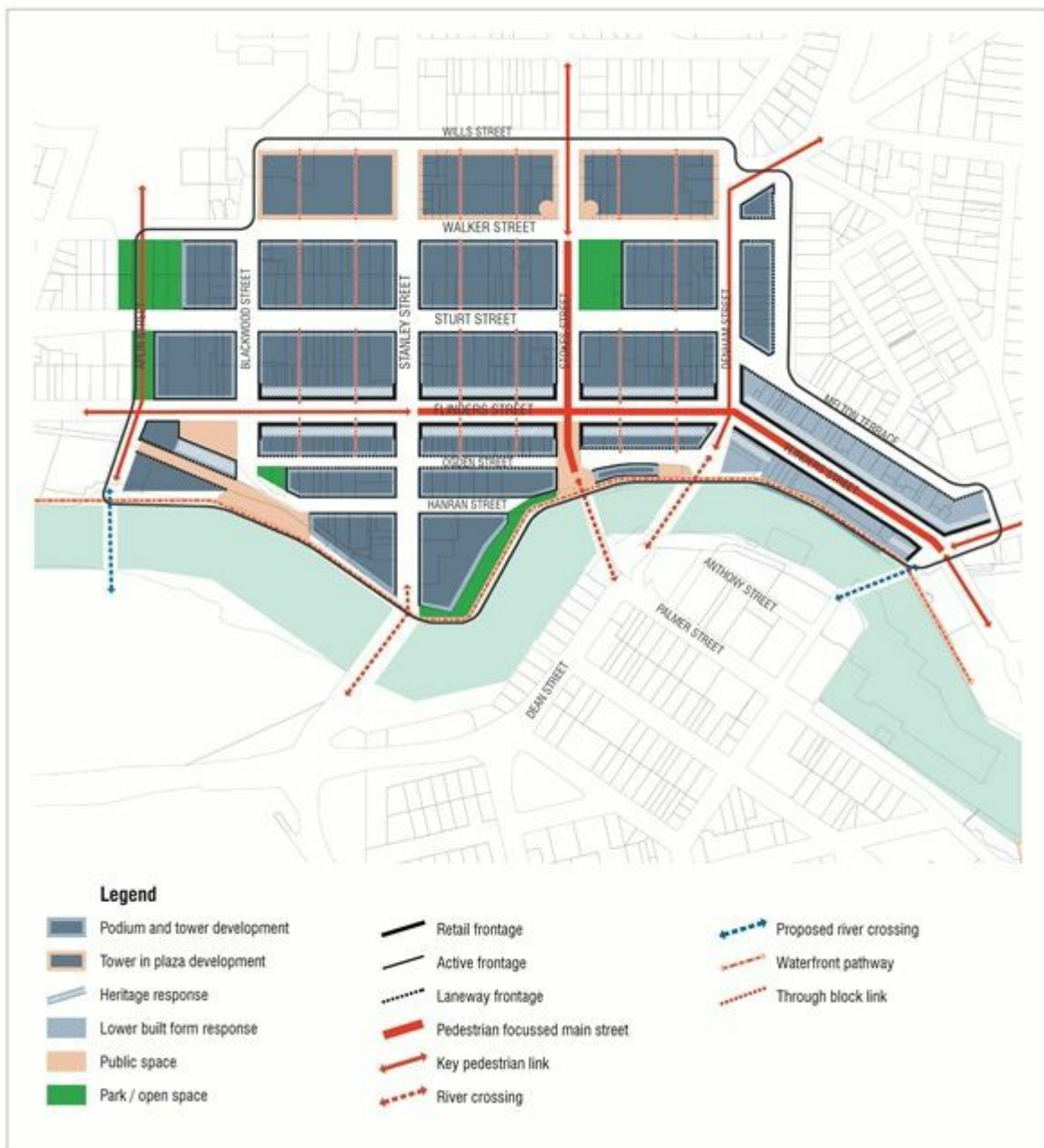


**Figure 6.106 – Tower and podium form**



**Figure 6.107 – Single tower form**

<p><b>PO11</b> Tower forms are clearly defined slender building elements with adequate spacing between them to provide for privacy, natural light penetration and air circulation.</p>	<p><b>AO11.1</b> Maximum horizontal dimension for a tower on any side is 40m or 75% of the width of the site, whichever is the lesser.</p> <p><b>AO11.2</b> On a site greater than 3,000m<sup>2</sup>, more than 1 tower is provided.</p>
<p><b>PO12</b> Ground floor and podium forms relate positively to streets and public spaces, and activate the public domain by incorporating:</p> <ul style="list-style-type: none"> <li>(a) operable elements within the building facade such as large window openings, sliding doors, window seating;</li> <li>(b) strong visual and physical connections between internal and external spaces;</li> <li>(c) usable outdoor/semi-outdoor spaces that support outdoor lifestyles and engage with the public realm; and</li> <li>(d) a gradual transition between the public domain and private outdoor or building spaces.</li> </ul>	<p>No acceptable outcome is nominated.</p>
<p><b>PO13</b> Through block connections are provided in accordance with Figure 6.105 – Principal centre concept plan which are publicly accessible during normal working/operating hours.</p>	<p>No acceptable outcome is nominated.</p>



**Figure 6.105 – Principal centre concept plan**

<p><b>PO14</b> Development provides continuity of building facades with adjoining buildings or provides appropriate transitions where a difference necessarily exists.</p>	<p>No acceptable outcome is nominated.</p>
<p><b>PO15</b> Ground floor and podium forms exhibit a human scale through:</p> <ul style="list-style-type: none"> <li>(a) the incorporation of detailed building elements;</li> <li>(b) articulation and definition of windows and openings including framing;</li> <li>(c) creation of a finer grain building rhythm, through design articulation such as variations in horizontal and vertical profiles, and variation in occupancy layouts within the overall building; and</li> <li>(d) where development sites are amalgamated, design of ground floor premises and facade to reflect the original lot widths.</li> </ul>	<p>No acceptable outcome is nominated.</p>
<p><b>PO16</b> Buildings or towers make a positive contribution to the skyline by:</p> <ul style="list-style-type: none"> <li>(a) exhibiting exceptional architectural design and quality;</li> <li>(b) utilising high quality materials that contribute to the tropical/Townsville character, are easily maintained and do not readily stain, discolour or deteriorate; and</li> <li>(c) articulating the building silhouette.</li> </ul>	<p>No acceptable outcome is nominated. <b>Editor's note</b>—where new buildings are proposed within the Principal centre (CBD) zone a design statement/response document is to be submitted with any development application demonstrating achievement of the relevant performance outcomes.</p>
<p><b>PO17</b> Roofscapes make a positive contribution to the attractiveness and function of the city through:</p> <ul style="list-style-type: none"> <li>(a) integrating them with the architectural design of the building;</li> <li>(b) service structures, lift motor rooms, externally mounted air conditioning units and mechanical plant designed as an architectural feature or with attractive screening;</li> <li>(c) creation of a coherent skyline for the city centre; and</li> <li>(d) creation of attractive and usable visual, open space, recreational or ecological spaces, including at podium level.</li> </ul>	<p>No acceptable outcome is nominated.</p>
<p><b>PO18</b> Buildings do not incorporate any type of glass or other surface that is likely to reflect solar rays that could create undue nuisance, discomfort or hazard to any part of the surrounding locality.</p>	<p><b>AO18</b> Any reflective glass material has:</p> <ul style="list-style-type: none"> <li>(a) a level of light reflectivity of not greater than 20%; and</li> <li>(b) a level of heat transmission of not less than 20%.</li> </ul>

<p><b>PO19</b> Fenestration and sun control elements are used to:</p> <ul style="list-style-type: none"> <li>(a) minimise solar heat gain on building walls and windows;</li> <li>(b) reduce glare;</li> <li>(c) enrich the tropical character; and</li> <li>(d) provide texture to the building facades.</li> </ul>	No acceptable outcome is nominated.
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**Table 6.3.5.3—Accepted development subject to requirements and assessable development (Part)**

Performance outcomes	Acceptable outcomes
<b>For assessable development</b>	
<b>Crime prevention through environmental design</b>	
<p><b>PO20</b> Development facilitates the safety and security of people and property having regard to:</p> <ul style="list-style-type: none"> <li>(a) maximising opportunities for casual surveillance and sight lines;</li> <li>(b) exterior building design that promotes safety;</li> <li>(c) provision of adequate lighting;</li> <li>(d) appropriate signage and wayfinding mechanisms;</li> <li>(e) minimisation of entrapment locations;</li> <li>(f) building entrances, loading and storage areas that are well lit and lockable after hours; and</li> <li>(g) provision of direct movements along desire lines with clear unobscured sight lines.</li> </ul> <p><b>Editor's note</b>—Applicants should have regard to <a href="#">Crime Prevention through Environmental Design Guidelines for Queensland</a>.</p>	No acceptable outcome is nominated.

**Table 6.3.5.3—Accepted development subject to requirements and assessable development (Part)**

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

**Table 6.3.5.3—Accepted development subject to requirements and assessable development (Part)**

Performance outcomes	Acceptable outcomes
<b>For assessable development</b>	
<b>Amenity</b>	
<p><b>PO22</b> Development minimises impacts on surrounding land and provides for an appropriate level of amenity within the centre, having regard to:</p> <ul style="list-style-type: none"> <li>(a) noise;</li> <li>(b) hours of operation;</li> <li>(c) traffic;</li> <li>(d) visual impact;</li> <li>(e) signage;</li> <li>(f) odour and emissions;</li> <li>(g) lighting;</li> <li>(h) access to sunlight;</li> <li>(i) privacy; and</li> <li>(j) outlook.</li> </ul>	<p>No acceptable outcome is nominated.</p>
<p><b>PO23</b> Development provides private open space that is:</p> <ul style="list-style-type: none"> <li>(a) well-proportioned, appealing, functional and easily accessible, and promotes outdoor living as an extension of the dwelling;</li> <li>(b) provides a high level of privacy for residents and neighbours; and</li> <li>(c) has sufficient size and shape to meet the needs of a diversity of potential residents.</li> </ul>	<p><b>AO23.1</b> Private open space is provided as a balcony with:</p> <ul style="list-style-type: none"> <li>(a) a minimum area of 9m<sup>2</sup> for a 1 bedroom unit or 16m<sup>2</sup> for a 2 or more bedroom unit; and</li> <li>(b) a minimum dimension of 3m, clear of any utilities such as gas, water tanks or air-conditioning units.</li> </ul> <p><b>AO23.2</b> Where clothes drying areas are provided on private balconies they are screened from public view.</p> <p><b>AO23.3</b> 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><b>PO24</b> 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><b>PO25</b> 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>

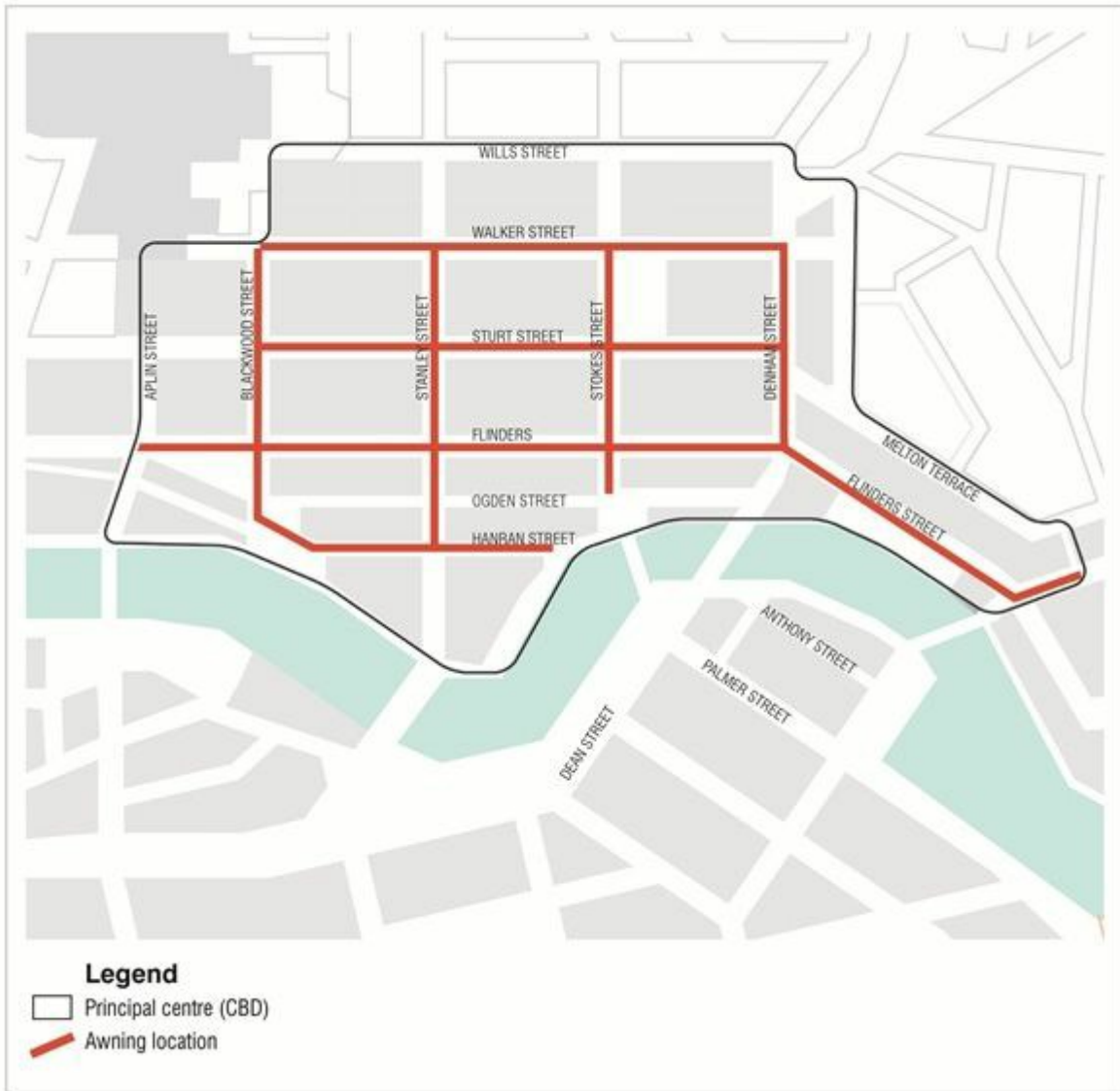
<p><b>PO26</b> On-site landscaping is provided to:</p> <ul style="list-style-type: none"> <li>(a) enhance the appearance of the development, particularly in parking and service areas and public spaces;</li> <li>(b) contribute to pedestrian comfort through shade;</li> <li>(c) create green rooves, walls or other sustainable building elements; and</li> <li>(d) screen unsightly components.</li> </ul>	<p>No acceptable outcome is nominated.</p>
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**Table 6.3.5.3—Accepted development subject to requirements and assessable development (Part)**

Performance outcomes	Acceptable outcomes
<b>For assessable development</b>	
<b>Loading and servicing</b>	
<p><b>PO27</b> The design and location of parking areas, refuse storage areas, loading/unloading and servicing areas, plant and building control on-site:</p> <ul style="list-style-type: none"> <li>(a) minimise disruption or breaks in building frontages; and</li> <li>(b) are screened from view from the street and adjoining uses.</li> </ul>	<p><b>AO27.1</b> Non-active frontage (vehicle access, fire egress, control room, plant, building services etc.) occupies a maximum 8m or 25% of the primary frontage, whichever is the lesser.</p> <p><b>AO27.2</b> Refuse storage areas, loading and services bays are:</p> <ul style="list-style-type: none"> <li>(a) contained within the ground floor or podium built form; and</li> <li>(b) screened from the street by active uses/occupied building space.</li> </ul>

**Table 6.3.5.3—Accepted development subject to requirements and assessable development (Part)**

Performance outcomes	Acceptable outcomes
<b>For assessable development</b>	
<b>Public domain</b>	
<p><b>PO28</b> Footpaths and pathways provide all weather protection within a safe, unobstructed and attractive environment. Awnings are:</p> <ul style="list-style-type: none"> <li>(a) continuous and compatible with existing awnings;</li> <li>(b) allow for street trees and landscaping;</li> <li>(c) visually safe and amenable;</li> <li>(d) located along key pedestrian routes and connects key destinations;</li> <li>(e) contributes to legibility and wayfinding;</li> <li>(f) do not impede the normal flow of pedestrians; and</li> <li>(g) constructed of materials that reflect the tropical climate and character of Townsville.</li> </ul>	<p><b>AO28.1</b> Awnings are provided in accordance with Figure 6.108 – Awning location.</p>
	<p><b>AO28.2</b> Awnings:</p> <ul style="list-style-type: none"> <li>(a) are located above ground floor and is a minimum of 3.2m and generally not more than 4.2m above pavement height;</li> <li>(b) extend from the face of the building and is set back from the inside of the kerb line: 1.5m;</li> <li>(c) are continuous across all street frontages of the site;</li> <li>(d) are contiguous with adjoining buildings and awnings;</li> <li>(e) are cantilevered from the building and does not include posts within the footpath (except within the Flinders Street East precinct);</li> <li>(f) are provided with under awning lighting; and</li> <li>(g) are constructed of lightweight materials.</li> </ul>
	<p><b>AO28.3</b> Additional pedestrian shelter is provided as free-standing shade structures (such as umbrellas) which:</p> <ul style="list-style-type: none"> <li>(a) are constructed of lightweight materials;</li> <li>(b) have a minimum number of posts;</li> <li>(c) are a minimum 2.5m above pavement height; and</li> <li>(d) maintain the normal flow of pedestrians.</li> </ul>

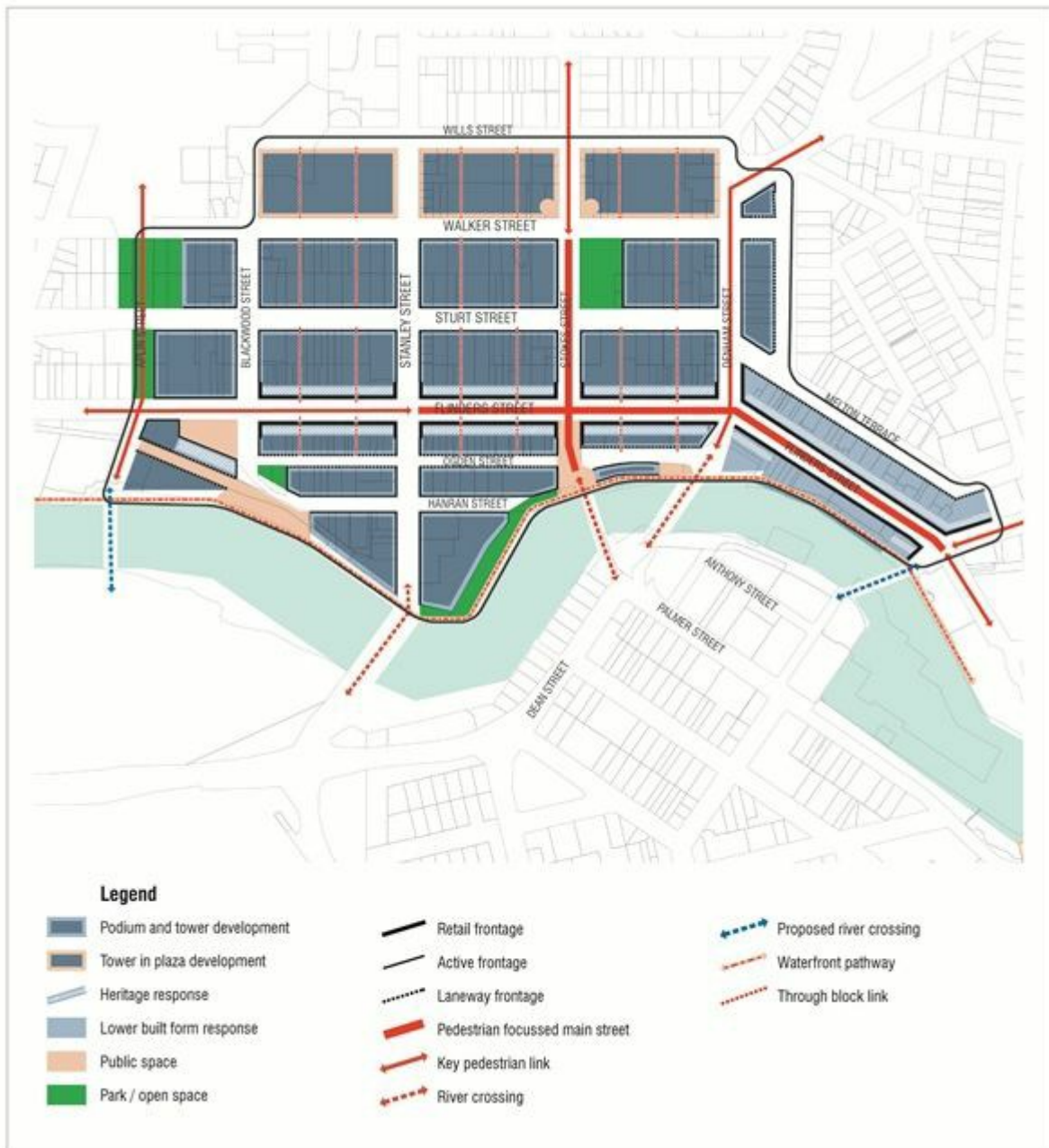


**Figure 6.108 – Awning location**

<p><b>PO29</b> Where the ground floor is setback and upper podium levels overhang, or awnings are provided, these are cantilevered to avoid columns, ensuring no visual or physical obstruction occurs between the footpath and ground floor premises.</p>	<p>No acceptable outcome is nominated.</p>
<p><b>PO30</b> The location and placement of steps, escalators, ramps, lifts, automatic teller machines and other facilities which require queuing, standing areas or waiting such as bus stops and taxi ranks:</p> <ul style="list-style-type: none"> <li>(a) do not impede the normal flow of pedestrians;</li> <li>(b) maintain visibility and good sight lines; and</li> <li>(c) provide adequate space for queuing, standing areas.</li> </ul>	<p><b>AO30</b> Any steps, escalators, ramps, lifts and automatic teller machines are set back 1.5m from the building facade at ground floor to allow for adequate waiting space in a manner that does not create concealment spots.</p>
<p><b>PO31</b> Pedestrian movement is continuous, convenient, safe and comfortable. Development:</p> <ul style="list-style-type: none"> <li>(a) provides pathways at street level and not provided via overhead bridges;</li> <li>(b) provides additional through block connections;</li> <li>(c) provides direct connections between key destinations; and</li> <li>(d) priorities pedestrian movement throughout the CBD.</li> </ul>	<p>No acceptable outcome is nominated.</p>
<p><b>PO32</b> Footpath and public realm design delivers pedestrian spaces that:</p> <ul style="list-style-type: none"> <li>(a) accommodate the requirements of the adjacent land use and the likely pedestrian traffic;</li> <li>(b) provide all weather protection;</li> <li>(c) provide vegetation that contributes to the city's tropical character; and</li> <li>(d) are constructed and maintained to a consistent standard.</li> </ul>	<p>No acceptable outcome is nominated.</p>

**Table 6.3.5.3—Accepted development subject to requirements and assessable development (Part)**

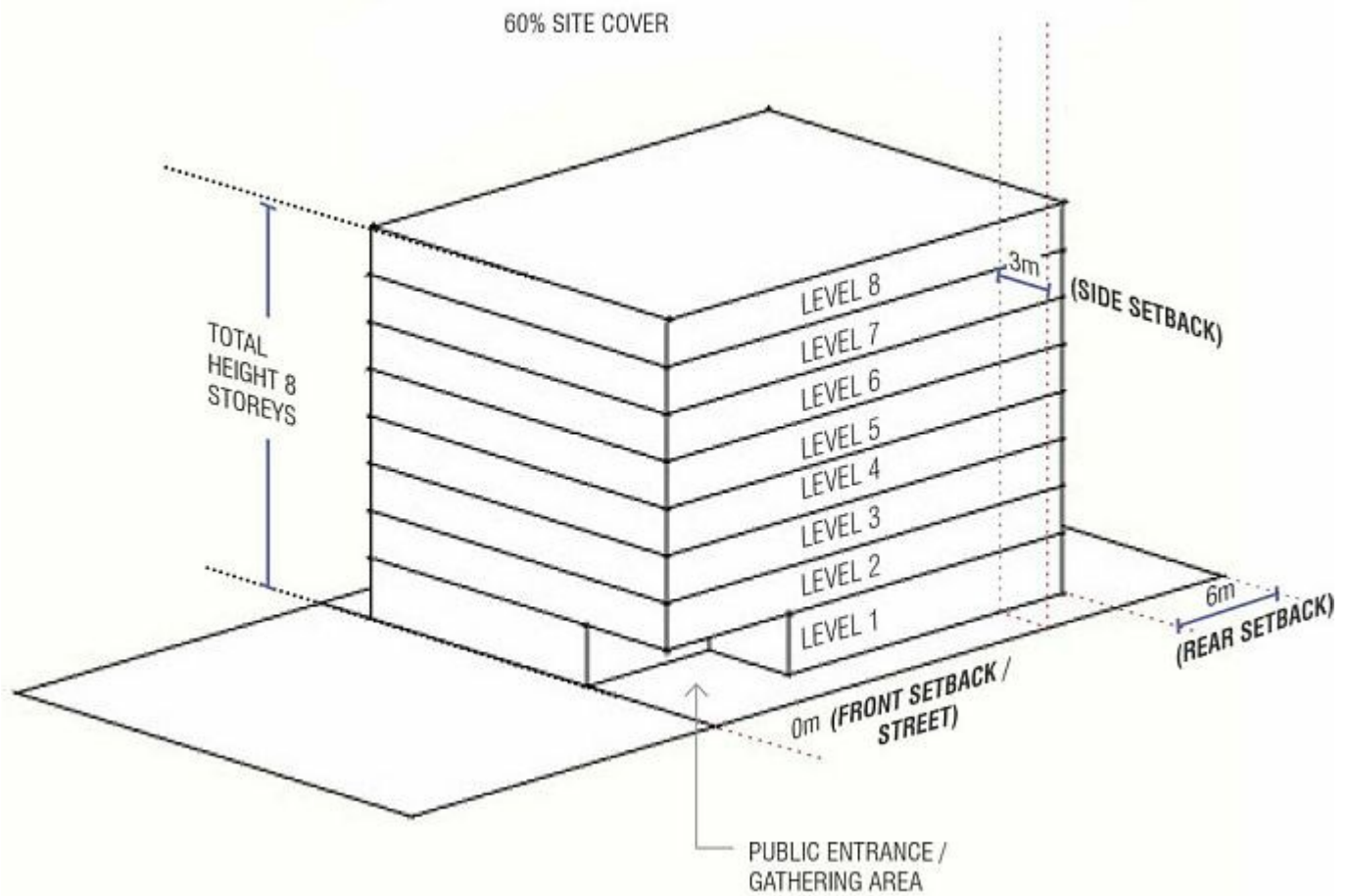
Performance outcomes	Acceptable outcomes
<b>For assessable development</b>	
<b>Provision of public spaces</b>	
<p><b>PO33</b> A variety of public spaces are provided throughout the principal centre (CBD) and include:</p> <ul style="list-style-type: none"> <li>(a) small-scale spaces;</li> <li>(b) laneways;</li> <li>(c) public promenades;</li> <li>(d) public squares;</li> <li>(e) urban boulevards;</li> <li>(f) parks and gardens;</li> <li>(g) performance spaces; and</li> <li>(h) arcades and through block links.</li> </ul>	<p><b>AO33</b> New public spaces, corridors, pathways and through block connections are provided in accordance with Figure 6.105 – Principal centre concept plan.</p>
<p><b>PO34</b> Development adjoining Ross Creek contributes to the provision of a continuous riverside bikeway/walkway linking Reid Park to The Strand and extending out to the Breakwater precinct. The pathway system:</p> <ul style="list-style-type: none"> <li>(a) provides a shared path for pedestrians and cyclists;</li> <li>(b) is safe and attractive providing opportunities for pausing and weather protection along the route; and</li> <li>(c) provides direct connections between the pathway and the adjoining street network.</li> </ul>	<p><b>AO34</b> Any development on premises adjoining Ross Creek provides:</p> <ul style="list-style-type: none"> <li>(a) a fully publicly accessible riverside walkway/bikeway that is dedicated to council and has a minimum unobstructed pavement width of 4.5m and a minimum overall width of 6m;</li> <li>(b) tree planting, lighting, balustrading, and pavement treatment are provided along the full length and within the pathway; and</li> <li>(c) furniture, including seating, awnings and public art for weather protection are provided at the intersection of the pathway and key streets.</li> </ul>



**Figure 6.105 – Principal centre concept plan**

**Table 6.3.5.3—Accepted development subject to requirements and assessable development (Part)**

Performance outcomes	Acceptable outcomes
<p><b>Additional benchmarks for assessable development in precincts</b></p> <p><b>Note</b>—Where acceptable outcomes in this section vary from those provided earlier in this code, the precinct-based acceptable outcomes take precedence.</p>	
<p><b>Civic and administration precinct</b></p>	
<p><b>PO35</b></p> <p>Development facilitates or supports a mix of uses and day and night-time activity throughout the precinct including:</p> <ul style="list-style-type: none"> <li>(a) civic, administration, government, education and commercial office buildings are the predominant uses; and</li> <li>(b) shops, dining, café and restaurant uses may occur at the ground storey along street frontages and adjoining public entrances and forecourts.</li> </ul>	<p>No acceptable outcome is nominated.</p>
<p><b>PO36</b></p> <p>Building form and massing reflect a distinctive ‘building in plaza’ setting to contribute to the civic character and identity of the precinct including:</p> <ul style="list-style-type: none"> <li>(a) substantial areas of the ground plane given over to public access;</li> <li>(b) a high quality public realm including both hard and soft-scape materials;</li> <li>(c) creation of stand-alone pavilions; and</li> <li>(d) consistent single, uniform building elements.</li> </ul>	<p><b>AO36.1</b></p> <p>Buildings:</p> <ul style="list-style-type: none"> <li>(a) do not have a site cover exceeding 60% of the site; and</li> <li>(b) incorporate a significant space as an entrance plaza/waiting or meeting area.</li> </ul> <p>Figure 6.109 — Civic and administration precinct built form illustrates the desired outcome.</p> <hr/> <p><b>AO36.2</b></p> <p>Building setbacks are:</p> <ul style="list-style-type: none"> <li>(a) a minimum of 5m from street and side boundaries;</li> <li>(b) a minimum of 6m from the rear boundary; and</li> <li>(c) are generally consistent for the full height of the building on a single side, with only minor (less than 1m) indents or projections in the facade.</li> </ul> <p>Figure 6.109 — Civic and administration precinct built form illustrates the desired outcome.</p>



**Figure 6.109 – Civic and administration precinct built form**

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

**Table 6.3.5.3—Accepted development subject to requirements and assessable development (Part)**

Performance outcomes	Acceptable outcomes
<b>Flinders Street retail precinct</b>	
<b>Role and function</b>	
<p><b>PO40</b> Ground floors of buildings on Flinders Street frontage are occupied by uses that have a visible presence on and interaction with the street and public domain.</p> <p>Predominant uses reflect the role of this precinct as the focus for retail uses within the principal centre (CBD) and the highest order retailing in the city by:</p> <ul style="list-style-type: none"> <li>(a) retail and other active uses at ground floor along Flinders Street and Odgen Street in this precinct;</li> <li>(b) accommodating specialist retailing; and</li> <li>(c) accommodating a department store.</li> </ul>	<p><b>AO40</b> New development provides at least the same amount of retail floor space as existed prior to that development, ensuring there is no net loss.</p>
<p><b>PO41</b> Active uses including retail, shops, banks, active commercial tenancies and café uses are located:</p> <ul style="list-style-type: none"> <li>(a) at ground floor along Flinders Street and Odgen Street;</li> <li>(b) along the ground floor of any through block links, arcades or indoor retail developments; and</li> <li>(c) at upper levels where indoor retail developments.</li> </ul>	<p>No acceptable outcome is nominated.</p>
<p><b>PO42</b> Any department or discount department store has a frontage to Flinders Street and is incorporated into larger retail and entertainment development where possible.</p>	<p>No acceptable outcome is nominated.</p>

**Table 6.3.5.3—Accepted development subject to requirements and assessable development (Part)**

Performance outcomes	Acceptable outcomes																		
<b>Flinders Street retail precinct</b>																			
<b>Building form and massing</b>																			
<p><b>PO43</b> Building heights and massing:</p> <p>(a) reflect and respond to the scale of adjoining historic building forms;</p> <p>(b) facilitate a high degree of pedestrian amenity by:</p> <p>(i) minimising overshadowing and adverse wind effects;</p> <p>(ii) providing for good light penetration and air circulation with visibility to the sky; and</p> <p>(c) ensure the scale and character of the heritage buildings is the prevailing built form.</p>	<p><b>AO43.1</b> Along the Flinders Street frontage and Sturt Street frontage:</p> <p>(a) podium height is a maximum of 4 storeys;</p> <p>(b) where adjoining a heritage or character building, podium height is a maximum of 2 storeys, or is within 20% of the height of the adjoining building height;</p> <p>(c) podium development is built to boundary on all site boundaries;</p> <p>(d) towers are set back from Flinders Street a minimum of 10m;</p> <p>(e) towers are set back from Sturt Street a minimum of 4m; and</p> <p>(f) unless otherwise stated building form, setbacks, heights, and site cover are as illustrated in Figure 6.110 – Flinders Street retail precinct building massing, and the following:</p> <div data-bbox="868 1032 1369 1377" style="border: 1px solid black; padding: 5px;"> <p><b>Design Provisions - Zone &amp; Precinct Codes</b></p> <p><b>Acceptable Outcome</b></p> <table border="1"> <thead> <tr> <th rowspan="2">Building Form</th> <th colspan="2">Heritage Frontage and Tower set back from street</th> </tr> <tr> <th>Podium</th> <th>Tower</th> </tr> </thead> <tbody> <tr> <td>Height</td> <td>2-3 storeys Flinders Street 4 storeys Sturt St &amp; Ogden St</td> <td>20 storeys + (including podium)</td> </tr> <tr> <td>Site Cover</td> <td>100%</td> <td>60%</td> </tr> <tr> <td rowspan="3">SETBACKS</td> <td>Front/Street:</td> <td>20m Flinders St 4m Sturt &amp; Ogden St</td> </tr> <tr> <td>Side:</td> <td>3m</td> </tr> <tr> <td>Rear:</td> <td>10m or between tower elements</td> </tr> </tbody> </table> </div>	Building Form	Heritage Frontage and Tower set back from street		Podium	Tower	Height	2-3 storeys Flinders Street 4 storeys Sturt St & Ogden St	20 storeys + (including podium)	Site Cover	100%	60%	SETBACKS	Front/Street:	20m Flinders St 4m Sturt & Ogden St	Side:	3m	Rear:	10m or between tower elements
Building Form	Heritage Frontage and Tower set back from street																		
	Podium	Tower																	
Height	2-3 storeys Flinders Street 4 storeys Sturt St & Ogden St	20 storeys + (including podium)																	
Site Cover	100%	60%																	
SETBACKS	Front/Street:	20m Flinders St 4m Sturt & Ogden St																	
	Side:	3m																	
	Rear:	10m or between tower elements																	

### AO43.2

Along the Ogden Street frontage:

- (a) podium height is maximum of 4 storeys;
- (b) podium development is built to boundary on all site boundaries;
- (c) the tower are setback a minimum of 5m from the street frontage; and
- (d) unless otherwise stated building form, setbacks, heights, and site cover are as illustrated in Figure 6.106 – Tower and podium form, and the following:

#### Design Provisions - Zone & Precinct Codes

##### Acceptable Outcome

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

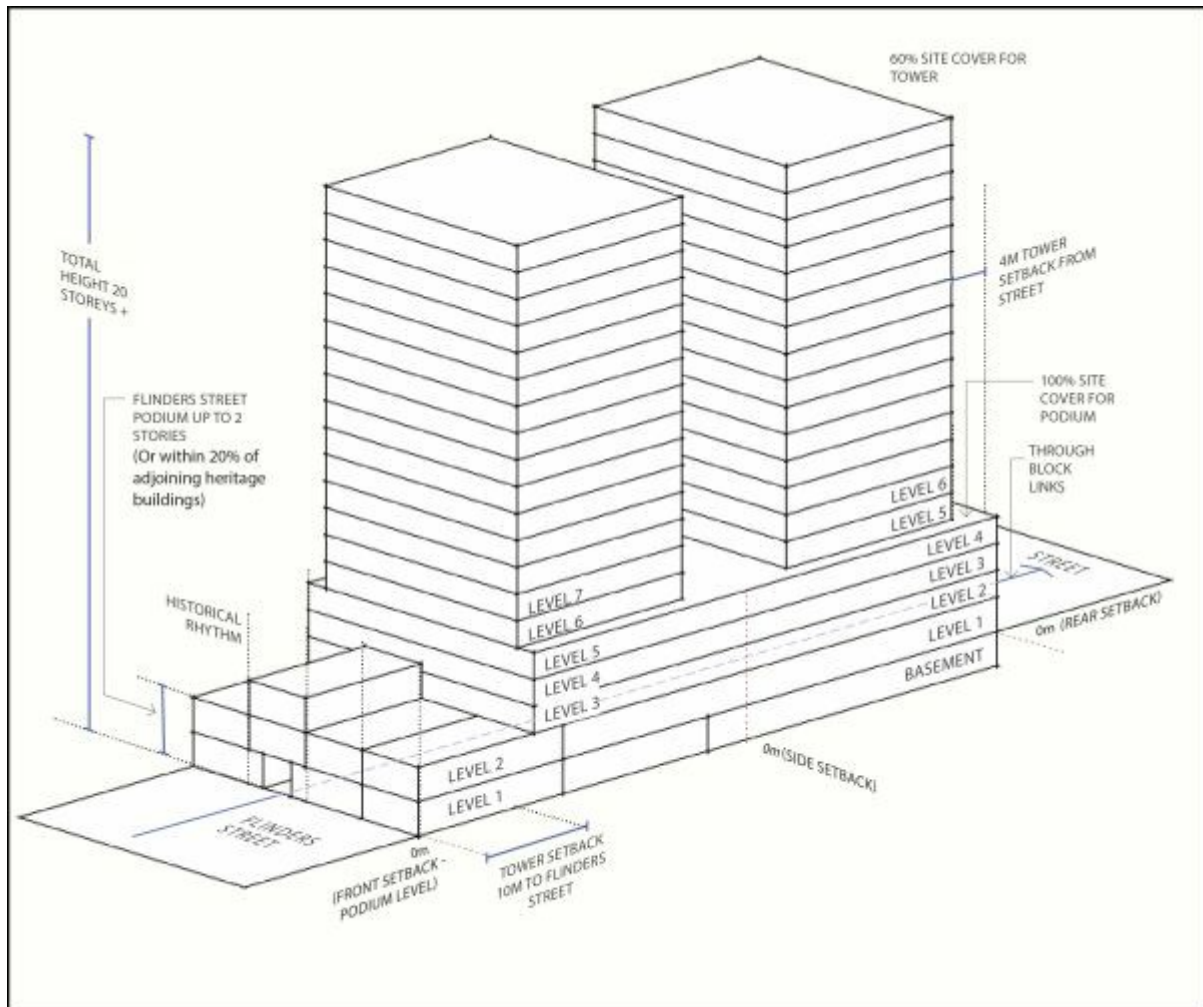


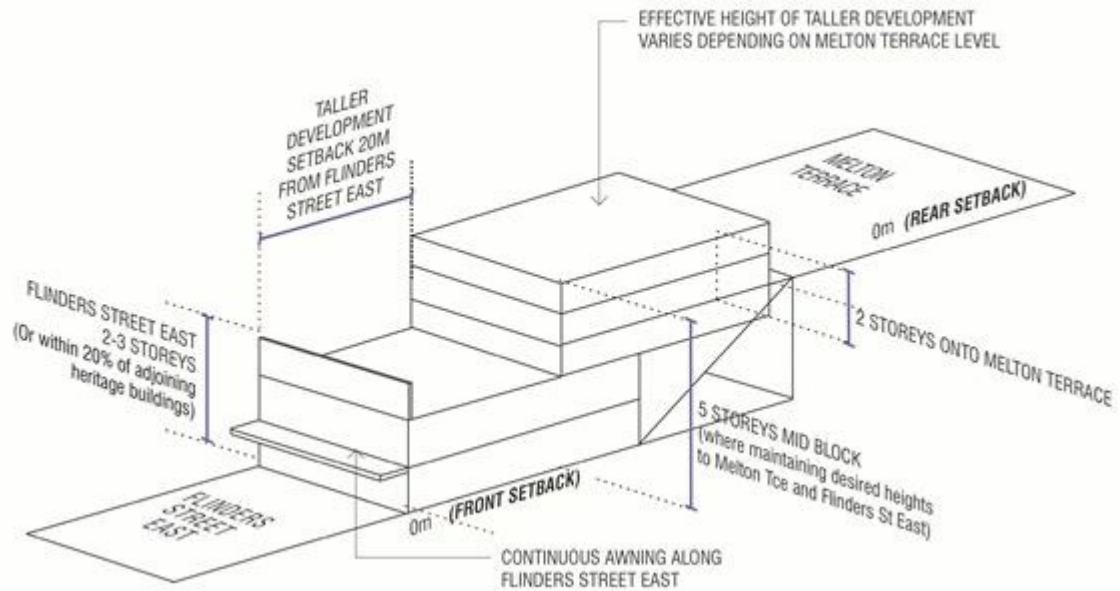
Figure 6.110 – Flinders Street retail precinct building massing

**Table 6.3.5.3—Accepted development subject to requirements and assessable development (Part)**

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

**Table 6.3.5.3—Accepted development subject to requirements and assessable development (Part)**

Performance outcomes	Acceptable outcomes										
<b>Flinders Street East precinct</b>											
<b>Building form and massing</b>											
<p><b>PO48</b> Building heights and massing:</p> <ul style="list-style-type: none"> <li>(a) reflect and respond to the scale of adjoining heritage building forms;</li> <li>(b) create a predominantly continuous built edge to the street at the ground storey; and</li> <li>(c) retain views to and from Melton Hill to South Townsville (Tomlins Street).</li> </ul>	<p><b>AO48</b> In the Flinders Street East precinct:</p> <ul style="list-style-type: none"> <li>(a) building height along Flinders Street (East) is 3 storeys or within 20% of the adjoining heritage buildings;</li> <li>(b) no towers are established;</li> <li>(c) buildings are set back 0m from Flinders Street (East);</li> <li>(d) side setbacks do not exceed 1.5m;</li> <li>(e) building height along Melton Terrace is a maximum of 2 storeys above the level of the adjoining road; and</li> <li>(f) unless otherwise stated building form, setbacks, heights, and site cover are as illustrated in Figure 6.111 – Flinders Street East building massing, and the following:</li> </ul> <div data-bbox="868 958 1369 987" style="background-color: #00AEEF; color: white; padding: 2px; margin: 10px 0;">Design Provisions - Zone &amp; Precinct Codes</div> <div data-bbox="868 996 1085 1025" style="background-color: #00AEEF; color: white; padding: 2px; margin: 2px 0;">Acceptable Outcome</div> <table border="1" data-bbox="868 1032 1369 1361" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 20%;"><b>Building Form</b></td> <td>Heritage frontage with development behind</td> </tr> <tr> <td><b>Height</b></td> <td><b>Flinders Street East:</b> 2-3 storeys <b>Melton Terrace:</b> 2 storeys</td> </tr> <tr> <td><b>Site Cover</b></td> <td>100%</td> </tr> <tr> <td rowspan="3" style="writing-mode: vertical-rl; transform: rotate(180deg);"><b>SETBACKS</b></td> <td><b>Front/Street:</b> 0m for levels 1-3 20m for levels 3+</td> </tr> <tr> <td><b>Side:</b> 0m</td> </tr> <tr> <td><b>Rear:</b> N/A</td> </tr> </table>	<b>Building Form</b>	Heritage frontage with development behind	<b>Height</b>	<b>Flinders Street East:</b> 2-3 storeys <b>Melton Terrace:</b> 2 storeys	<b>Site Cover</b>	100%	<b>SETBACKS</b>	<b>Front/Street:</b> 0m for levels 1-3 20m for levels 3+	<b>Side:</b> 0m	<b>Rear:</b> N/A
<b>Building Form</b>	Heritage frontage with development behind										
<b>Height</b>	<b>Flinders Street East:</b> 2-3 storeys <b>Melton Terrace:</b> 2 storeys										
<b>Site Cover</b>	100%										
<b>SETBACKS</b>	<b>Front/Street:</b> 0m for levels 1-3 20m for levels 3+										
	<b>Side:</b> 0m										
	<b>Rear:</b> N/A										



**Figure 6.111 – Flinders Street East building massing**

**Table 6.3.5.3—Accepted development subject to requirements and assessable development (Part)**

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

## 6.3.6 Specialised centre zone code

### 6.3.6.1 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.

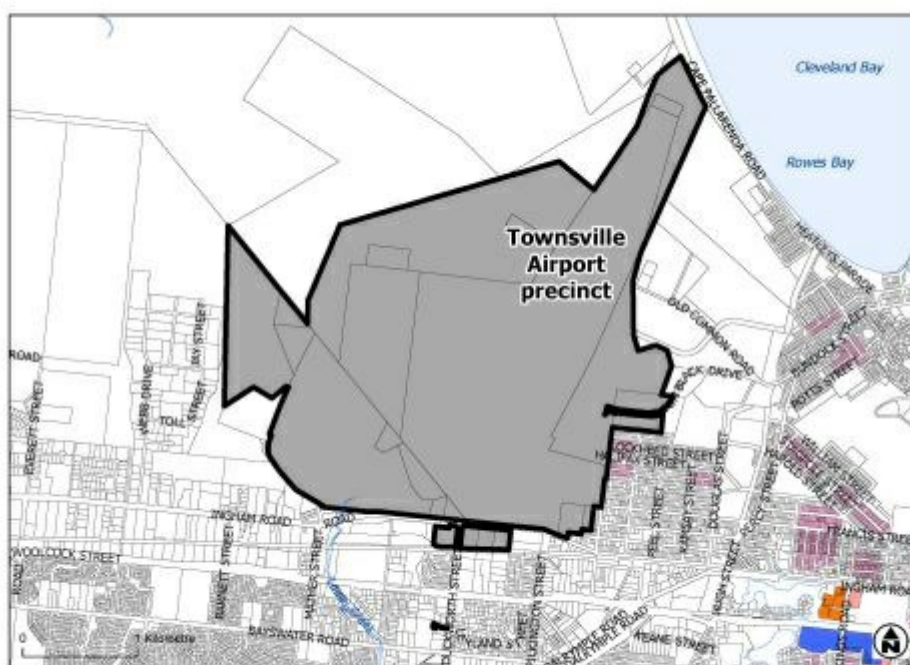
### 6.3.6.2 Purpose

- (1) The purpose of the Specialised centre zone code is to provide for one or more specialised uses.
- (2) The particular purpose of the code is to:
  - (a) recognise the role and function of each of the specialised centres and guide development within each centre; and
  - (b) protect each centre from encroachment by development which may impact on that role and function.
- (3) The purpose of the zone will be achieved through the following overall outcomes:
  - (a) the zone accommodates large public, commercial or institutional facilities which are significant to the economic and social well-being of Townsville but are not appropriately included in other zones. These centres include Domain Central, the James Cook University-Townsville Hospital precinct, Lavarack Barracks, Townsville Airport, Port of Townsville and major medical precincts;  
**Editor's note**—While the planning scheme does not regulate land within some of these sites, this code is intended to give direction to development within or in the vicinity of these sites, to the extent possible.
  - (b) the centres perform a specific function for the Townsville and wider North Queensland community, and are major nodes of business activity, services or employment;
  - (c) these centres generally have strong relationships with the other multifunctional activity centres in Townsville, but do not incorporate the breadth and depth of activities of these other centres and do not compete with or undermine the retail and commercial functions of these other centres;
  - (d) development supports and is compatible with the primary focus for the centre. The specialised centre retains its dominant function and new development does not prejudice its ongoing operation or significantly impact on the amenity of nearby sensitive uses;
  - (e) shops and shopping centres within these centres are limited to convenience retail, food and drink outlets servicing on-site businesses, workers and, where they exist, residents. Offices are limited to those directly related to the primary focus of the centre;
  - (f) specialised centres grow in a consolidated way that makes efficient use of the zoned area. Development near the boundaries of specialised centres is located and designed to minimise impacts on sensitive land uses in other zones;
  - (g) development surrounding a specialised centre does not impact on the continued functioning and expansion of the centre for its intended primary purpose;
  - (h) design of built form and public spaces facilitates safe and secure environments and discourages antisocial behaviour; and
  - (i) opportunities for energy efficiency through built form are maximised.
- (4) The purpose of the zone will also be achieved through the following additional overall outcomes for particular precincts and sub-precincts:

Townsville Airport precinct:

- (a) the long-term operation and expansion of the Townsville Airport is supported for both Department of Defence purposes, and to satisfy the primary air transport needs of the Townsville and North Queensland regions;
- (b) the timely and cost-effective provision of aeronautical infrastructure is facilitated;
- (c) aviation-related related businesses, research and technology industries and low impact industries are accommodated;
- (d) development is not of a type or scale that undermines the successful operation of the principal centre (CBD) or major centres in Townsville; and
- (e) residential development is limited to short-term accommodation.

**Editor's note**—The Townsville Airport does not fall within the regulatory jurisdiction of the Townsville City Plan. However, council recognises its important joint defence and civil functions through this zoning and acknowledges the intentions of Townsville Airport's master planning document.



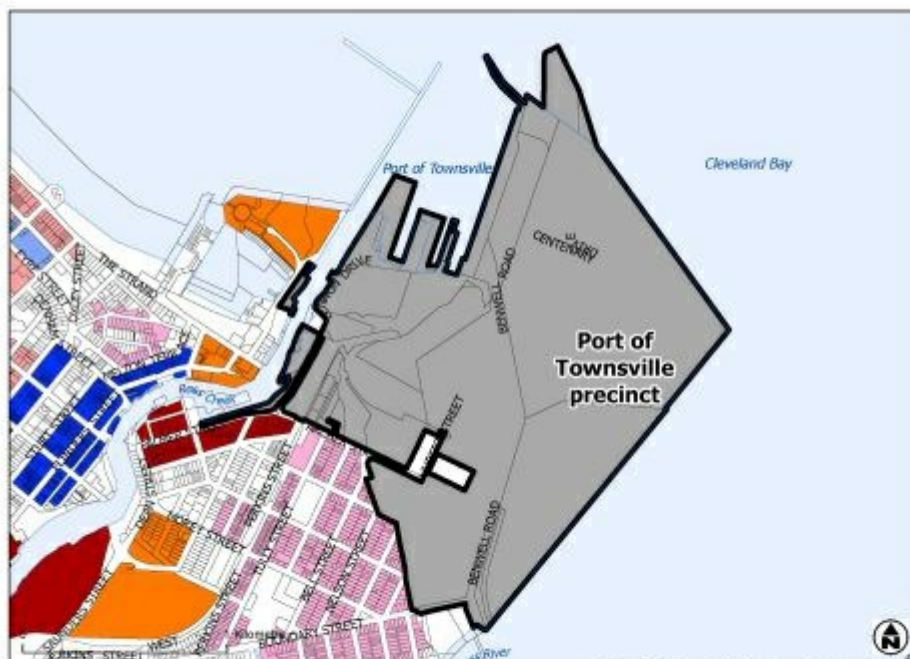
[Click here](#) to view PDF high resolution map.

**Figure 6.112 - Townsville Airport precinct**

Port of Townsville precinct:

- (a) the long-term operation of the Port of Townsville is protected for the benefit of the local and regional economy;
- (b) the operations of the port are protected from incompatible land uses and activities on nearby land; and
- (c) waterfront development within the port is integrated with the Palmer Street and The Strand areas where possible, to maximise community access to and use of waterfront areas.

**Editor's note**—The Port of Townsville does not fall within the regulatory jurisdiction of the Townsville City Plan. However, council recognises its important function through this zoning and the acknowledges the intentions of Port of Townsville's master planning documents.



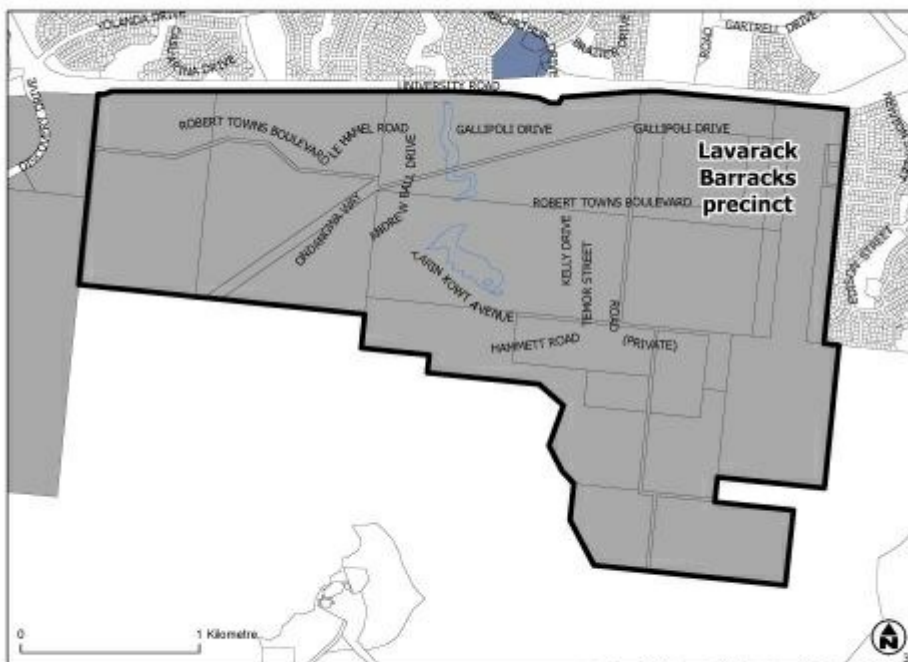
[Click here](#) to view PDF high resolution map.

**Figure 6.113 - Port of Townsville precinct**

Lavarack Barracks precinct:

- (a) the ongoing use and development of the barracks area for Department of Defence-related purposes, including aviation, communications, logistics, administration, training, and accommodation and recreation facilities for defence personnel is protected; and
- (b) to the extent practicable, development is encouraged to create an attractive frontage to University Road.

**Editor's note**—Lavarack Barracks does not fall within the regulatory jurisdiction of the Townsville City Plan. However, council recognises its important function through this zoning.

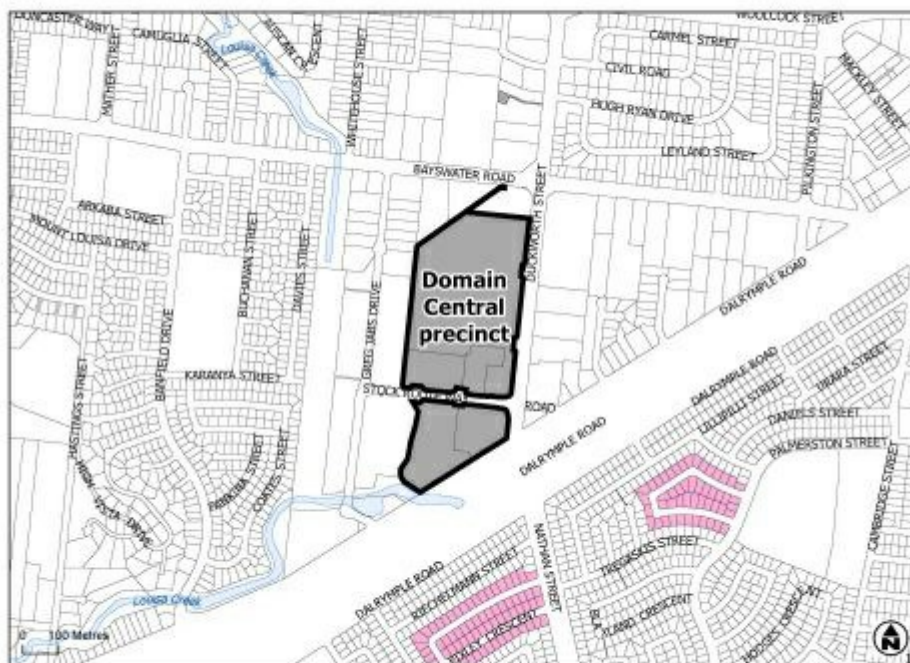


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**Figure 6.114 - Lavarack Barracks precinct**

Domain Central precinct:

- (a) this centre accommodates showrooms primarily servicing the northern Townsville community;
- (b) apart from small-scale food and drink outlets, Domain Central is not substantially expanded to include further shops or shopping centres; and
- (c) the integration of this centre is strengthened through built form and layout, and pedestrian-based accessibility is improved.

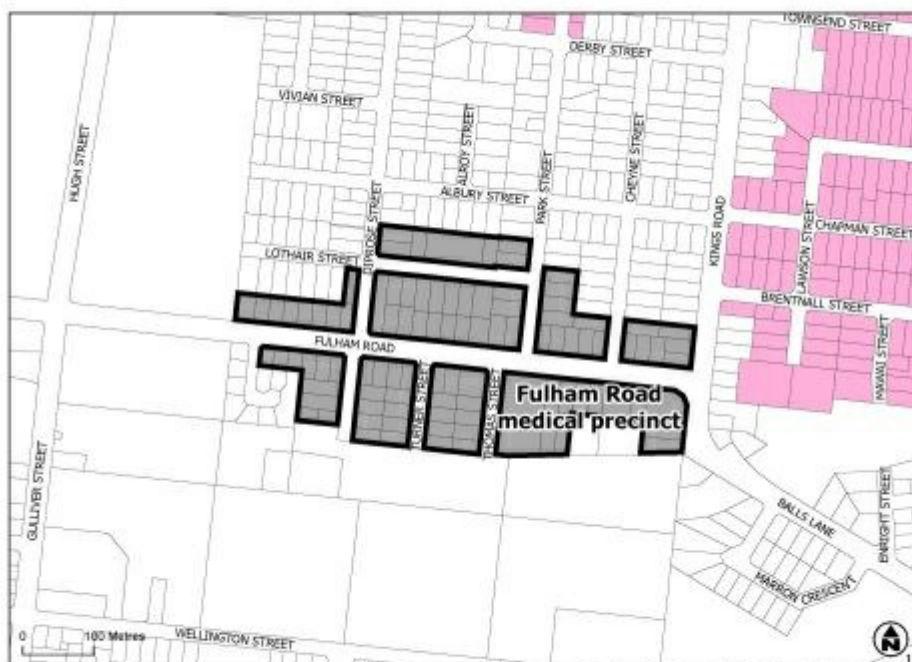


[Click here](#) to view high resolution PDF.

**Figure 6.115 - Domain Central precinct**

Fulham Road medical precinct:

- (a) the precinct continues to be the focus for private acute medical services in the Townsville region;
- (b) the continued efficient and effective operation of the hospital is protected;
- (c) the precinct accommodates medical centres, medical offices and health care services, research and technology industries, accommodation and other activities that support or are otherwise allied to the hospital activities;
- (d) the hospital has the highest scale and intensity of any use within the precinct; and
- (e) development facilitates an active pedestrian environment along Fulham Road which promotes connectivity to adjoining areas including Anderson Park.



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

**Figure 6.116 - Fulham Road medical precinct**

Bayswater Road medical precinct:

- (a) the continued efficient and effective operation of the hospital is protected;
- (b) the hospital has the highest scale and intensity of any use within the precinct;
- (c) the precinct accommodates medical centres, medical offices and health care services, research and technology industries, accommodation and other activities that support or are otherwise related to the hospital activities;
- (d) the primary hospital entry and pedestrian activity within the precinct is focused around the Oxford Street and Regent Street intersection;
- (e) Oxford and Regent Street are active pedestrian environments and direct pedestrian connections are provided through the hospital site; and
- (f) parking associated with the hospital and other allied health uses is provided in consolidated areas.



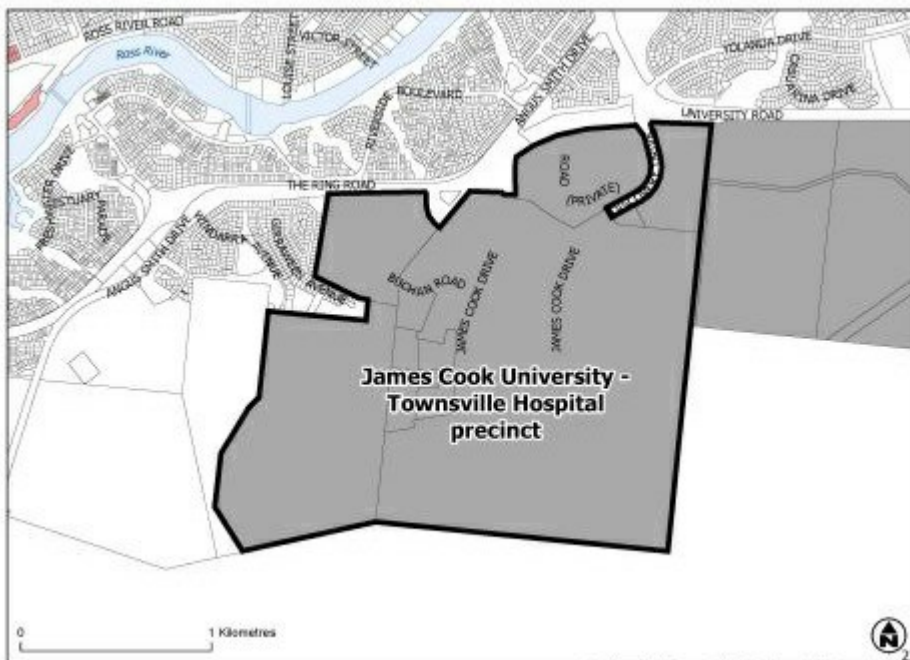
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**Figure 6.117 - Bayswater Road medical precinct**

James Cook University-Townsville Hospital precinct:

- (a) the James Cook University-Townsville hospital precinct is evolving into a ‘world-class knowledge community’ with a focus on the tropics and on sustainability. Prominent land uses include health and education services and a range of research and technology industries;
- (b) the land use mix and scale of development reflects the role of the precinct in the city and the tropics. Land uses which benefit and enhance the knowledge community are accommodated. Development not related to the focus of the precinct, and that would adversely affect other centres, is not established;
- (c) the precinct changes from a collection of single use campuses into a mixed use urban centre. The precinct integrates existing institutions and is integrated into the wider city including strong links to the CBD and the Aitkenvale and Thuringowa Central major centres;
- (d) the James Cook University-Townsville Hospital precinct takes on a specific role in leadership in sustainability. Development provides exemplar and culture changing projects in areas like public transport, housing, public spaces and community development as well in its traditional academic and healthcare focus;
- (e) the James Cook University-Townsville Hospital precinct exhibits increased self-containment compared to normal practice, with people living and working within the centre. Development minimises the use of finite resources like land, energy, water and wastewater. An overall test for all development at the centre, including residential development, is that it exemplifies sustainable development in all its realms;
- (f) an emerging and sustainable resident community is well-connected to the wider city by active and public transport;
- (g) car dominance within the precinct is redressed, with walking and cycling given priority in all development components;
- (h) development does not extend into areas of landslip or bushfire risk, high scenic amenity or local, regional or state ecological significance; and
- (i) development is well-designed at the centre, precinct, street, public space and building scales.

**Editor's note**—Development of James Cook University (Douglas Campus), which is undertaken in terms of a Ministerial Designation, does not fall within the regulatory jurisdiction of the Townsville City Plan.



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

**Figure 6.118 - James Cook University - Townsville Hospital precinct**

Discovery Central sub-precinct:

- (i) at the heart of the precinct, development at Discovery Central exhibits the most intensive mix of uses and is busy with people throughout the day, week and year;
- (ii) Discovery Central provides a strong focus for the hospital and university communities. Significant uses include research institutions and teaching facilities. Student and short-term accommodation is also present;
- (iii) at street level, shops, cafes and bars are part of the mix;
- (iv) Discovery Central is focussed on the 'ideas market', a significant public space located on the axis between the hospital and university library, and Mt Stuart Street, a new urban street connecting east-west through the centre. Pocket parks and small-scale spaces punctuate the area;
- (v) buildings are 4 to 6 storeys and frame the street with no setbacks. Many buildings are mixed use;
- (vi) footpaths and public spaces are well shaded. Walking is the best way to get around Discovery Central;
- (vii) retail, including a supermarket, and other business uses support the daily needs of the knowledge community and are only established when need is demonstrated. Comparison shopping is not found here; and
- (viii) buildings, streets and spaces are well-designed. The image and identity speaks strongly of Townsville's climate and place in the 21st century.

Discovery village sub-precinct:

- (i) dwelling density within the precinct achieves a minimum net residential density of 30 dwellings per hectare through a mix of housing types including a range of townhouses, apartments and small lot homes. A focus on traditional dwelling houses does not occur;
- (ii) buildings and neighbourhood design exhibit exemplar sustainable and social principles;
- (iii) development does not alter the natural topography and maximises the retention of vegetation through street and housing design;
- (iv) housing areas are well-connected to the central parts of the campus via pedestrian paths;
- (v) a high quality public realm is created with passive recreation areas overlooked by verandahs and other living spaces in residences, shaded footpaths along all streets and a high level of permeability for pedestrians and bicycles; and
- (vi) housing design provides exemplar responses to the Dry Tropics climate having regard to building massing and depth, solar orientation and shading and use of cooling and water sensitive landscape elements.

**Editor's note**—Sub-precincts are shown in Figure 6.123 — James Cook University-Townsville Hospital centre strategy plan.

### 6.3.6.3 Assessment benchmarks

**Table 6.3.6.3—Assessable development (Part)**

Performance outcomes	Acceptable outcomes
<b>For assessable development</b>	
<b>Role and function</b>	
<p><b>PO1</b> Development does not prejudice or detract from the primary function of the specialised centre.</p>	No acceptable outcome is nominated.
<p><b>PO2</b> Other uses occur on a site where they: (a) directly support or are directly allied with the primary function of the particular centre; and (b) are subordinate to that primary function.</p>	No acceptable outcome is nominated.
<p><b>PO3</b> Development is consistent with the intended role, scale and character of the centre and does not compromise the intended role or successful functioning of the other specialised centres, the Principal centre (CBD) or major centres.</p>	<p>No acceptable outcome is nominated.</p> <p><b>Editor's note</b>—Applicants should have regard to <a href="#">Economic impact assessment planning scheme policy no. SC6.5</a> for guidance on how to demonstrate compliance with this performance outcome.</p>
<p><b>PO4</b> Shops and shopping centres accommodate convenience retail, food and drink outlets, service industries and other services providing for the day-to-day needs of on-site businesses, workers, visitors or residents.</p>	No acceptable outcome is nominated.

**Table 6.3.6.3—Assessable development (Part)**

Performance outcomes	Acceptable outcomes
<b>For assessable development</b>	
<b>Design and built form</b>	
<p><b>PO5</b> The design of the precinct provides for:</p> <ul style="list-style-type: none"> <li>(a) efficient use of the available land;</li> <li>(b) a coherent and integrated built form, public realm and circulation networks;</li> <li>(c) central, accessible and attractive public spaces for people to congregate and interact;</li> <li>(d) continuity and complementarity of streetscape and landscape characteristics;</li> <li>(e) pedestrian friendly and visually interesting frontages to streets and public spaces;</li> <li>(f) optimum energy efficiency;</li> <li>(g) a compatible mix of uses;</li> <li>(h) connectivity of pedestrian and cyclist paths and spaces internal and external to the centre; and</li> <li>(i) sensitive transitioning of built form and uses to surrounding land.</li> </ul> <p><b>Editor's note</b>—Applicants may be requested to prepare centre design master plans to demonstrate compliance with this performance outcome.</p>	No acceptable outcome is nominated.
<p><b>PO6</b> Building setbacks and orientation provide for an attractive streetscape that is sympathetic to existing characteristics of the local area.</p>	No acceptable outcome is nominated.
<p><b>PO7</b> Development is sympathetic to the scale of surrounding buildings, avoids expanses of blank walls and includes features that contribute to an attractive streetscape.</p>	<p><b>A07.1</b> The maximum length of any unarticulated wall is 15m, without a change in plane of at least 0.75m.</p> <p><b>A07.2</b> Landscaping is provided along the street frontage, including substantive planting along at least 50% of the length of the frontage.</p>
<p><b>PO8</b> Streetscape treatments and street trees are provided along the street frontage to create a visually cohesive precinct and enhance pedestrian amenity.</p>	No acceptable outcome is nominated.
<p><b>PO9</b> Building caps and rooftops create an attractive roofscape and screen plant and equipment.</p>	No acceptable outcome is nominated.
<p><b>PO10</b> Built form maximises use of natural ventilation, solar heating/cooling and water conservation through building orientation and design, landscaping, building materials and on-site infrastructure.</p>	No acceptable outcome is nominated.

**Table 6.3.6.3—Assessable development (Part)**

Performance outcomes	Acceptable outcomes
<b>For assessable development</b>	
<b>Crime prevention through environmental design</b>	
<p><b>PO11</b> Development facilitates the security of people and property having regard to:</p> <ul style="list-style-type: none"> <li>(a) opportunities for casual surveillance and sight lines;</li> <li>(b) exterior building design that promotes safety;</li> <li>(c) adequate lighting;</li> <li>(d) appropriate signage and wayfinding;</li> <li>(e) minimisation of entrapment locations; and</li> <li>(f) building entrances, loading and storage areas that are well lit and lockable after hours.</li> </ul> <p><b>Editor's note</b>—Applicants should have regard to <a href="#">Crime Prevention through Environmental Design Guidelines for Queensland</a>.</p>	No acceptable outcome is nominated.

**Table 6.3.6.3—Assessable development (Part)**

Performance outcomes	Acceptable outcomes
<b>For assessable development</b>	
<b>Accessibility</b>	
<p><b>PO12</b> Convenient and legible connections are provided for pedestrians and cyclists to the site, particularly having regard to linkages with existing and proposed public transport infrastructure, the open space network, centres and other community-related activities.</p>	No acceptable outcome is nominated.

**Table 6.3.6.3—Assessable development (Part)**

Performance outcomes	Acceptable outcomes
<b>For assessable development</b>	
<b>Amenity</b>	
<p><b>PO13</b> Development minimises impacts on surrounding land and provides for an appropriate level of amenity within the centre, having regard to:</p> <ul style="list-style-type: none"> <li>(a) noise;</li> <li>(b) hours of operation;</li> <li>(c) traffic;</li> <li>(d) visual impact;</li> <li>(e) signage;</li> <li>(f) odour and emissions;</li> <li>(g) lighting;</li> <li>(h) access to sunlight;</li> <li>(i) privacy; and</li> <li>(j) outlook.</li> </ul>	<p>No acceptable outcome is nominated.</p>
<p><b>PO14</b> Where provided, outdoor lighting does not adversely affect the amenity of adjoining properties or create a traffic hazard on adjacent roads.</p>	<p><b>AO14.1</b> Light emanating from any source complies with <i>Australian Standard AS 4282 Control of the Obtrusive Effects of Outdoor Lighting</i>.</p> <p><b>AO14.2</b> Outdoor lighting is provided in accordance with <i>Australian Standard AS 1158.1.1 – Road Lighting – Vehicular Traffic (Category V) Lighting – Performance and Installation Design Requirements</i>.</p>
<p><b>PO15</b> Refuse storage areas and storage of goods or materials in open areas is presented in a manner that does not detract from the visual amenity of the local area.</p>	<p><b>AO15</b> The open area used for the storage of refuse, vehicles, machinery, goods and materials used on the site is:</p> <ul style="list-style-type: none"> <li>(a) located no closer than 3m from any boundary; and</li> <li>(b) are screened from view by a 1.8m high solid screen fence.</li> </ul>
<p><b>PO16</b> On-site landscaping is provided to:</p> <ul style="list-style-type: none"> <li>(a) enhance the appearance of the development, particularly in parking and service areas and in public spaces;</li> <li>(b) to contribute to pedestrian comfort through shade; and</li> <li>(c) to screen servicing components.</li> </ul>	<p>No acceptable outcome is nominated.</p>

**Table 6.3.6.3—Assessable development (Part)**

Performance outcomes	Acceptable outcomes
<b>For assessable development</b>	
<b>Protection of natural values</b>	
<p><b>PO17</b> The site layout, size and design responds sensitively to on-site and surrounding topography, drainage patterns and ecological values by:</p> <ul style="list-style-type: none"> <li>(a) minimising earthworks;</li> <li>(b) maximising retention of natural drainage patterns;</li> <li>(c) ensuring existing drainage capacity is not reduced;</li> <li>(d) maximising the retention of existing vegetation; and</li> <li>(e) providing buffers to protect the ecological functions of waterways; and protects environmental values and water quality objectives of receiving waters.</li> </ul> <p><b>Editor's note</b>—The environmental values and water quality objectives are established under the <a href="#">Environmental Protection (Water) Policy (2009)</a>. For Townsville, they are specified in the <a href="#">Ross River Basin Environmental Values and Water Quality Objectives 2012</a> and <a href="#">Black River Basin Environmental Values and Water Quality Objectives (2012)</a>.</p>	No acceptable outcome is nominated.

**Table 6.3.6.3—Assessable development (Part)**

Performance outcomes	Acceptable outcomes
<b>Additional benchmarks for assessable development in precincts</b>	
<b>Note</b> —Where acceptable outcomes in this section vary from those provided earlier in this code, the precinct-based acceptable outcomes take precedence.	
<b>Domain Central precinct</b>	
<p><b>PO18</b> Domain Central is not substantially expanded to include further shops or shopping centres.</p>	No acceptable outcome is nominated.
<p><b>PO19</b> Development is consistent with the height of existing buildings in the area.</p>	<p><b>AO19</b> Building height does not exceed 3 storeys.</p>
<p><b>PO20</b> Buildings create an attractive, safe and pleasant pedestrian-focussed environment along street frontages.</p>	No acceptable outcome is nominated.

**Table 6.3.6.3—Assessable development (Part)**

Performance outcomes	Acceptable outcomes
<p><b>Additional benchmarks for assessable development in precincts</b></p> <p><b>Note</b>—Where acceptable outcomes in this section vary from those provided earlier in this code, the precinct-based acceptable outcomes take precedence.</p>	
<p><b>Fulham Road medical precinct</b></p>	
<p><b>PO21</b> Development creates a medium-rise environment with the highest built form, scale and intensity centred on the hospital, and built form stepping down to a low-rise environment at the eastern and western edges of the precinct.</p>	<p><b>AO21</b> Development occurs in accordance with building heights shown on Figure 6.119 — Fulham Road medical precinct concept plan.</p>
<p><b>PO22</b> Development has a direct nexus with the hospital or other medical uses within the precinct. The type and scale of retail and other commercial development does not compromise the intended role or successful functioning of the CBD, district or major centres.</p>	<p>No acceptable outcome is nominated.</p>
<p><b>PO23</b> Development provides an active interface at the street level.</p>	<p><b>AO23.1</b> Buildings are oriented to all street frontages and have points of entry visible to each street frontage.</p> <p><b>AO23.2</b> Non-residential uses occur at the street level where shown as a primary or secondary active frontage on Figure 6.119 — Fulham Road medical precinct concept plan.</p> <p><b>AO23.3</b> Development provides outdoor seating and dining along the primary active frontage.</p> <p><b>AO23.4</b> Development involving the expansion of the Mater Hospital provides a formal entrance along Park Street.</p>
<p><b>PO24</b> Building setbacks:</p> <ul style="list-style-type: none"> <li>(a) assist in defining key activity areas;</li> <li>(b) create a well-defined edge to the street; and</li> <li>(c) provide a soft edge to the adjoining parkland.</li> </ul>	<p><b>AO24.1</b> Buildings setbacks at ground level are in accordance with Figure 6.119 — Fulham Road medical precinct concept plan.</p> <p><b>AO24.2</b> Buildings built to 6 storeys are setback 20m from any property boundary.</p>
<p><b>PO25</b> Development provides protection from the weather for pedestrians along the frontage of the site.</p>	<p><b>AO25</b> Development provides a 3m wide awning along the frontage of the site where identified on Figure 6.119 — Fulham Road medical precinct concept plan as having either a primary or secondary active frontage.</p>
<p><b>PO26</b> Private open space is located and oriented to allow passive surveillance of the street.</p>	<p><b>AO26</b> Residential uses above the street level incorporate balconies and are setback 3m to the building wall. Figure 6.120 — Residential uses above street level illustrates.</p>



Figure 6.119 – Fulham Road medical precinct concept plan

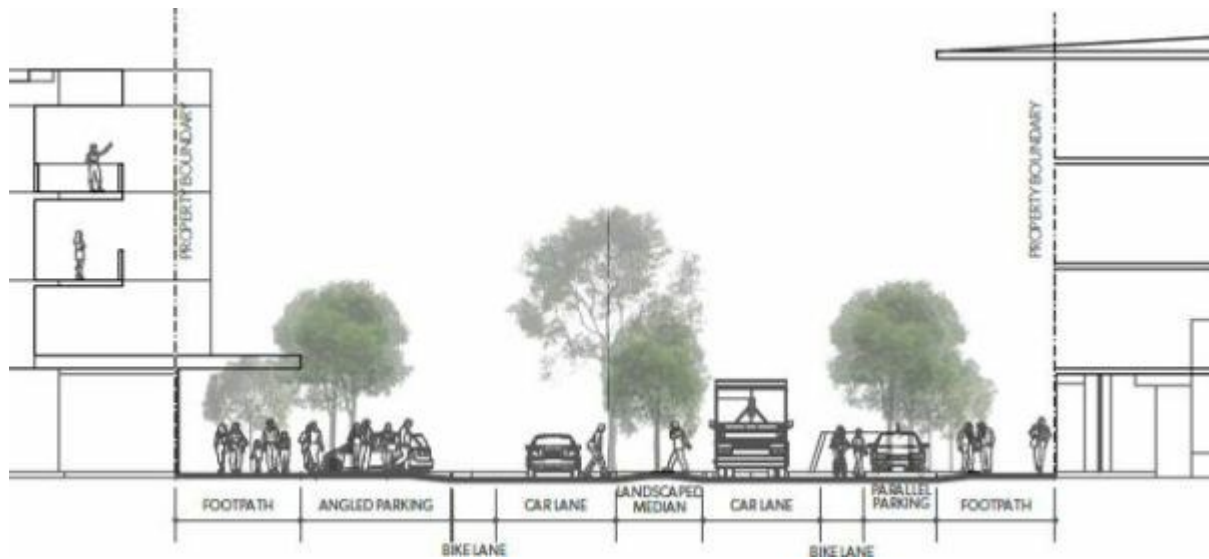


Figure 6.120 – Residential uses above street level

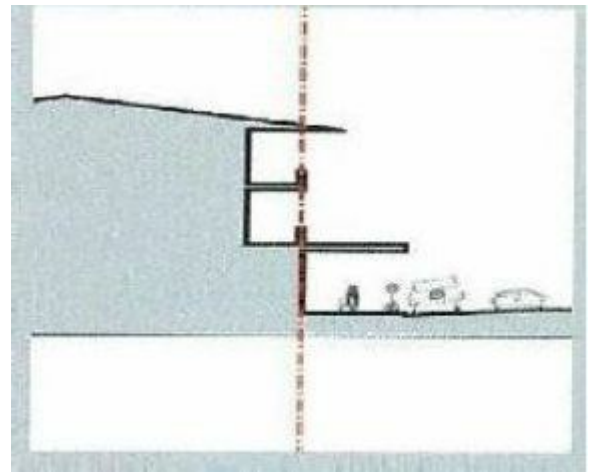
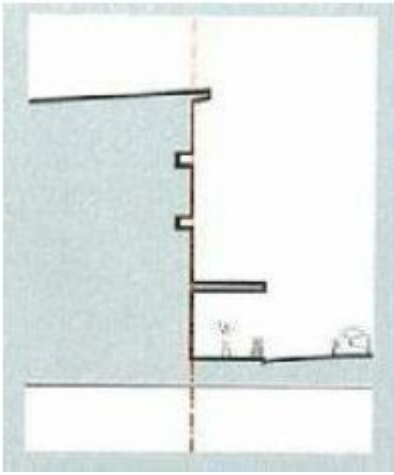
<b>PO27</b> Development facilitates clear and safe pedestrian links between Anderson Park and Fulham Road.	No acceptable outcome is nominated.
<b>PO28</b> Parking and access are consolidated and do not dominate the street frontage.	<b>AO28.1</b> Parking is provided within or behind buildings and is screened so that it is not visible from the street.
	<b>AO28.2</b> Development does not obtain access to Fulham Road between Diprose Street and Thomas Street.
<b>PO29</b> Where possible, development provides shared access and parking with adjoining uses.	No acceptable outcome is nominated.
<b>PO30</b> Where development has a common boundary with Anderson Park, opportunities for overlooking and casual surveillance to the Park are created through the orientation of buildings and private open space.	No acceptable outcome is nominated.

**Table 6.3.6.3—Assessable development (Part)**

<b>Performance outcomes</b>	<b>Acceptable outcomes</b>
<b>Additional benchmarks for assessable development in precincts</b>	
<b>Note</b> —Where acceptable outcomes in this section vary from those provided earlier in this code, the precinct-based acceptable outcomes take precedence.	
<b>Bayswater Road medical precinct</b>	
<b>PO31</b> Development creates a medium-rise environment with the highest built form, scale and intensity centred on the hospital.	<b>AO31</b> The maximum building height is in accordance with Figure 6.121 — Bayswater Road medical precinct concept plan.
<b>PO32</b> Development has a direct nexus with the hospital or other medical uses within the precinct. The type and scale of retail and other commercial development does not compromise the intended role or successful functioning of the CBD, district or major centres.	No acceptable outcome is nominated.
<b>PO33</b> Buildings are oriented to the street frontages and have points of entry visible to each street frontage.	No acceptable outcome is nominated.
<b>PO34</b> Development provides an active and pedestrian-friendly interface at the street level.	<b>AO34.1</b> Non-residential uses occur at the street level.
	<b>AO34.2</b> Where development has an active frontage identified in Figure 6.121 — Bayswater Road medical precinct concept plan:  (a) buildings are built to the street boundary; and (b) development provides a 3m wide awning over the footpath.  Figure 6.122 — Buildings built to the frontage illustrates.



**Figure 6.121 – Bayswater Road medical precinct concept plan**



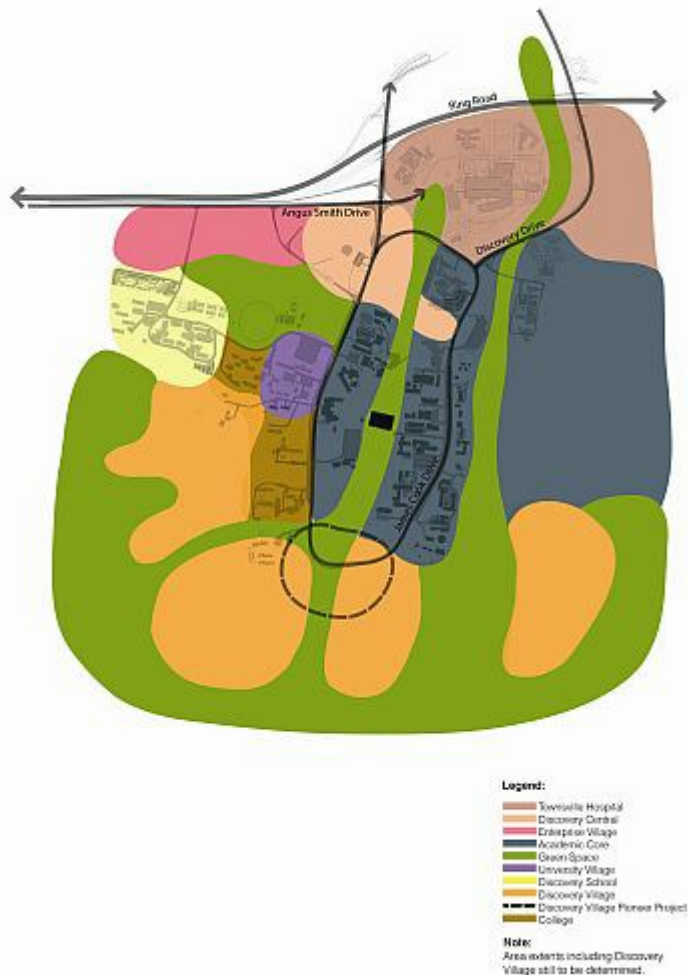
**Figure 6.122 – Buildings built to the frontage**

<p><b>PO35</b> The primary pedestrian entrance to the Mater hospital is oriented to Oxford Street and the Oxford Street/Regent Street intersection.</p>	<p>No acceptable outcome is nominated.</p>
<p><b>PO36</b> Development facilitates a direct pedestrian connection from Bayswater Road through the Mater hospital site to the Oxford and Regent Street intersection.</p>	<p>No acceptable outcome is nominated.</p>
<p><b>PO37</b> Development on the hospital site facilitates the consolidation of parking within a centralised parking facility.</p>	<p>No acceptable outcome is nominated.</p>

**Table 6.3.6.3—Assessable development (Part)**

Performance outcomes	Acceptable outcomes
<p><b>Additional benchmarks for assessable development in precincts</b></p> <p><b>Note</b>—Where acceptable outcomes in this section vary from those provided earlier in this code, the precinct-based acceptable outcomes take precedence.</p>	
<p><b>James Cook University-Townsville Hospital precinct</b></p>	
<p><b>PO38</b></p> <p>Development is generally in accordance with the land use allocations shown in Figure 6.123 — James Cook University- Townsville Hospital centre strategy plan and is consistent with the following intentions:</p> <ul style="list-style-type: none"> <li>(a) Townsville Hospital sub-precinct — development facilitates the efficient operation of Townsville’s major hospital and ensures integration of the hospital and university campuses into a seamless urban centre;</li> <li>(b) Discovery Central sub-precinct — development creates a vibrant community heart containing the most intensive mix of uses;</li> <li>(c) Enterprise Village sub-precinct— development facilitates the establishment of knowledge businesses and industries;</li> <li>(d) Academic Core sub-precinct — development facilitates continued operation and expansion of educational purposes;</li> <li>(e) University Village sub-precinct and College sub-precinct — development facilitates student accommodation;</li> <li>(f) Discovery School sub-precinct — development facilitates the establishment of a new high school;</li> <li>(g) Discovery Village sub-precinct — development creates a mixed density residential community which has strong links to the university and hospital; and</li> <li>(h) Green Space sub-precinct — accommodates natural areas within the centre including watercourses, environmental areas and corridors, parks and sport and recreation area.</li> </ul>	<p>No acceptable outcome is nominated.</p> <p><b>Editor’s note</b>—The first stage of Discovery Village may develop as a pioneer project to demonstrate the sustainability principles sought.</p>
<p><b>PO39</b></p> <p>The land use mix and scale of development have a direct nexus with, and enhance, the knowledge community focus.</p>	<p>No acceptable outcome is nominated.</p>
<p><b>PO40</b></p> <p>The community is well-connected internally and to the wider city by active and public transport.</p>	<p>No acceptable outcome is nominated.</p> <p><b>Editor’s note</b> - Future growth of the precinct will increase transport demand. In order to support development in this precinct, and the preferred pattern of development in Townsville as a whole, improved public transport to this precinct will be necessary. Planning has identified the need to preserve a potential route for a rapid bus transit corridor and identify potential sites for Townsville Hospital and James Cook University Bus Stations.</p>

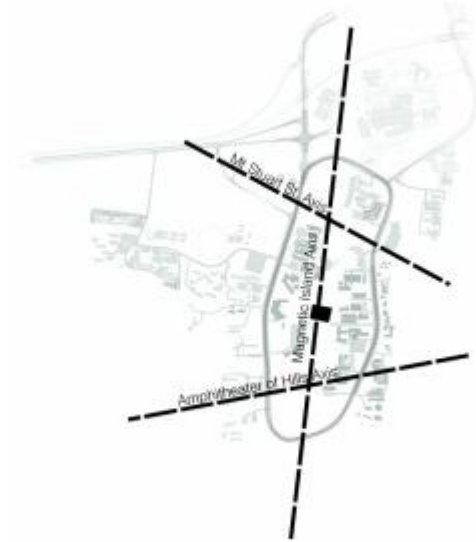
<p><b>PO41</b> Development exemplifies leadership in economic, social and environmental sustainability.</p>	<p>No acceptable outcome is nominated. <b>Editor's note</b>—For guidance, refer to Discovery Rise Design Guidelines adopted by the place making panel established for James Cook University (JCU).</p>
<p><b>PO42</b> Development is well-designed at the precinct, street, public space and building scales.</p>	<p>No acceptable outcome is nominated. <b>Editor's note</b>—For guidance, refer to Discovery Rise Design Guidelines adopted by the place making panel established for James Cook University (JCU).</p>
<p><b>PO43</b> Development is well planned and orderly, and within the capacity of available infrastructure.</p>	<p>No acceptable outcome is nominated. <b>Editor's note</b>—Council will request that an area/precinct scale structure plan — comprising land use, infrastructure, staging, urban design and implementation - is prepared and agreed to by the place making panel established for JCU before development takes place.</p>
<p><b>PO44</b> Development does not extend in to areas of landslip or bushfire risk, high scenic amenity or local, regional or state ecological significance.</p>	<p>No acceptable outcome is nominated.</p>



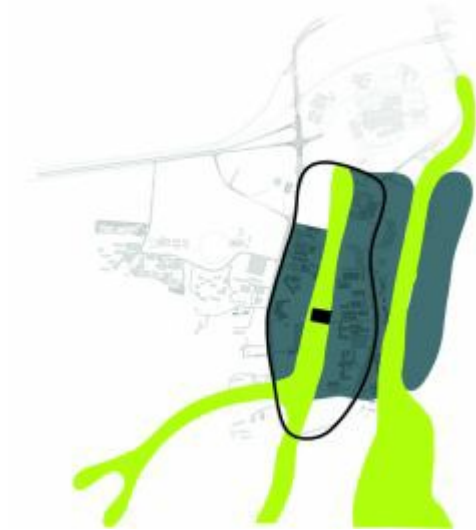
**Figure 6.123 – James Cook University-Townsville Hospital centre strategy plan**

<p><b>PO45</b> Development complies with and advances the design concepts set out in Figure 6.124 – James Cook University-Townsville Hospital precinct development concepts.</p>	<p>No acceptable outcome is nominated.</p>
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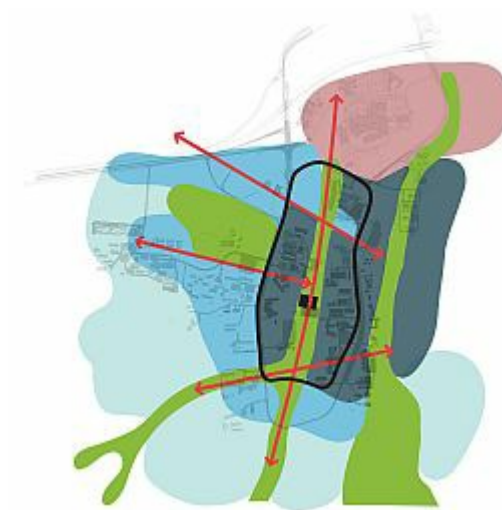
1. **Axes**  
Original axes/view lines from Birell's 1964 Master Plan.



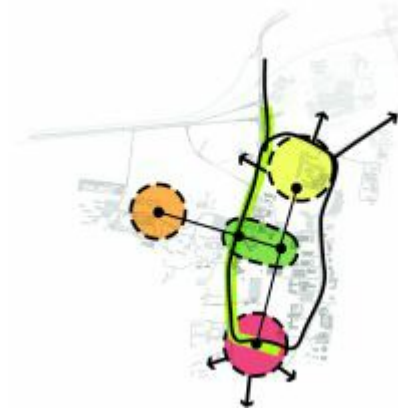
2. **Academic Core**  
This needs to be retained as the heart of Discovery Rise.



3. **Connect Academic Core to New Uses:**  
Existing campus axes from 'key connectors' linking new development around academic core into the heart of the campus.  
Denser development closer to the academic core.



4. **Hubs Interconnected**  
Create 'hubs' of mixed academic and new uses.



5. **Public Spaces**  
Public spaces are located along 'key connectors', in the centre of significant hubs.



6. **Density**  
Create greatest density along 'key connectors' streets, pedestrian pathways and public spaces.



7. **Pedestrian and Cycle Paths**  
 Create an interconnected network of paths and bike routes emphasising linkages into the campus heart and academic core. These paths are cool, shaded and green.



8. **Road Network**  
 James Cook Drive as primary circulating street, slower speed, shady street environments for east-west connecting streets. New street to link to existing neighbouring suburban development to the west.



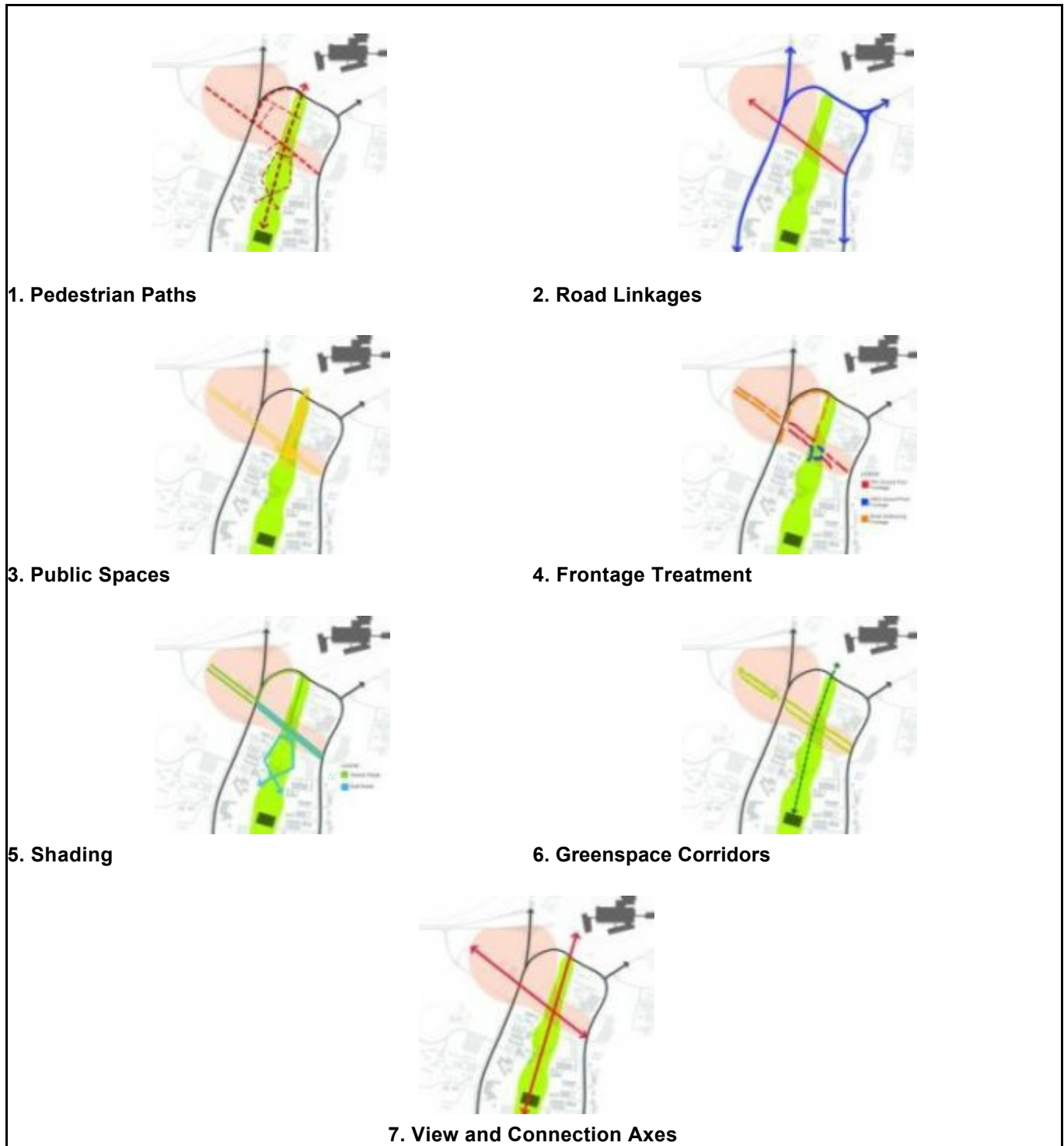
9. **Public Transport**  
 Existing bus and taxi set down areas on Mt Stuart Street, at Discovery Village and at Discovery School. Approximately 10-20m wide corridor to be reserved for a future rapid bus transit corridor and associated Townsville Hospital and James Cook University Bus Stations, to be determined through collaborative planning between Townsville Hospital, James Cook University, Department of Transport and Main Roads and Townsville City Council.



**Figure 6.124 - James Cook University-Townsville Hospital precinct development concepts**

**Table 6.3.6.3—Assessable development (Part)**

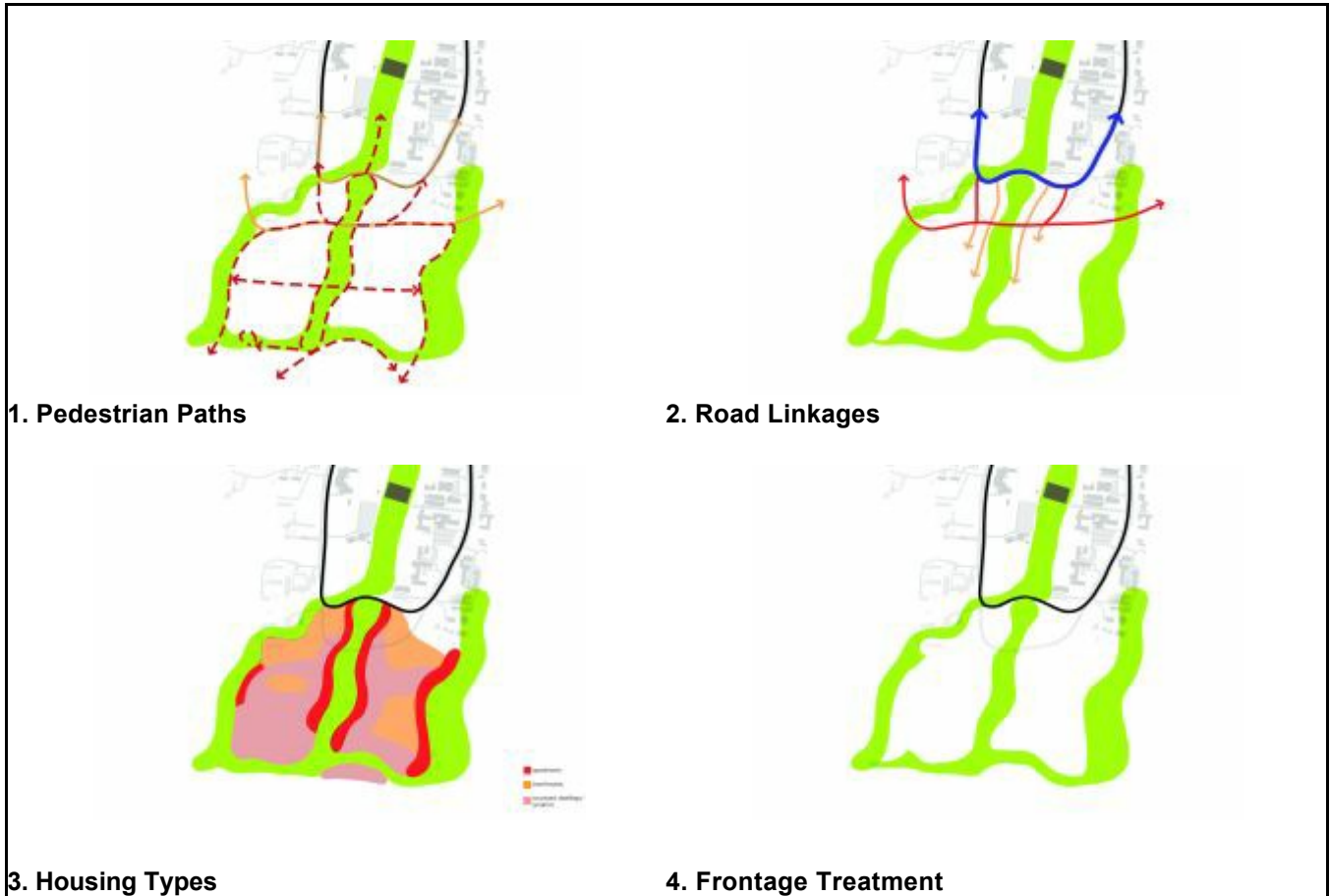
Performance outcomes	Acceptable outcomes
<p><b>Additional benchmarks for assessable development in precincts</b></p> <p><b>Note</b>—Where acceptable outcomes in this section vary from those provided earlier in this code, the precinct-based acceptable outcomes take precedence.</p>	
<p><b>Discovery Central sub-precinct</b></p>	
<p><b>PO46</b> Development accommodates the primary structural elements shown in Figure 6.125 — Discovery Central primary elements.</p>	<p>No acceptable outcome is nominated.</p>



**Figure 6.125 – Discovery Central primary elements**

**Table 6.3.6.3—Assessable development (Part)**

Performance outcomes	Acceptable outcomes
<p><b>Additional benchmarks for assessable development in precincts</b>  <b>Note</b>—Where acceptable outcomes in this section vary from those provided earlier in this code, the precinct-based acceptable outcomes take precedence.</p>	
<p><b>Discovery Village sub-precinct</b></p>	
<p><b>PO47</b>                      Development accommodates the primary structural elements shown in Figure 6.126 — Discovery Village primary elements.</p>	<p>No acceptable outcome is nominated.</p>



**Figure 6.126 – Discovery Village primary elements**

<p><b>PO48</b>                      Development occurs at medium densities that optimise public transport and walkability, and sustainable living.</p>	<p><b>AO48</b>                      Dwelling density within the precinct achieves a minimum net residential density of 30 dwellings per hectare.</p>
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## 6.3.7 Mixed use zone code

### 6.3.7.1 Application

This code applies to assessing a 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.

### 6.3.7.2 Purpose

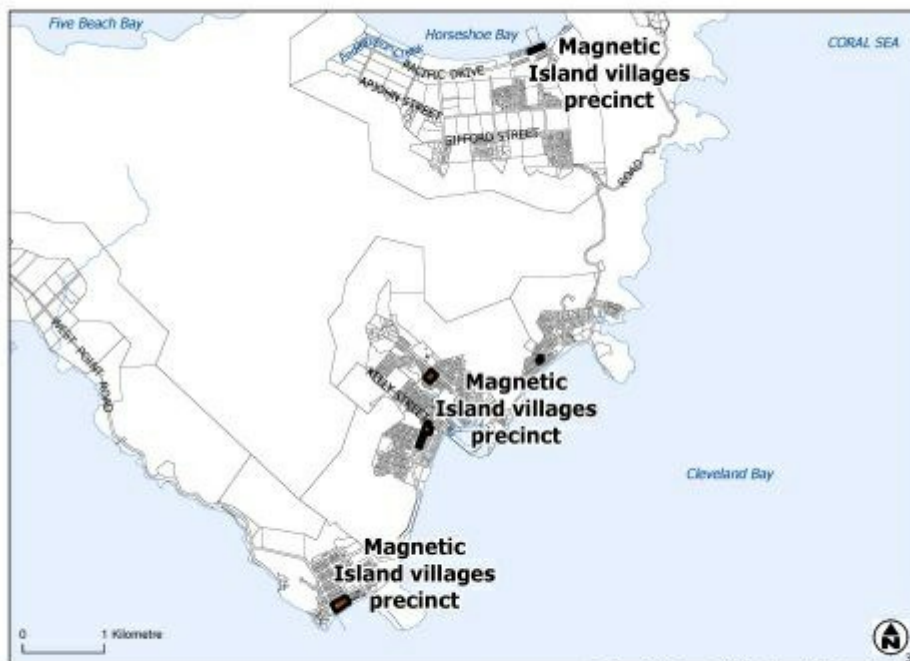
- (1) The purpose of the Mixed use zone code is to provide for a mixture of development that may include service industry, business, retail, residential, tourist accommodation and associated services and low impact industrial uses.
- (2) The particular purpose of the code is to guide a range of activities which create an attractive mixed business and living environment and which do not compromise the principal centre (CBD), district or major centres.
- (3) The purpose of the zone will be achieved through the following overall outcomes:
  - (a) this zone accommodates small to medium-sized pockets and corridors of mixed use development throughout Townsville, which are generally close to centres, significant entry points, and providing interface between residential, commercial, retail or industrial uses;
  - (b) mixed use areas do not compromise the intended role or successful functioning of other centres. They do not contain full line supermarkets, discount department stores or department stores;
  - (c) unless otherwise stated for a particular precinct, the areas in this zone evolve to contain a wider mix of medium density residential uses as well as dining, convenience shops and specialty retailing, small-scale office uses, professional services, and service and low impact industries;
  - (d) uses such as showrooms and outdoor sales may occur in the zone, other than within the Breakwater precinct. Where they occur, showrooms are located and designed so that they contribute to the attractiveness, pedestrian focus and continuity of the streetscape;
  - (e) built form and landscaping create an attractive, pedestrian oriented streetscape, and visual amenity along major roads is improved;
  - (f) mixed use areas identified along major roads are designed to encourage a consolidation of built form and activities, access points and signage. Commercial strip development does not extend beyond the zoned mixed use land along major roads;
  - (g) where they occur, residential uses are designed to minimise adverse impacts on occupants as a result of noise and other characteristics of the local environment;
  - (h) development facilitates improved accessibility by walking, cycling and public transport. Along major roads, access is managed to avoid conflict points and to give priority to pedestrian and cyclist movements;
  - (i) design of built form and public spaces facilitates safe and secure environments and discourages antisocial behaviour;
  - (j) development is designed and operated to minimise adverse impacts on the amenity of surrounding residential neighbourhoods; and
  - (k) opportunities for energy efficiency through built form are maximised.

**Editor's note**—To remove any doubt, each development site does not need to contain a mixed use development.

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

Magnetic Island villages precinct:

- (a) development within this precinct supports the consolidation of retail, business, and service industry activities in dedicated activity nodes for residents and visitors to the various townships around Magnetic Island; and
- (b) new buildings and streetscape treatments are in a design style that builds local character by articulation of buildings, incorporating extensive planting and the use of a variety of materials and finishes.

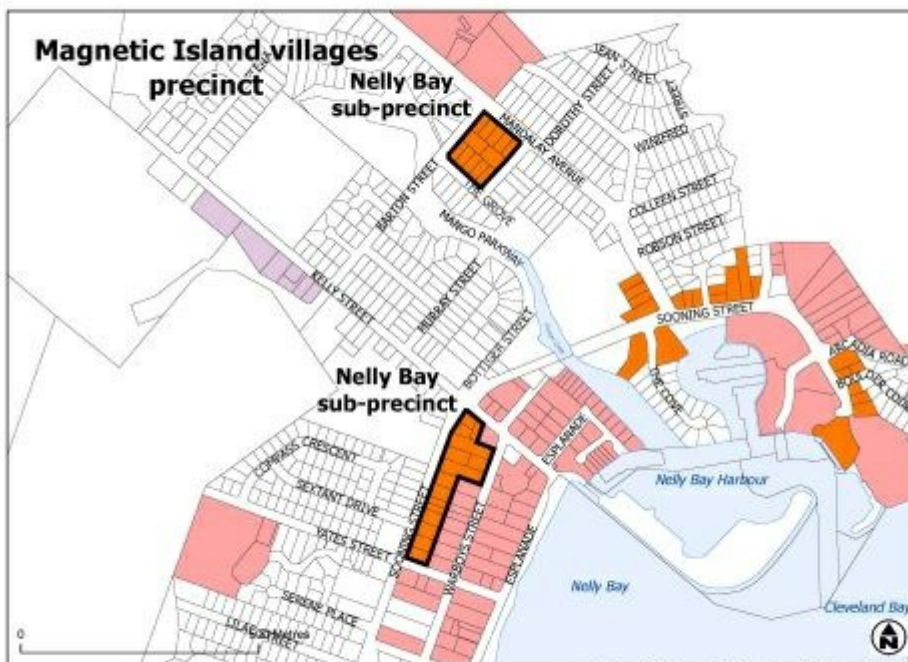


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**Figure 6.127 - Magnetic Island villages precinct**

Nelly Bay sub-precinct:

- (i) a range of tourist and residential uses is provided, including:
  - (A) the continuation of small-scale retail and other uses which support tourism; and
  - (B) island-style low-rise medium density residential and short-term accommodation close to tourist uses.
- (ii) buildings within the precinct are low-rise (up to 2 storeys in building height) and the scale and massing of buildings limits the impact on the natural character of Magnetic Island.



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**Figure 6.128 - Nelly Bay sub-precinct**

Picnic Bay sub-precinct:

- (i) development supports tourism activities and contributes to the revitalisation of existing retail and food related uses including:
  - (A) cafes and restaurants; and
  - (B) the consolidation of new tourist and retail uses, in the vicinity of the hotel and the jetty/promenade.
- (ii) buildings within the precinct are low-rise (up to 3 storeys in building height) and the scale and massing of buildings limits the impact on the natural character of Magnetic Island.



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**Figure 6.129 - Picnic Bay sub-precinct**

Horseshoe Bay sub-precinct:

- (i) development supports the ongoing tourism focus in this location, facilitating the consolidation of retail, office and tourist activity. Short-term accommodation occurs in a 'shop-top' format; and
- (ii) buildings within the precinct are low-rise (up to 2 storeys in building height) and the scale and massing of buildings limits the impact on the natural character of Magnetic Island.

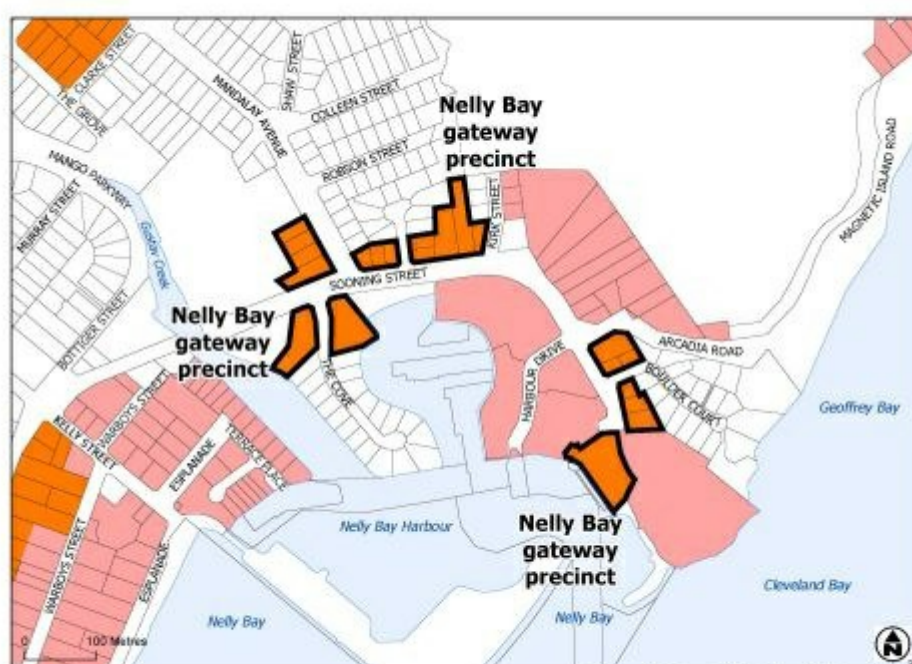


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**Figure 6.130 - Horseshoe Bay sub-precinct**

Nelly Bay gateway precinct:

- (a) development supports the creation of a gateway within proximity to the primary entrance point to Magnetic Island, at the Nelly Bay ferry terminal;
- (b) local tourism-related and other retail and commercial uses and services are encouraged to establish in this precinct;
- (c) development creates a strong relationship with Sooning Street and Mandalay Avenue, by sleeving the roads with buildings that are oriented to the street and screening parking areas behind;
- (d) buildings within the precinct are low-rise (up to 3 storeys in building height) and the scale and massing of buildings limits the impact on the natural character of Magnetic Island; and
- (e) new buildings and streetscape treatments are in a design style that builds local character by articulation of buildings, incorporating extensive planting and the use of a variety of materials and finishes.



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**Figure 6.131 - Nelly Bay gateway precinct**

Arcadia Central precinct:

- (a) development facilitates the transformation of the precinct as a defined local centre of activity for Arcadia including uses such as shops, small offices, medium density residential and tourist accommodation;
- (b) development creates a strong relationship with Marine Parade and Armand Way, by sleeving the precinct with buildings that are oriented to the street and screening parking areas behind;
- (c) development incorporates central community space with road frontage, located opposite the beach. Pedestrian connections are provided to surrounding uses such as the restaurants and cafes;
- (d) buildings within the precinct are low-medium rise (up to 4 storeys in building height) and the scale and massing of buildings limits the impact on the natural character of Magnetic Island; and
- (e) new buildings and streetscape treatments are in a design style that builds local character by articulation of buildings, incorporating extensive planting and use of a variety of materials and finishes.



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**Figure 6.132 - Arcadia Central precinct**

Kirwan Traders precinct:

- (a) small-scale commercial buildings are established, to provide space to incubate small, locally-based businesses;
- (b) built form and streetscape treatments in this area contribute to a distinct character as a business hub, in particular on the frontages of Tavern Street, Carlton Street, Castlemaine Street and Burnda Street; and
- (c) buildings within the precinct are generally low-medium rise and create a sensitive transition in scale from the surrounding neighbourhood.



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**Figure 6.133 - Kirwan Traders precinct**

Charters Towers Road business precinct:

- (a) built form and streetscape treatments in this area combine to create a distinct character as a business hub, in particular on the frontages of Woolcock Street, Charters Towers Road and Somer Street;
- (b) development at the intersection of Charters Towers Road and Woolcock Street is appropriately treated and designed to serve as a significant gateway feature;
- (c) new development located along the frontage of Charters Towers Road supports a transition to new and well-designed commercial activities, including small-scale offices and local service businesses;
- (d) residential uses occur in this precinct where they do not restrict or impact on the intended industrial and commercial activities; and
- (e) buildings within the precinct are generally low-medium rise and create a sensitive transition in scale from the surrounding neighbourhood.

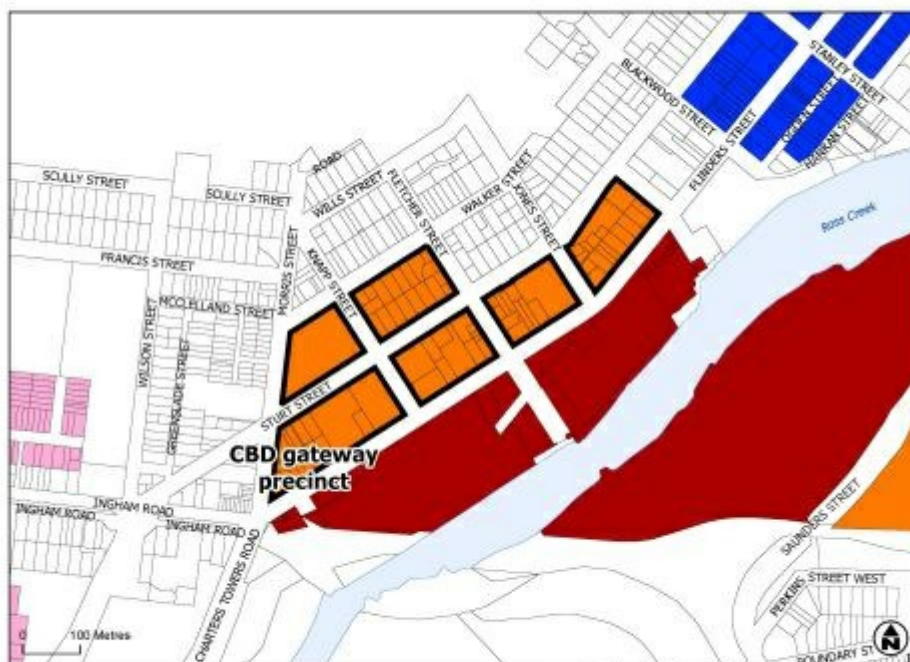


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**Figure 6.134 - Charters Towers Road business precinct**

CBD gateway precinct:

- (a) this precinct provides for an emerging employment and business area in proximity to, and supporting the development of the principal centre (CBD). Uses in the precinct are intended to include service and low impact industrial uses, convenience shopping and showroom activities;
- (b) offices occur where ancillary to industrial uses on the site;
- (c) residential uses occur within this precinct where they do not restrict or impact on the intended industrial and commercial activities;
- (d) Flinders Street (West) is reinforced as a significant gateway to the principal centre (CBD);
- (e) the location of convenience shopping assist in reinforcing key intersections along Flinders Street (West); and
- (f) improved pedestrian linkages to the principal centre (CBD) and Ross Creek are created.



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**Figure 6.135 - CBD gateway precinct**

South Townsville Railyards and Dean Park precinct:

- (a) the South Townsville Railyards and Dean Park present a significant opportunity for the delivery of future strategic infrastructure and 'city making' facilities for the whole of Townsville;
- (b) the current use of the South Townsville Railyards site is protected until such time as these uses are relocated or become redundant. At that time, redevelopment of this area facilitates:
  - (i) the provision of a city centre based sports stadium within an urban setting that relies on a nexus with public transport access;
  - (ii) the redevelopment of Dean Park to create a usable parkland of approximately half its current size;
  - (iii) the provision of an entertainment and convention centre on the other half of the Dean Park site; and
  - (iv) the provision of a bus layover and driver facilities;
- (c) interim uses do not compromise the future development of the land;
- (d) new development is located and designed to be well-connected to the principal centre (CBD) and nearby high density residential areas;
- (e) servicing and loading facilities in new development are considered within the overall design minimising impacts on surrounding residential uses and public spaces;
- (f) the intended major facilities may be supported by a mix of complementary uses including service and low impact industry, office, retail and showroom activities, and residential uses, in a low to medium-rise built form; and
- (g) Development of a commercial nature is not of a type or size that detracts from the function of the principal centre (CBD), district centres or major centres.



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**Figure 6.136 - South Townsville Railyards and Dean Park precinct**

Wotton Street precinct:

- (a) the precinct provides for a transition between service and low impact industries to the north and the mixed use area to the south adjoining Ross River Road;
- (b) residential uses occur in this precinct where they do not restrict or impact on the intended industrial and commercial activities and where they are located above ground storey non-residential uses; and
- (c) buildings within the precinct are generally low-medium rise and create a sensitive transition in scale from the surrounding neighbourhood.

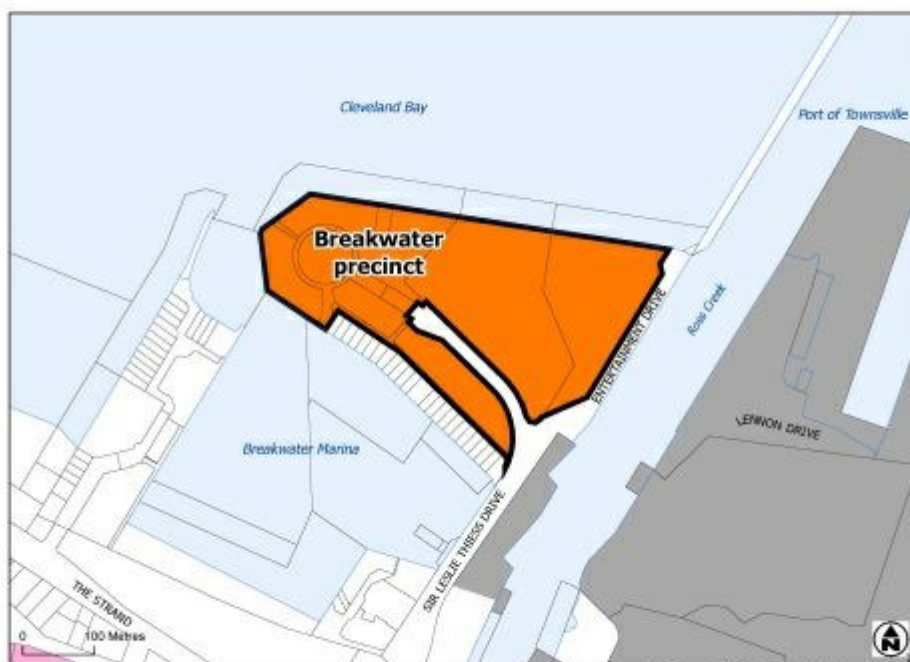


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**Figure 6.137 - Wotton Street precinct**

Breakwater precinct:

- (a) the Breakwater precinct accommodates ongoing use and further development of residential, tourism and entertainment uses;
- (b) the precinct will grow to establish a landmark high quality accommodation and entertainment destination for Townsville's tourists and residents;
- (c) development includes the establishment of a new marina and waterfront pathway on the seaward side of the point, dining, boat club, local convenience facilities and tourist activities, as well as short and long-term accommodation. The precinct does not contain low impact industries other than where there is a nexus with a future marina or boat club;
- (d) pedestrian access is focussed on a waterfront pathway, and includes integrated pedestrian pathways providing a high level of permeability throughout the precinct;
- (e) development facilitates the consolidation of the casino and allied uses as a highly significant destination for Townsville. Should the Townsville Entertainment Centre re-locate, redevelopment of this site occurs which:
  - (i) facilitates a range of activities including short-term accommodation, markets and a new boat club;
  - (ii) integrates private and public transport options;
  - (iii) enables reuse of existing surface parking areas; and
- (f) short-term or permanent high density residential accommodation, is predominant in the central and western part of the precinct. Where adjoining the future marina, uses at the ground floor include local dining and shops.

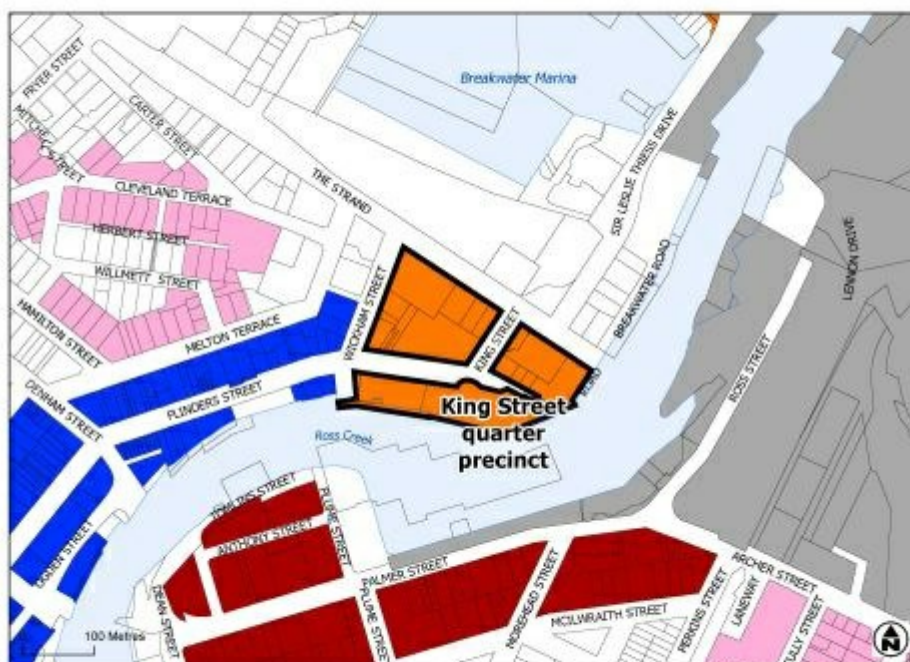


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**Figure 6.138 - Breakwater precinct**

King Street quarter precinct:

- (a) the precinct provides for a revitalised tourism and education based destination in proximity to the principal centre (CBD), and functions as a focus point of activity between the CBD and the Breakwater precinct;
- (b) development facilitates the establishment of allied educational uses such as a centre of excellence for marine studies;
- (c) the precinct also includes high quality accommodation, dining and entertainment facilities. Residential uses are focused in the pocket of land bounded by Wickham and King Streets;
- (d) development protects and respects the values of heritage buildings in the precinct, including the Queens Hotel;
- (e) pedestrian permeability is improved through the provision of linkages through and between development sites, and through the continuation of a waterfront pathway along Ross Creek;
- (f) improved vehicle circulation and visual links between the CBD, the King Street quarter precinct and the Breakwater precinct are created; and
- (g) new parkland is established at the southern end of Anzac Park, and a new pedestrian and visual link across Ross Creek is created in line with the southern end of The Strand.



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**Figure 6.139 - King Street quarter precinct**

Kings Road precinct:

- (a) redevelopment facilitates a change in focus for the area to include medium density residential uses and a range of smaller scale retail, dining and entertainment activities that contribute to the area's day and night-time vibrancy;
- (b) the precinct plays a support role to the Hyde Park major centre in accommodating non-residential uses;
- (c) development creates a medium-rise built form, with variation in built form to create visual interest across the precinct;
- (d) the interface with the lake is enhanced through building frontages which orientate towards the lake and contain active uses at street level; and
- (e) impacts on residential amenity from the rail corridor and showgrounds are minimised.



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**Figure 6.140 - Kings Road precinct**

### 6.3.7.3 Assessment benchmarks

**Table 6.3.7.3—Accepted development subject to requirements and assessable development (Part)**

Performance outcomes	Acceptable outcomes
<b>For accepted development subject to requirements and assessable development</b>	
<b>PO1</b> Where provided, outdoor lighting does not adversely affect the amenity of adjoining properties or create a traffic hazard on adjacent roads.	<b>AO1.1</b> Light emanating from any source complies with <i>Australian Standard AS 4282 Control of the Obtrusive Effects of Outdoor Lighting</i> .
	<b>AO1.2</b> Outdoor lighting is provided in accordance with <i>Australian Standard AS 1158.1.1 –Road Lighting – Vehicular Traffic (Category V) Lighting – Performance and Installation Design Requirements</i> .
<b>PO2</b> Residential uses within the centre do not interrupt the continuity of the streetscape or the active, pedestrian focus of the street frontage.	<b>AO2</b> Any residential uses are located above or behind ground storey retail, commercial or community uses.
<b>PO3</b> Residential uses within the centre are provided with a reasonable level of privacy.	<b>AO3.1</b> Windows, balconies, and terraces of a dwelling unit are screened where overlooking a habitable room or private open space of another dwelling within 9m.
	<b>AO3.2</b> Screening is a solid translucent screen or perforated panels or trellises which have a maximum of 50% openings.
<b>PO4</b> Residential uses within the centre are provided with a reasonable level of private outdoor living space.	<b>AO4</b> Dwellings are provided with private open space or a balcony directly accessible from a habitable room with: <ul style="list-style-type: none"> <li>(a) a minimum area of 9m<sup>2</sup>;</li> <li>(b) a minimum dimension of 3m; and</li> <li>(c) clear of any utilities such as gas, water tanks and air conditioning units.</li> </ul>

**Table 6.3.7.3—Accepted development subject to requirements and assessable development (Part)**

Performance outcomes	Acceptable outcomes
<b>For assessable development</b>	
<b>Role and function</b>	
<b>PO5</b> The type and scale of retail and other commercial development does not compromise the intended role or successful functioning of other centres.	No acceptable outcome is nominated. <b>Editor's note</b> —Applicants should have regard to <a href="#">Economic impact assessment planning scheme policy SC6.5</a> for guidance on how to demonstrate compliance with this performance outcome.

**Table 6.3.7.3—Accepted development subject to requirements and assessable development (Part)**

Performance outcomes	Acceptable outcomes
<b>For assessable development</b>	
<b>Built form</b>	
<p><b>PO6</b> Built form is generally low to medium rise.</p>	<p><b>AO6</b> All buildings and structures do not exceed 3 storeys in building height, except where stated otherwise for a particular precinct.</p>
<p><b>PO7</b> Built form provides for a sensitive transitioning in height and scale from surrounding land uses.</p>	<p>No acceptable outcome is nominated.</p>
<p><b>PO8</b> Development contributes to an attractive, coherent and integrated streetscape, by:</p> <ul style="list-style-type: none"> <li>(a) ensuring buildings assist in defining and enclosing the street frontage;</li> <li>(b) improving the continuity of built form; and</li> <li>(c) using complementary landscaping and streetscape treatments.</li> </ul>	<p>No acceptable outcome is nominated.</p>
<p><b>PO9</b> Built form is designed to:</p> <ul style="list-style-type: none"> <li>(a) create a pedestrian rather than car oriented street frontage;</li> <li>(b) break down the facade into finer scaled components; and</li> <li>(c) avoid large expanses of blank walls oriented to the street.</li> </ul>	<p><b>AO9.1</b> Buildings are built to the street frontage and provide an awning over the full width of the footpath, except where stated otherwise for a particular precinct.</p>
	<p><b>AO9.2</b> Parking is provided to the side or the rear of buildings or below ground level, and is not located along the street frontage.</p>
	<p><b>AO9.3</b> Entrances to buildings face the street and any public space to which the building has frontage.</p>
	<p><b>AO9.4</b> The maximum length of any unarticulated wall is 15m, without a change in plane of at least 0.75m.</p>
	<p><b>AO9.5</b> At the ground storey, a minimum of 65% of building frontage is provided as predominantly transparent windows or glazed doors and a maximum of 35% as solid facade.</p>
<p><b>PO10</b> Building caps and rooftops create an attractive roofscape and screen plant and equipment.</p>	<p>No acceptable outcome is nominated.</p>
<p><b>PO11</b> Built form maximises use of natural ventilation, solar heating and cooling and water conservation through building orientation and design, landscaping, building materials and on-site infrastructure.</p>	<p>No acceptable outcome is nominated.</p>

**Table 6.3.7.3—Accepted development subject to requirements and assessable development (Part)**

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

**Table 6.3.7.3—Accepted development subject to requirements and assessable development (Part)**

Performance outcomes	Acceptable outcomes
<b>For assessable development</b>	
<b>Accessibility</b>	
<p><b>PO13</b> Wherever practicable, vehicular access is provided from rear or side streets or facilitates the amalgamation of access points.</p>	No acceptable outcome is nominated.
<p><b>PO14</b> Convenient and legible connections are provided for pedestrians and cyclists to the site, particularly having regard to linkages with existing and proposed public transport infrastructure, the open space network, centres and other community-related activities.</p>	No acceptable outcome is nominated.
<p><b>PO15</b> New development provides for safe vehicular and pedestrian access and efficient operation of surrounding roads.</p>	<p><b>AO15</b> Either:</p> <ul style="list-style-type: none"> <li>(a) development provides no net increase in driveway crossovers; or</li> <li>(b) lots are consolidated to gain access from a minor or lower-order road, except where stated otherwise for a particular precinct.</li> </ul>

**Table 6.3.7.3—Accepted development subject to requirements and assessable development (Part)**

Performance outcomes	Acceptable outcomes
<b>For assessable development</b>	
<b>Amenity</b>	
<p><b>PO16</b> 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"> <li>(a) noise;</li> <li>(b) hours of operation;</li> <li>(c) traffic;</li> <li>(d) visual impact;</li> <li>(e) signage;</li> <li>(f) odour and emissions;</li> <li>(g) lighting;</li> <li>(h) access to sunlight;</li> <li>(i) privacy; and</li> <li>(j) outlook.</li> </ul>	<p>No acceptable outcome is nominated.</p>
<p><b>PO17</b> Development is located, designed and operated so that adverse impacts on privacy and amenity on nearby land in a residential zone are minimised.</p>	<p><b>AO17.1</b> Buildings are set back 3m from any boundary shared with a residential zone, or half the height of the part of the building, whichever is the greater.</p> <p><b>AO17.2.1</b> A 1.8m high solid screen fence is provided along all boundaries shared with a residential zone. AND <b>AO17.2.2</b> A landscaped buffer with a minimum width of 3m and consisting of dense screen planting is provided along all boundaries shared with a residential zone.</p> <p><b>AO17.3</b> Windows that have a direct view into an adjoining residential use are provided with fixed screening that is a maximum of 50% transparent to obscure views and maintain privacy for residents.</p>
<p><b>PO18</b> Refuse storage areas, loading/unloading and other service or storage areas are screened from view from the street and adjoining land.</p>	<p><b>AO18</b> Refuse storage areas loading/unloading and other service or storage areas are located to the rear or side of a building and are screened from view by a 1.8m high solid fence.</p>
<p><b>PO19</b> On-site landscaping is provided to:</p> <ul style="list-style-type: none"> <li>(a) enhance the appearance of the development, particularly in parking and service areas and in public spaces;</li> <li>(b) contribute to pedestrian comfort through shade; and</li> <li>(c) screen servicing components.</li> </ul>	<p>No acceptable outcome is nominated.</p>

<p><b>PO20</b> Streetscape treatments are provided to enhance amenity to contribute positively to the city image, particularly along major roads and streets.</p>	<p>No acceptable outcome is nominated.</p>
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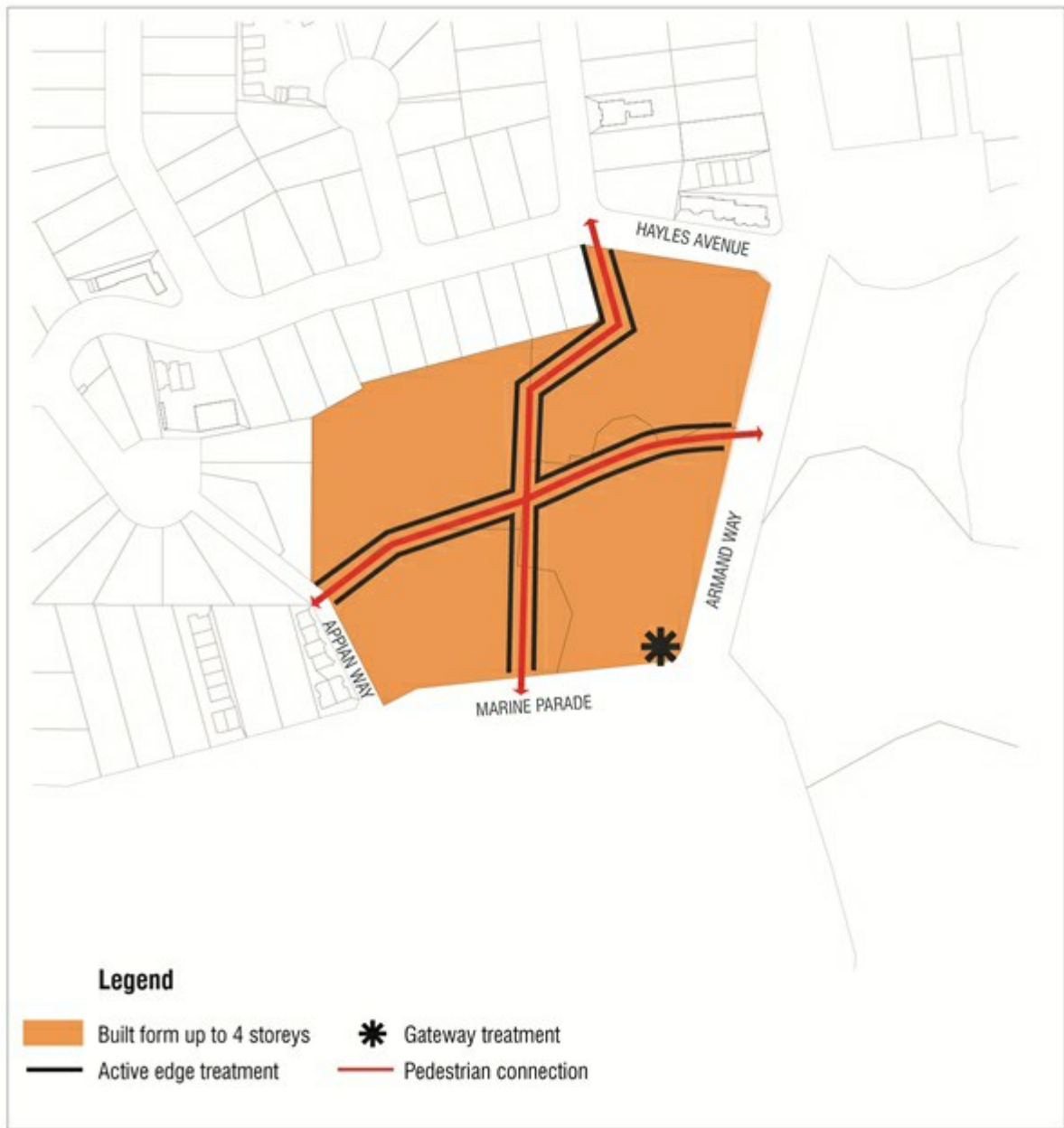
**Table 6.3.7.3—Accepted development subject to requirements and assessable development (Part)**

Performance outcomes	Acceptable outcomes
<p><b>Additional benchmarks for assessable development in precincts</b> <b>Note</b>—Where acceptable outcomes in this section vary from those provided earlier in this code, the precinct-based acceptable outcomes take precedence.</p>	
<p><b>Magnetic Island villages precinct</b></p>	
<p><b>PO21</b> Convenient and legible connections are provided for pedestrians and cyclists to the precinct, particularly having regard to linkages to the bay foreshore, residential areas in the community and the open space network.</p>	<p>No acceptable outcome is nominated.</p>
<p><b>PO22</b> Building design and massing is consistent with the low-density scale of the Magnetic Island character and articulates individual buildings.</p>	<p><b>AO22</b> Building height does not exceed 2 storeys, or when in the Picnic Bay sub-precinct 3 storeys.</p>
<p><b>PO23</b> Design and articulation of buildings contribute to the creation of the local Magnetic Island character through:</p> <ul style="list-style-type: none"> <li>(a) climate-responsive design;</li> <li>(b) natural setting of buildings within the landscape; and</li> <li>(c) maximising views to the bay.</li> </ul>	<p>No acceptable outcome is nominated.</p>
<p><b>PO24</b> The design of buildings in this precinct provides for pedestrian-friendly and visually interesting frontages.</p>	<p>No acceptable outcome is nominated.</p>
<p><b>PO25</b> Suitable vegetation screening and treatments are provided within the building setback, to minimise the visual impact of the buildings.</p>	<p>No acceptable outcome is nominated.</p>

**Table 6.3.7.3—Accepted development subject to requirements and assessable development (Part)**

Performance outcomes	Acceptable outcomes
<p><b>Additional benchmarks for assessable development in precincts</b> <b>Note</b>—Where acceptable outcomes in this section vary from those provided earlier in this code, the precinct-based acceptable outcomes take precedence.</p>	
<p><b>Arcadia Central precinct</b></p>	
<p><b>PO26</b> Development supports the creation of a new community node for Arcadia in accordance with Figure 6.141 — Arcadia Central precinct concept plan.</p>	<p>No acceptable outcome is nominated.</p>

<p><b>PO27</b> Frontages shown on Figure 6.141 — Arcadia Central precinct concept plan as having active edges, contain:</p> <ul style="list-style-type: none"> <li>(a) primary building entrances;</li> <li>(b) awnings to provide shade for pedestrians;</li> <li>(c) significant use of glazing or transparent materials; and</li> <li>(d) uses which promote a high level of pedestrian movement and interaction.</li> </ul>	<p>No acceptable outcome is nominated.</p>
<p><b>PO28</b> Development on the corner of Marine Parade and Armand Way creates a gateway to Arcadia. Built form, landscape and streetscape treatment at this corner reinforces a gateway statement.</p>	<p>No acceptable outcome is nominated.</p>
<p><b>PO29</b> Building height is of a low to medium-rise scale and building massing is consistent with the low density character of Magnetic Island.</p>	<p><b>AO29</b> Building height does not exceed 4 storeys.</p>
<p><b>PO30</b> Design and articulation of buildings contribute to the creation of the local Magnetic Island character through:</p> <ul style="list-style-type: none"> <li>(a) climate-responsive design;</li> <li>(b) natural setting of buildings within the landscape; and</li> <li>(c) maximising views to the bay.</li> </ul>	<p>No acceptable outcome is nominated.</p>
<p><b>PO31</b> Convenient and legible connections are provided for pedestrians and cyclists to the site, particularly having regard to linkages to the foreshore and the open space network.</p>	<p>No acceptable outcome is nominated.</p>
<p><b>PO32</b> Access points are minimised along Marine Parade.</p>	<p>No acceptable outcome is nominated.</p>
<p><b>PO33</b> New pedestrian connections consistent with Figure 6.141 — Arcadia Central precinct concept plan are provided.</p>	<p>No acceptable outcome is nominated.</p>
<p><b>PO34</b> Increased public open space and improvements to the public domain are provided throughout the precinct.</p>	<p>No acceptable outcome is nominated.</p>



**Figure 6.141 – Arcadia Central precinct concept plan**

**Table 6.3.7.3—Accepted development subject to requirements and assessable development (Part)**

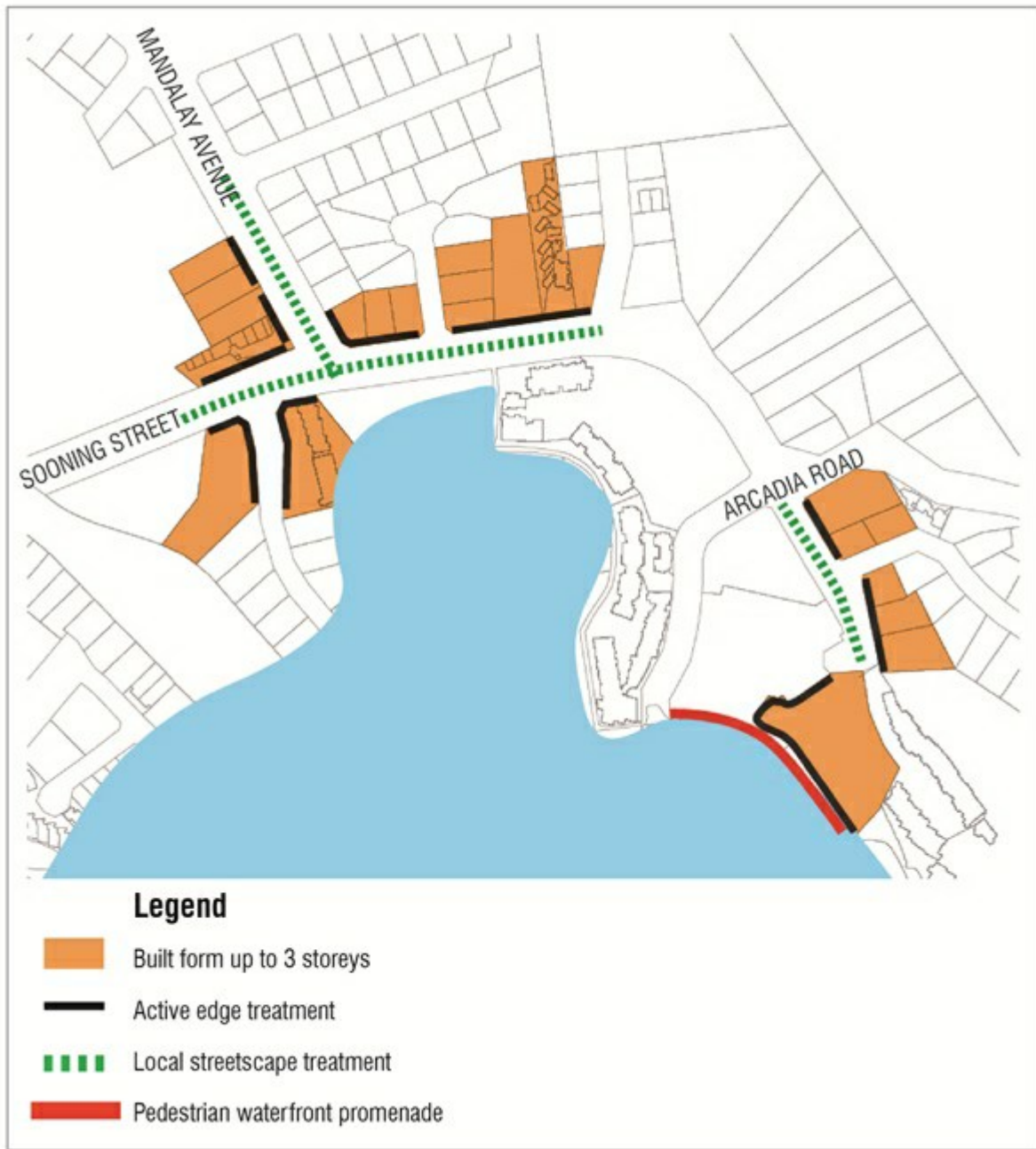
Performance outcomes	Acceptable outcomes
<p><b>Additional benchmarks for assessable development in precincts</b></p> <p><b>Note</b>—Where acceptable outcomes in this section vary from those provided earlier in this code, the precinct-based acceptable outcomes take precedence.</p>	
<p><b>Nelly Bay gateway precinct</b></p>	
<p><b>PO35</b> Development in this precinct supports the creation of a high quality activity hub for Nelly Bay and Magnetic Island, in accordance with Figure 6.142 — Nelly Bay gateway precinct concept plan.</p>	<p>No acceptable outcome is nominated.</p>
<p><b>PO36</b> Development creates a gateway to Nelly Bay and Magnetic Island. Built form, landscape and streetscape treatment reinforces a key entry point to the village.</p>	<p>No acceptable outcome is nominated.</p>
<p><b>PO37</b> Frontages shown on Figure 6.142 — Nelly Bay gateway precinct concept plan as having active edges, contain:</p> <ul style="list-style-type: none"> <li>(a) primary building entrances;</li> <li>(b) awnings to provide shade for pedestrians;</li> <li>(c) significant use of glazing or transparent materials; and</li> <li>(d) uses which promote a high level of pedestrian movement and interaction.</li> </ul>	<p>No acceptable outcome is nominated.</p>
<p><b>PO38</b> Streetscaping and landscaping provides increased shade and amenity for pedestrians along roads indicated as having local streetscape treatment on Figure 6.142 — Nelly Bay gateway precinct concept plan.</p>	<p>No acceptable outcome is nominated.</p>
<p><b>PO39</b> Building design and massing is consistent with the low density scale and character of Magnetic Island.</p>	<p><b>AO39</b> Building height does not exceed 3 storeys.</p>
<p><b>PO40</b> Design and articulation of buildings contribute to the creation of the local Magnetic Island character through:</p> <ul style="list-style-type: none"> <li>(a) climate-responsive design;</li> <li>(b) natural setting of buildings within the landscape; and</li> <li>(c) maximising views to the bay.</li> </ul>	<p>No acceptable outcome is nominated.</p>
<p><b>PO41</b> Access arrangements are appropriate for the volume, frequency and type of vehicle usage.</p>	<p><b>AO41</b> Access points are limited to Sooning Street, Mandalay Avenue and The Cove with minimal crossovers.</p>
<p><b>PO42</b> Convenient and legible connections are provided for pedestrians and cyclists to the site, particularly having regard to linkages to the ferry terminal, foreshore and the open space network.</p>	<p>No acceptable outcome is nominated.</p>

**PO43**

Mixed use development contributes to the creation of a waterfront promenade.

Figure 6.142 — Nelly Bay gateway precinct concept plan.

No acceptable outcome is nominated.



**Figure 6.142 – Nelly Bay gateway precinct concept plan**

**Table 6.3.7.3—Accepted development subject to requirements and assessable development (Part)**

Performance outcomes	Acceptable outcomes
<p><b>Additional benchmarks for assessable development in precincts</b>  <b>Note</b>—Where acceptable outcomes in this section vary from those provided earlier in this code, the precinct-based acceptable outcomes take precedence.</p>	
<p><b>Kirwan Traders precinct</b></p>	
<p><b>PO44</b>                      Built form, landscape and streetscape treatment along Thuringowa Drive reinforces the precinct identity as a place for business.</p>	<p>No acceptable outcome is nominated.</p>
<p><b>PO45</b>                      Landscape and streetscape treatments are provided along Tavern Street, Carlton Street, and Laguna Avenue which reflect the intended character of the precinct.</p>	<p>No acceptable outcome is nominated.</p>
<p><b>PO46</b>                      Building size and bulk are consistent with the scale and character of the Kirwan Traders precinct, and retain an appropriate relationship with the established streetscape.</p>	<p><b>AO46</b>                      Development involves reuse of existing buildings that contribute to the built form character and context of the immediate area.</p>
<p><b>PO47</b>                      Wherever practicable, vehicular access is provided from rear or side streets or facilitates the amalgamation of access points.</p>	<p><b>AO47</b>                      Access to on-site parking is provided through the rear access lanes connecting to Toohey Street.</p>
<p><b>PO48</b>                      Development on the corner of Thuringowa Road and Burnda Street, and Burnda Street and Toohey Street, creates a gateway to Kirwan Traders precinct. Built form, landscape and streetscape treatment at these corners reinforces a gateway statement.</p>	<p>No acceptable outcome is nominated.</p>
<p><b>PO49</b>                      Development provides mid-block linkages and increased open space for the public on private land, particularly on larger sites and those sites with two street frontages.</p>	<p>No acceptable outcome is nominated.</p>

**Table 6.3.7.3—Accepted development subject to requirements and assessable development (Part)**

Performance outcomes	Acceptable outcomes
<p><b>Additional benchmarks for assessable development in precincts</b>  <b>Note</b>—Where acceptable outcomes in this section vary from those provided earlier in this code, the precinct-based acceptable outcomes take precedence.</p>	
<p><b>Charters Towers Road business precinct</b></p>	
<p><b>PO50</b>                      Development in this precinct supports the transition of the precinct from a predominantly low impact industry area to a mixed business focus.</p>	<p>No acceptable outcome is nominated.</p>
<p><b>PO51</b>                      Development along Woolcock Street contributes positively to the city image.</p>	<p><b>AO51</b>                      Buildings are setback 4m from Woolcock Street, and incorporate a landscaped buffer along that road frontage.</p>
<p><b>PO52</b>                      Wherever practicable, vehicular access is provided from rear or side streets or facilitates the amalgamation of access points.</p>	<p><b>AO52</b>                      Access to on-site parking is provided through the rear access lanes connecting to Yeatman Street.</p>
<p><b>PO53</b>                      Development on the corner of Woolcock Street and Charters Towers Road, creates a gateway to Charters Towers Road business area. Built form, landscape and streetscape treatment at these corners reinforces a gateway statement.                      Figure 6.143 – Charters Towers Road business precinct concept plan</p>	<p>No acceptable outcome is nominated.</p>
<p><b>PO54</b>                      Development provides mid-block linkages and increased open space for the public on private land, particularly on larger sites and those sites with two street frontages.</p>	<p>No acceptable outcome is nominated.</p>
<p><b>PO55</b>                      Development contributes to the boulevard treatment of Ross River Road and Woolcock Street through landscaping and streetscape treatments along the road frontages.</p>	<p>No acceptable outcome is nominated.</p>



**Figure 6.143 – Charters Towers Road business precinct concept plan**

**Table 6.3.7.3—Accepted development subject to requirements and assessable development (Part)**

Performance outcomes	Acceptable outcomes
<p><b>Additional benchmarks for assessable development in precincts</b></p> <p><b>Note</b>—Where acceptable outcomes in this section vary from those provided earlier in this code, the precinct-based acceptable outcomes take precedence.</p>	
<p><b>CBD gateway precinct</b></p>	
<p><b>PO56</b> Along Flinders Street (West), development responds to the role of the street as a key entrance to the principal centre (CBD), and presents high quality built form, landscape and streetscape treatment.</p>	<p>No acceptable outcome is nominated.</p>
<p><b>PO57</b> Shops primarily service workers within the precinct and are located only at key nodes formed by the intersections of Flinders Street (West) and Knapp and Fletcher Streets.</p>	<p><b>AO57</b> Shops are located at the nominated intersections and include only convenience stores, newsagents and café/takeaway food premises limited to less than 250m<sup>2</sup> gross floor area per tenancy.</p>

<p><b>PO58</b> Buildings are generally low to medium rise and ensure the protection of the visual primacy of the principal centre (CBD).</p>	<p><b>AO58</b> Building height does not exceed 6 storeys on the frontage of Flinders Street (West), and transition to 4 storeys where situated to the north of Sturt Street. In accordance with Figure 6.144 — CBD gateway precinct concept plan.</p>
<p><b>PO59</b> Development contributes to an attractive, coherent and integrated streetscape, by:</p> <ul style="list-style-type: none"> <li>(a) ensuring buildings assist in defining and enhancing the Flinders Street (West) frontage;</li> <li>(b) improving the quality and continuity of built form; and</li> <li>(c) using complementary landscaping and streetscape treatments.</li> </ul>	<p>No acceptable outcome is nominated.</p>
<p><b>PO60</b> Pedestrian links are provided and reinforced in accordance with Figure 6.144 — CBD gateway precinct concept plan.</p>	<p>No acceptable outcome is nominated.</p>



**Figure 6.144 – CBD gateway precinct concept plan**

**Table 6.3.7.3—Accepted development subject to requirements and assessable development (Part)**

Performance outcomes	Acceptable outcomes
<p><b>Additional benchmarks for assessable development in precincts</b>  <b>Note</b>—Where acceptable outcomes in this section vary from those provided earlier in this code, the precinct-based acceptable outcomes take precedence.</p>	
<p><b>South Townsville Railyards and Dean Park precinct</b></p>	
<p><b>PO61</b>                      Development is generally in accordance with Figure 6.145 — South Townsville Railyards and Dean Park precinct concept plan.</p>	<p>No acceptable outcome is nominated.</p>
<p><b>PO62</b>                      Development in the precinct:</p> <ul style="list-style-type: none"> <li>(a) integrates all aspects of the land use elements through good built form and public realm treatments; and</li> <li>(b) appropriately stages development and particularly the sequencing of supporting infrastructure including transport and access, parking and services.</li> </ul>	<p>No acceptable outcome is nominated.</p>
<p><b>PO63</b>                      A new entertainment centre and a range of allied uses are established on the Dean Park site, in accordance with Figure 6.145 — South Townsville Railyards and Dean Park precinct concept plan. The development:</p> <ul style="list-style-type: none"> <li>(a) incorporates leading tropical design;</li> <li>(b) is oriented to both the Saunders Street and Rooney Street frontages;</li> <li>(c) establishes uses which promote a high level of pedestrian movement and interaction along Saunders Street and Rooney Street, creating an active edge;</li> <li>(d) provides a new public plaza at the Saunders and Rooney Street corner, integrating with the future plaza area for the stadium opposite; and</li> <li>(e) has its primary vehicular and public transport access via a new road alignment extending from Barlow Street. A new bus terminus and driver facilities are provided in this location.</li> </ul>	<p>No acceptable outcome is nominated.</p>

<p><b>PO64</b> A stadium is established on the northern corner of the existing railyards land, in accordance with Figure 6.145 — South Townsville Railyards and Dean Park precinct concept plan. The development:</p> <ul style="list-style-type: none"> <li>(a) is capable of being used for multiple events;</li> <li>(b) incorporates leading tropical design;</li> <li>(c) provides extensive public space surrounding the stadium structure;</li> <li>(d) is oriented to both the Saunders Street and Rooney Street frontages;</li> <li>(e) establishes uses which promote a high level of pedestrian movement and interaction along Saunders Street and Rooney Street, creating an active edge;</li> <li>(f) provides a new public plaza at the Saunders and Rooney Street corner, integrating with the future plaza area for the stadium opposite; and</li> <li>(g) facilitates vehicle access by construction of a new public road around the stadium.</li> </ul>	<p>No acceptable outcome is nominated.</p>
<p><b>PO65</b> Land to the south of the stadium site and backing onto the rail line predominantly consists of service and low impact industry and commercial uses.</p>	<p>No acceptable outcome is nominated.</p>
<p><b>PO66</b> Access to and permeability within the precinct are facilitated including:</p> <ul style="list-style-type: none"> <li>(a) the extension of Barlow Street to provide a new road extension from South Townsville to Saunders Street;</li> <li>(b) an upgrade of the Saunders Street and Rooney Street intersection, with a focus on ensuring pedestrian access and amenity and sense of arrival to the precinct; and</li> <li>(c) improved pedestrian priority and accessibility in street profile and streetscaping for all streets surrounding the stadium site, including Saunders, Rooney, and Morehead Streets and Perkins Street West.</li> </ul>	<p>No acceptable outcome is nominated.</p>
<p><b>PO67</b> Parking for the entertainment centre and stadium is established sequentially as key components of the precinct occur, and may include a staged program of parking solutions at grade and in various areas of the precinct over time. Ultimately, parking for both facilities is to be incorporated within the built form.</p>	<p>No acceptable outcome is nominated.</p>



**Figure 6.145 – South Townsville Railyards and Dean Park precinct concept plan**

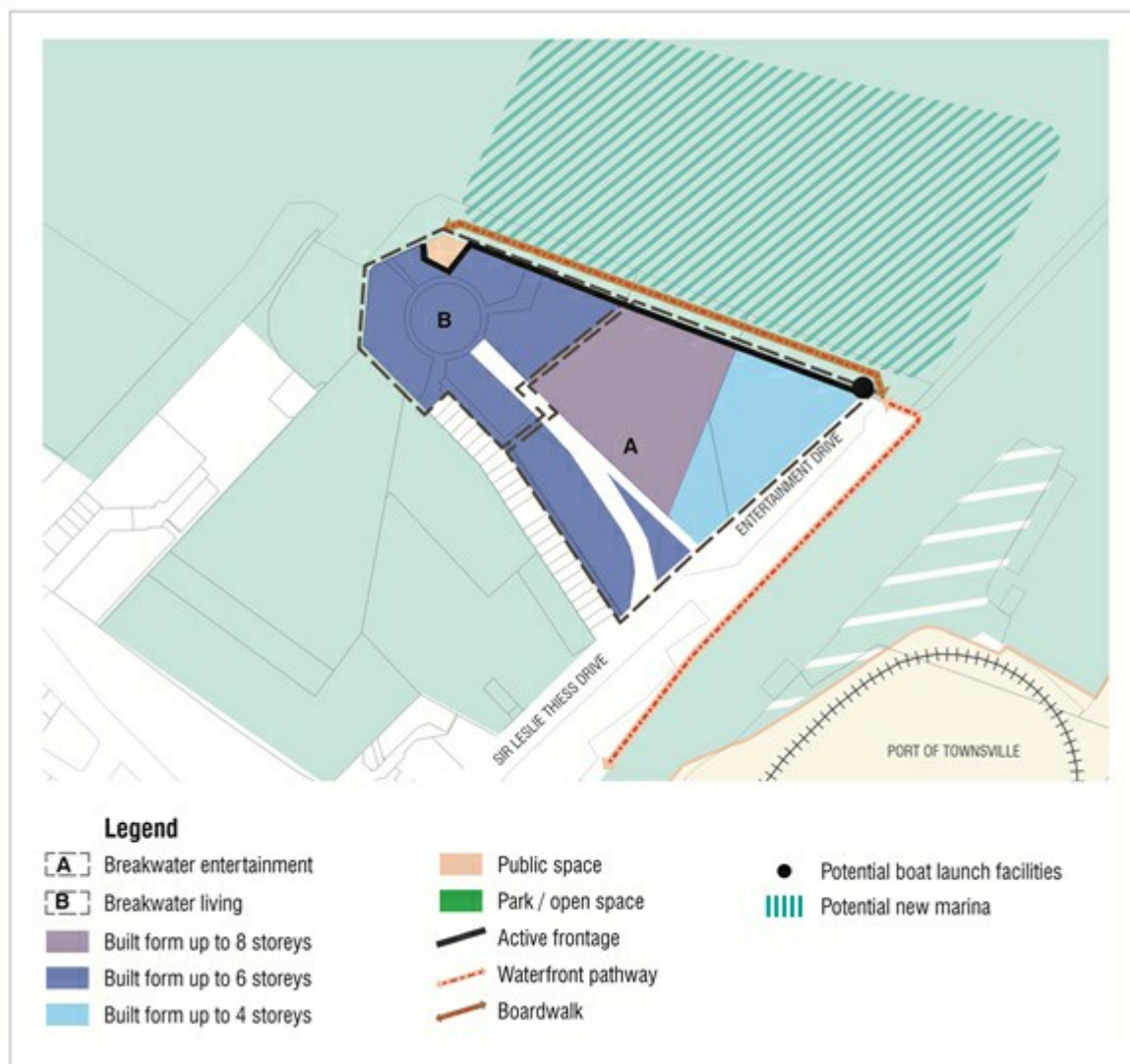
**Table 6.3.7.3—Accepted development subject to requirements and assessable development (Part)**

Performance outcomes	Acceptable outcomes
<p><b>Additional benchmarks for assessable development in precincts</b></p> <p><b>Note</b>—Where acceptable outcomes in this section vary from those provided earlier in this code, the precinct-based acceptable outcomes take precedence.</p>	
<p><b>Wotton Street precinct</b></p>	
<p><b>PO68</b></p> <p>The ongoing activities of the low impact industrial area to the north are not compromised.</p>	<p><b>AO68</b></p> <p>Development provides the following along the common boundary with adjacent industrial uses:</p> <p>(a) a minimum 3m wide landscaped buffer; and</p> <p>(b) a solid 1.8m fence along the full length of the boundary.</p>

**Table 6.3.7.3—Accepted development subject to requirements and assessable development (Part)**

Performance outcomes	Acceptable outcomes
<p><b>Additional benchmarks for assessable development in precincts</b></p> <p><b>Note</b>—Where acceptable outcomes in this section vary from those provided earlier in this code, the precinct-based acceptable outcomes take precedence.</p>	
<p><b>Breakwater precinct</b></p>	
<p><b>PO69</b></p> <p>Development is generally in accordance with Figure 6.146 — Breakwater precinct concept plan.</p>	No acceptable outcome is nominated.
<p><b>PO70</b></p> <p>A new marina is established on the seaward side of the precinct, and includes a new boat launch facility as shown on Figure 6.146 — Breakwater precinct concept plan.</p>	No acceptable outcome is nominated.
<p><b>PO71</b></p> <p>An open space and pedestrian network is provided as identified on Figure 6.146 — Breakwater precinct concept plan, and includes the provision of a boardwalk adjoining the future marina, pedestrian links along all waterfront areas, and a new park at the north eastern point of the precinct.</p>	No acceptable outcome is nominated.
<p><b>PO72</b></p> <p>Where shown as an 'active frontage' on Figure 6.146 — Breakwater precinct concept plan, new buildings contribute to the creation of an attractive and activated edge to the waterfront by having facades which contain windows, doors, materials and features which generate visual interest and engagement with the water frontage.</p>	No acceptable outcome is nominated.
<p><b>PO73</b></p> <p>Dining, entertainment and tourist-oriented uses occur at the ground storey.</p>	No acceptable outcome is nominated.
<p><b>PO74</b></p> <p>Development within the Breakwater entertainment area shown on Figure 6.146 — Breakwater precinct concept plan supports the consolidation of the casino and allied uses, including short-term accommodation, boat club and market.</p>	No acceptable outcome is nominated.

<p><b>P075</b> Development within the Breakwater living area shown on Figure 6.146 — Breakwater precinct concept plan primarily facilitates high density short or long-term accommodation uses, with local dining and shops at the ground floor where adjoining the future marina.</p>	<p>No acceptable outcome is nominated.</p>
<p><b>P076</b> Building heights ensure the protection of the visual primacy of the principal centre (CBD), the retention of key views to Castle Hill and Melton Hill, and to the sea and Magnetic Island.</p>	<p><b>AO76</b> Building heights are in accordance with Figure 6.146 — Breakwater precinct concept plan.</p>



**Figure 6.146 – Breakwater precinct concept plan**

**Table 6.3.7.3—Accepted development subject to requirements and assessable development (Part)**

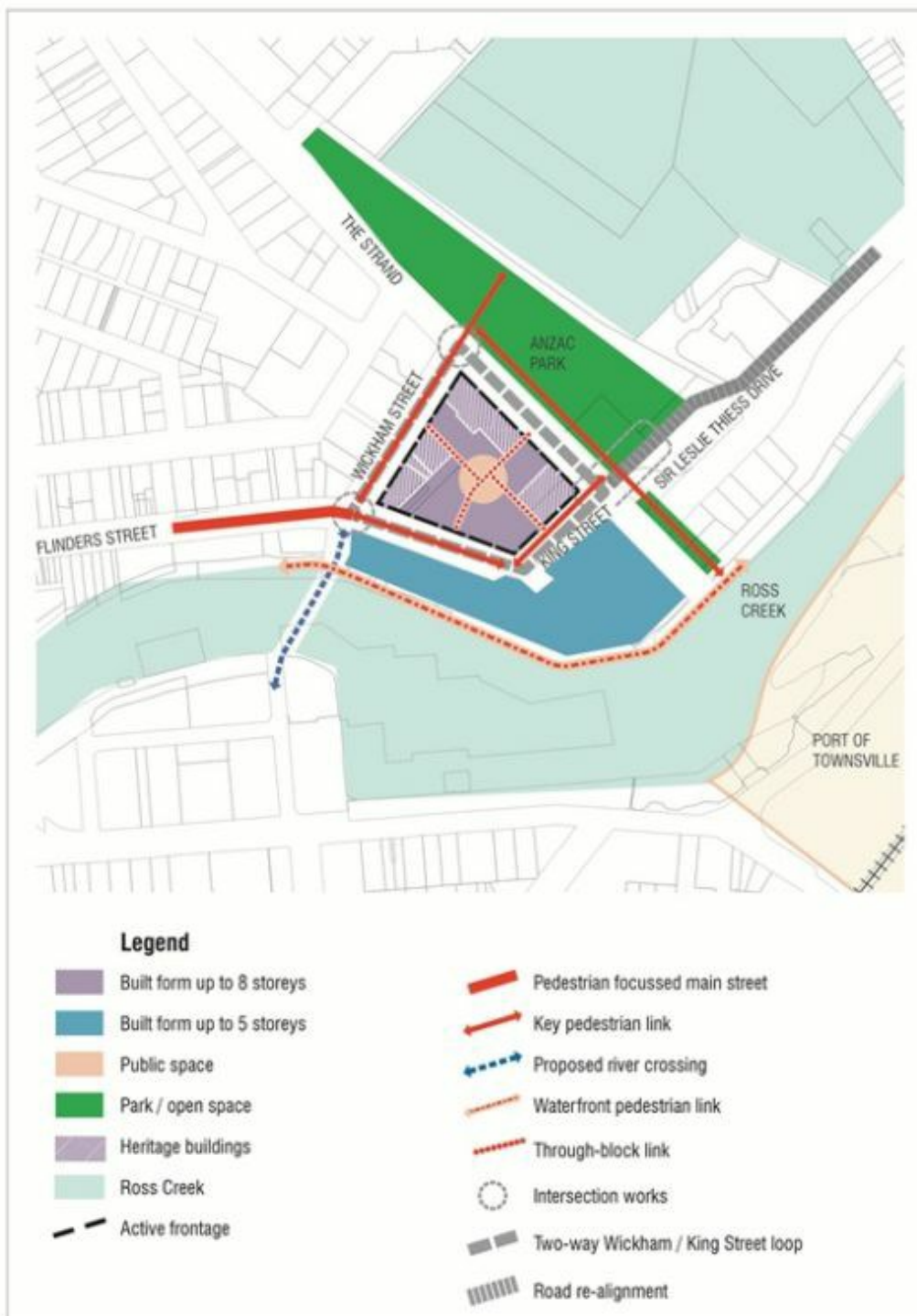
Performance outcomes	Acceptable outcomes
<p><b>Additional benchmarks for assessable development in precincts</b></p> <p><b>Note</b>—Where acceptable outcomes in this section vary from those provided earlier in this code, the precinct-based acceptable outcomes take precedence.</p>	
<p><b>King Street quarter precinct</b></p>	
<p><b>PO77</b> Development is generally in accordance with Figure 6.147 — King Street quarter precinct concept plan.</p>	<p>No acceptable outcome is nominated.</p>
<p><b>PO78</b> Development supports a mix of uses, including day and night-time activity.</p>	<p>No acceptable outcome is nominated.</p>
<p><b>PO79</b> Café and restaurant uses establish predominantly at the ground floor along the street frontages to Wickham Street, King Street and Flinders Street, and also to Ross Creek frontages.</p>	<p>No acceptable outcome is nominated.</p>
<p><b>PO80</b> Residential uses including long and short-term accommodation are predominantly located in the area bounded by Flinders Street, King Street and Wickham Street and The Strand.</p>	<p>No acceptable outcome is nominated.</p>
<p><b>PO81</b> Building height is medium rise, and ensures the protection of the visual primacy of the principal centre (CBD).  The tallest buildings occur in the centre of the Wickham Street/King Street/Flinders Street/The Strand block.</p>	<p><b>AO81</b> Building heights are in accordance with Figure 6.147 — King Street quarter precinct concept plan.</p>
<p><b>PO82</b> An open space and pedestrian network is provided as identified on Figure 6.147 — King Street quarter precinct concept plan, and includes:</p> <ul style="list-style-type: none"> <li>(a) the provision of, pedestrian links along all waterfront areas;</li> <li>(b) an extension to Anzac Park (following realignment of Sir Leslie Thiess Drive and King Street);</li> <li>(c) a new open space and pedestrian link to the southern end of The Strand linking to a future pedestrian creek crossing; and</li> <li>(d) pedestrian through block links.</li> </ul>	<p>No acceptable outcome is nominated.</p>

**PO83**

Where shown as 'active frontage' on Figure 6.147 — King Street quarter precinct concept plan, new buildings contribute to the creation of an attractive and activated edge to the street frontage by;

- (a) being built to the street frontage;
- (b) having facades which contain windows, doors, materials and features which generate visual interest and engagement with the street frontage;
- (c) providing awnings to all street frontages; and
- (d) providing a continuous building alignment.

No acceptable outcome is nominated.



**Figure 6.147 – King Street quarter precinct concept plan**

**Table 6.3.7.3—Accepted development subject to requirements and assessable development (Part)**

Performance outcomes	Acceptable outcomes
<p><b>Additional benchmarks for assessable development in precincts</b>  <b>Note</b>—Where acceptable outcomes in this section vary from those provided earlier in this code, the precinct-based acceptable outcomes take precedence.</p>	
<p><b>Kings Road precinct</b></p>	
<p><b>PO84</b>                      Building height creates a medium-rise environment.</p>	<p><b>AO84</b>                      Building height does not exceed 5 storeys.</p>
<p><b>PO85</b>                      Development provides for enhanced public realm and pedestrian connectivity, in accordance with Figure 6.148 — Kings Road precinct concept plan, including:</p> <ul style="list-style-type: none"> <li>(a) enhanced north south and east west links through the precinct;</li> <li>(b) a civic node on the lake frontage;</li> <li>(c) enhanced pedestrian access to and along the lake; and</li> <li>(d) a primary pedestrian and cycle pathway along Kings Road.</li> </ul>	<p>No acceptable outcome is nominated.</p>
<p><b>PO86</b>                      The civic node at the lake frontage is sleeved by active street level uses.</p>	<p>No acceptable outcome is nominated.</p>
<p><b>PO87</b>                      Residential uses are appropriately buffered from the railway corridor.</p>	<p>No acceptable outcome is nominated.</p>

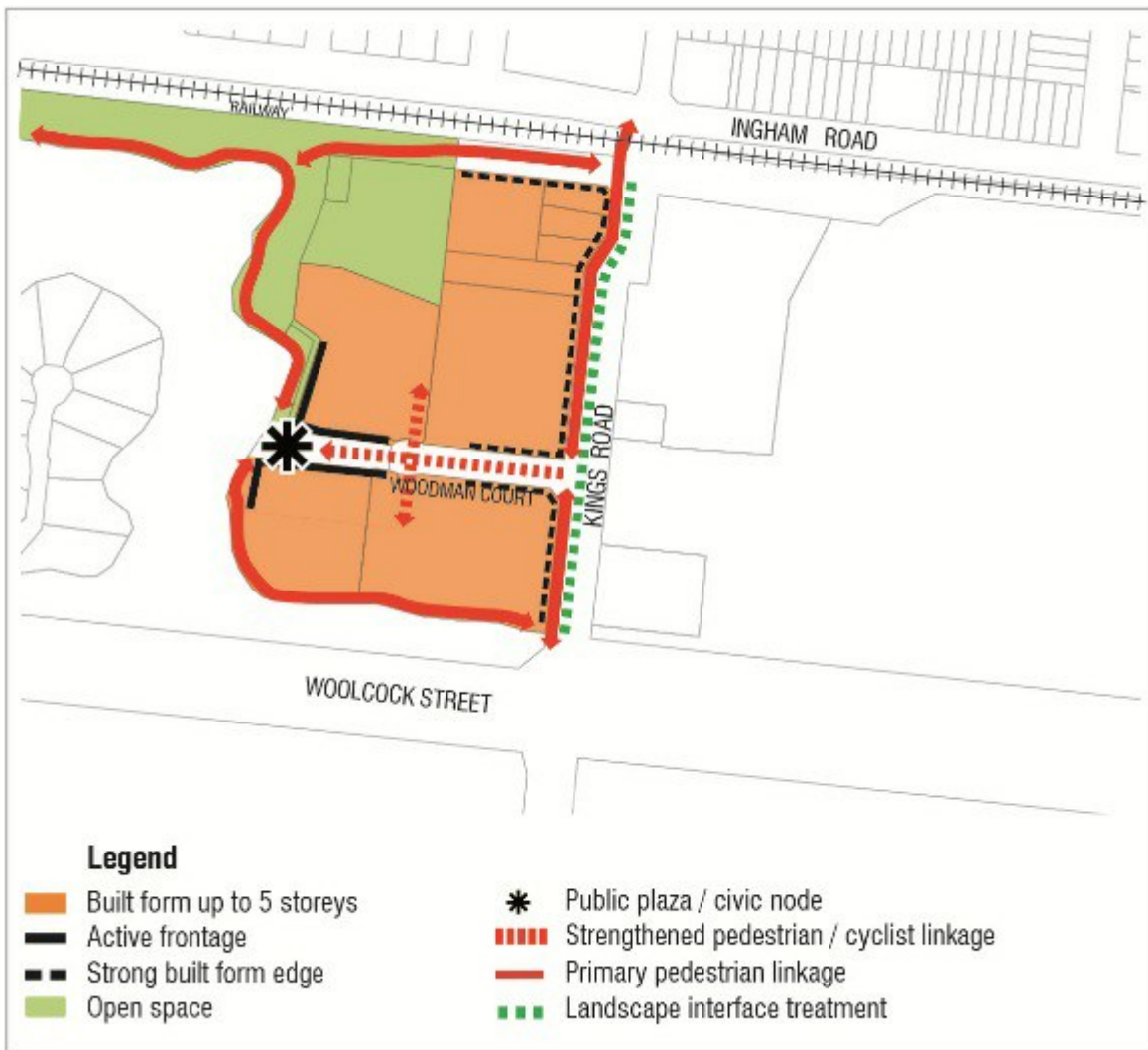


Figure 6.148 – Kings Road precinct concept plan

## 6.4 Community facilities and open space zone category

### 6.4.1 Sport and recreation zone code

#### 6.4.1.1 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.

#### 6.4.1.2 Purpose

- (1) The purpose of the Sport and recreation zone code is to provide for a range of organised activities that include sport, cultural and educational activities where the uses require a level of built infrastructure.  
It includes built structures, such as clubhouses, gymnasiums, public swimming pools and tennis courts, and infrastructure to support the activities, safe access and essential management, where required to meet community needs.
- (2) The particular purpose of the code is to ensure:
  - (a) residents have convenient access to sport and recreation activities which are safe, attractive and appropriate for the community's needs; and
  - (b) development minimises impacts on surrounding land.
- (3) The purpose of the zone will be achieved through the following overall outcomes:
  - (a) local, district, regional and specialised sports parks provide for a variety of formal sporting activities and a range of training and competition infrastructure;
  - (b) development directly supports the primary recreational function of the site or provides for the co-location of a complementary and compatible community-related activity;
  - (c) development does not restrict public access and does not detract from the primary function of the site for sport and recreation activities;
  - (d) development provides for safe and convenient internal pedestrian and cyclist pathways and external connections to existing and proposed public transport infrastructure and surrounding activities wherever possible;
  - (e) design of built form and public spaces facilitates safe and secure environments and discourages antisocial behaviour;
  - (f) facilities are sited, designed and operated to minimise adverse impacts on surrounding land; and
  - (g) adverse impacts on any ecological values are avoided where land includes or adjoin natural habitats such as bushland, wetlands or waterways, or act as a buffer between natural and developed areas.
- (4) The purpose of the zone will also be achieved by the following additional outcomes for particular precincts:

Balgal Beach golf course precinct:

- (a) development of the precinct maintains the golf course and other outdoor recreational facilities and provides an integrated mix of residential and small-scale tourist accommodation;
- (b) reconfiguration facilitates a range of lot sizes to accommodate dwelling houses typically on lots with an average size of 600m<sup>2</sup>;
- (c) the ultimate development of the entire precinct does not result in more than 590 residential lots for dwelling house purposes;
- (d) tourist-oriented development may also occur in the form of small-scale, low-rise accommodation and support facilities;
- (e) building scale and massing limits the impact on the natural character of Balgal Beach; and
- (f) development of the precinct does not compromise the efficient and orderly provision of infrastructure.



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**Figure 6.149 - Balgal Beach golf course precinct**

Cluden precinct:

- (a) Development facilitates the ongoing operation of the Cluden racecourse and is directly associated with or ancillary to horse racing.



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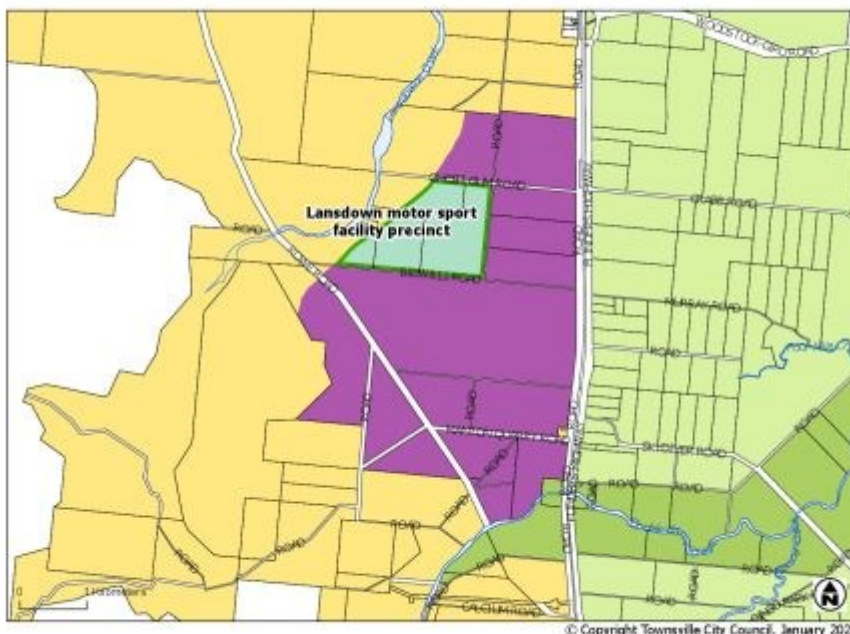
**Figure 6.150 - Cluden precinct**

Lansdown motor sport facility precinct:

- (a) the precinct accommodates the development of a motor sport facility, which will fulfil an important roles as a required motor sport destination and training ground for driver education ;
- (b) the intrusion of incompatible uses, or uses which may be more appropriately accommodated in other zones, is avoided to protect the availability of land in the precinct for motor sport facility purposes;
- (c) the impacts of development are managed to ensure public health and safety;
- (d) development is safe and legible, and designed to establish safe and efficient movement systems;
- (e) development is avoided in environmental corridors and the water resource catchment area to maintain ecological processes, biodiversity values and the quality of waterways;
- (f) development provides adequate new infrastructure to support new uses, including roads, stormwater, water and sewer infrastructure;

**Editor's note** - Conditions of approval or infrastructure agreements will be used (as appropriate) to ensure that infrastructure is provided.

- (g) development does not compromise petroleum pipeline infrastructure, and the risks and hazards to people and property associated with petroleum pipeline infrastructure are not further increased through development; and
- (h) development avoids impacts on groundwater.



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**Figure 6.161 - Lansdown motor sport facility precinct**

**6.4.1.3 Assessment benchmarks**

**Table 6.4.1.3 - Accepted development subject to requirements and assessable development (Part)**

Performance outcomes	Acceptable outcomes
<b>For accepted development subject to requirements and assessable development</b>	
<b>Built form</b>	

<p><b>PO1</b> Development does not substantially exceed the height of existing buildings in the area or is designed to sympathetically transition from lower rise neighbouring buildings.</p>	<p><b>AO1</b> Building height does not exceed 3 storeys.</p>
<p><b>PO2</b> Building setbacks and orientation provide for an attractive streetscape that is compatible with existing characteristics of the local area.</p>	<p><b>AO2</b> Buildings are set back from street and road frontages: (a) within 20% of the average front setback of adjoining buildings; or (b) where there are no adjoining buildings, 6m.</p>
<p><b>PO3</b> Development minimises the bulk of buildings to assist integration with surrounding development.</p>	<p><b>AO3</b> Walls are articulated so that they do not exceed a length of 15m without a change in plane of at least 0.75m depth.</p>

**Table 6.4.1.3-Accepted development subject to requirements and assessable development (Part)**

Performance outcomes	Acceptable outcomes
<b>For accepted development subject to requirements and assessable development</b>	
<b>Amenity</b>	
<p><b>PO4</b> Development provides adequate separation, buffering and screening from residential uses and land within a residential zone so that adverse impacts on privacy and amenity are minimised.</p>	<p><b>AO4.1</b> Buildings and structures are set back 6m or half of the building height, whichever is greater from any boundary shared with a residential use or land within a residential zone.</p>
	<p><b>AO4.2</b> Site access and parking, servicing or outdoor storage areas are setback 6m from any boundary shared with a residential use or land within a residential zone.</p>
	<p><b>AO4.3</b> Where buildings, parking, servicing or outdoor storage areas are located within 15m of any boundary shared with an residential use or land within a residential zone, the following is provided:</p> <ul style="list-style-type: none"> <li>(a) a minimum 1.8m high solid screen fence; or</li> <li>(b) a landscaped buffer area consisting of dense screen planting of a minimum 3m width.</li> </ul> <p><b>Editor's note</b>—Landscaping is to be provided to a standard specified in the Landscape code.</p>
	<p><b>AO4.4</b> Windows that have a direct view into an adjoining residential use are provided with fixed screening that is a maximum of 50% transparent to obscure views and maintain privacy for residents.</p>
<p><b>PO5</b> Refuse storage areas and storage of goods or materials in open areas is presented in a manner that does not detract from the visual amenity of the local area.</p>	<p><b>AO5</b> The open area used for the storage of refuse, vehicles, machinery, goods and materials on the site is:</p> <ul style="list-style-type: none"> <li>(a) located no closer than 3m from any boundary; and</li> <li>(b) are screened from view by a 1.8m high solid screen fence.</li> </ul>

**Table 6.4.1.3-Accepted development subject to requirements and assessable development (Part)**

Performance outcomes	Acceptable outcomes
<b>For accepted development subject to requirements and assessable development</b>	
<b>Caretaker's accommodation</b>	
<p><b>PO6</b> Development does not compromise the effective operation of the primary use.</p>	<p><b>AO6.1</b> No more than one (1) caretaker's accommodation unit is provided on the site.</p>
	<p><b>AO6.2</b> The caretaker's accommodation unit has a gross floor area of no more than 70m<sup>2</sup>.</p>

**Table 6.4.1.3-Accepted development subject to requirements and assessable development (Part)**

<b>Performance outcomes</b>	<b>Acceptable outcomes</b>
<b>For accepted development subject to requirements and assessable development</b>	
<b>Community use and club</b>	
<b>PO7</b> Adequate lockable storage space is provided on-site to meet the needs of users.	<b>AO7</b> At least one (1) lockable storage space of a minimum of 4m <sup>2</sup> is provided for each room or area that can be hired out or used by community organisations or the public.

**Table 6.4.1.3-Accepted development subject to requirements and assessable development (Part)**

<b>Performance outcomes</b>	<b>Acceptable outcomes</b>
<b>For assessable development</b>	
<b>Uses</b>	
<b>PO8</b> The site predominantly accommodates sport and recreational activities and facilitates optimum use of the land for the intended sport or recreational purpose.	No acceptable outcome is nominated.
<b>PO9</b> Non-recreation uses occur only where they: (a) directly support the primary function of the site; or (b) are a compatible community-related activity.	No acceptable outcome is nominated.
<b>PO10</b> Development does not impede public access to and use of facilities.	No acceptable outcome is nominated.
<b>PO11</b> Buildings, structures and use areas are designed to ensure efficient use of buildings and facilities, and provide for multiple or shared use of facilities where practicable.	No acceptable outcome is nominated.

**Table 6.4.1.3-Accepted development subject to requirements and assessable development (Part)**

Performance outcomes	Acceptable outcomes
<b>For assessable development</b>	
<b>Amenity</b>	
<p><b>PO12</b> Development maintains a high level of general amenity within the site and for surrounding areas, having regard to:</p> <ul style="list-style-type: none"> <li>(a) noise;</li> <li>(b) hours of operation;</li> <li>(c) traffic;</li> <li>(d) visual impact;</li> <li>(e) signage;</li> <li>(f) odour and emissions;</li> <li>(g) lighting;</li> <li>(h) access to sunlight;</li> <li>(i) privacy; and</li> <li>(j) outlook.</li> </ul> <p><b>Editor's note</b>—Applicants may be required to engage specialists to provide detailed investigations into the above matters in order to demonstrate compliance with this performance criterion.</p>	No acceptable outcome is nominated.
<p><b>PO13</b> 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.

**Table 6.4.1.3-Accepted development subject to requirements and assessable development (Part)**

Performance outcomes	Acceptable outcomes
<b>For assessable development</b>	
<b>Crime prevention through environmental design</b>	
<p><b>PO14</b> Development facilitates the security of people and property having regard to:</p> <ul style="list-style-type: none"> <li>(a) opportunities for casual surveillance and sight lines;</li> <li>(b) exterior building design that promotes safety;</li> <li>(c) adequate lighting;</li> <li>(d) appropriate signage and wayfinding;</li> <li>(e) minimisation of entrapment locations; and</li> <li>(f) building entrances, loading and storage areas that are well lit and lockable after hours.</li> </ul> <p><b>Editor's note</b>—Applicants should have regard to <a href="#">Crime Prevention through Environmental Design Guidelines for Queensland</a>.</p>	No acceptable outcome is nominated.

**Table 6.4.1.3-Accepted development subject to requirements and assessable development (Part)**

<b>Performance outcomes</b>	<b>Acceptable outcomes</b>
<b>For assessable development</b>	
<b>Accessibility</b>	
<p><b>PO15</b> Convenient and legible connections are provided for pedestrians and cyclists to and from the site, particularly having regard to linkages with existing and proposed public transport infrastructure, the open space network, centres and other community-related activities.</p>	No acceptable outcome is nominated.
<p><b>PO16</b> Safe and convenient pedestrian and cyclist circulation is provided for as an integrated component of the site layout.</p>	No acceptable outcome is nominated.

**Table 6.4.2.3-Accepted development subject to requirements and assessable development (Part)**

<b>Performance outcomes</b>	<b>Acceptable outcomes</b>
<b>For assessable development</b>	
<b>Protection of natural values</b>	
<p><b>PO17</b> The site layout and design responds sensitively to on-site and surrounding topography, drainage patterns, ecological values by:</p> <ul style="list-style-type: none"> <li>(a) minimising earthworks;</li> <li>(b) maximising retention of natural drainage patterns;</li> <li>(c) ensuring existing drainage capacity is not reduced;</li> <li>(d) maximising the retention or enhancement of existing vegetation and ecological corridors; and</li> <li>(e) providing buffers to protect the ecological functions of waterways.</li> </ul>	No acceptable outcome is nominated.

## Additional benchmarks for assessable development in precincts

**Table 6.4.1.3-Accepted development subject to requirements and assessable development (Part)**

Performance outcomes	Acceptable outcomes
<b>Additional benchmarks for assessable development in precincts</b> Note - Where acceptable outcomes in this section vary from those provided earlier in this code, the precinct-based acceptable outcomes take precedence.	
<b>Balgal Beach golf course precinct</b>	
<b>PO18</b> Development does not reduce the area dedicated to the golf course and other outdoor recreational uses or reduce its amenity or functionality.	No acceptable outcome is nominated.
<b>PO19</b> Reconfiguration of a lot does not result in more than 590 lots or detached dwelling house purposes across the entire precinct.	No acceptable outcome is nominated.
<b>PO20</b> Reconfiguration creates lots that have sufficient area and dimension to facilitate residential development.	<b>AO20</b> Lots have an average size of 600m <sup>2</sup> .
<b>PO21</b> Tourist-oriented development is small-scale and low rise.	<b>AO21</b> Building height does not exceed 2 storeys.
<b>PO22</b> Design and articulation for tourism-oriented development contributes to the natural character of the locality through tropical architectural design elements and the natural setting of buildings within the landscape.	No acceptable outcome is nominated.
<b>PO23</b> Development is within the capacity of available infrastructure and is supported by adequate infrastructure, including: <ul style="list-style-type: none"> <li>(a) connection to reticulated water and sewage networks;</li> <li>(b) connection to stormwater drainage system; and</li> <li>(c) constructed roads.</li> </ul>	No acceptable outcome is nominated. <b>Editor's note</b> - Council will request an overall area/precinct-scale structure plan - comprising land use, infrastructure, staging, urban design for the entire precinct before development takes place.

**Table 6.4.1.3-Accepted development subject to requirements and assessable development (Part)**

Performance outcomes	Acceptable outcomes
<b>Additional benchmarks for assessable development in precincts</b> Note-Where acceptable outcomes in this section vary from those provided earlier in this code, the precinct-based acceptable outcomes take precedence.	
<b>Balgal Beach golf course precinct</b>	
<b>PO18</b> Development does not reduce the area dedicated to the golf course and other outdoor recreational uses or reduce its amenity or functionality.	No acceptable outcome is nominated.
<b>PO19</b> Reconfiguration of a lot does not result in more than 590 lots or detached dwelling house purposes across the entire precinct.	No acceptable outcome is nominated.

<p><b>PO20</b> Reconfiguration creates lots that have sufficient area and dimension to facilitate residential development.</p>	<p><b>AO20</b> Lots have an average size of 600m<sup>2</sup>.</p>
<p><b>PO21</b> Tourist-oriented development is small-scale and low rise.</p>	<p><b>AO21</b> Building height does not exceed 2 storeys.</p>
<p><b>PO22</b> Design and articulation for tourism-oriented development contributes to the natural character of the locality through tropical architectural design elements and the natural setting of buildings within the landscape.</p>	<p>No acceptable outcome is nominated.</p>
<p><b>PO23</b> Development is within the capacity of available infrastructure and is supported by adequate infrastructure, including:</p> <ul style="list-style-type: none"> <li>(a) connection to reticulated water and sewage networks;</li> <li>(b) connection to stormwater drainage system; and</li> <li>(c) constructed roads.</li> </ul>	<p>No acceptable outcome is nominated.</p> <p><b>Editor's note</b>-Council will request an overall area/precinct-scale structure plan - comprising land use, infrastructure, staging, urban design for the entire precinct before development takes place.</p>

## Lansdown motor sport facility precinct

**Table 6.4.1.3-Accepted development subject to requirements and assessable development (Part)**

Performance outcomes	Acceptable outcomes
<b>Additional benchmarks for assessable development in precincts</b>	
<p><b>Note</b> - Where acceptable outcomes in this section vary from those provided earlier in this code, the precinct-based acceptable outcomes take precedence.</p>	
<b>Lansdown motor sport facility precinct</b>	
<p><b>PO24</b> A motor sport facility is established in accordance with Figure 6.162 Lansdown concept plan.</p>	No acceptable outcome is nominated.
<p><b>PO25</b> To maintain the natural environmental values, ecological processes and the quality of waterways development does not establish within the areas identified as 'environmental corridors' and 'water resource catchment area' as shown on Figure 6.162 Lansdown concept plan.</p>	No acceptable outcome is nominated.
<p><b>PO26</b> Development is supported by adequate infrastructure, including:</p> <ul style="list-style-type: none"> <li>(a) connection to reticulated water and sewage networks;</li> <li>(b) connection to a stormwater drainage system; and</li> <li>(c) constructed roads.</li> </ul>	<p>No acceptable outcome is nominated</p> <p><b>Editor's note</b> - In accordance with the Act, council may seek to secure the necessary infrastructure through conditions of approval or infrastructure agreements.</p>
<p><b>PO27</b> Development does not cause noise nuisance to nearby sensitive land uses.</p> <p><b>Editor's note</b> - Sensitive land uses are those uses defined by the <i>Planning Regulation 2017</i>.</p>	<p><b>AO27</b> Development achieves the noise generation levels set out in the Environmental Protection (Noise) Policy 2008 and the <i>Department of Environment and Heritage Protection Planning for Noise Control Guideline</i>.</p>
<p><b>PO28</b> Development does not:</p> <ul style="list-style-type: none"> <li>(a) affect the long-term operation of a high pressure gas pipeline; and</li> <li>(b) adversely impact the safety of people and property.</li> </ul>	<p><b>AO28.1</b> Development does not occur within 100m of a high-pressure gas pipeline.</p>
	<p><b>AO28.2</b> Development involving the use, manufacturing or storage of hazardous chemicals does not occur within 300m of a high-pressure gas pipeline.</p>
<p><b>PO29</b> Development protects the water quality, ecological values, hydrological processes and other environmental values of any surface water or groundwater.</p>	<p>No acceptable outcome is nominated.</p> <p><b>Editor's note</b> - Applicants should also have regard to Part 9.3.2 Healthy waters code for guidance on how to demonstrate compliance with this performance outcome.</p> <p>To demonstrate compliance with this performance outcome, council may request that a ground and surface water resource assessment be undertaken by a qualified professional.</p>



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**Figure 6.162 – Lansdown concept plan**

## 6.4.2 Open Space zone code

### 6.4.2.1 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.

### 6.4.2.2 Purpose

- (1) The purpose of the Open space zone code provides for informal recreation where the built form is not essential to the enjoyment of the space.

It may provide for local, district and regional scale parks which serve the recreational needs of a wide range of residents and visitors.

Where required to meet community needs, development may include shelters, amenity facilities, picnic tables, and playgrounds and infrastructure to support safe access and essential management.

- (2) The particular purpose of the code is to ensure:
- (a) residents have convenient access to parks and opportunities for informal outdoor recreation that are safe, attractive and appropriate for the community's needs; and
  - (b) places that contribute to the visual amenity and character of the city are protected; and
  - (c) the environmental and drainage functions of open space are protected.
- (3) The purpose of the zone will be achieved through the following overall outcomes:
- (a) open space is accessible to the general public for a range of informal outdoor recreation activities at local, district and regional levels;
  - (b) development directly supports the primary recreational function of the site or provides for the co-location of a complementary and compatible community-related activity;
  - (c) development does not restrict public access and does not detract from the site's primary open space function, visual quality or cultural values;
  - (d) land within the zone is generally free from buildings other than ancillary structures which enhance the utility and enjoyment of the open space and buildings required for small-scale clubs and community facilities;
  - (e) development provides for safe and convenient internal pedestrian and cyclist pathways and external connections to existing and proposed public transport infrastructure and surrounding activities wherever possible;
  - (f) facilities are sited, designed and operated to minimise adverse impacts on surrounding land;
  - (g) design of built form and public spaces facilitates safe and secure environments and discourages antisocial behaviour;
  - (h) the drainage functions of open space are protected and development is compatible with these functions; and
  - (i) adverse impacts on any ecological values are avoided where land includes or adjoin natural habitats such as bushland, wetlands or waterways, or act as a buffer between natural and developed areas;
- (4) The purpose of the zone will also be achieved through the following additional overall outcomes for particular precincts:

Riverway precinct:

- (a) development in Pioneer Park and Riverway is subordinate to, and does not compromise, its primary role and function as a pedestrian-focussed recreational and open space area; and
- (b) connections between Pioneer Park and Riverway and Thuringowa central major centre are reinforced, including the creation of an active entry precinct along Village Boulevard.



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**Figure 6.151 - Riverway precinct**

### 6.4.2.3 Assessment benchmarks

**Table 6.4.2.3-Accepted development subject to requirements and assessable development (Part)**

Performance outcomes	Acceptable outcomes
<b>For accepted development subject to requirements and assessable development</b>	
<b>Built form</b>	
<b>PO1</b> Built form: (a) is limited in scale and extent; (b) is visually unobtrusive and maintains the open, parkland character; and (c) does not restrict access to utility or enjoyment of the open space.	<b>AO1.1</b> Building height does not exceed 1 storey.
	<b>AO1.2</b> Buildings do not exceed a site cover of 5%.
	<b>AO1.3</b> Buildings are set back 10m from any site boundary.

**Table 6.4.2.3-Accepted development subject to requirements and assessable development (Part)**

Performance outcomes	Acceptable outcomes
<b>For accepted development subject to requirements and assessable development</b>	
<b>Community use and club</b>	
<b>PO2</b> Adequate lockable storage space is provided on-site to meet the needs of users.	<b>AO2</b> At least one (1) lockable storage space of a minimum of 4m <sup>2</sup> is provided for each room or area that can be hired out or used by community organisations or the public.

**Table 6.4.2.3-Accepted development subject to requirements and assessable development (Part)**

Performance outcomes	Acceptable outcomes
<b>For assessable development</b>	
<b>Uses</b>	
<b>PO3</b> Land predominantly accommodates parks and any development facilitates optimum enjoyment and use of the land for informal recreation purposes.	No acceptable outcome is nominated.
<b>PO4</b> Other than at Riverway precinct, non-recreational uses occur only where: (a) they directly support the primary function of the site or are a compatible community-related activity; and (b) have a built form that is limited in scale and extent.	No acceptable outcome is nominated.
<b>PO5</b> Development does not impede public access to and use of facilities.	No acceptable outcome is nominated.
<b>PO6</b> Development does not detract from the site's visual quality or cultural values.	No acceptable outcome is nominated.

<b>PO7</b> Development is compatible with any drainage function of the land and does not interfere with that function.	No acceptable outcome is nominated.
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**Table 6.4.2.3-Accepted development subject to requirements and assessable development (Part)**

Performance outcomes	Acceptable outcomes
<b>For assessable development</b>	
<b>Amenity</b>	
<p><b>PO8</b> Development maintains a high level of amenity within the site and for surrounding areas, having regard to:</p> <ul style="list-style-type: none"> <li>(a) noise;</li> <li>(b) hours of operation;</li> <li>(c) traffic;</li> <li>(d) visual impact;</li> <li>(e) signage;</li> <li>(f) odour and emissions;</li> <li>(g) lighting;</li> <li>(h) access to sunlight;</li> <li>(i) privacy; and</li> <li>(j) outlook.</li> </ul> <p><b>Editor's note</b>—Applicants may be required to engage specialists to provide detailed investigations into the above matters in order to demonstrate compliance with this performance criterion.</p>	No acceptable outcome is nominated.
<p><b>PO9</b> Landscaping is provided to enhance the appearance of the development and assist in its integration with the open space setting.</p>	No acceptable outcome is nominated.

**Table 6.4.2.3-Accepted development subject to requirements and assessable development (Part)**

Performance outcomes	Acceptable outcomes
<b>For assessable development</b>	
<b>Crime prevention through environmental design</b>	
<p><b>PO10</b> Development facilitates the security of people and property having regard to:</p> <ul style="list-style-type: none"> <li>(a) opportunities for casual surveillance and sight lines;</li> <li>(b) exterior building design that promotes safety;</li> <li>(c) adequate lighting;</li> <li>(d) appropriate signage and wayfinding;</li> <li>(e) minimisation of entrapment locations; and</li> <li>(f) building entrances, loading and storage areas that are well lit and lockable after hours.</li> </ul> <p><b>Editor's note</b>—Applicants should have regard to <a href="#">Crime Prevention through Environmental Design Guidelines for Queensland</a>.</p>	No acceptable outcome is nominated.

**Table 6.4.2.3-Accepted development subject to requirements and assessable development (Part)**

Performance outcomes	Acceptable outcomes
<b>For assessable development</b>	
<b>Accessibility</b>	
<b>PO11</b> Convenient and legible connections are provided for pedestrians and cyclists to and from the site, particularly having regard to linkages with existing and proposed public transport infrastructure, other parts of the open space network, sport and recreational activities, centres and community-related activities.	No acceptable outcome is nominated.

**Table 6.4.2.3-Accepted development subject to requirements and assessable development (Part)**

Performance outcomes	Acceptable outcomes
<b>For assessable development</b>	
<b>Protection of natural values</b>	
<b>PO12</b> The site layout and design responds sensitively to on-site and surrounding topography, drainage patterns and ecological values by: <ul style="list-style-type: none"> <li>(a) minimising earthworks;</li> <li>(b) maximising retention of natural drainage patterns;</li> <li>(c) ensuring existing drainage capacity is not reduced;</li> <li>(d) maximising the retention or enhancement of existing vegetation and ecological corridors; and</li> <li>(e) providing buffers to protect the ecological functions of waterways.</li> </ul>	No acceptable outcome is nominated.

**Table 6.4.2.3-Accepted development subject to requirements and assessable development (Part)**

Performance outcomes	Acceptable outcomes
<b>Additional benchmarks for assessable development in precincts</b>	
<b>Note</b> —Where acceptable outcomes in this section vary from those provided earlier in this code, the precinct-based acceptable outcomes take precedence.	
<b>Riverway precinct</b>	
<b>PO13</b> Leisure focussed shops and dining uses are established along Village Boulevard opposite High Range Drive, creating an active link to the town centre heart precinct and a gateway feature for Riverway.  This gateway area may incorporate a residential component in the form of shop top housing.	No acceptable outcome is nominated.

### **6.4.3 Community facilities zone code**

#### **6.4.3.1 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.

#### **6.4.3.2 Purpose**

- (1) The purpose of the Community facilities zone code is to provide for community-related activities and facilities whether under public or private ownership.  
These may include the provision of municipal services, public utilities, government installations, hospitals and schools, transport and telecommunication networks and community infrastructure of an artistic, social or cultural nature.
- (2) The particular purpose of the code is to ensure:
  - (a) the effective location, design and operation of a wide variety of community-related activities and facilities so that these facilities adequately meet the needs of current and future users; and
  - (b) community-related activities and facilities are provided in a safe, accessible and attractive environment, and minimise impacts on surrounding land uses.
- (3) The purpose of the zone will be achieved through the following overall outcomes:
  - (a) the zone primarily accommodates a variety of community-related activities and facilities such as community uses, educational establishments, emergency services, places of worship and utility installations in a manner that best meets community needs;
  - (b) other complementary uses may occur within the zone, where community-related activities and facilities remain the dominant use and continue to effectively meet community needs;
  - (c) development does not prejudice the ongoing operation and expansion of community activities and facilities;
  - (d) where appropriate, development enables the co-location of community-related activities and facilities;
  - (e) development facilitates improved accessibility by walking, cycling and public transport, and facilitates easy access by all members of the community, including older and less mobile people and people with disabilities;
  - (f) unless separation is required due to safety and operational requirements of the use, integration with surrounding areas is strengthened through built form and site layout;
  - (g) buildings provide for an attractive, pedestrian friendly environment at street level;
  - (h) design of built form and public spaces facilitates safe and secure environments and discourages antisocial behaviour; and
  - (i) development is sited, designed and operated to minimise adverse impacts on surrounding land.
- (4) The purpose of the zone will also be achieved through the following additional overall outcomes for particular precincts:

Picnic Bay community facilities precinct:

- (a) the intersection of Birt Street and Nelly Bay Road creates a gateway to Picnic Bay. Built form and streetscape treatments at this intersection reinforces this gateway function;
- (b) development of this precinct supports a transition from the existing landfill uses to form a more community-focussed hub including uses such as education, open space, recreation and other community facilities; and
- (c) design of built form and public spaces is of high quality and is consistent with the low density Magnetic Island character.



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**Figure 6.152 - Picnic Bay community facilities precinct**

### 6.4.3.3 Assessment benchmarks

**Table 6.4.3.3-Accepted development subject to requirements and assessable development (Part)**

Performance outcomes	Acceptable outcomes
<b>For accepted development subject to requirements and assessable development – where involving a new building or expansion to an existing building</b>	
<b>Built form</b>	
<b>PO1</b> Development does not substantially exceed the height of existing buildings in the area.	<b>AO1</b> Building height does not exceed 3 storeys.
<b>PO2</b> Building setbacks and orientation provide for an attractive streetscape that is compatible with existing characteristics of the local area.	<b>AO2</b> Buildings have their main face to the street and are set back from that frontage: <ul style="list-style-type: none"> <li>(a) within 20% of the average front setback of adjoining buildings; or</li> <li>(b) where there are no adjoining buildings, 6m.</li> </ul>
<b>PO3</b> Development minimises the bulk of buildings to assist integration with surrounding development.	<b>AO3</b> Walls are articulated so that they do not exceed in length of 15m without a change in plane of at least 0.75m depth.

**Table 6.4.3.3-Accepted development subject to requirements and assessable development (Part)**

Performance outcomes	Acceptable outcomes
<b>For accepted development subject to requirements and assessable development — where involving a new building or expansion to an existing building</b>	
<b>Amenity</b>	
<b>PO4</b> Development provides adequate separation, buffering and screening from residential uses and land within a residential zone so that adverse impacts on privacy and amenity are minimised.	<b>AO4.1</b> Buildings are set back 6m or half the height of that part of the building, whichever is the greater, from any boundary shared with a residential use or land within a residential zone.
	<b>AO4.2.1</b> A 1.8m high solid screen fence is provided along all boundaries shared with a residential use or land within a residential zone. OR <b>AO4.2.2</b> A landscaped buffer with a minimum width of 3m and consisting of dense screen planting is provided along all boundaries shared with a residential use or land within a residential zone. <b>Editor's note</b> —landscaping is to be provided to a standard specified in Section 9.3.3 Landscape code.
	<b>AO4.3</b> Windows that have a direct view into an adjoining residential use are provided with fixed screening that is a maximum of 50% transparent to obscure views and maintain privacy for residents.

**Table 6.4.3.3-Accepted development subject to requirements and assessable development (Part)**

Performance outcomes	Acceptable outcomes
<b>For accepted development subject to requirements and assessable development</b>	
<b>General</b>	
<b>PO5</b> Where provided, outdoor lighting does not adversely affect the amenity of adjoining properties or create a traffic hazard on adjacent roads.	<b>AO5.1</b> Light emanating from any source complies with <i>Australian Standard AS 4282 Control of the Obtrusive Effects of Outdoor Lighting</i> .
	<b>AO5.2</b> Outdoor lighting is provided in accordance with <i>Australian Standard AS1158.1.1 – Road Lighting – Vehicular Traffic (Category V) Lighting – Performance and Installation Design Requirements</i> .
<b>PO6</b> Refuse storage areas and storage of goods or materials in open areas is presented in a manner that does not detract from the visual amenity of the local area.	<b>AO6</b> The open area used for the storage of refuse, vehicles, machinery, goods and materials used on the site is: <ul style="list-style-type: none"> <li>(a) located no closer than 3m from any boundary; and</li> <li>(b) are screened from view by a 1.8m high solid screen fence.</li> </ul>

**Table 6.4.3.3-Accepted development subject to requirements and assessable development (Part)**

Performance outcomes	Acceptable outcomes
<b>For accepted development subject to requirements and assessable development</b>	
<b>Caretaker's accommodation</b>	
<b>PO7</b> Development does not compromise the effective operation of the primary use.	<b>AO7.1</b> No more than one (1) caretaker's accommodation unit is provided on the site.
	<b>AO7.2</b> The caretaker's accommodation unit has a gross floor area of no more than 70m <sup>2</sup> .

**Table 6.4.3.3-Accepted development subject to requirements and assessable development (Part)**

Performance outcomes	Acceptable outcomes
<b>For accepted development subject to requirements and assessable development</b>	
<b>Community uses and clubs</b>	
<b>PO8</b> Adequate lockable storage space is provided on-site to meet the needs of users.	<b>AO8</b> At least one (1) lockable storage space of a minimum of 4m <sup>2</sup> is provided for each room or area that can be hired out or used by community organisations or the public.

**Table 6.4.3.3-Accepted development subject to requirements and assessable development (Part)**

Performance outcomes	Acceptable outcomes
<b>For assessable development</b>	
<b>Uses</b>	
<b>PO9</b> The site accommodates community-related activities or facilities in a manner that safely and efficiently meet community needs.	No acceptable outcome is nominated.
<b>PO10</b> Other uses occur on a site where they: (a) support or are otherwise complementary to the community-related activities or facilities on the site; and (b) are subordinate to those activities or facilities.	No acceptable outcome is nominated.
<b>PO11</b> Development does not prejudice the ongoing operation and expansion of existing uses on the site.	No acceptable outcome is nominated.
<b>PO12</b> Development facilitates opportunities for appropriate co-location of community-related activities or facilities.	No acceptable outcome is nominated.

**Table 6.4.3.3-Accepted development subject to requirements and assessable development (Part)**

Performance outcomes	Acceptable outcomes
<b>For assessable development</b>	
<b>Amenity</b>	
<b>PO13</b> Development maintains a level of amenity appropriate to the use and minimises impacts on surrounding land, having regard to: (a) noise; (b) hours of operation; (c) traffic; (d) visual impact; (e) signage; (f) odour and emissions; (g) lighting; (h) access to sunlight; (i) privacy; and (j) outlook. <b>Editor's note</b> —Applicants may be required to engage specialists to provide detailed investigations into the above matters in order to demonstrate compliance with this performance outcome.	No acceptable outcome is nominated.
<b>PO14</b> 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 6.4.3.3-Accepted development subject to requirements and assessable development (Part)**

Performance outcomes	Acceptable outcomes
<b>For assessable development</b>	
<b>Crime prevention through environmental design</b>	
<p><b>PO15</b> Development facilitates the security of people and property having regard to:</p> <ul style="list-style-type: none"> <li>(a) opportunities for casual surveillance and sight lines;</li> <li>(b) exterior building design that promotes safety;</li> <li>(c) adequate lighting;</li> <li>(d) appropriate signage and wayfinding;</li> <li>(e) minimisation of entrapment locations; and</li> <li>(f) building entrances, loading and storage areas that are well lit and lockable after hours.</li> </ul> <p><b>Editor's note</b>—Applicants should have regard to <a href="#">Crime Prevention through Environmental Design Guidelines for Queensland</a>.</p>	No acceptable outcome is nominated.

**Table 6.4.3.3-Accepted development subject to requirements and assessable development (Part)**

Performance outcomes	Acceptable outcomes
<b>For assessable development</b>	
<b>Accessibility</b>	
<p><b>PO16</b> Convenient and legible connections are provided for pedestrians and cyclists to and from the site, particularly having regard to linkages with existing and proposed public transport infrastructure, the open space network, centres and other community-related activities.</p>	No acceptable outcome is nominated.

**Table 6.4.3.3-Accepted development subject to requirements and assessable development (Part)**

Performance outcomes	Acceptable outcomes
<b>For assessable development</b>	
<b>Protection of natural values</b>	
<p><b>PO17</b> The site layout and design responds sensitively to on-site and surrounding topography, drainage patterns, ecological values by:</p> <ul style="list-style-type: none"> <li>(a) minimising earthworks;</li> <li>(b) maximising retention of natural drainage patterns;</li> <li>(c) ensuring existing drainage capacity is not reduced;</li> <li>(d) maximising the retention or enhancement of existing vegetation and ecological corridors; and</li> <li>(e) providing buffers to protect the ecological functions of waterways.</li> </ul>	No acceptable outcome is nominated.

**Table 6.4.3.3-Accepted development subject to requirements and assessable development (Part)**

Performance outcomes	Acceptable outcomes
<p><b>Additional benchmarks for assessable development in precincts</b></p> <p><b>Note</b>—Where acceptable outcomes in this section vary from those provided earlier in this code, the precinct-based acceptable outcomes take precedence.</p>	
<p><b>Picnic Bay community facilities precinct</b></p>	
<p><b>PO18</b> Development in this precinct supports a transition from the existing use as a waste facility to uses which present as a gateway feature and key community node for Picnic Bay.</p>	<p>No acceptable outcome is nominated.</p>
<p><b>PO19</b> The existing land fill site is rehabilitated to a standard that is suitable to accommodate a range of community activities.</p>	<p>No acceptable outcome is nominated.</p>
<p><b>PO20</b> Building height and massing is consistent with the low density scale of the Magnetic Island character and articulates individual buildings.</p>	<p><b>AO20</b> Building height does not exceed 2 storeys.</p>
<p><b>PO21</b> Design of buildings contribute to the creation of the local Magnetic Island character through:</p> <ul style="list-style-type: none"> <li>(a) climate-responsive design;</li> <li>(b) the natural setting of buildings within the landscape; and-Accepted development subject to requirements</li> <li>(c) maximising views to the bay.</li> </ul>	<p>No acceptable outcome is nominated.</p>
<p><b>PO22</b> Built form, landscape and streetscape treatment at the intersection of Birt Street and Nelly Bay Road reinforces a gateway statement.</p>	<p>No acceptable outcome is nominated.</p>
<p><b>PO23</b> Vehicle access points along Birt Street are minimised.</p>	<p><b>AO23</b> Access points are limited to only one either side of Birt Street within this precinct.</p>

## 6.4.4 Environmental management and conservation zone code

### 6.4.4.1 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.

### 6.4.4.2 Purpose

- (1) The purpose of the Environmental management and conservation zone code is to provide for the protection, restoration and maintenance of areas identified as supporting significant biological diversity and ecological integrity.
- (2) The particular purpose of the code is to ensure that areas of conservation value, including land in the protected estate (including council owned or controlled land held for conservation) and some privately owned land are maintained and protected from the impacts of development.
- (3) The purpose of the zone will be achieved through the following overall outcomes:
  - (a) the conservation values of the land are maintained or enhanced;
  - (b) these areas remain undeveloped apart from small-scale facilities that support conservation, low impact nature-based recreational activities on the land and essential infrastructure; and
  - (c) adverse impacts on ecological features and processes are avoided.

### 6.4.4.3 Assessment benchmarks

**Table 6.4.4.3—Assessable development**

Performance outcomes	Acceptable outcomes
<b>For assessable development only</b>	
<b>PO1</b> Development is limited to: <ol style="list-style-type: none"> <li>(a) development that facilitates conservation activities on the land; or</li> <li>(b) development that provides information or education of visitors directly connected to the values of the land; or</li> <li>(c) development that is ancillary to and directly supports visitation to the land for conservation or recreation purposes consistent with (a) or (b), for example through the provision of light refreshments; or</li> <li>(d) the establishment of infrastructure that cannot practicably be located elsewhere; or</li> <li>(e) the establishment of a single dwelling house or caretaker's accommodation unit.</li> </ol>	No acceptable outcome is nominated.
<b>PO2</b> Tourist accommodation is not established.	<b>AO2</b> No acceptable outcome is nominated.
<b>PO3</b> The footprint of any development is minimal and built form is of a low key, low-rise scale.	<b>AO3.1</b> Development occurs within existing buildings.
	<b>AO3.2</b> Development does not involve any clearing of vegetation.

<b>P04</b> The land is not further subdivided.	<b>AO4</b> No new lots are created.
<b>P05</b> Environmental values on the site are maintained or enhanced.	No acceptable outcome is nominated.

## 6.5 Industry zones category

### 6.5.1 Low impact industry zone code

#### 6.5.1.1 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.

#### 6.5.1.2 Purpose

- (1) The purpose of the Low impact industry zone code is to provide for service industry and low impact industry uses.

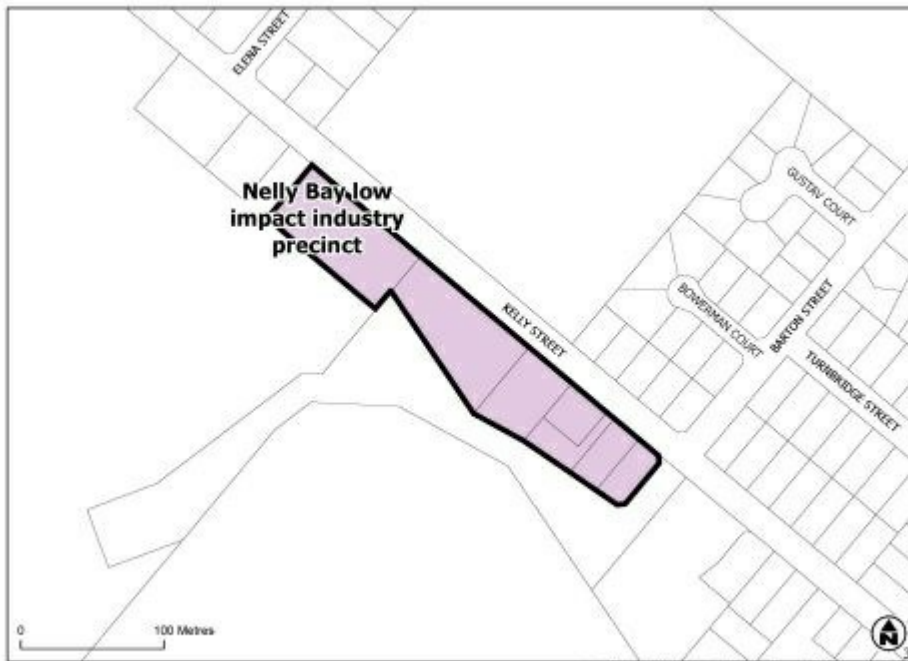
It may include non-industrial and business uses that support the industrial activities where they do not compromise the long-term use of the land for industrial purposes.

Activities considered appropriate in this zone are defined as Low impact industry or Service industry in the schedule of definitions.

- (2) The particular purpose of the code is to:
- (a) facilitate the safe, efficient and attractive use of land for smaller scale and lower impacting industries; and
  - (b) ensure development does not detract from the function and viability of centres, and minimises impacts on the amenity of nearby sensitive uses.
- (3) The purpose of the code will be achieved through the following overall outcomes:
- (a) the zone primarily accommodates a range of generally smaller scale industrial uses which have low levels of potential impacts on surrounding areas and often provide services to the general public;
  - (b) the zone also accommodates storage, wholesale and trade supplies, uses requiring significant outdoor sales areas and indoor sport and recreation uses which are difficult to locate elsewhere, where these have low levels of potential impacts on the surrounding area;
  - (c) other non-industrial uses occur where they are ancillary to or directly support the industrial functions of the area, and are limited in extent;
  - (d) the zone does not accommodate uses which are primarily oriented to retail sales and which are more appropriately located in centres, such as shops, shopping centres, showrooms or retail based hardware supplies;
  - (e) the intrusion of incompatible uses, or uses which are more appropriately accommodated in other zones, is avoided to protect the availability of land for industrial purposes and the viability and efficient operation of existing and future industry uses;
  - (f) any interface between industrial uses and sensitive land uses is designed and managed to minimise adverse impacts;
  - (g) development makes a positive contribution to the public domain, particularly along major roads and near centres; and
  - (h) development avoids significant adverse effects on water quality and the natural environment.
- (4) The purpose of the zone will also be achieved through the following additional overall outcomes for particular precincts:

Nelly Bay low impact industry precinct:

- (a) design of built form is of high quality and consistent with the low density Magnetic Island character.



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**Figure 6.153 - Nelly Bay low impact industry precinct**

### 6.5.1.3 Assessment benchmarks

**Table 6.5.1.3-Accepted development subject to requirements and assessable development (Part)**

Performance outcomes	Acceptable outcomes
<p><b>For accepted development subject to requirements and assessable development — where involving a new building or expansion to an existing building</b></p> <p><b>Note</b>—The following acceptable outcomes will not apply where the development is a change of use in an existing building that does not involve any expansion of that building.</p>	
<p><b>Built form</b></p>	
<p><b>PO1</b> Development is consistent with the height and scale of surrounding buildings and includes features that contribute to an attractive streetscape.</p>	<p><b>AO1.1</b> Site cover does not exceed 80%.</p> <p><b>AO1.2</b> Walls that have frontage to a street or road are articulated so that they do not exceed a length of 15m without a change in plane of at least 0.75m depth.</p> <p><b>AO1.3</b> New building and structure height does not exceed 12m.</p> <p><b>AO1.4</b> Buildings are set back from street and road frontages: (a) within 20% of the average front set back of adjoining buildings; or (b) where there are no adjoining buildings, 4m.</p> <p><b>AO1.5</b> Vehicle manoeuvring and loading and unloading areas are located to the side or behind of the building, and are not located in front of the building.</p>
<p><b>PO2</b> Building entrances are legible and safe.</p>	<p><b>AO2.1</b> Pedestrian entries to buildings are visible from the street and visitor parking areas, and are separate to vehicle access points.</p> <p><b>AO2.2</b> Doorway recesses in building facades are not of a size or configuration that would conceal a person, unless lighting, mirrors, transparent materials or angled approaches are included to offset the potential for impacts on safety.</p> <p><b>AO2.3</b> Each building or tenancy is provided with a highly visible street and unit number respectively.</p> <p><b>AO2.4</b> Premises are provided with external lighting sufficient to provide safe ingress and egress for site users.</p>

**Table 6.5.1.3-Accepted development subject to requirements and assessable development (Part)**

Performance outcomes	Acceptable outcomes
<p><b>For accepted development subject to requirements and assessable development — where involving a new building or expansion to an existing building</b></p> <p><b>Note</b>—The following acceptable outcomes will not apply where the development is a change of use in an existing building that does not involve any expansion of that building.</p>	
<p><b>Amenity</b></p>	
<p><b>PO3</b></p> <p>Where adjoining a residential zone, development provides adequate buffering and screening so that adverse impacts on privacy and amenity are minimised.</p>	<p><b>AO3.1</b></p> <p>New buildings, plant and equipment, active outdoor use areas, site access and parking, servicing or outdoor storage areas are set back a minimum of 5m from any boundary adjoining a residential zone.</p> <p><b>AO3.2</b></p> <p>Within the setback area adjoining a residential zone, the following are provided:</p> <ul style="list-style-type: none"> <li>(a) a minimum 1.8m high solid boundary fence; or</li> <li>(b) a densely planted landscape strip, having a minimum depth of 2m and the balance setback area turfed.</li> </ul> <p><b>AO3.3</b></p> <p>Windows or openings that have direct views into adjoining residential buildings are provided with fixed screening that is a maximum of 50% transparent to obscure views into the adjoining residential building and maintain privacy for those residents.</p>
<p><b>PO4</b></p> <p>Utility elements (including refuse areas, outdoor storage, plant and equipment, loading and unloading areas) are screened from view from the street and land within other zones.</p>	<p><b>AO4</b></p> <p>Utility elements are:</p> <ul style="list-style-type: none"> <li>(a) located within or behind the building; or</li> <li>(b) screened by a 1.8m high solid wall or fence; or</li> <li>(c) behind landscaping having the same screening effect as a 1.8m screen fence.</li> </ul> <p><b>Editor's note</b>—Screening can be provided by any combination of the above treatments to meet the acceptable outcome.</p>
<p><b>PO5</b></p> <p>Landscaping is provided to create streetscapes which contribute positively to the city image, particularly along major roads and streets.</p>	<p><b>AO5</b></p> <p>Landscaping is provided along all road frontages of the site for a minimum depth of:</p> <ul style="list-style-type: none"> <li>(a) 4m along an arterial or sub-arterial road; or</li> <li>(b) 2m along any other road or street frontage.</li> </ul>

**Table 6.5.1.3-Accepted development subject to requirements and assessable development (Part)**

Performance outcomes	Acceptable outcomes
<b>For accepted development subject to requirements and assessable development</b>	
<b>General</b>	
<p><b>PO6</b> Development minimises impacts on surrounding land having regard to noise, vibration, odour, dust, light or other emissions.</p> <p>Adverse impacts on the health, safety or amenity of nearby residential zoned land or other sensitive land uses are minimised.</p> <p><b>Editor's note</b>—Applicants should have regard to relevant legislative, industry and licensing requirements.</p>	<p><b>AO6.1</b> Development achieves the noise generation levels set out in the <a href="#">Environmental Protection (Noise) Policy 2008</a>.</p> <p><b>AO6.2</b> Development achieves the air quality objectives set out in the <a href="#">Environmental Protection (Air) Policy 2008</a>.</p> <p><b>AO6.3</b> Materials that are capable of generating air contaminants are wholly enclosed in storage bins.</p> <p><b>AO6.4</b> All external areas are sealed, turfed or landscaped.</p> <p><b>AO6.5</b> Light emanating from any source complies with <i>Australian Standard AS4282 Control of the Obtrusive Effects of Outdoor Lighting</i>.</p> <p><b>AO6.6</b> Outdoor lighting is provided in accordance with <i>Australian Standard AS 1158.1.1 — Road Lighting — Vehicular Traffic (Category V) Lighting — Performance and Installation Design Requirements</i>.</p>
<p><b>PO7</b> Development provides for the collection, treatment and disposal of liquid wastes or sources of contamination such that off-site releases of contaminants do not occur.</p> <p><b>Editor's note</b>—Applicants should also have regard to Section 9.3.7 Works code, Section 9.3.2 Healthy waters code and other relevant legislative, industry and licensing requirements.</p>	<p><b>AO7.1</b> Areas where potentially contaminating substances are stored or used, are roofed and sealed with concrete, asphalt or similar impervious substance and bunded.</p> <p><b>AO7.2</b> Roof water is piped away from areas of potential contamination.</p>
<p><b>PO8</b> The site layout and design:</p> <ul style="list-style-type: none"> <li>(a) minimises earthworks;</li> <li>(b) maximises retention of natural drainage patterns; and</li> <li>(c) ensures existing drainage capacity is not reduced.</li> </ul>	<p><b>AO8</b> Development does not involve earthworks involving more than 100m<sup>3</sup>.</p>

**Table 6.5.1.3-Accepted development subject to requirements and assessable development (Part)**

<b>Performance outcomes</b>	<b>Acceptable outcomes</b>
<b>For accepted development subject to requirements and assessable development</b>	
<b>Caretaker's accommodation</b>	
<b>PO9</b> Development does not compromise the viability of the primary use of the site.	<b>AO9.1</b> No more than one (1) caretaker's accommodation dwelling is established on the site.
	<b>AO9.2</b> The caretaker's accommodation dwelling has a gross floor area of no more than 70m <sup>2</sup> .

**Table 6.5.1.3-Accepted development subject to requirements and assessable development (Part)**

<b>Performance outcomes</b>	<b>Acceptable outcomes</b>
<b>For accepted development subject to requirements and assessable development</b>	
<b>Ancillary office uses</b>	
<b>PO10</b> Offices are accommodated within the zone where they are ancillary to the primary use.	<b>AO10</b> The area used for an office use does not exceed 250m <sup>2</sup> or 10% of the gross floor area, whichever is the lesser.

**Table 6.5.1.3-Accepted development subject to requirements and assessable development (Part)**

<b>Performance outcomes</b>	<b>Acceptable outcomes</b>
<b>For assessable development</b>	
<b>Uses</b>	
<b>PO11</b> Development within the zone is of a low impact nature and is either: (a) an industrial activity; or (b) trade related; or (c) difficult to locate in other zones due to land area or operational requirements (such as outdoor sales areas and indoor sport and recreation uses); or (d) small in scale and ancillary to or directly support the industrial functions of the area.	No acceptable outcome is nominated.
<b>PO12</b> Development is not primarily oriented to retail sales, other than where involving an outdoor sales activity.	No acceptable outcome is nominated.
<b>PO13</b> Development does not compromise the use of land for industrial purposes.	No acceptable outcome is nominated.
<b>PO14</b> The zone does not accommodate uses that attract high volumes of heavy vehicle movement or generally involve 24-hour operation.	No acceptable outcome is nominated.

**Table 6.5.1.3-Accepted development subject to requirements and assessable development (Part)**

Performance outcomes	Acceptable outcomes
<b>For assessable development</b>	
<b>Crime prevention through environmental design</b>	
<p><b>PO15</b> Site layout facilitates the security of people and property having regard to:</p> <ul style="list-style-type: none"> <li>(a) opportunities for casual surveillance and sight lines;</li> <li>(b) exterior building designs which promote safety and deter graffiti;</li> <li>(c) adequate definition of uses and ownership;</li> <li>(d) adequate lighting;</li> <li>(e) appropriate signage and wayfinding;</li> <li>(f) minimisation of entrapment locations; and</li> <li>(g) building entrances, loading and storage areas being well lit and lockable after hours.</li> </ul> <p><b>Editor's note</b>—Applicants should have regard to <a href="#">Crime Prevention through Environmental Design Guidelines for Queensland</a>.</p>	No acceptable outcome is nominated.

**Table 6.5.1.3-Accepted development subject to requirements and assessable development (Part)**

Performance outcomes	Acceptable outcomes
<b>For assessable development</b>	
<b>Community and environmental risk</b>	
<p><b>PO16</b> Development is designed and managed so that it provides appropriate protection for community health and safety, and avoids unacceptable risk to life and property.</p>	No acceptable outcome is nominated.
<p><b>PO17</b> The site layout and design responds sensitively to on-site and surrounding drainage patterns and ecological values by:</p> <ul style="list-style-type: none"> <li>(a) maximising retention of natural drainage patterns;</li> <li>(b) ensuring existing drainage capacity is not reduced;</li> <li>(c) maximising the retention or enhancement of existing vegetation and ecological corridors; and</li> <li>(d) providing buffers to protect the ecological functions of waterways.</li> </ul>	No acceptable outcome is nominated.

**Table 6.5.1.3-Accepted development subject to requirements and assessable development (Part)**

Performance outcomes	Acceptable outcomes
<p><b>Additional benchmarks for assessable development in precincts</b></p> <p><b>Note</b>—Where acceptable outcomes in this section vary from those provided earlier in this code, the precinct-based acceptable outcomes take precedence.</p>	
<p><b>Nelly Bay low impact industry precinct</b></p>	
<p><b>PO18</b> Building design and massing is consistent with the low density scale of the Magnetic Island character and articulates individual buildings.</p>	<p>No acceptable outcome is nominated.</p>
<p><b>PO19</b> Design and articulation of buildings contribute to the creation of the local Magnetic Island character through: (a) climate-responsive design; and (b) natural setting of buildings within the landscape.</p>	<p>No acceptable outcome is nominated.</p>
<p><b>PO20</b> Streetscape and landscape treatments contribute to the creation of the local Magnetic Island character.</p>	<p>No acceptable outcome is nominated.</p>

## 6.5.2 Medium impact industry zone code

### 6.5.2.1 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.

### 6.5.2.2 Purpose

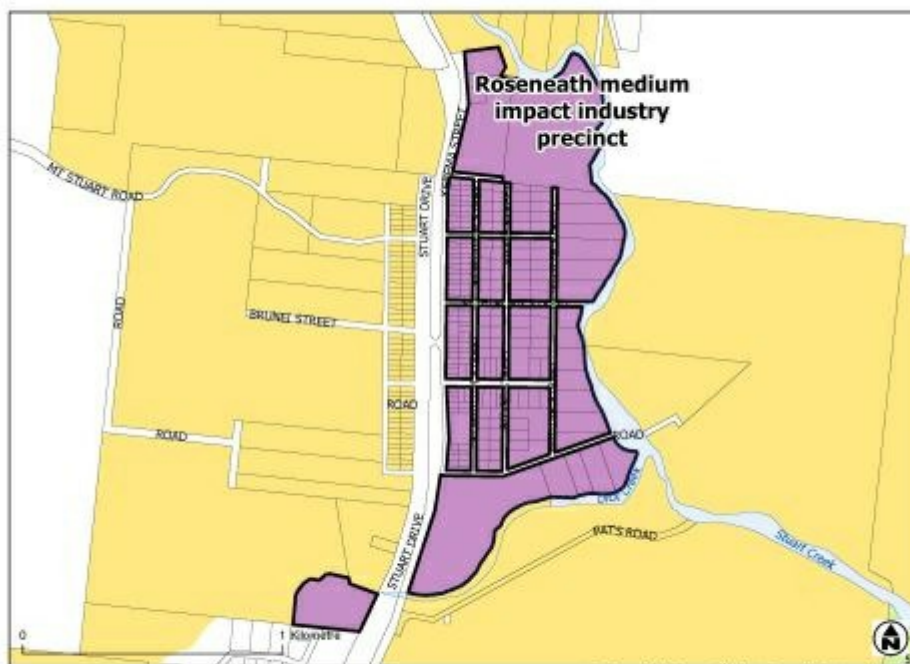
- (1) The purpose of the Medium impact industry zone code is to provide for medium impact industry uses.  
It may include non-industrial and business uses that support the industrial activities where they do not compromise the long-term use of the land for industrial purposes.  
Activities considered appropriate in this zone are defined as Medium impact industry in the schedule of definitions.
- (2) The particular purpose of the code is to:
  - (a) facilitate the safe and efficient use of land for a range of industrial activities; and
  - (b) ensure development does not detract from the function and viability of centres, and minimises impacts on the amenity of nearby sensitive uses.
- (3) The purpose of the code will be achieved through the following overall outcomes:
  - (a) the zone accommodates a wide range of industrial uses that are likely to have some potential for off-site impacts, including manufacturing, transport, storage, outdoor sales and other uses which require larger sites in locations separated from sensitive land uses;
  - (b) other non-industrial uses are those which are ancillary to or directly support the industrial functions of the area, and are limited in extent;
  - (c) the zone does not accommodate uses which are primarily oriented to retail sales and which are more appropriately located in centres, such as shops, shopping centres, showrooms, or retail based hardware supplies;
  - (d) the intrusion of incompatible uses, or uses which may be more appropriately accommodated in other zones, is avoided to protect the availability of land for industrial purposes and the viability and efficient operation of existing and future industry uses;
  - (e) the impacts of development are managed to ensure public health and safety and achieve acceptable levels of amenity for nearby sensitive land uses;
  - (f) development avoids significant adverse effects on water quality and the natural environment;
  - (g) development does not adversely affect the safe and efficient operation of nearby Department of Defence landholdings;
  - (h) development is safe and legible, and designed to establish safe and efficient movement systems;
  - (i) lot sizes provide for a range of large format industrial uses and discourage take up of land for smaller scale activities better suited to the Low impact industry zone; and
  - (j) development makes a positive contribution to the public domain, particularly along major roads.
- (4) The purpose of the zone will also be achieved through the following additional overall outcomes for particular precincts:

Roseneath medium impact industry precinct:

- (a) medium impact industries, including those with a transport and logistics focus, occurs in the precinct;
- (b) development provides adequate new infrastructure to support new uses, including roads, stormwater, water and sewer infrastructure;

**Editor's note**—Conditions of approval or infrastructure agreements will be used (as appropriate) to ensure that infrastructure is provided.

- (c) development minimises impacts on surrounding land uses, including existing residential uses as far as practicable; and
- (d) development protects the hydraulic capacity and environmental qualities of waterways, including Stuart and Stoney Creeks, and unnamed tributaries.



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**Figure 6.154 - Roseneath medium impact industry precinct**

### 6.5.2.3 Assessment benchmarks

**Table 6.5.2.3-Accepted development subject to requirements and assessable development (Part)**

Performance outcomes	Acceptable outcomes
<p><b>For accepted development subject to requirements and assessable development — where involving a new building or expansion to an existing building</b></p> <p><b>Note</b>—The following acceptable outcomes will not apply where the development is a change of use in an existing building that does not involve any expansion of that building.</p>	
<p><b>Built form</b></p>	
<p><b>PO1</b> Development is consistent with the scale of surrounding buildings.</p>	<p><b>AO1.1</b> Site cover does not exceed 80%.</p>
	<p><b>AO1.2</b> Buildings are set back from street and road frontages:</p> <ul style="list-style-type: none"> <li>(a) within 20% of the average front setback of adjoining buildings; or</li> <li>(b) where there are no adjoining buildings, 6m.</li> </ul>
<p><b>PO2</b> Building entrances are legible and safe.</p>	<p><b>AO2.1</b> Pedestrian entries are visible from the primary street frontage and visitor car parking areas, and are separate to vehicle access points.</p>
	<p><b>AO2.2</b> Doorway recesses in building facades are not of a size or configuration that would conceal a person, unless lighting, mirrors, transparent materials or angled approaches are included to offset the potential for impacts on safety.</p>
	<p><b>AO2.3</b> Each building or tenancy is provided with a highly visible street and unit number respectively.</p>
	<p><b>AO2.4</b> Premises are provided with external lighting sufficient to provide safe ingress and egress for site users.</p>

**Table 6.5.2.3-Accepted development subject to requirements and assessable development (Part)**

Performance outcomes	Acceptable outcomes
<b>For accepted development subject to requirements and assessable development — where involving a new building or expansion to an existing building</b>	
<b>Note</b> —The following acceptable outcomes will not apply where the development is a change of use in an existing building that does not involve any expansion of that building.	
<b>Amenity</b>	
<p><b>PO3</b> Utility elements (including refuse areas, outdoor storage, plant and equipment, loading and unloading areas) are screened from view from the street and sensitive land uses.</p>	<p><b>AO3</b> Utility elements are:</p> <ul style="list-style-type: none"> <li>(a) located within or behind the building; or</li> <li>(b) screened by a 1.8m high solid wall or fence; or</li> <li>(c) behind landscaping having the same screening effect as a 1.8m screen fence.</li> </ul> <p><b>Editor's note</b>—Screening can be provided by any combination of the above treatments to meet the acceptable outcome.</p>
<p><b>PO4</b> Landscaping is provided to create streetscapes which contribute positively to the city image, particularly along major roads and streets.</p>	<p><b>AO4</b> Landscaping is provided for a minimum depth of:</p> <ul style="list-style-type: none"> <li>(a) 4m along an arterial or sub-arterial road; or</li> <li>(b) 2m along any other road or street frontage.</li> </ul>

**Table 6.5.2.3-Accepted development subject to requirements and assessable development (Part)**

Performance outcomes	Acceptable outcomes
<b>For accepted development subject to requirements and assessable development</b>	
<b>General</b>	
<p><b>PO5</b> Development minimises impacts on sensitive land uses having regard to noise, vibration, odour, dust, light or other emissions. Adverse impacts on the health, safety or amenity of nearby residential zoned land or other sensitive land uses are minimised.</p> <p><b>Editor's note</b>—Applicants should have regard to relevant legislative, industry and licensing requirements.</p>	<p><b>AO5.1</b> Development achieves the noise generation levels set out in the <a href="#">Environmental Protection (Noise) Policy 2008</a>.</p>
	<p><b>AO5.2</b> Development achieves the air quality objectives set out in the <a href="#">Environmental Protection (Air) Policy 2008</a>.</p>
	<p><b>AO5.3</b> Materials that are capable of generating air contaminants are wholly enclosed in storage bins.</p>
	<p><b>AO5.4</b> All external areas are sealed, turfed or landscaped.</p>
	<p><b>AO5.5</b> Light emanating from any source complies with <i>Australian Standard AS4282 Control of the Obtrusive Effects of Outdoor Lighting</i>.</p>
	<p><b>AO5.6</b> Outdoor lighting is provided in accordance with <i>Australian Standard AS 1158.1.1 — Road Lighting — Vehicular Traffic (Category V) Lighting — Performance and Installation Design Requirements</i>.</p>

<p><b>PO6</b> Development provides for the collection, treatment and disposal of liquid wastes or sources of contamination such that off-site releases of contaminants do not occur. <b>Editor's note</b>—Applicants should also have regard to Section 9.3.7 Works code, Section 9.3.2 Healthy waters code and other relevant legislative, industry and licensing requirements.</p>	<p><b>AO6.1</b> Areas where potentially contaminating substances are stored or used, are roofed and sealed with concrete, asphalt or similar impervious substance and banded.</p> <p><b>AO6.2</b> Roof water is piped away from areas of potential contamination.</p>
<p><b>PO7</b> The site layout and design:</p> <p>(a) minimises earthworks;</p> <p>(b) maximises retention of natural drainage patterns; and</p> <p>(c) ensures existing drainage capacity is not reduced.</p>	<p><b>AO7</b> Development does not involve earthworks involving more than 100m<sup>3</sup>.</p>

**Table 6.5.2.3-Accepted development subject to requirements and assessable development (Part)**

Performance outcomes	Acceptable outcomes
<b>For accepted development subject to requirements and assessable development</b>	
<b>Defence land</b>	
<p><b>PO8</b> Development does not adversely affect the safe and efficient operation of nearby Department of Defence land.</p>	<p><b>AO8</b> All buildings and operational components of a use are setback not less than 100m from the closest boundary of land in the control of or used by the Department of Defence.</p>

**Table 6.5.2.3-Accepted development subject to requirements and assessable development (Part)**

Performance outcomes	Acceptable outcomes
<b>For accepted development subject to requirements and assessable development</b>	
<b>Caretaker's accommodation</b>	
<p><b>PO9</b> Development does not compromise the viability of the primary use of the site.</p>	<p><b>AO9.1</b> No more than one (1) caretaker's accommodation dwelling is established on the site.</p> <p><b>AO9.2</b> The caretaker's accommodation dwelling has a gross floor area of no more than 70m<sup>2</sup>.</p>

**Table 6.5.2.3-Accepted development subject to requirements and assessable development (Part)**

Performance outcomes	Acceptable outcomes
<b>For accepted development subject to requirements and assessable development</b>	
<b>Ancillary office uses</b>	
<p><b>PO10</b> Offices are accommodated where they are ancillary to the primary industrial use on the site.</p>	<p><b>AO10</b> The area used for an office use does not exceed 250m<sup>2</sup> or 10% of the gross floor area, whichever is the lesser.</p>

**Table 6.5.2.3-Accepted development subject to requirements and assessable development (Part)**

Performance outcomes	Acceptable outcomes
<b>For assessable development</b>	
<b>Uses</b>	
<p><b>PO11</b> Development within the zone facilitates:</p> <ul style="list-style-type: none"> <li>(a) industrial activities whose impacts on sensitive land uses and the natural environment can be appropriately managed; or</li> <li>(b) uses which require larger sites in locations that are separated from sensitive land uses, and are not more appropriately accommodated in other zones; or</li> <li>(c) non-industrial uses which are small in scale and ancillary to or directly support the industrial functions of the area.</li> </ul>	No acceptable outcome is nominated.
<p><b>PO12</b> Development is not primarily oriented to retail sales, other than where involving an outdoor sales activity.</p>	No acceptable outcome is nominated.
<p><b>PO13</b> Development does not significantly detract from the availability or utility of land for industry purposes.</p>	No acceptable outcome is nominated.

**Table 6.5.2.3-Accepted development subject to requirements and assessable development (Part)**

Performance outcomes	Acceptable outcomes
<b>For assessable development</b>	
<b>Crime prevention through environmental design</b>	
<p><b>PO14</b> Site layout facilitates the security of people and property having regard to:</p> <ul style="list-style-type: none"> <li>(a) opportunities for casual surveillance and sight lines;</li> <li>(b) exterior building designs which promote safety and deter graffiti;</li> <li>(c) adequate definition of uses and ownership;</li> <li>(d) adequate lighting;</li> <li>(e) appropriate signage and wayfinding;</li> <li>(f) minimisation of entrapment locations; and</li> <li>(g) building entrances, loading and storage areas being well lit and lockable after hours.</li> </ul> <p><b>Editor's note</b>—Applicants should have regard to <a href="#">Crime Prevention through Environmental Design Guidelines for Queensland</a>.</p>	No acceptable outcome is nominated.

**Table 6.5.2.3-Accepted development subject to requirements and assessable development (Part)**

Performance outcomes	Acceptable outcomes
<b>For assessable development</b>	
<b>Community and environmental risk</b>	
<p><b>PO15</b> Development is designed and managed so that it provides appropriate protection for community health and safety, and avoids unacceptable risk to life and property.</p>	No acceptable outcome is nominated.
<p><b>PO16</b> The site layout and design responds sensitively to on-site and surrounding drainage patterns and ecological values by:</p> <ul style="list-style-type: none"> <li>(a) maximising retention of natural drainage patterns;</li> <li>(b) ensuring existing drainage capacity is not reduced;</li> <li>(c) maximising the retention or enhancement of existing vegetation and ecological corridors; and</li> <li>(d) providing buffers to protect the ecological functions of waterways.</li> </ul>	No acceptable outcome is nominated.

**Table 6.5.2.3-Accepted development subject to requirements and assessable development (Part)**

Performance outcomes	Acceptable outcomes
<b>Additional benchmarks for assessable development in precincts</b>	
<b>Roseneath medium impact industry precinct</b>	
<p><b>PO17</b> Development is supported by adequate infrastructure, including:</p> <ul style="list-style-type: none"> <li>(a) connection to reticulated water and sewage networks;</li> <li>(b) connection to a stormwater drainage system; and</li> <li>(c) constructed roads.</li> </ul>	<p>No acceptable outcome is nominated.</p> <p><b>Editor's note</b>—In accordance with <a href="#">the Act</a>, council may seek to secure the necessary infrastructure through conditions of approval or infrastructure agreements.</p>
<p><b>PO18</b> Development protects the environmental quality, existing riparian vegetation and hydraulic capacity of waterways including Stuart and Stoney Creeks.</p>	No acceptable outcome is nominated.
<p><b>PO19</b> Development does not compromise the safe use of the nearby magazine reserve.</p>	<p><b>AO19</b> The development does not compromise the protective works safety distance from explosive storage stipulated in <i>AS2187-1 Explosives — Storage, transport and use</i> and is otherwise consistent with that standard.</p> <p><b>Editor's note</b>—The magazine reserve is located on the following property descriptions, Lot 103 Plan EP2187 and Lot 220 Plan SP138418.</p>

<p><b>PO20</b> Impacts on nearby residential uses are minimised as far as practicable. <b>Editor's note</b>—Applicants should have regard to relevant legislative, industry and licensing requirements.</p>	<p>No acceptable outcome is nominated.</p>
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### 6.5.3 High impact industry zone code

#### 6.5.3.1 Application

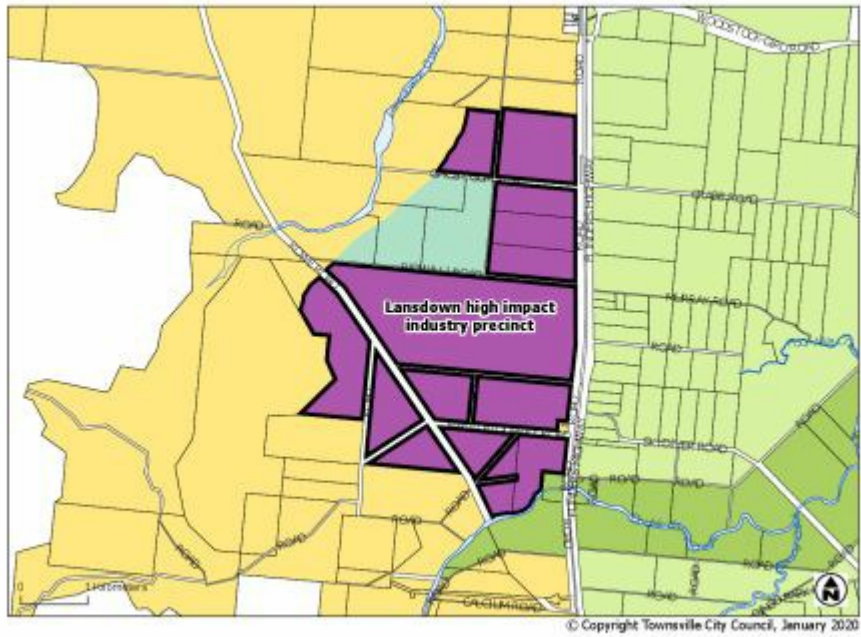
This code applies to development where the code is identified as applicable in the categories of development and assessment.

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

#### 6.5.3.2 Purpose

- (1) The purpose of the High impact industry zone code is to provide for high impact industry uses.  
It may include non-industrial and business uses that support the industrial activities where they do not compromise the long-term use of the land for industrial purposes.  
Activities considered appropriate in this zone are defined as High impact industry in the schedule of definitions.
- (2) The particular purpose of the code is to:
  - (a) facilitate the safe and efficient use of land for a range of higher impacting industrial activities; and
  - (b) ensure development does not detract from the function and viability of centres, and minimises impacts on the amenity of nearby sensitive uses.
- (3) The purpose of the code will be achieved through the following overall outcomes:
  - (a) the zone accommodates industrial uses that are likely to have a higher potential for off-site impacts and other uses that are of a similar nature or scale and are compatible with the impacts and risks associated with the zone;
  - (b) the zone does not accommodate uses which attract visitation by members of the public.
  - (c) the intrusion of incompatible uses, or uses which may be more appropriately accommodated in other zones, is avoided to protect the availability of land for industrial purposes and the viability and efficient operation of existing and future industry uses;
  - (d) the impacts of development are managed to ensure public health and safety;
  - (e) development avoids significant adverse effects on water quality and the natural environment;
  - (f) development does not adversely affect the safe and efficient operation of Department of Defence landholdings;
  - (g) development is safe and legible and designed to facilitate large format industrial uses.
  - (h) development makes a positive contribution to the public domain, particularly along major roads.
- (4) The purpose of the zone will also be achieved through the following additional overall outcomes for particular precincts:  
Lansdown high impact industry precinct:
  - (a) medium and high impact industrial uses are accommodated in this precinct;
  - (b) development provides adequate new infrastructure to support new uses, including roads, stormwater, water and sewer infrastructure;  
**Editor's note** - Conditions of approval or infrastructure agreements will be used (as appropriate) to ensure that infrastructure is provided.
  - (c) development is avoided in environmental corridors and the water resource catchment area to maintain ecological processes, biodiversity values and the quality of waterways;
  - (d) development avoids impacts on groundwater;
  - (e) development provides strong landscape amenity to all boundaries fronting a road and land external to the zone;
  - (f) development minimises impacts on surrounding land uses, including existing sensitive land uses; and
  - (g) development does not compromise petroleum pipeline infrastructure, and the risks and hazards to

people and property associated with petroleum pipeline infrastructure are not further increased through development.



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**Figure 6.163 - Lansdown high impact industry precinct**

### 6.5.3.3 Assessment benchmarks

**Table 6.5.3.3-Accepted development subject to requirements and assessable development (Part)**

Performance outcomes	Acceptable outcomes
<p><b>For accepted development subject to requirements and assessable development — where involving a new building or expansion of an existing building</b></p> <p><b>Note</b>—The following acceptable outcomes will not apply where the development is a change of use in an existing building that does not involve any expansion of that building.</p>	
<b>Built form</b>	
<p><b>PO1</b> Development is consistent with the scale of surrounding buildings.</p>	<p><b>AO1.1</b> Site cover does not exceed 80%.</p>
	<p><b>AO1.2</b> Buildings are set back from street frontages:</p> <p>(a) within 20% of the average front setback of adjoining buildings; or</p> <p>(b) where there are no adjoining buildings, 6m.</p>
<p><b>PO2</b> Building entrances are legible and safe.</p>	<p><b>AO2.1</b> Pedestrian entries are visible from the primary street frontage and visitor parking areas, and are separate to vehicle access points.</p>
	<p><b>AO2.2</b> Doorway recesses in building facades are not of a size or configuration that would conceal a person, unless lighting, mirrors, transparent materials or angled approaches are included to offset the potential for impacts on safety.</p>
	<p><b>AO2.3</b> Each building or tenancy is provided with a highly visible street and unit number respectively.</p>
	<p><b>AO2.4</b> Premises are provided with external lighting sufficient to provide safe ingress and egress for site users.</p>

**Table 6.5.3.3-Accepted development subject to requirements and assessable development (Part)**

Performance outcomes	Acceptable outcomes
<p><b>For accepted development subject to requirements and assessable development — where involving a new building or expansion of an existing building</b></p> <p><b>Note</b>—The following acceptable outcomes will not apply where the development is a change of use in an existing building that does not involve any expansion of that building.</p>	
<b>Amenity</b>	
<p><b>PO3</b> Utility elements (including refuse areas, outdoor storage, plant and equipment, loading and unloading areas) are screened from view from major roads.</p>	<p><b>AO3</b> Utility elements are:</p> <p>(a) located within or behind the building; or</p> <p>(b) screened by a 1.8m high solid wall or fence; or</p> <p>(c) behind landscaping having the same screening effect as a 1.8m screen fence.</p> <p><b>Editor's note</b>—Screening can be provided by any combination of the above treatments to meet the acceptable outcome.</p>

<p><b>PO4</b> Landscaping is provided to create streetscapes which contribute positively to the city image, particularly along major roads and streets.</p>	<p><b>AO4</b> Landscaping is provided along all road frontages of the site for a minimum depth of:</p> <p>(a) 4m along an arterial or sub-arterial road; or (b) 2m along any other road or street frontage.</p>
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**Table 6.5.3.3-Accepted development subject to requirements and assessable development (Part)**

Performance outcomes	Acceptable outcomes
<b>For accepted development subject to requirements and assessable development</b>	
<b>General</b>	
<p><b>PO5</b> Development minimises impacts on sensitive land uses having regard to noise, vibration, odour, dust, light or other emissions. Adverse impacts on the health, safety or amenity of nearby residential zoned land or other sensitive land uses are minimised.</p> <p><b>Editor's note</b> - Applicants should have regard to relevant legislative, industry and licensing requirements.</p> <p><b>Editor's note</b> - A report by a qualified air quality expert may be required to allow an assessment to be made of the air quality or impacts. The Queensland Odour Impact Assessment Guidelines provides a methodology for assessing impact.</p> <p><b>Editor's note</b> - Sensitive land uses are those uses defined by the <i>Planning Regulation 2017</i>.</p>	<p><b>AO5.1</b> Development achieves the noise generation levels set out in the <a href="#">Environmental Protection (Noise) Policy 2008</a>.</p> <p><b>AO5.2</b> Development achieves the air quality objectives set out in the <a href="#">Environmental Protection (Air) Policy 2008</a>.</p> <p><b>AO5.3</b> Materials that are capable of generating air contaminants are wholly enclosed in storage bins.</p> <p><b>AO5.4</b> All external areas are sealed, turfed or landscaped.</p> <p><b>AO5.5</b> Light emanating from any source complies with <i>Australian Standard AS 4282 Control of the Obtrusive Effects of Outdoor Lighting</i>.</p> <p><b>AO5.6</b> Outdoor lighting is provided in accordance with <i>Australian Standard AS 1158.1.1 — Road Lighting — Vehicular Traffic (Category V) Lighting — Performance and Installation Design Requirements</i>.</p> <p><b>AO5.7</b> Development achieves the human comfort vibration limits set out in Table 1 at all nearby sensitive land uses.</p>
<p><b>PO6</b> Development provides for the collection, treatment and disposal of liquid wastes or sources of contamination such that off- site releases of contaminants do not occur.</p> <p><b>Editor's note</b>—Applicants should also have regard to Section 9.3.7 Works Code, Section 9.3.2 Healthy waters code and other relevant legislative, industry and licensing requirements.</p>	<p><b>AO6.1</b> Areas where potentially contaminating substances are stored or used, are roofed and sealed with concrete, asphalt or similar impervious substance and bunded.</p> <p><b>AO6.2</b> Roof water is piped away from areas of potential contamination.</p>
<p><b>PO7</b> The site layout and design:</p> <p>(a) minimises earthworks; (b) maximises retention of natural drainage patterns; and (c) ensures existing drainage capacity is not reduced.</p>	<p><b>AO7</b> Development does not involve earthworks involving more than 100m<sup>3</sup>.</p>

**Table 6.5.3.3-Accepted development subject to requirements and assessable development (Part)**

Performance outcomes	Acceptable outcomes
<b>For accepted development subject to requirements and assessable development</b>	
<b>Defence land</b>	
<b>PO8</b> Development does not adversely affect the safe and efficient operation of Department of Defence land.	<b>AO8</b> All buildings and operational components of a use are setback not less than 100m from the closest boundary of land in the control of or used by the Department of Defence.

**Table 6.5.3.3 - Self-assessable and assessable development (Part)**

Performance outcomes	Acceptable outcomes
<b>For accepted development subject to requirements and assessable development</b>	
<b>Caretaker's accommodation</b>	
<b>PO9</b> Development does not compromise the viability of the primary use of the site.	<b>AO9.1</b> No more than one caretaker's accommodation dwelling is established on the site.
	<b>AO9.2</b> The caretaker's accommodation dwelling has a gross floor area of no more than 70m <sup>2</sup> .

**Table 6.5.3.3-Accepted development subject to requirements and assessable development (Part)**

Performance outcomes	Acceptable outcomes
<b>For assessable development</b>	
<b>Uses</b>	
<b>PO10</b> The zone predominantly accommodates industrial uses with potential for higher impacts.	No acceptable outcome is nominated.
<b>PO11</b> Other uses are accommodated where they: <ul style="list-style-type: none"> <li>(a) are uses which:                             <ul style="list-style-type: none"> <li>(i) require larger sites in locations that are separated from sensitive land uses;</li> <li>(ii) are not more appropriately accommodated in other zones; and</li> <li>(iii) are compatible with the impacts and risks associated with the zone; or</li> </ul> </li> <li>(b) are small in scale and ancillary to or directly support the industrial functions of the area.</li> </ul>	No acceptable outcome is nominated.
<b>PO12</b> The zone does not accommodate uses that attract members of the public who are not employed in the zone.	No acceptable outcome is nominated.
<b>PO13</b> Development does not significantly detract from the availability or utility of land for industrial purposes.	No acceptable outcome is nominated.

**Table 6.5.3.3-Accepted development subject to requirements and assessable development (Part)**

Performance outcomes	Acceptable outcomes
<b>For assessable development</b>	
<b>Crime prevention through environmental design</b>	
<p><b>PO14</b>                      Site layout facilitates the security of people and property having regard to:</p> <ul style="list-style-type: none"> <li>(a) opportunities for casual surveillance and sight lines;</li> <li>(b) exterior building designs which promote safety and deter graffiti;</li> <li>(c) adequate definition of uses and ownership;</li> <li>(d) adequate lighting;</li> <li>(e) appropriate wayfinding mechanisms;</li> <li>(f) minimisation of entrapment locations; and</li> <li>(g) building entrances, loading and storage areas being well lit and lockable after hours.</li> </ul> <p><b>Editor's note</b>—Applicants should have regard to <a href="#">Crime Prevention through Environmental Design Guidelines for Queensland</a>.</p>	No acceptable outcome is nominated.

**Table 6.5.3.3-Accepted development subject to requirements and assessable development (Part)**

Performance outcomes	Acceptable outcomes
<b>For assessable development</b>	
<b>Community and environmental risk</b>	
<p><b>PO15</b>                      Development is designed and managed so that it provides appropriate protection for community health and safety, and avoids unacceptable risk to life and property.</p>	No acceptable outcome is nominated.
<p><b>PO16</b>                      The site layout and design minimises impacts of on-site and surrounding drainage patterns and ecological values by:</p> <ul style="list-style-type: none"> <li>(a) maximising retention of natural drainage patterns;</li> <li>(b) ensuring existing drainage capacity is not reduced;</li> <li>(c) maximising the retention or enhancement of existing vegetation and ecological corridors; and</li> <li>(d) providing buffers to protect the ecological functions of waterways.</li> </ul>	No acceptable outcome is nominated.

**Table 6.5.3.3-Accepted development subject to requirements and assessable development**

Performance outcomes	Acceptable outcomes
<p><b>Additional benchmarks for assessable development in precincts</b>                      Note - Where acceptable outcomes in this section vary from those provided earlier in this code, the precinct-based acceptable outcomes takes precedence.</p>	
<p><b>Lansdown high impact industry precinct</b></p>	
<p><b>PO17</b>                      Development areas are to be created generally in accordance with Figure - 6.164 Lansdown concept plan.</p>	<p>No acceptable outcome is nominated.</p>
<p><b>PO18</b>                      To maintain the natural environmental values ecological processes and the quality of waterways development does not establish within the areas identified as 'environmental corridors' and 'water resource catchment area' as shown on Figure - 6.164 Lansdown concept plan.</p>	<p>No acceptable outcome is nominated.</p>
<p><b>PO19</b>                      Development does not discharge waste water into the Ross River Dam catchment.</p> <p><b>Editor's note</b> - Applicants should also refer to the Healthy waters code, and the Natural assets overlay code and Water catchment overlay code for additional requirements regarding water and waterway related matters.</p>	<p>No acceptable outcome is nominated.</p>
<p><b>P020</b>                      Development is supported by adequate infrastructure, including:</p> <ul style="list-style-type: none"> <li>(a) connection to reticulated water and sewerage networks;</li> <li>(b) provision of stormwater quality and quantity management systems;</li> <li>(c) constructed roads; and</li> <li>(d) on-site water quality treatment infrastructure or water detention basins located outside environmental corridors.</li> </ul> <p><b>Editor's note</b> - Applicants should also have regard to Section 9.3.7 Works code and Section 9.3.2 Healthy waters code.</p>	<p>No acceptable outcome is nominated.</p> <p><b>Editor's note</b> - In accordance with the Act, council may seek to secure the necessary infrastructure through conditions of approval or infrastructure agreements.</p>
<p><b>PO21</b>                      Development does not:</p> <ul style="list-style-type: none"> <li>(a) affect the long-term operation of a high-pressure gas pipeline; and</li> <li>(b) adversely impact the safety of people and property.</li> </ul>	<p><b>AO21.1</b>                      Development does not occur within 100m of a high-pressure gas pipeline.</p> <hr/> <p><b>AO21.2</b>                      Development involving the use, manufacturing or storage of hazardous chemicals does not occur within 300m of a high-pressure gas pipeline.</p>
<p><b>PO22</b>                      Development protects the water quality, ecological values, hydrological processes and other environmental values of any surface water or groundwater.</p>	<p>No acceptable outcome is nominated.</p> <p><b>Editor's note</b> – Applicants should also have regard to Part 9.3.2 Healthy waters code for guidance on how to demonstrate compliance with this performance outcome.</p> <p>To demonstrate compliance with this performance outcome, council may request that a ground and surface water resource assessment be undertaken by a qualified person.</p>

<p><b>PO23</b> Landscaping is provided to mitigate the visual impact of development and screen unsightly components and creates streetscapes which contribute positively to the city image, particularly along roads and land in another zone.</p> <p><b>Editor's Note</b> – Applicants will need to address 9.3.3 Landscaping Code and SC6.4.3.6 Landscape Policy.</p>	<p><b>AO23</b> Landscaping is provided for a minimum depth of:</p> <p>(a) 4m along any arterial or sub-arterial road or any other road; or</p> <p>(b) 4m along any land in another zone.</p>
<p><b>PO24</b> In addition to meeting PO5, development in the Lansdown high impact industry precinct maintains a high level of noise amenity for nearby rural zoned land and sensitive land uses.</p>	<p><b>AO24</b> Development achieves the noise levels set out in the <i>Department of Environment and Heritage Protection Planning for Noise Control Guideline</i>.</p>



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**Figure 6.164 – Lansdown concept plan**

**Table 1 Recommended human comfort vibration levels**

Location	Peak Particle Velocity (PPV) vibration levels, mm/s	
	Preferred	Maximum
<b>Critical areas<sup>1</sup></b>	<b>0.14</b>	<b>0.28</b>
<b>Residences - daytime<sup>2</sup></b>	<b>0.28</b>	<b>0.56</b>
<b>Residences – nighttime<sup>2</sup></b>	<b>0.2</b>	<b>0.4</b>
<b>Offices, schools, educational institutions and places of worship</b>	<b>0.56</b>	<b>1.1</b>
<b>Workshops</b>	<b>1.1</b>	<b>2.2</b>
(1) <b>Examples includes hospital operating theatres and precision laboratories where sensitive operations are occurring. These criteria are only indicative, and there may be need to assess intermittent values against the continuous or impulsive criteria for critical areas.</b>		
(2) <b>Daytime is 7:00am to 10:00pm and nighttime is 10:00pm to 7:00am.</b>		

## 6.6 Rural zones category

### 6.6.1 Rural zone code

#### 6.6.1.1 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.

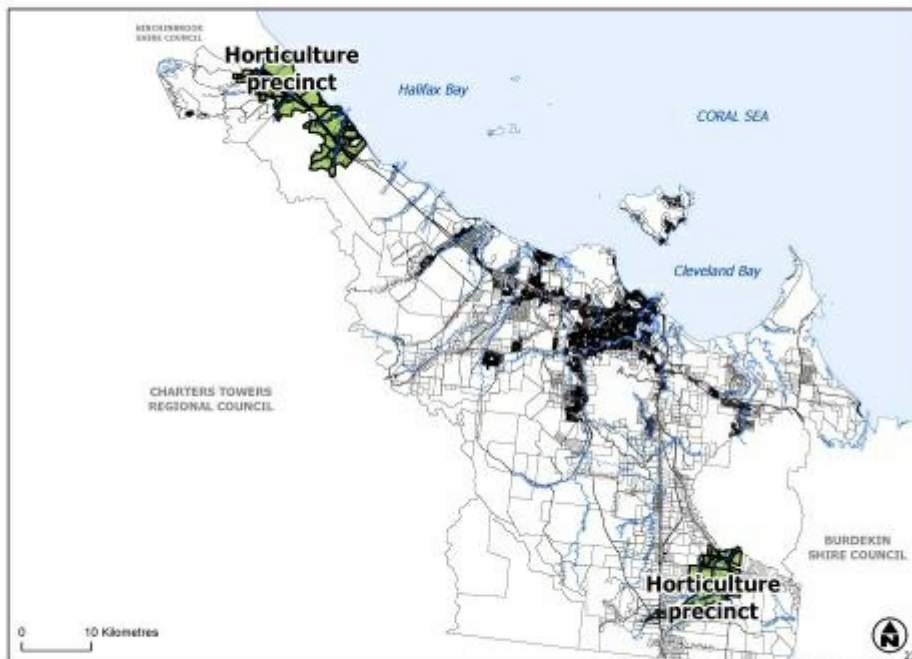
#### 6.6.1.2 Purpose

- (1) The purpose of the Rural zone code is to:
  - (a) provide for a wide range of rural uses including cropping, intensive horticulture, intensive animal industries, animal husbandry, animal keeping and other primary production activities;
  - (b) provide opportunities for non-rural uses that are compatible with agriculture, the environment, and the landscape character of the rural area where they do not compromise the long-term use of the land for rural purposes; and
  - (c) protect or manage significant natural features, resources, and processes, including the capacity for primary production.
  
- (2) The particular purpose of the code is to ensure:
  - (a) the productive capacity of all rural land and opportunities to diversify and add value to rural production are maximised, within the ecological constraints of the land;
  - (b) the character and landscape values of non-urban land are maintained; and
  - (c) urban or rural residential development does not expand into rural zoned land.
  
- (3) The purpose of the code will be achieved through the following overall outcomes:
  - (a) the zone primarily accommodates cropping or animal husbandry and ancillary detached houses;
  - (b) all rural land is protected from further fragmentation. A lack of viability for existing farm units and small holdings does not justify their further subdivision or use for non-rural purposes;
  
  - (c) housing in the rural zone only occurs to the extent that it supports the productive use of the land. Urban and rural residential development is contained within designated growth areas and does not expand into the rural zone;
  
  - (d) other new enterprises, including rural industries and tourism activities, are accommodated where:
    - (i) they are directly associated with rural production, a natural resource or the natural environment or need to be remote from urban uses as a result of their impacts;
    - (ii) the productive capacity of the land is not diminished and conflicts with existing and intended activities in the surrounding area are avoided;
    - (iii) the existing landscape and natural resource values of the land are maintained; and
    - (iv) the development is not more appropriately located in another zone;
  
  - (e) extractive resources and existing extractive operations on rural land are protected from encroachment by incompatible uses;
  
  - (f) the environmental, character and landscape values of all rural land are maintained; and
  
  - (g) adequate separation and buffering is provided by new development in nearby urban or rural residential zoned land to ensure the encroachment by more intensive residential and other sensitive uses is avoided.

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

Horticulture precinct:

- (a) this precinct contains the most productive areas in the Townsville region, in which cropping is the predominant land use. The productive capacity of this land is maximised;
- (b) rural industries which have a direct nexus with the rural production in the immediate locality and only small-scale farm stay or bed and breakfast accommodation are established in this precinct;
- (c) forestry does not adversely affect horticultural production, natural or scenic values on nearby land;
- (d) permanent plantations, animal keeping (being kennels and catteries), intensive animal industries and aquaculture are not established in this precinct; and
- (e) subdivision of lots below 40ha generally does not occur.

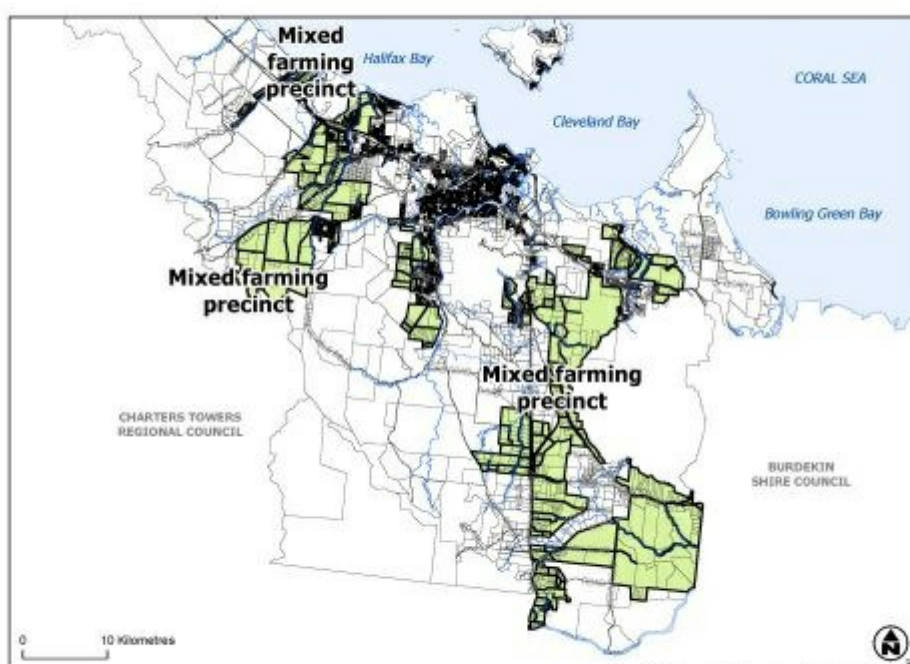


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**Figure 6.155 - Horticulture precinct**

Mixed farming precinct:

- (a) this precinct contains low intensity animal husbandry with some potential for cropping.
- (b) animal keeping (being kennels and catteries), intensive animal industries, aquaculture and rural industries establish where they:
  - (i) are able to be located on less productive land within the precinct;
  - (ii) are adequately separated from rural dwellings and other sensitive land uses;
  - (iii) do not diminish the productive capacity of other land nearby; and
  - (iv) do not diminish water quality, natural, scenic or environmental values, including remnant vegetation;
- (c) subdivision of lots below 400ha in the Ross River Dam catchment and 40ha elsewhere generally does not occur.

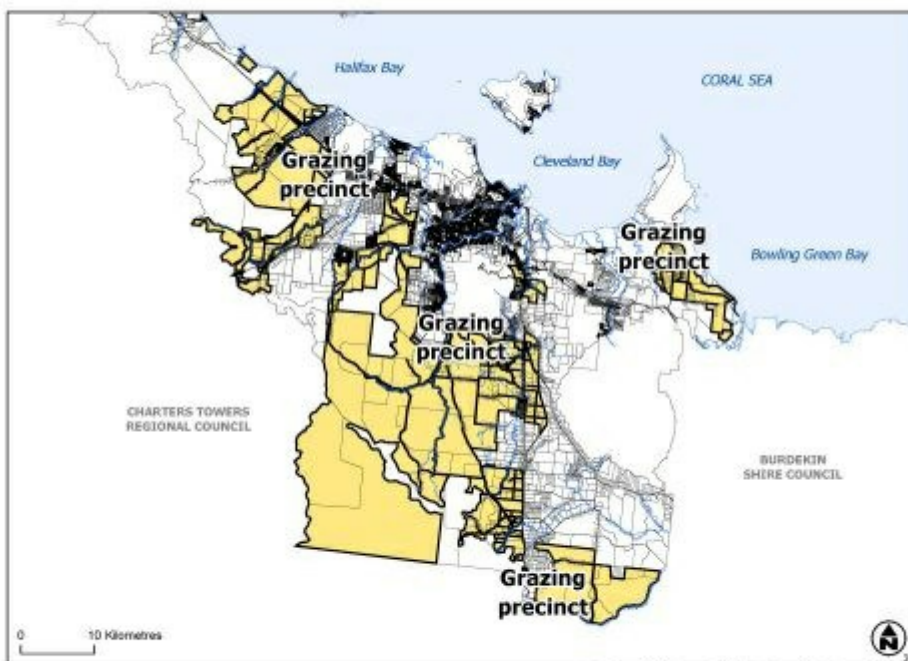


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**Figure 6.156 - Mixed farming precinct**

Grazing precinct:

- (a) this precinct predominantly contains broad hectare grazing;
- (b) the landscape character of elevated areas with high landscape significance is protected;
- (c) animal keeping (being kennels and catteries), intensive animal industries, aquaculture and rural industries establish where they:
  - (i) are able to be located on less productive land within the precinct;
  - (ii) are adequately separated from rural dwellings and other sensitive land uses;
  - (iii) do not diminish the productive capacity of other land nearby; and
  - (iv) do not diminish water quality, natural, scenic or environmental values, including remnant vegetation;
- (d) development does not prejudice the long-term potential of the Lansdown high impact industry precinct and the Lansdown motor sport facility precinct to accommodate development consistent with the relevant zone code; and
- (e) subdivision of lots below 400ha generally does not occur.

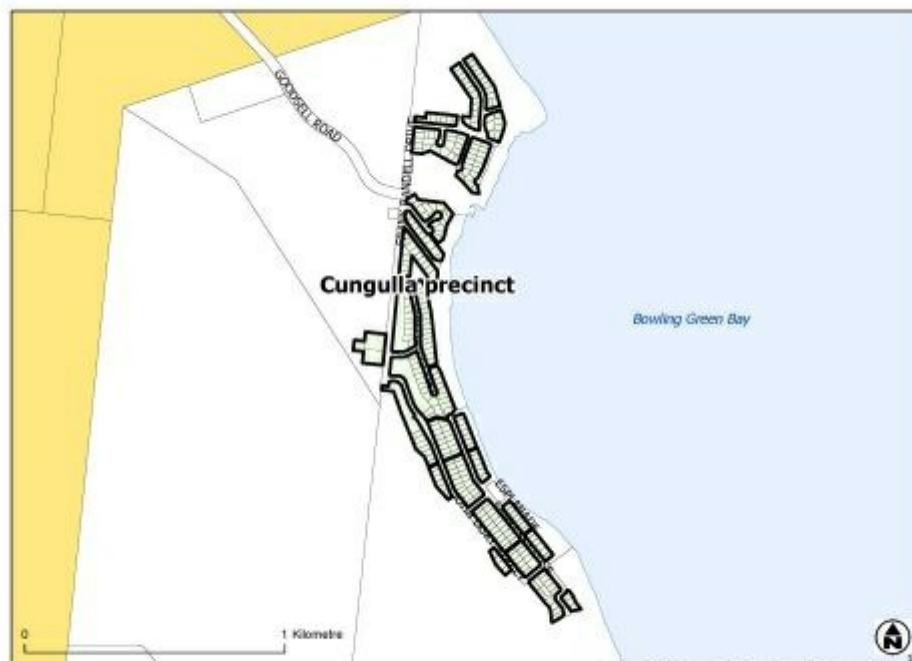


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**Figure 6.157 - Grazing precinct**

Cungulla precinct:

- (a) rural land in the Cungulla precinct includes smaller lots used for primarily residential purposes. Agricultural uses are of lesser importance at Cungulla;
- (b) houses are established on rural zoned land at Cungulla, providing that appropriate residential amenity and safety can be maintained, with particular regard to nearby extractive industry activities;
- (c) houses are provided with adequate water supply and sewage treatment and disposal can be provided; and
- (d) subdivision of lots below 10ha generally does not occur.

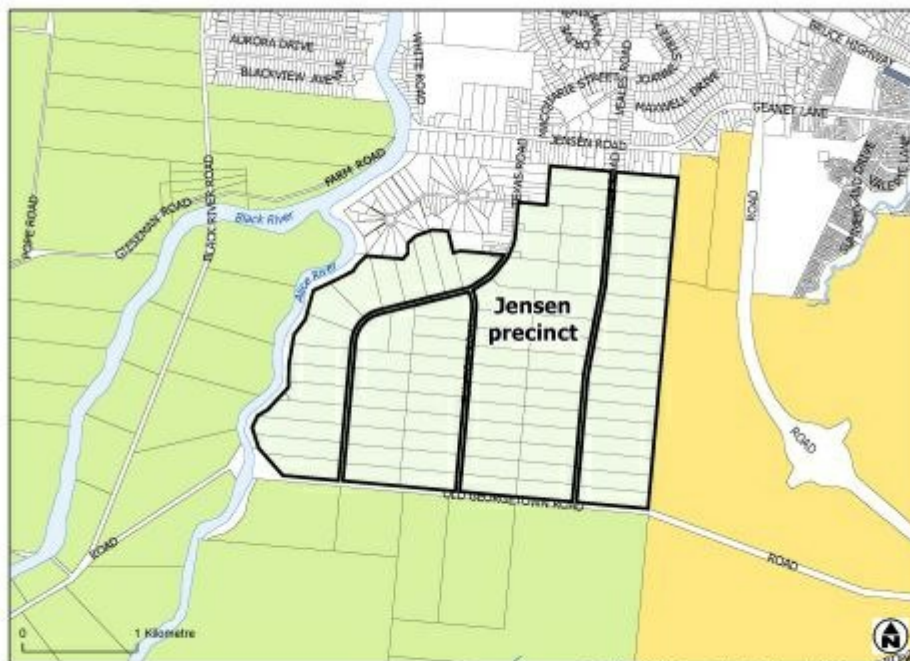


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**Figure 6.158 - Cungulla precinct**

Jensen precinct:

- (a) this precinct contains smaller rural living lots with some potential for cropping;
- (b) houses are provided with reticulated water supply, and on-site sewerage treatment and disposal; and
- (c) subdivision of lots below 10ha generally does not occur.



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**Figure 6.159 - Jensen precinct**

### 6.6.1.3 Assessment benchmarks

**Table 6.6.1.3-Accepted development subject to requirements and assessable development (Part)**

**Editor's note**—Dwelling houses may also be accepted development subject to requirements against the Water resources catchment overlay code.

Performance outcomes	Acceptable outcomes
<b>For accepted development subject to requirements and assessable development</b>	
<b>Caretaker's accommodation, community residence or dwelling house</b>	
<p><b>PO1</b> Development does not detract from the effective operation of the primary use or the rural landscape character and amenity of site.</p>	<p><b>AO1.1</b> Dwellings are not established on lots less than 1ha in size, other than in the Cungulla precinct.</p> <p><b>AO1.2.1</b> Where on a lot less than 1ha (in accordance with AO1.1), no more than 1 dwelling is established. OR <b>AO1.2.2</b> On lots greater than 1ha, no more than 2 dwellings are established.</p>
<p><b>PO2</b> Dwellings have adequate access to basic services to ensure the safety and wellbeing of residents and the protection of water quality and other environmental values.</p>	<p><b>AO2</b> A dwelling:</p> <ul style="list-style-type: none"> <li>(a) has a legal access to a constructed road;</li> <li>(b) has a legal connection to either:               <ul style="list-style-type: none"> <li>(i) reticulated water supply; or</li> <li>(ii) a water tank with a minimum capacity of 45,000 liters; and</li> </ul> </li> <li>(c) if in the Cungulla precinct, does not rely on bore water.</li> </ul>
<p><b>PO3</b> Dwellings are sufficiently separated from existing lawful activities in the locality in order to protect the safety and amenity of residents and to ensure the ongoing operation of those activities is not prejudiced.</p>	<p><b>AO3.1</b> Dwellings are separated from:</p> <ul style="list-style-type: none"> <li>(a) an existing or approved intensive animal industry use by at least 1km;</li> <li>(b) an existing or approved extractive industry operation or a resource/processing area shown on overlay map <a href="#">OM-05</a> by:               <ul style="list-style-type: none"> <li>(i) 500m from a hard rock extractive industry;</li> <li>(ii) 200m from a sand and gravel extractive industry; and</li> <li>(iii) 100m from a haul route used by any existing operation.</li> </ul> </li> </ul> <p><b>AO3.2</b> Dwellings are set back from all site boundaries by 20m, other than in the Cungulla precinct where dwellings and ancillary structures are set back a minimum of 6m from front boundaries, 3m from side boundaries where adjoining a road or 1.5m otherwise for side and rear boundaries.</p>

**Table 6.6.1.3-Accepted development subject to requirements and assessable development (Part)**

Performance outcomes	Acceptable outcomes
<b>For accepted development subject to requirements and assessable development</b>	
<b>Home based business</b>	
<p><b>PO4</b> Development does not detract from the effective operation of the primary use or the rural landscape character and amenity of site. <b>Editor's note</b>—A heavy vehicle is a vehicle with more than 4.5 tonnes GVM (gross vehicle mass), GCM (gross combination mass) or more than 2 tonnes ATM (aggregate trailer mass).</p>	<p><b>AO4.1</b> The home based business does not:</p> <ul style="list-style-type: none"> <li>(a) require more than the owner and 2 employees on-site at any one time;</li> <li>(b) does not generate more than 28 vehicle trips per day by other vehicles, where one trip includes arriving at the site and a second trip is departing the site. These trips are additional to normal trips associated with the dwelling or rural use;</li> <li>(c) include an area exceeding 20m<sup>2</sup> used for the sale of the goods made on the site;</li> <li>(d) involve hiring out of materials, goods, appliances or vehicles; and</li> <li>(e) involve the repair or maintenance of vehicles, other than minor maintenance of vehicles used in conjunction of the home business or rural use on the site.</li> </ul>
	<p><b>AO4.2</b> Bed and breakfast or farm stay accommodation does not exceed three bedrooms or three cabins.</p>
<p><b>PO5</b> Heavy vehicle parking:</p> <ul style="list-style-type: none"> <li>(a) has a direct nexus with a home based business or rural use carried out on the site; and</li> <li>(b) does not adversely affect the amenity of neighbouring properties.</li> </ul>	<p><b>AO5.1</b> Not more than two heavy vehicles are parked on the site.</p>
	<p><b>AO5.2</b> While on-site, vehicles:</p> <ul style="list-style-type: none"> <li>(a) are not operated between the hours of 10pm and 6am;</li> <li>(b) are not left idling for more than 5 minutes at any one time; and</li> <li>(c) do not have a refrigeration unit running.</li> </ul>

**Table 6.6.1.3-Accepted development subject to requirements and assessable development (Part)**

Performance outcomes	Acceptable outcomes
<b>For accepted development subject to requirements and assessable development</b>	
<b>Roadside stall</b>	
<p><b>PO6</b> Roadside stalls are small in scale and do not impact negatively upon the amenity, character or safety of rural areas and the safety and efficiency of roads.</p>	<p><b>AO6.1</b> Any structure used for the sale of goods or produce is limited to 20m<sup>2</sup> gross floor area.</p>
	<p><b>AO6.2</b> Access to the structure is via the primary property access point.</p>
	<p><b>AO6.3</b> Produce or goods sold is grown, made or produced on the land on which the road side stall is erected.</p>

**Table 6.6.1.3-Accepted development subject to requirements and assessable development (Part)**

Performance outcomes	Acceptable outcomes
<b>For accepted development subject to requirements and assessable development</b>	
<b>Rural industry, community use, wholesale nursery</b>	
<b>PO7</b> Development does not impact negatively upon the amenity, character or safety of surrounding areas.	<b>AO7.1</b> Non-residential buildings, animal enclosures storage facilities and waste disposal areas are set back: (a) 100m from the boundary of any land included in residential zone or the rural residential zone; or (b) 50m from other site boundaries.
	<b>AO7.2</b> Buildings are set back 20m from any road frontage.
	<b>AO7.3</b> Building height does not exceed 2 storeys.

**Table 6.6.1.3-Accepted development subject to requirements and assessable development (Part)**

Performance outcomes	Acceptable outcomes
<b>For assessable development</b>	
<b>General benchmarks</b>	
<b>PO8</b> Development: (a) is located on the least productive parts of a site; (b) does not restrict the ongoing safe and efficient use of nearby rural uses; and (c) is adequately separated or buffered where it is likely to be sensitive to the operational characteristics associated with rural uses, rural industries, extractive industries or other lawful use.	No acceptable outcome is nominated.
<b>PO9</b> Tourism-related uses are established only where they are directly associated and compatible with rural production, natural resources or landscape amenity in the immediate vicinity.	No acceptable outcome is nominated.

<p><b>PO10</b> Uses that require isolation from urban areas are accommodated only where:</p> <ul style="list-style-type: none"> <li>(a) they cannot be more appropriately located in an industrial or other relevant zone;</li> <li>(b) they can be adequately separated from sensitive uses (whether or not in the rural zone);</li> <li>(c) they can be adequately separated from land in the Horticulture precinct; and</li> <li>(d) potential impacts can be appropriately managed.</li> </ul> <p><b>Editor's note</b>—Applicants seeking approval for intensive animal industries should refer to the '<i>National Guidelines for Beef Cattle Feedlots in Australia, National Beef Cattle Feedlot Environmental Code of Practice</i>', '<i>Queensland Dairy Farming Environmental Code of Practice</i>', '<i>National Environmental Guidelines for Piggeries</i>' and '<i>Queensland Guidelines Meat Chicken Farms</i> and that applicants consult with the relevant State government department prior to the lodgement of a development application. For other uses council may require a study that, amongst other matters, identifies how the development is in accordance with <a href="#">Environmental Protection (Air) Policy 1997</a> or <a href="#">Environmental Protection (Noise) Policy 1997</a>.</p>	<p>No acceptable outcome is nominated.</p>
<p><b>PO11</b> Development is designed and managed so that it provides appropriate protection for community health and safety, and avoids unacceptable risk to life and property.</p>	<p>No acceptable outcome is nominated.</p>
<p><b>PO12</b> Development does not adversely impact on the character, amenity or scenic values of the locality, having regard to:</p> <ul style="list-style-type: none"> <li>(a) the scale, siting and design of buildings;</li> <li>(b) the visibility of buildings, structures and infrastructure;</li> <li>(c) likely emissions including water-borne contaminants, noise, dust, lighting and odour; and</li> <li>(d) the nature or volume of traffic generated.</li> </ul>	<p>No acceptable outcome is nominated.</p>
<p><b>PO13</b> Ecological values, habitat corridors and soil and water quality are protected, having regard to:</p> <ul style="list-style-type: none"> <li>(a) maximisation of vegetation retention and protection of vegetation from the impacts of development;</li> <li>(b) avoidance of potential for erosion and minimisation of earthworks;</li> <li>(c) retention and protection of natural drainage lines and hydrological regimes; and</li> <li>(d) avoidance of leeching by nutrients, pesticides or other contaminants, or potential for salinity.</li> </ul>	<p>No acceptable outcome is nominated.</p>

**Table 6.6.1.3-Accepted development subject to requirements and assessable development (Part)**

Performance outcomes	Acceptable outcomes
<b>Additional benchmarks for assessable development in precincts</b> <b>Note</b> —Where acceptable outcomes in this section vary from those provided earlier in this code, the precinct-based acceptable outcomes take precedence.	
<b>Horticulture precinct</b>	
<b>PO14</b> Productive land within this precinct is maintained.	No acceptable outcome is nominated.
<b>PO15</b> Rural industries are established only where associated with rural production in the immediate vicinity.	No acceptable outcome is nominated.
<b>PO16</b> Tourist related uses are limited to small-scale bed and breakfast and farm stay which do not detract from the ongoing productive use of the site.	No acceptable outcome is nominated.
<b>PO17</b> Reconfiguration is limited to protect the ongoing viability of existing and potential horticulture.	<b>AO17</b> The minimum lot size in the precinct is 40ha.

**Table 6.6.1.3-Accepted development subject to requirements and assessable development (Part)**

Performance outcomes	Acceptable outcomes
<b>Additional benchmarks for assessable development in precincts</b> <b>Note</b> —Where acceptable outcomes in this section vary from those provided earlier in this code, the precinct-based acceptable outcomes take precedence.	
<b>Mixed farming precinct</b>	
<b>PO18</b> Reconfiguration is limited to protect the ongoing viability of existing and potential horticulture uses, water quality and ecological and landscape values.	<b>AO18</b> The minimum lot size in the precinct is 40ha, except in the Ross River Dam Catchment area where the minimum lot size is 400ha. <b>Editor's note</b> —The Ross River Dam catchment area is depicted on the Water resource catchment overlay map <a href="#">OM-09</a> .

**Table 6.6.1.3-Accepted development subject to requirements and assessable development (Part)**

Performance outcomes	Acceptable outcomes
<b>Additional benchmarks for assessable development in precincts</b> <b>Note</b> —Where acceptable outcomes in this section vary from those provided earlier in this code, the precinct-based acceptable outcomes take precedence.	
<b>Grazing precinct</b>	
<b>PO19</b> Development in the vicinity of the Lansdown high impact industry precinct and the Lansdown motor sport facility precinct is to accommodate development consistent with the relevant zone code.	No acceptable outcome is nominated.
<b>PO20</b> Reconfiguration is limited to reflect the suitability of the land for primarily grazing purposes and to protect water quality and ecological and landscape values.	<b>AO20</b> The minimum lot size in the precinct is 400ha.

**Table 6.6.1.3-Accepted development subject to requirements and assessable development (Part)**

Performance outcomes	Acceptable outcomes
<b>Additional benchmarks for assessable development in precincts</b> <b>Note</b> —Where acceptable outcomes in this section vary from those provided earlier in this code, the precinct-based acceptable outcomes take precedence.	
<b>Cungulla precinct</b>	
<b>PO21</b> Development is compatible with the residential amenity of the locality and avoids adverse impacts on surrounding dwellings.	No acceptable outcome is nominated.

## 6.7 Other zones category

### 6.7.1 Emerging community zone code

#### 6.7.1.1 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.

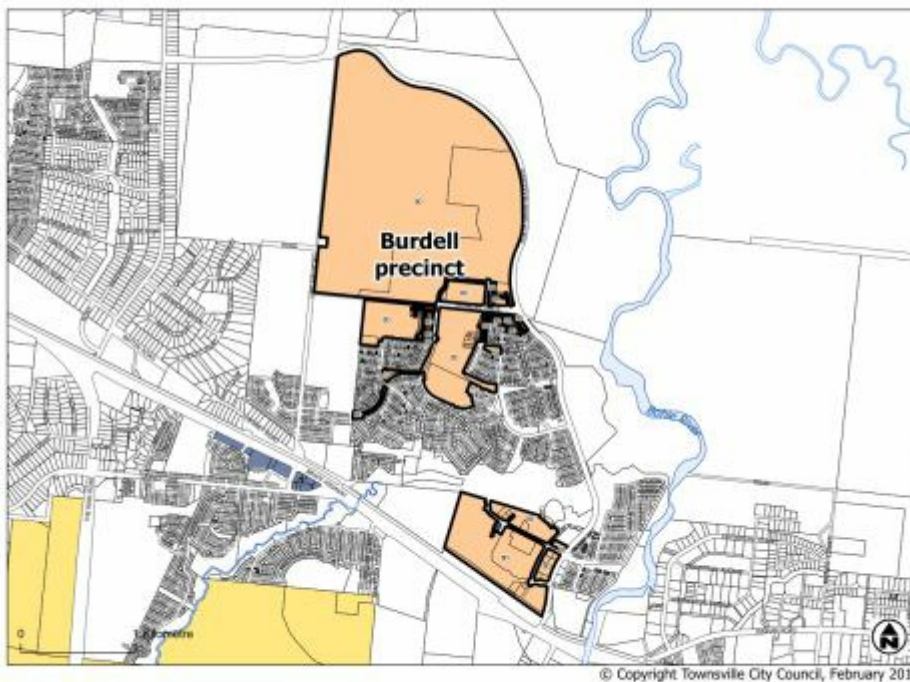
#### 6.7.1.2 Purpose

- (1) The purpose of the Emerging community zone code is to:
  - (a) identify land that is suitable for urban purposes and conserve land that may be suitable for urban development in the future;
  - (b) manage the timely conversion of non-urban land to urban purposes; and
  - (c) prevent or discourage development that is likely to compromise appropriate longer term land use.
- (2) The particular purpose of the code is:
  - (a) to ensure that future development:
    - (i) creates an integrated and compact urban form;
    - (ii) establishes safe, attractive and walkable communities;
    - (iii) provides for a wide choice of housing, employment and accessible community services; and
    - (iv) avoids areas within the Emerging community zone that are unsuited to urban development because of their natural, scenic or cultural values; and
  - (b) to ensure that any development which occurs prior to urbanisation of an area maintains the suitability and capacity for future urban development.
- (3) The purpose of the zone will be achieved through the following overall outcomes:
  - (a) structure planning of areas within the zone is undertaken in advance of development of the land for urban purposes;
  - (b) land is developed in a logical pattern that facilitates the efficient provision of infrastructure;
  - (c) a high level of integration with existing and future urban development is achieved having regard to movement networks, open space and recreational facilities, centres and community infrastructure;
  - (d) development facilitates the establishment of new residential communities together with an appropriate level of supporting land uses such as centres, industry and community activities;
  - (e) residential development provides for a range of housing types and achieves a minimum dwelling yield of 15 dwellings per hectare net;
  - (f) movement networks are established to promote active transport (walking and cycling) and public transport;
  - (g) development retains and protects significant environmental, topographic, scenic and cultural features and values;
  - (h) development provides for sufficient buffering to existing or intended non-urban or incompatible uses in surrounding areas; and
  - (i) development which is, or has the potential to become, incompatible with future urban development of the area does not occur.
- (4) The purpose of the zone will also be achieved through the following additional overall outcomes for particular precincts.

Burdell precinct:

  - (a) creates an identifiable community, which is developed through detailed subdivision design, focused land use provision and clear building requirements;
  - (b) provides housing diversity to meet the evolving needs of various household types and lifestyles;

- (c) development is integrated and respects the site's character and provides access to open space and community facilities;
- (d) provides a defined open space system that protects wetland and riparian environmental values and provides various recreational opportunities;
- (e) development facilitates safe and functional access within the precinct and to external connections;
- (f) is designed to achieve tropical urban design outcomes;
- (g) is developed for community and commercial facilities to:
  - (A) service the residents of the precinct, residents of the region, and the travelling public; and
  - (B) ensure that residential amenity is not detrimentally affected;
- (h) provides for an integrated linear open space system along the major drainage paths with linkages to the Bohle River; and
- (i) provides for innovative development over the life of the development of the precinct area, to account for technological development and changing patterns in the community.



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**Figure 6.160 - Burdell precinct**

6.7.1.3 Assessment benchmarks

Table 6.7.1.3-Accepted development subject to requirements and assessable development (Part)

Performance outcomes	Acceptable outcomes
<b>For accepted development subject to requirements and assessable development</b>	
<b>Home based business</b>	
<p><b>PO1</b> The use does not adversely impact on the amenity of the surrounding residential land uses and local character.</p>	<p><b>AO1.1</b> The home based business:</p> <ul style="list-style-type: none"> <li>(a) is carried out in an existing building or structure;</li> <li>(b) does not use more than 60m<sup>2</sup> of the gross floor area of the building or structure;</li> <li>(c) involves at least one or more residents of the dwelling house;</li> <li>(d) involves not more than one non-resident employee;</li> <li>(e) where bed and breakfast or farm stay accommodation does not exceed three bedrooms or cabins;</li> <li>(f) does not generate more than 1 heavy vehicle trip per week;</li> </ul> <p><b>Editor's note</b>—A heavy vehicle is a vehicle with more than 4.5 tonnes gross vehicle mass.</p> <ul style="list-style-type: none"> <li>(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;</li> <li>(h) contains visitor parking within the site;</li> <li>(i) does not involve hiring out of materials, goods, appliances or vehicles; and</li> <li>(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.</li> </ul> <p><b>Editor's note</b>—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><b>AO1.2</b> Functional aspects of the use such as service areas, material storage or use activities are not visible from the street.</p>
	<p><b>AO1.3</b> 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><b>AO1.4</b> Noise levels do not exceed acoustic quality objectives under the <a href="#">Environmental Protection (Noise) Policy 2008</a>.</p>

**Table 6.7.1.3-Accepted development subject to requirements and assessable development (Part)**

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

**Table 6.7.1.3-Accepted development subject to requirements and assessable development (Part)**

<b>Performance outcomes</b>	<b>Acceptable outcomes</b>
<b>For assessable development</b>	
<b>Interim land uses</b>	
<b>PO3</b> Development does not reduce or preclude the long-term use of the site or nearby land for urban purposes, having regard to the scale and nature of the activity and its likely impacts, and would not compromise the implementation of a future structure plan over the site.	No acceptable outcome is nominated.

**Table 6.7.1.3-Accepted development subject to requirements and assessable development (Part)**

Performance outcomes	Acceptable outcomes
<b>For assessable development</b>	
<b>Creating new communities</b>	
<p><b>PO4</b> New development of an urban nature:</p> <ul style="list-style-type: none"> <li>(a) contributes to a logical pattern and sequence of development;</li> <li>(b) facilitates efficient use of land and infrastructure;</li> <li>(c) facilitates integration with existing and future urban development, having regard to movement networks, open space networks and accessibility to community infrastructure;</li> <li>(d) provides accessibility for all modes of transport including pedestrian, cyclist, public transport and private car;</li> <li>(e) creates clear, direct pedestrian and cycle access to centres, local parks and public transport stops;</li> <li>(f) achieves an average net residential density of at least 15 dwellings per hectare;</li> <li>(g) locates higher density residential development in and around centres, along connector streets and close to transit nodes;</li> <li>(h) locates community facilities requiring high levels of accessibility within or adjoining centres;</li> <li>(i) responds to constraints and natural values on the site and avoids or minimises any impacts on areas of environmental significance;</li> <li>(j) facilitates integrated water cycle management;</li> <li>(k) orients major streets and vistas to landmarks;</li> <li>(l) provides a road network with a capacity adequate for current and future demand;</li> <li>(m) does not increase hazard or risk to existing or future residents; and</li> <li>(n) provides an open space network suitable for current and future needs.</li> </ul>	<p>No acceptable outcome is nominated.</p> <p><b>Editor's note</b>—<a href="#">Emerging community planning scheme policy no. SC6.6</a> provides guidance to applicants on expected structure planning processes to facilitate development that complies with this code and Section 9.3.4 Reconfiguring a lot code.</p>
<p><b>PO5</b> Emerging communities are provided with the range of supporting services and uses, including those that provide local employment opportunities, that:</p> <ul style="list-style-type: none"> <li>(a) are commensurate to the size of the relevant emerging community;</li> <li>(b) do not detract from planning scheme intentions for other parts of the city; and</li> <li>(c) are planned as an integrated and compatible component of the emerging community they serve.</li> </ul>	<p>No acceptable outcome is nominated.</p> <p><b>Editor's note</b>—<a href="#">Emerging community planning scheme policy no. SC6.6</a> provides guidance to applicants on expected structure planning processes to facilitate development that complies with this code and Section 9.3.4 Reconfiguring a lot code.</p>

<p><b>PO6</b> New centres are designed to create:</p> <ul style="list-style-type: none"> <li>(a) a coherent and integrated built form, public realm and circulation networks;</li> <li>(b) central, accessible and attractive public spaces for people to congregate and interact;</li> <li>(c) continuity of streetscape and landscape characteristics;</li> <li>(d) pedestrian friendly and visually interesting frontages to streets and public spaces;</li> <li>(e) active primary frontages with parking areas sleeved by buildings;</li> <li>(f) optimum energy efficiency;</li> <li>(g) a well-integrated mix of uses;</li> <li>(h) connectivity of pedestrian and cyclist paths and spaces internal and external to the centre;</li> <li>(i) connectivity to public transport services; and</li> <li>(j) sensitive transitioning to surrounding land and uses.</li> </ul>	<p>No acceptable outcome is nominated.</p> <p><b>Editor's note</b>— Emerging community planning scheme policy no. SC6.6 provides guidance to applicants on expected structure planning processes to facilitate development that complies with this code and Section 9.3.4 Reconfiguring a lot code.</p>
<p><b>PO7</b> Where centre development is proposed, development is consistent with the centres hierarchy and does not compromise the intended role or successful functioning of other centres in the network.</p> <p>The growth of floor space within centres is balanced with anticipated growth within their primary catchment and does not substantively impact on the trading of other centres for an extended period of time or unduly undermine the potential for another centre to expand into its intended role.</p>	<p>No acceptable outcome is nominated.</p> <p><b>Editor's note</b>—Emerging community planning scheme policy no. SC6.6 provides guidance to applicants on expected structure planning processes to facilitate development that complies with this code and Section 9.3.4 Reconfiguring a lot code.</p> <p><b>Editor's note</b>— 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 6.7.1.3 - Accepted development subject to requirements and assessable development (Part)**

Performance outcomes	Acceptable outcomes
<b>For assessable development</b>	
<b>Crime prevention through environmental design</b>	
<p><b>PO8</b> Development facilitates the security of people and property having regard to:</p> <ul style="list-style-type: none"> <li>(a) opportunities for casual surveillance and sight lines;</li> <li>(b) exterior building design that promotes safety;</li> <li>(c) adequate lighting;</li> <li>(d) appropriate signage and wayfinding;</li> <li>(e) minimisation of entrapment locations; and</li> <li>(f) building entrances, loading and storage areas that are well lit and lockable after hours.</li> </ul> <p><b>Editor's note</b>—Applicants should have regard to <a href="#">Crime Prevention through Environmental Design Guidelines for Queensland</a>.</p>	<p>No acceptable outcome is nominated.</p>

## Burdell precinct

Table 6.7.1.3 - Accepted development subject to requirements and assessable development (Part)

Performance outcomes	Acceptable outcomes
<b>For assessable development</b>	
<b>Burdell precinct</b>	
<b>PO9</b> A site is to be suitable in size and configuration for the intended use.	<b>AO9</b> A variety of lot sizes and configurations are provided to facilitate a well-connected master planned community.

## 6.7.2 Special purpose zone code

### 6.7.2.1 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.

### 6.7.2.2 Purpose

- (1) The purpose of the Special purpose zone code is to facilitate industrial development that is of regional, state and national significance.
- (2) The particular purpose of the code is to:
  - (a) recognise and facilitate reconfiguration of land in the Townsville State Development Area;
  - (b) protect the area's suitability for industrial development and the expansion of existing industrial uses;
  - (c) facilitate and maintain linkages to the Port of Townsville and major freight routes;
  - (d) protect environmental values in the Townsville State Development Area; and
  - (e) ensure development minimises impacts on the amenity of nearby sensitive land uses.

**Editor's note**—Material change of use applications in the Townsville State Development Area are administered by the Coordinator-General through the Development Scheme for the Townsville State Development Area. In this area, only development applications for reconfiguration of a lot and operational works will be assessed by Townsville City Council.

- (3) The purpose of the code will be achieved through the following overall outcomes:
  - (a) the Townsville State Development Area accommodates a wide range of large-scale industry uses, particularly those which support or have a nexus with the Port of Townsville and minerals processing;
  - (b) other non-industrial uses are those which are ancillary to or directly support the industrial functions of the area, and are limited in extent;
  - (c) the intrusion of incompatible uses, or uses which may be more appropriately accommodated in other zones, is avoided to protect the availability of land for industrial purposes and the viability and efficient operation of existing and future industry uses;
  - (d) the impacts of development are managed to ensure public health and safety;
  - (e) development avoids significant adverse effects on water quality and the natural environment;
  - (f) development does not adversely affect the safe and efficient operation of Department of Defence landholdings;
  - (g) development is safe and legible, and designed to establish safe and efficient movement systems;
  - (h) lot sizes provide for a range of large format industrial uses and discourage take up of land for smaller scale activities better suited to other zones;
  - (i) development makes a positive contribution to the public domain, particularly along major roads;
  - (j) opportunities for energy efficiency through groupings and relationships between industries are accommodated where possible; and
  - (k) development is adequately serviced by infrastructure and maximises the efficient use of existing and planned infrastructure.

### 6.7.2.3 Assessment benchmarks

**Table 6.7.2.3 - Assessable development (Part)**

Performance outcomes	Acceptable outcomes
<b>For assessable development</b>	
<b>General</b>	
<b>PO1</b> The site layout and design: (a) minimises earthworks; (b) maximises retention of natural drainage patterns; and (c) ensures existing drainage capacity is not reduced.	<b>AO1</b> Development does not involve: (a) earthworks involving more than 100m <sup>3</sup> ; and (b) any changes to existing drainage lines and wetlands.

**Table 6.7.2.3 - Assessable development (Part)**

Performance outcomes	Acceptable outcomes
<b>For assessable development</b>	
<b>Defence land</b>	
<b>PO2</b> Development does not adversely affect the safe and efficient operation of nearby Department of Defence land.	<b>AO2</b> All buildings and operational components of a use are setback not less than 100m from the closest boundary of land in the control of or used by the Department of Defence.

**Table 6.7.2.3 - Assessable development (Part)**

Performance outcomes	Acceptable outcomes
<b>For assessable development</b>	
<b>Uses</b>	
<b>PO3</b> Development does not significantly detract from the availability or utility of land for industrial purposes.	No acceptable outcome is nominated.

**Table 6.7.2.3 - Assessable development (Part)**

Performance outcomes	Acceptable outcomes
<b>For assessable development</b>	
<b>Community and environmental risk</b>	
<p><b>PO4</b> Development is designed and managed so that it provides protection for community health and safety, and avoids unacceptable risk to life and property.</p>	No acceptable outcome is nominated.
<p><b>PO5</b> The site layout and design minimises impacts of on-site and surrounding drainage patterns and ecological values by:</p> <ul style="list-style-type: none"> <li>(a) maximising retention of natural drainage patterns;</li> <li>(b) ensuring existing drainage capacity is not reduced;</li> <li>(c) maximising the retention or enhancement of existing vegetation and ecological corridors; and</li> <li>(d) providing buffers to protect the ecological functions of waterways.</li> </ul>	No acceptable outcome is nominated.