

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)

Performance outcomes	Acceptable outcomes
For accepted development subject to requirements and assessable development	
<p>PO1 Hours of operation are consistent with maintaining a reasonable level of amenity for nearby land in a residential zone.</p>	<p>AO1 Hours of operation are limited to 6am to 10pm.</p>
<p>PO2 Where provided, outdoor lighting does not adversely affect the amenity of adjoining properties or create a traffic hazard on adjacent roads.</p>	<p>AO2.1 Light emanating from any source complies with <i>Australian Standard AS4282 Control of the Obtrusive Effects of Outdoor Lighting</i>.</p>
	<p>AO2.2 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>PO3 Residential uses within the centre do not interrupt the continuity of the streetscape or the active, pedestrian focus of the street frontage.</p>	<p>AO3 Any residential uses are located above or behind ground storey retail, commercial or community uses.</p>
<p>PO4 Residential uses within the centre are provided with a reasonable level of privacy.</p>	<p>AO4.1 Windows, balconies, and terraces of a dwelling unit are screened where overlooking a habitable room or private open space of another dwelling within 9m.</p>
	<p>AO4.2 Screening is a solid translucent screen or perforated panels or trellises which have a maximum of 50% openings.</p>
<p>PO5 Residential uses within the centre are provided with a reasonable level of private outdoor living space.</p>	<p>AO5 Dwellings are provided with private open space or a balcony directly accessible from a habitable room with:</p> <ul style="list-style-type: none"> (a) a minimum area of 9m²; and (b) a minimum dimension of 3m; and (c) clear of any utilities such as gas, water tanks or air conditioning units.

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

Performance outcomes	Acceptable outcomes
For assessable development	
Built form	
PO6 Buildings are low-rise and are designed to break down the facade into finer-scaled components.	AO6.1 All buildings and structures do not exceed 2 storeys or 8.5m in building height, whichever is the lesser.
	AO6.2 Buildings provide for tenancies fronting the street frontage which have a maximum width of 10m.
PO7 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.	AO7.1 Buildings are built to the street frontage and provide an awning over the full width of the footpath.
	AO7.2 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.
	AO7.3 Entrances to buildings face the street.
	AO7.4 Where buildings are located on a corner site, the main entrance faces the principal street or the corner.
	AO7.5 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.
	AO7.6 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)

Performance outcomes	Acceptable outcomes
For assessable development	
Community uses, community care centres, clubs	
PO8 Adequate lockable storage space is provided on-site to meet the needs of users.	AO8 At least one (1) lockable storage space is provided of at least 4m ² 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
For assessable development	
Role and function	
<p>PO9 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>AO9 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 1,000m².</p> <p>For other uses, no acceptable outcome is nominated. Editor's note—Applicants should have regard to Economic impact assessment planning scheme policy SC6.5 for guidance on how to demonstrate compliance with this performance outcome.</p>
<p>PO10 Showrooms are not established in the neighbourhood centre.</p>	No acceptable outcome is nominated.
<p>PO11 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
For assessable development	
Amenity	
<p>PO12 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"> (a) noise; (b) hours of operation; (c) traffic; (d) visual impact; (e) signage; (f) odour and emissions; (g) lighting; (h) access to sunlight; (i) privacy; and (j) outlook. 	No acceptable outcome is nominated.
<p>PO13 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>PO14 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>PO15 Development is designed and located so that adverse impacts on privacy and amenity on nearby land in a residential zone are minimised.</p>	<p>AO15.1 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>AO15.2.1 A 1.8m high solid screen fence is provided along all boundaries shared with a residential zone, and</p> <p>AO15.2.2 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>AO15.3 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>PO16 Refuse storage areas, loading/unloading and other service or storage areas are screened from view from the street and adjoining land.</p>	<p>AO16 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
For assessable development	
Crime prevention through environmental design	
<p>PO17 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>Editor's note—Applicants should have regard to Crime Prevention through Environmental Design Guidelines for Queensland.</p>	<p>No acceptable outcome is nominated.</p>

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

Performance outcomes	Acceptable outcomes
For assessable development	
Accessibility	
PO18 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.

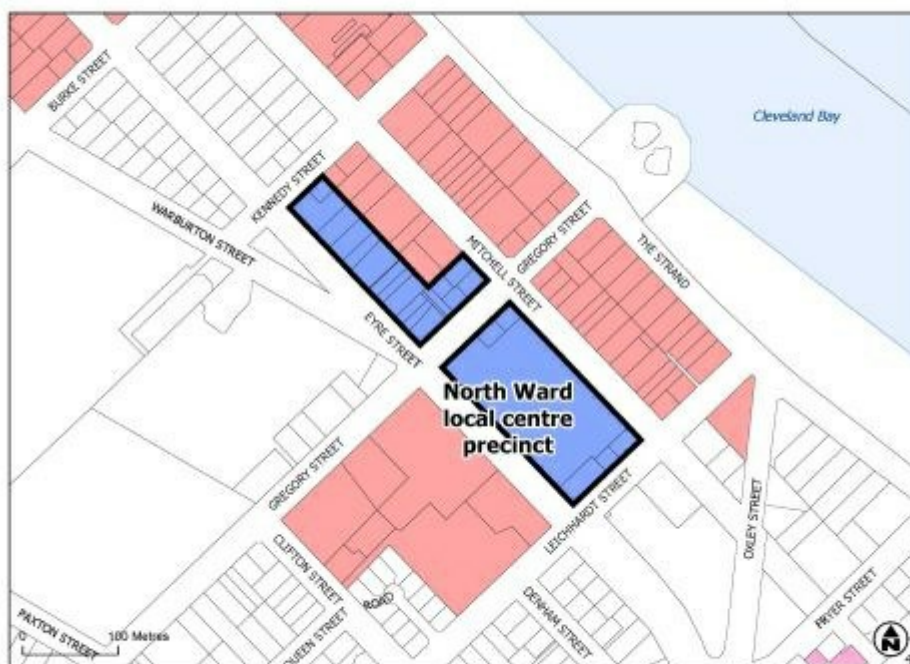


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Figure 6.85 - Rising Sun local centre precinct

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
For accepted development subject to requirements and assessable development	
PO1 Hours of operation are consistent with maintaining a reasonable level of amenity for nearby land in a residential zone.	AO1 Hours of operation are limited to 6am to 10pm.
PO2 Where provided, outdoor lighting does not adversely affect the amenity of adjoining properties or create a traffic hazard on adjacent roads.	AO2.1 Light emanating from any source complies with <i>Australian Standard AS 4282 Control of the Obtrusive Effects of Outdoor Lighting</i> .
	AO2.2 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> .
PO3 Residential uses within the centre do not interrupt the continuity of the streetscape or the active, pedestrian focus of the street frontage.	AO3 Any residential uses are located above or behind ground storey retail, commercial or community uses.
PO4 Residential uses within the centre are provided with a reasonable level of privacy.	AO4.1 Windows, balconies, and terraces of a dwelling unit are screened where overlooking a habitable room or private open space of another dwelling within 9m.
	AO4.2 Screening is a solid translucent screen or perforated panels or trellises which have a maximum of 50% openings.
PO5 Residential uses within the centre are provided with a reasonable level of private outdoor living space.	AO5 Dwellings are provided with private open space or a balcony directly accessible from a habitable room with: <ul style="list-style-type: none"> (a) a minimum area of 9m²; and (b) a minimum dimension of 3m; and (c) clear of any utilities such as gas, water tanks or air conditioning units.

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

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

<p>PO7 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>AO7.1 Buildings are built to the street frontage and provide an awning over the full width of the footpath.</p>
	<p>AO7.2 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>AO7.3 Entrances to buildings face the street and any public space to which the building has frontage.</p>
	<p>AO7.4 Where buildings are located on a corner site, the main entrance faces the principal street or the corner.</p>
	<p>AO7.5 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
For assessable development	
Community uses, community care centres, clubs	
<p>PO8 Adequate lockable storage space is provided on-site to meet the needs of users.</p>	<p>AO8 At least one (1) lockable storage space of at least 4m² 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
For assessable development	
Role and function	
<p>PO9 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. Editor's note—Applicants should have regard to Economic impact assessment planning scheme policy SC6.5 for guidance on how to demonstrate compliance with this performance outcome.</p>
<p>PO10 Showrooms are not established in the local centre.</p>	<p>No acceptable outcome is nominated.</p>
<p>PO11 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
For assessable development	
Centre design and built form	
<p>PO12 The design of the centre provides for:</p> <ul style="list-style-type: none"> (a) a coherent and integrated built form, public realm and circulation networks; (b) central, accessible and attractive public spaces for the people to congregate and interact; (c) continuity of streetscape and landscape characteristics; (d) pedestrian-friendly and visually interesting frontages to street and public spaces; (e) optimum energy efficiency; (f) connectivity of pedestrian and cyclist paths and spaces internal and external to the centre; and (g) sensitive transitioning to surrounding land and uses. <p>Editor's note—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>PO13 Building caps and rooftops create an attractive roofscape and screen plant and equipment.</p>	No acceptable outcome is nominated.
<p>PO14 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
For assessable development	
Crime prevention through environmental design	
<p>PO15 Development facilitates the security of people and property having regard to:</p> <ul style="list-style-type: none"> (a) opportunities for casual surveillance and sight lines; (b) exterior building design that promotes safety; (c) adequate lighting; (d) appropriate signage and wayfinding; (e) minimisation of entrapment locations; and (f) building entrances, loading and storage areas that are well lit and lockable after hours. <p>Editor's note—Applicants should have regard to Crime Prevention through Environmental Design Guidelines for Queensland.</p>	No acceptable outcome is nominated.

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

Performance outcomes	Acceptable outcomes
For assessable development	
Accessibility	
PO16 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
For assessable development	
Amenity	
PO17 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"> (a) noise; (b) hours of operation; (c) traffic; (d) visual impact; (e) signage; (f) odour and emissions; (g) lighting; (h) access to sunlight; (i) privacy; and (j) outlook. 	No acceptable outcome is nominated.
PO18 Development is located, designed and operated so that adverse impacts on privacy and amenity on nearby land in a residential zone are minimised.	AO18.1 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.
	AO18.2.1 A 1.8m high solid screen fence is provided along all boundaries shared with a residential zone. AND AO18.2.2 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.
	AO18.3 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>PO19 Refuse storage areas, loading/unloading and other service or storage areas are screened from view from the street and adjoining land.</p>	<p>AO19 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>PO20 On-site landscaping is provided to:</p> <ul style="list-style-type: none"> (a) enhance the appearance of the development, particularly in parking and service areas and in public spaces; (b) contribute to pedestrian comfort through shade; and (c) screen servicing components. 	<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>Additional benchmarks for assessable development in precincts Note—Where acceptable outcomes in this section vary from those provided earlier in this code, the precinct-based acceptable outcomes take precedence.</p>	
<p>Rising Sun local centre precinct</p>	
<p>PO21 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>PO22 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"> (a) primary building entrances; (b) awnings to provide shade for pedestrians; (c) significant use of glazing or transparent materials; and (d) uses which promote a high level of pedestrian movement and interaction. 	<p>No acceptable outcome is nominated.</p>
<p>PO23 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>

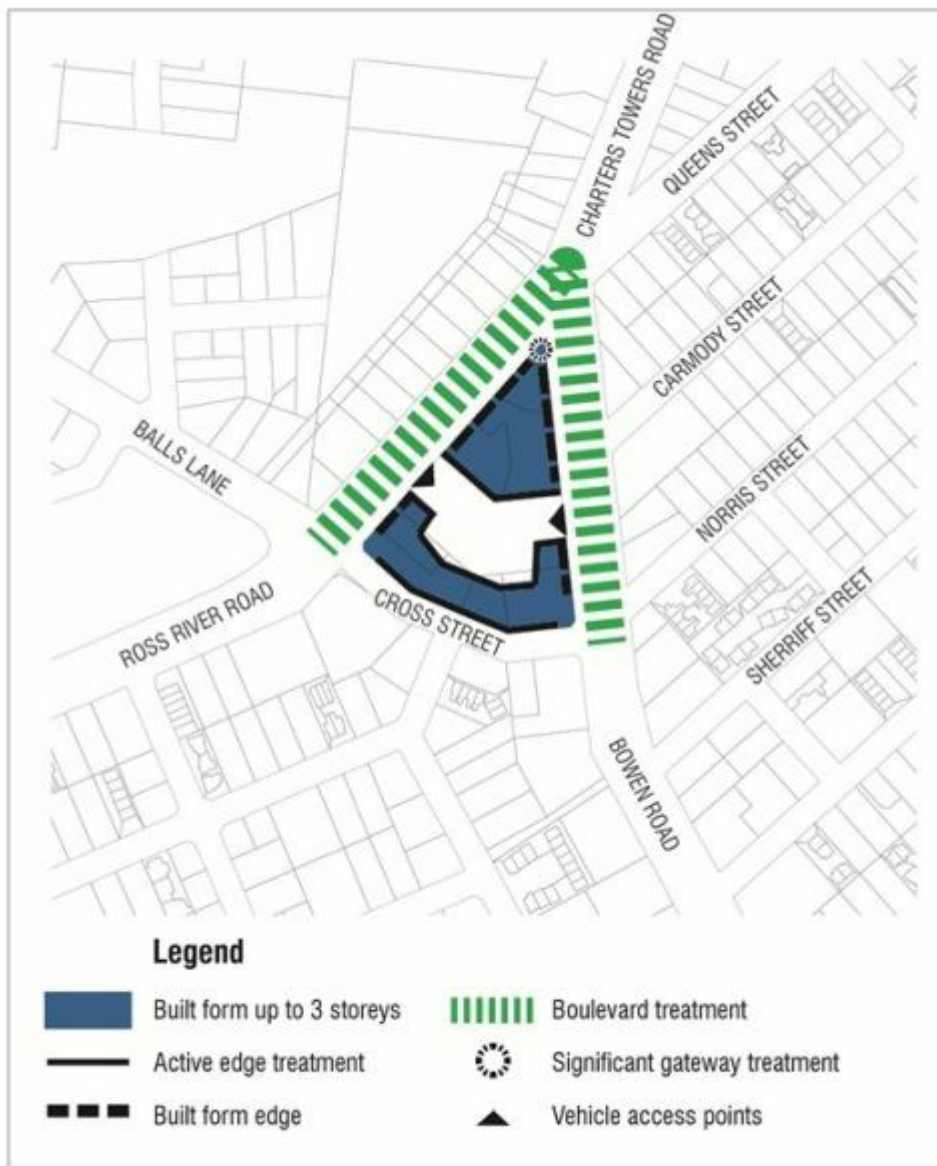


Figure 6.87 – Rising Sun local centre precinct concept plan

<p>PO24 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>PO25 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>PO26 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>PO27 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>Additional benchmarks for assessable development in precincts Note—Where acceptable outcomes in this section vary from those provided earlier in this code, the precinct-based acceptable outcomes take precedence.</p>	
<p>North Ward local centre precinct</p>	
<p>PO28 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>AO28 Building height does not exceed 8 storeys where fronting Gregory Street or 5 storeys otherwise.</p>
<p>PO29 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>PO30 Development is consistent with Figure 6.88 — North Ward local centre precinct concept plan.</p>	<p>No acceptable outcome is nominated.</p>
<p>PO31 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>PO32 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>PO33 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"> (a) primary building entrances; (b) awnings to provide shade for pedestrians; (c) significant use of glazing or transparent materials; and (d) uses which promote a high level of pedestrian movement and interaction. 	<p>No acceptable outcome is nominated.</p>
<p>PO34 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

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
For accepted development subject to requirements and assessable development	
General	
<p>PO1 Where provided, outdoor lighting does not adversely affect the amenity of adjoining properties or create a traffic hazard on adjacent roads.</p>	<p>AO1.1 Light emanating from any source complies with <i>Australian Standard AS4282 Control of the Obtrusive Effects of Outdoor Lighting</i>.</p> <p>AO1.2 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>PO2 Residential uses within the centre do not interrupt the continuity of the streetscape or the active, pedestrian focus of the street frontage.</p>	<p>AO2 Any residential uses are located above or behind ground storey retail, commercial or community uses.</p>
<p>PO3 Residential uses within the centre are provided with a reasonable level of privacy.</p>	<p>AO3.1 Windows, balconies, and terraces of a dwelling unit are screened where overlooking a habitable room or private open space of another dwelling within 9m.</p> <p>AO3.2 Screening is a solid translucent screen or perforated panels or trellises which have a maximum of 50% openings.</p>
<p>PO4 Residential uses within the centre are provided with a reasonable level of private outdoor living space.</p>	<p>AO4 Dwellings are provided with private open space or a balcony directly accessible from a habitable room with:</p> <ul style="list-style-type: none"> (a) a minimum area of 9m²; (b) a minimum dimension of 3m; and (c) clear of any utilities such as gas, water tanks or air conditioning units.

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

Performance outcomes	Acceptable outcomes
For assessable development	
Role and function	
<p>PO5 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>Editor's note—Applicants should have regard to Economic impact assessment planning scheme policy no. SC6.5 for guidance on how to demonstrate compliance with this performance outcome.</p>
<p>PO6 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>PO7 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
For assessable development	
Centre design and built form	
<p>PO8 The design of the centre provides for:</p> <ul style="list-style-type: none"> (a) a coherent and integrated built form, public realm and circulation networks; (b) central, accessible and attractive public spaces for people to congregate and interact; (c) continuity of streetscape and landscape characteristics; (d) pedestrian-friendly and visually interesting frontages to streets and public spaces; (e) optimum energy efficiency; (f) a well-integrated mix of uses; (g) connectivity of pedestrian and cyclist paths and spaces internal and external to the centre; and (h) sensitive transitioning to surrounding land and uses. <p>Editor's note—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>PO9 Buildings are low-rise and are designed to break down the facade into finer scaled components, avoiding large expanses of blank walls.</p>	<p>AO9.1 Building height does not exceed 3 storeys.</p> <p>AO9.2.1 Buildings provide for tenancies fronting the street frontage which have a maximum width of 10m. or AO9.2.2 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>PO10 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>AO10.1 Buildings are built to the street frontage and provide an awning over the full width of the footpath.</p> <p>AO10.2 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>AO10.3 Entrances to buildings face the street and any public space to which the building has frontage.</p> <p>AO10.4 Where buildings are located on a corner site, the main entrance faces the principal street or the corner.</p> <p>AO10.5 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>PO11 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>PO12 Building caps and rooftops create an attractive roofscape and screen plant and equipment.</p>	<p>No acceptable outcome is nominated.</p>
<p>PO13 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>AO13 Any residential uses are located above or behind ground storey retail, commercial or community uses.</p>
<p>PO14 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
For assessable development	
Crime prevention through environmental design	
<p>PO15 Development facilitates the security of people and property having regard to:</p> <ul style="list-style-type: none"> (a) opportunities for casual surveillance and sight lines; (b) exterior building design that promotes safety; (c) adequate lighting; (d) appropriate signage and wayfinding; (e) minimisation of entrapment locations; and (f) building entrances, loading and storage areas that are well lit and lockable after hours. <p>Editor's note—Applicants should have regard to Crime Prevention through Environmental Design Guidelines for Queensland.</p>	No acceptable outcome is nominated.

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

Performance outcomes	Acceptable outcomes
For assessable development	
Accessibility	
<p>PO16 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
For assessable development	
Amenity	
<p>PO17 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"> (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. 	<p>No acceptable outcome is nominated.</p>
<p>PO18 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>AO18.1 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>AO18.2.1 A 1.8m high solid screen fence is provided along all boundaries shared with a residential zone. AND AO18.2.2 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>AO18.3 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>PO19 Refuse storage areas, loading/unloading and other service or storage areas are screened from view from the street and adjoining land.</p>	<p>AO19 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>PO20 On-site landscaping is provided to:</p> <ul style="list-style-type: none"> (a) enhance the appearance of the development, particularly in parking and service areas and in public spaces; (b) contribute to pedestrian comfort through shade; and (c) screen servicing components. 	<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
For assessable development	
Community uses, community care centres, clubs	
PO21 Adequate lockable storage space is provided on-site to meet the needs of users.	AO21 At least one (1) lockable storage space of at least 4m ² 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)

Performance outcomes	Acceptable outcomes
For assessable development	
Showrooms	
PO22 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)

Performance outcomes	Acceptable outcomes
Additional benchmarks for assessable development in precincts	
Note-Where acceptable outcomes in this section vary from those provided earlier in this code, the precinct-based acceptable outcomes take precedence.	
Deeragun district centre precinct	
PO23 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.

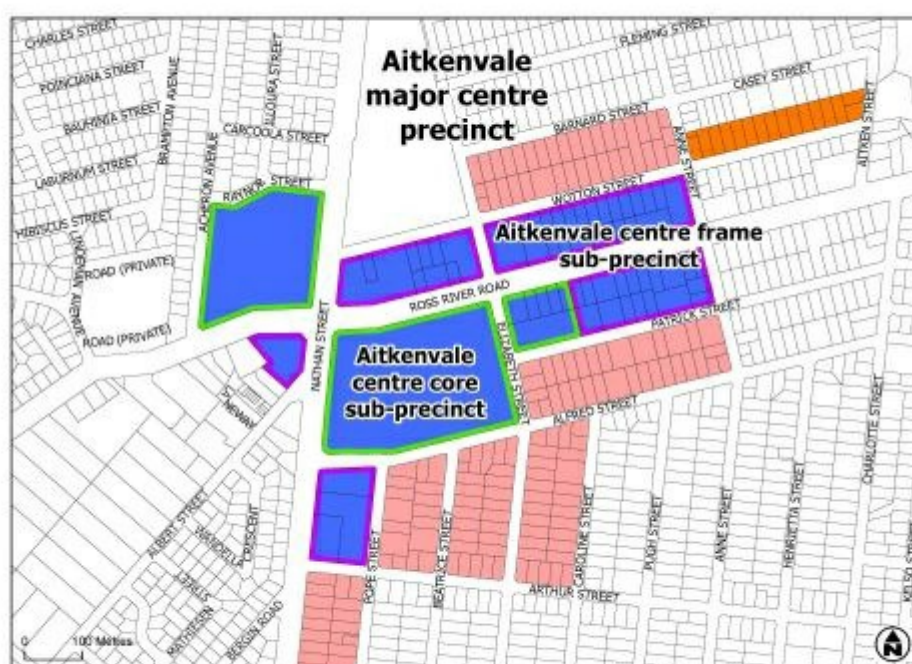
When using this code, reference should be made to section 5.3.2 and where applicable, section 5.3.3 located in Part 5.

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:

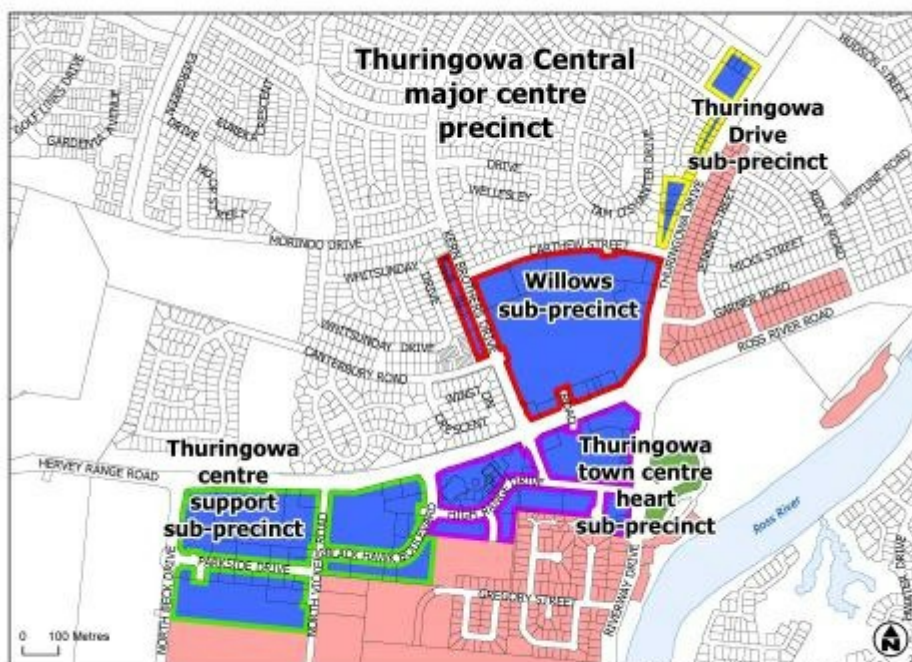
- (i) the Aitkenvale centre core encompasses the retail focus of the centre;
- (ii) the mix of uses within this sub-precinct is diversified as part of future redevelopment to include additional uses including shopping, office, higher density residential uses, community facilities and dining and entertainment 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:

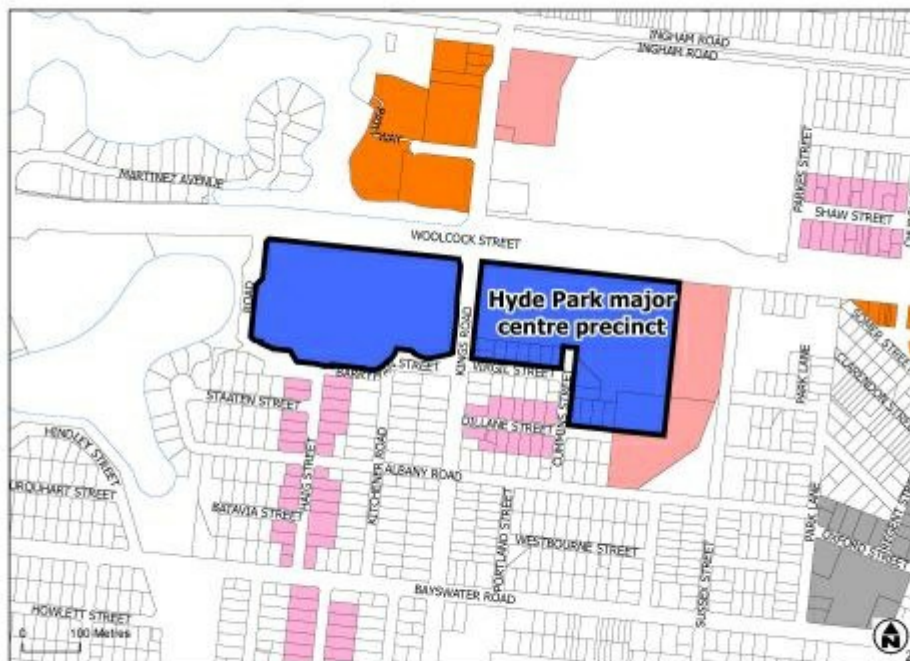
- (i) a mix of office, shops, service industries and residential uses occur within this sub-precinct;
- (ii) the corner of Thuringowa Drive and Hinchinbrook Drive creates a gateway to Thuringowa Central. Built form at this corner reinforces this gateway function;
- (iii) development facilitates a more 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
For accepted development subject to requirements and assessable development	
PO1 Where provided, outdoor lighting does not adversely affect the amenity of adjoining properties or create a traffic hazard on adjacent roads.	AO1.1 Light emanating from any source complies with <i>Australian Standard AS4282 Control of the Obtrusive Effects of Outdoor Lighting</i> .
	AO1.2 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> .
PO2 Residential uses within the centre do not interrupt the continuity of the streetscape or the active, pedestrian focus of the street frontage.	AO2 Any residential uses are located above or behind ground storey retail, commercial or community uses.
PO3 Residential uses within the centre are provided with a reasonable level of privacy.	AO3.1 Windows, balconies, and terraces of a dwelling unit are screened where overlooking a habitable room or private open space of another dwelling within 9m.
	AO3.2 Screening is a solid translucent screen or perforated panels or trellises which have a maximum of 50% openings.
PO4 Residential uses within the centre are provided with a reasonable level of private outdoor living space.	AO4 Dwellings are provided with private open space or a balcony directly accessible from a habitable room with: <ul style="list-style-type: none"> (a) a minimum area of 9m²; and (b) a minimum dimension of 3m; and (c) clear of any utilities such as gas, water tanks or air conditioning units.

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

Performance outcomes	Acceptable outcomes
For assessable development	
Role and function	
PO5 Development is consistent with the intended role, scale and character of the major centre and does not compromise the intended role or successful functioning of the principal centre (CBD) or other major centres. 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.	No acceptable outcome is nominated. Editor's note —Applicants should have regard to Economic impact assessment planning scheme policy SC6.5 for guidance on how to demonstrate compliance with this performance outcome.

<p>PO6 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>	No acceptable outcome is nominated.
<p>PO7 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>	No acceptable outcome is nominated.

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

Performance outcomes	Acceptable outcomes
For assessable development	
Centre design and built form	
<p>PO8 The design of the centre provides for:</p> <ul style="list-style-type: none"> (a) a coherent and integrated built form, public realm and circulation networks; (b) central, accessible and attractive public spaces for people to congregate and interact; (c) continuity of streetscape and landscape characteristics; (d) pedestrian friendly and visually interesting frontages to streets and public spaces; (e) optimum energy efficiency; (f) a well-integrated mix of uses; (g) connectivity of pedestrian and cyclist paths and spaces internal and external to the centre; and (h) sensitive transitioning to surrounding land and uses. <p>Editor's note—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>PO9 Buildings create a human scale at street level.</p>	No acceptable outcome is nominated.
<p>PO10 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>	No acceptable outcome is nominated.
<p>PO11 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>PO12 Parking areas are not located along the street frontage.</p>	No acceptable outcome is nominated.
<p>PO13 Building caps and rooftops create an attractive roofscape and screen plant and equipment.</p>	No acceptable outcome is nominated.

<p>PO14 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.
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Table 6.3.4.3-Accepted development subject to requirements and assessable development (Part)

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

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

Performance outcomes	Acceptable outcomes
For assessable development	
Accessibility	
<p>PO16 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 6.3.4.3-Accepted development subject to requirements and assessable development (Part)

Performance outcomes	Acceptable outcomes
For assessable development	
Amenity	
<p>PO17 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"> (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. 	<p>No acceptable outcome is nominated.</p>
<p>PO18 Refuse storage areas, loading/unloading and other service or storage areas are screened from view from the street and adjoining land.</p>	<p>AO18 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>PO19 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>AO19.1 Buildings are set back 4m from any boundary shared with a residential zone.</p> <p>AO19.2.1 A 1.8m high solid screen fence is provided along all boundaries shared with a residential zone. AND</p> <p>AO19.2.2 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>AO19.3 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>PO20 On-site landscaping is provided to:</p> <ul style="list-style-type: none"> (a) enhance the appearance of the development, particularly in parking and service areas and in public spaces; (b) contribute to pedestrian comfort through shade; and (c) screen servicing components. 	<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
For assessable development	
Community uses, community care centres, clubs	
PO21 Adequate lockable storage space is provided on-site to meet the needs of users.	AO21 At least one (1) lockable storage space of at least 4m ² 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
For assessable development	
Showrooms	
PO22 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
Additional benchmarks for assessable development in Aitkenvale major centre sub-precincts	
Note —Where acceptable outcomes in this section vary from those provided earlier in this code, the precinct-based acceptable outcomes take precedence.	
Aitkenvale centre core sub-precinct	
PO23 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.
PO24 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"> (a) primary building entrances; (b) awnings to provide shade for pedestrians; and (c) significant use of glazing or transparent materials. 	No acceptable outcome is nominated.

<p>PO25 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"> (a) being built to the street frontage at the ground storey; (b) creating a generally continuous building alignment; (c) providing awnings over the full width of footpaths; and (d) having facades which contain windows, doors, materials and features which generate visual interest at the street level. 	<p>No acceptable outcome is nominated.</p>
<p>PO26 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>PO27 Pedestrian connections between the centre core north and centre core south are improved wherever possible.</p>	<p>No acceptable outcome is nominated.</p>
<p>PO28 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>PO29 Pedestrian routes are defined by buildings streetscape improvements that provide shade and improve pedestrian comfort.</p>	<p>No acceptable outcome is nominated.</p>
<p>PO30 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>AO30 Building height does not exceed:</p> <ul style="list-style-type: none"> (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 (b) 5 storeys otherwise.



Figure 6.96 – Aitkenvale major centre precinct concept plan

<p>PO31 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>PO32 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>Additional benchmarks for assessable development in Aitkenvale major centre sub-precincts Note—where acceptable outcomes in this section vary from those provided earlier in this code, the precinct- based acceptable outcomes take precedence.</p>	
<p>Aitkenvale centre frame sub-precinct</p>	
<p>PO33 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"> (a) being built to the street frontage at the ground storey; (b) creating a generally continuous building alignment; (c) providing awnings over the full width of footpaths; and (d) having facades which contain windows, doors, materials and features which generate visual interest at the street level. 	<p>No acceptable outcome is nominated.</p>



Figure 6.96 – Aitkenvale major centre precinct concept plan

PO34 Development provides for pedestrian and cyclist connections to surrounding areas wherever practicable.	No acceptable outcome is nominated.
PO35 Development contributes to the boulevard treatment of Nathan Street and Ross River Road through streetscape and landscape treatments.	No acceptable outcome is nominated.
PO36 Parking is provided in consolidated areas wherever practicable.	No acceptable outcome is nominated.
PO37 Parking areas are sleeved by buildings which screen them from street frontages.	No acceptable outcome is nominated.
PO38 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.	AO38 Building height does not exceed 5 storeys.

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

Performance outcomes	Acceptable outcomes
Additional benchmarks for assessable development in Thuringowa Central major centre sub-precincts	
Note —Where acceptable outcomes in this section vary from those provided earlier in this code, the precinct-based acceptable outcomes take precedence.	
Thuringowa town centre heart sub-precinct	
PO39 Development facilitates or supports a mix of uses and day and night-time activity throughout the sub-precinct.	No acceptable outcome is nominated.
PO40 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.
PO41 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.
PO42 Development facilitates a town square at the corner of High Range and Pioneer Drive.	No acceptable outcome is nominated.

<p>PO43 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"> (a) being built to the street frontage at the ground storey; (b) creating a generally continuous building alignment; (c) providing awnings over the footpaths; and (d) having facades which contain windows, doors, materials and features which generate visual interest at the street level. 	<p>No acceptable outcome is nominated.</p>
<p>PO44 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>AO44 Building height does not exceed:</p> <ul style="list-style-type: none"> (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 (b) 5 storeys otherwise.
<p>PO45 Parking is provided in consolidated areas wherever practicable.</p>	<p>No acceptable outcome is nominated.</p>
<p>PO46 Parking areas are sleeved by buildings which screen them from street frontages.</p>	<p>No acceptable outcome is nominated.</p>
<p>PO47 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>

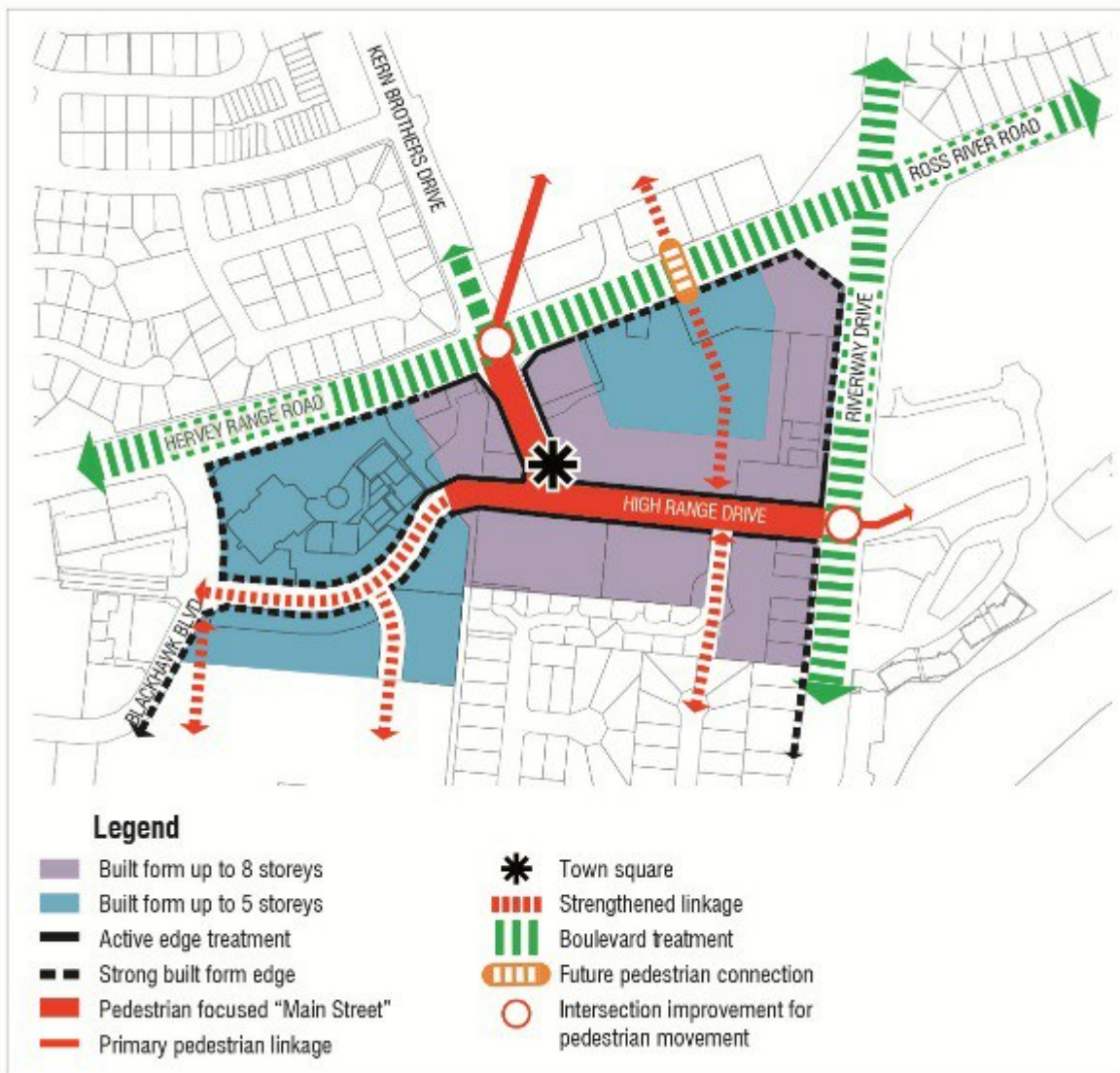


Figure 6.97 – Thuringowa town centre heart sub-precinct concept plan

<p>PO48 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>Additional benchmarks for assessable development in Thuringowa Central major centre sub-precincts</p>	
<p>Note—Where acceptable outcomes in this section vary from those provided earlier in this code, the precinct-based acceptable outcomes take precedence.</p>	
<p>Willows sub-precinct</p>	
<p>PO49 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>PO50 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>PO51 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>PO52 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>PO53 Parking is provided in consolidated areas wherever practicable.</p>	<p>No acceptable outcome is nominated.</p>
<p>PO54 Visual connections to Pioneer Park and Riverway are maximised wherever possible.</p>	<p>No acceptable outcome is nominated.</p>
<p>PO55 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>

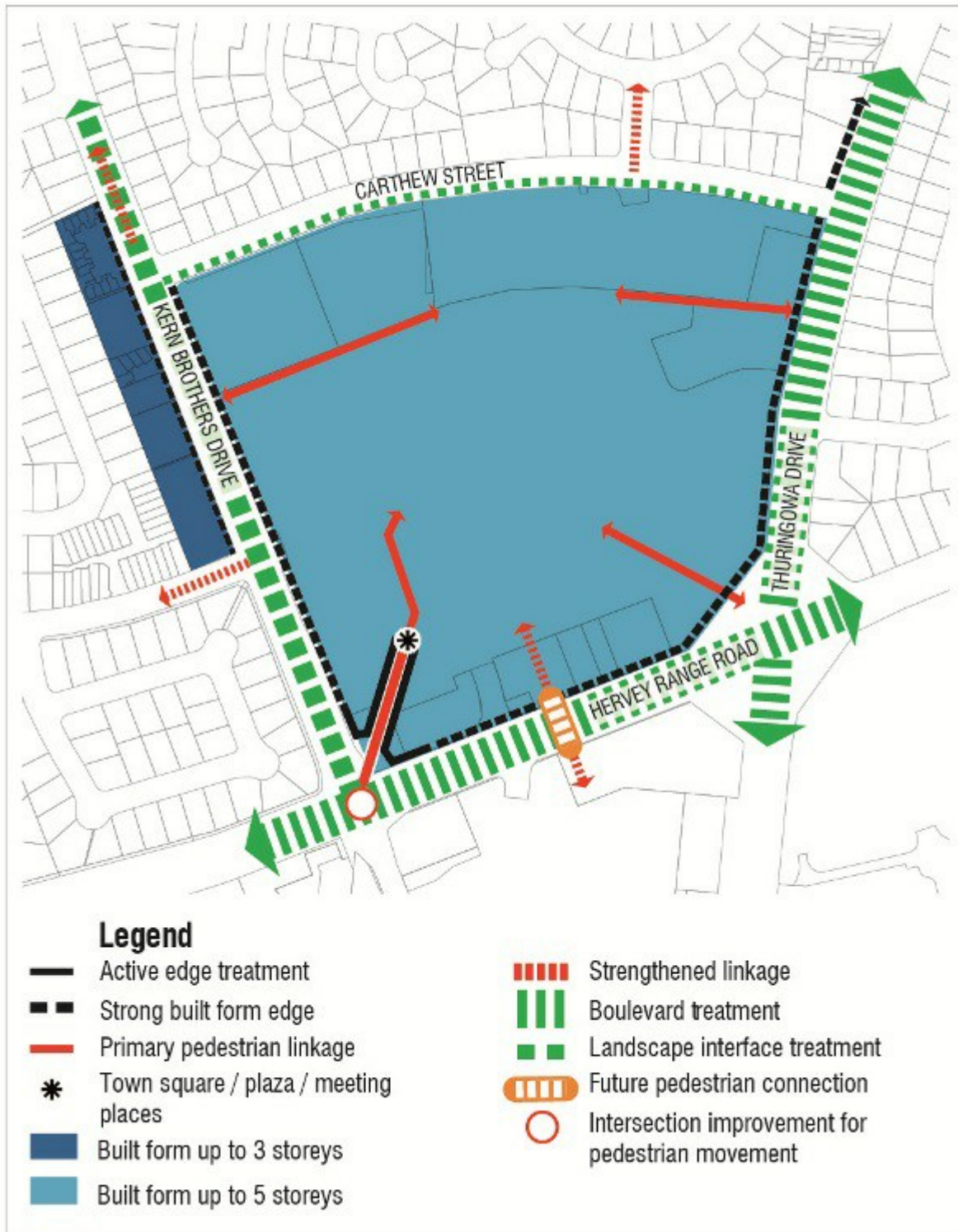


Figure 6.98 – Willows sub-precinct concept plan

<p>PO56 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>PO57 Building height is generally medium rise, but provides for a transition in building heights to the surrounding neighbourhood.</p>	<p>AO57 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>PO58 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>PO59 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>Additional benchmarks for assessable development in Thuringowa Central major centre sub-precincts</p> <p>Note—Where acceptable outcomes in this section vary from those provided earlier in this code, the precinct-based acceptable outcomes take precedence.</p>	
<p>Thuringowa Drive sub-precinct</p>	
<p>PO60 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>PO61 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>PO62 Parking is provided in consolidated areas wherever practicable.</p>	No acceptable outcome is nominated.
<p>PO63 Building height is generally low-rise.</p>	<p>AO63 Building height does not exceed 3 storeys.</p>
<p>PO64 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>Additional benchmarks for assessable development in Thuringowa Central major centre sub-precincts</p> <p>Note—Where acceptable outcomes in this section vary from those provided earlier in this code, the precinct-based acceptable outcomes take precedence.</p>	
<p>Thuringowa centre support sub-precinct</p>	
<p>PO66 Supermarket and discount department store retail uses do not occur in this sub-precinct.</p>	<p>No acceptable outcome is nominated.</p>
<p>PO67 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>PO68 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>PO69 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>PO70 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>

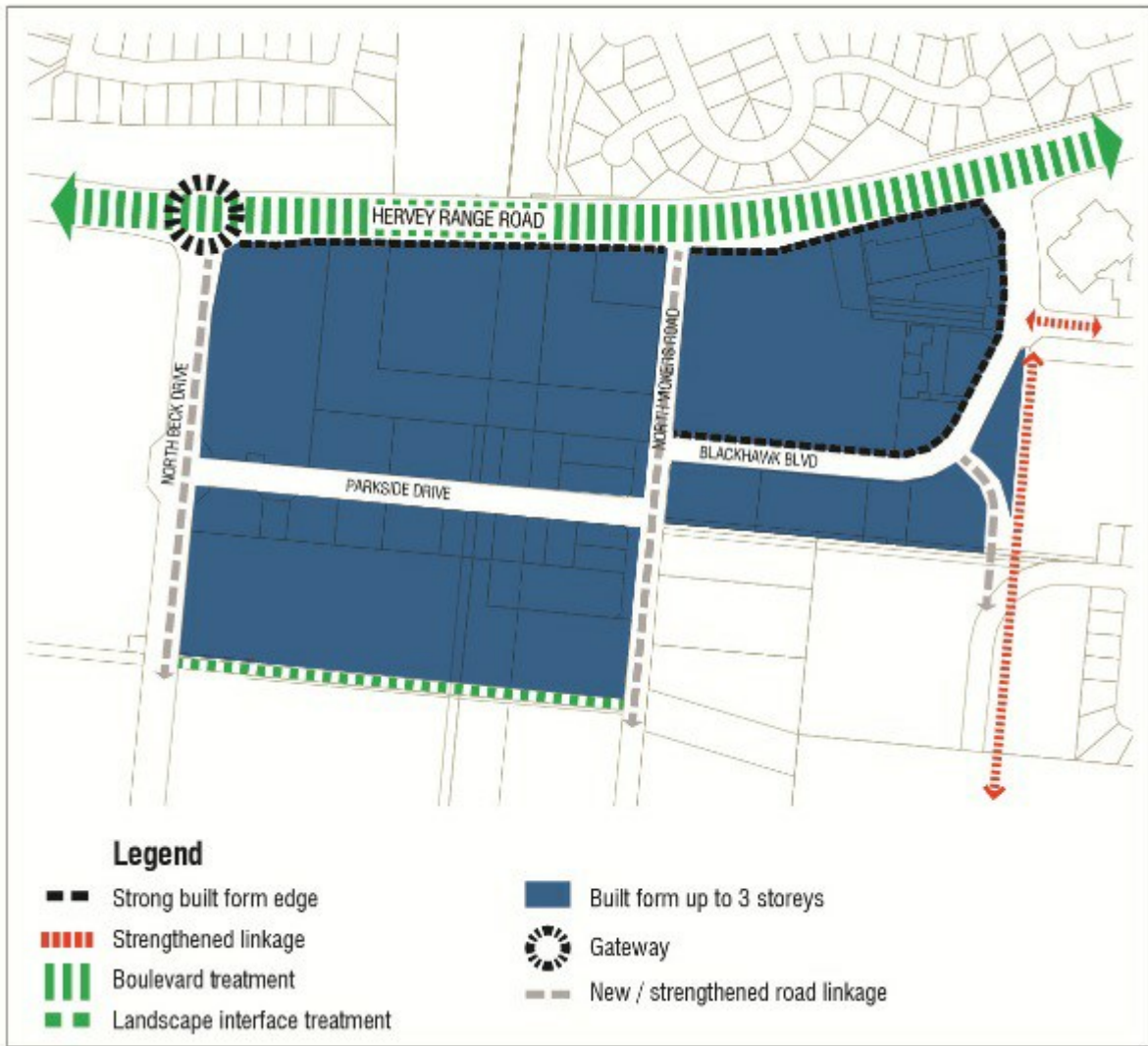


Figure 6.100 – Thuringowa centre support sub-precinct concept plan

<p>PO71 Building height is generally low-rise.</p>	<p>AO71 Building height does not exceed 3 storeys.</p>
<p>PO72 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>PO73 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>PO74 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>PO75 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>Additional benchmarks for assessable development in Hyde Park major centre precinct Note—Where acceptable outcomes in this section vary from those provided earlier in this code, the precinct-based acceptable outcomes take precedence.</p>	
<p>Hyde Park major centre precinct</p>	
<p>PO76 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>PO77 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>PO78 Parking is provided in consolidated areas wherever practicable.</p>	<p>No acceptable outcome is nominated.</p>
<p>PO79 Building height is generally medium rise.</p>	<p>AO79 Building height does not exceed 5 storeys.</p>
<p>PO80 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>PO81 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>

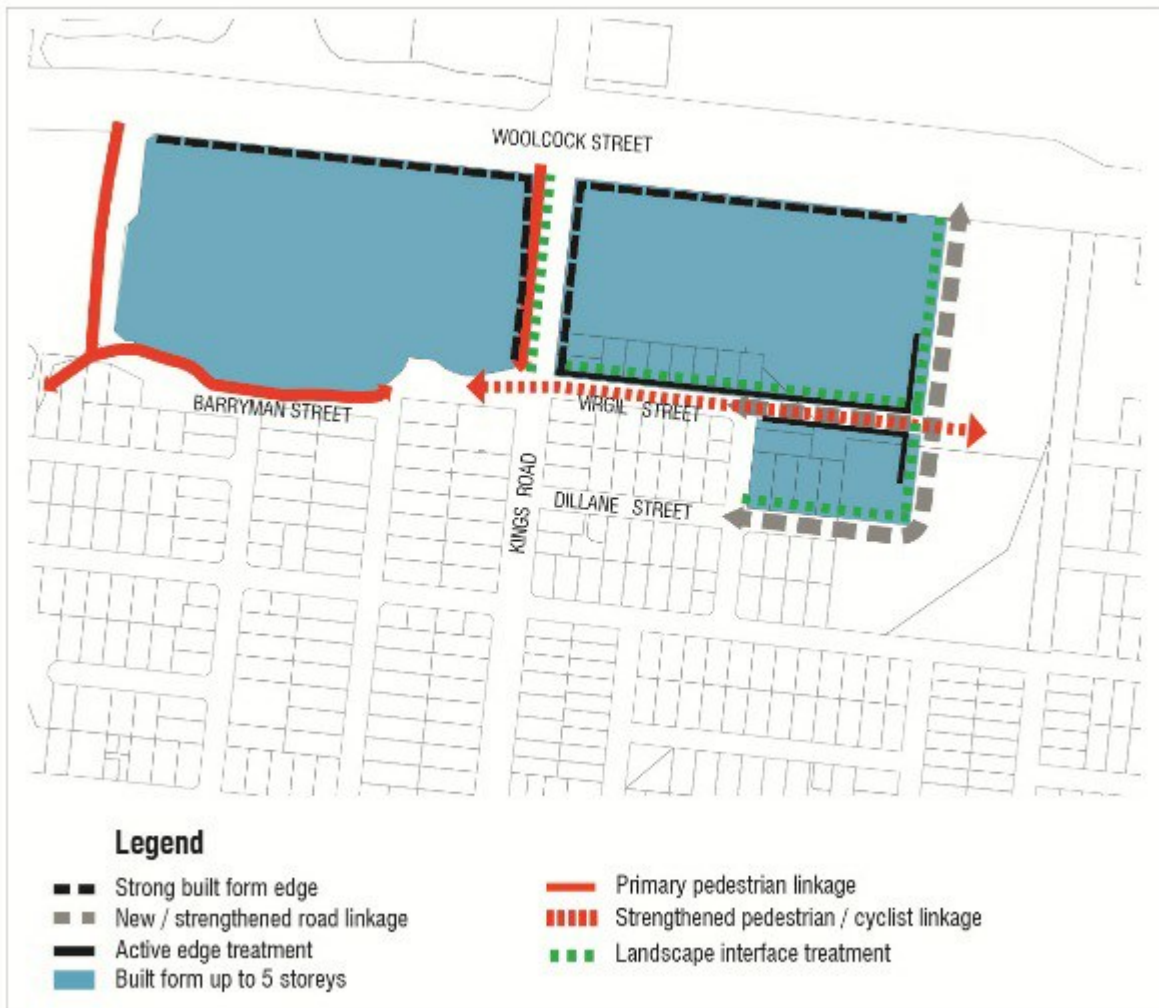


Figure 6.101 – Hyde Park major centre precinct concept plan

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

<p>PO82 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>PO83 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.

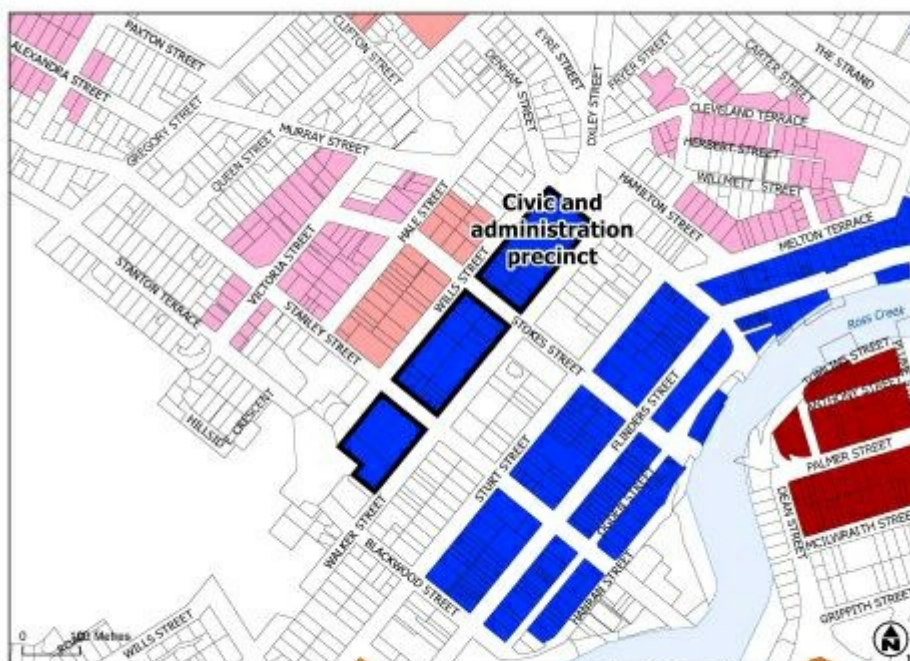
6.3.5.2 Purpose

- (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.

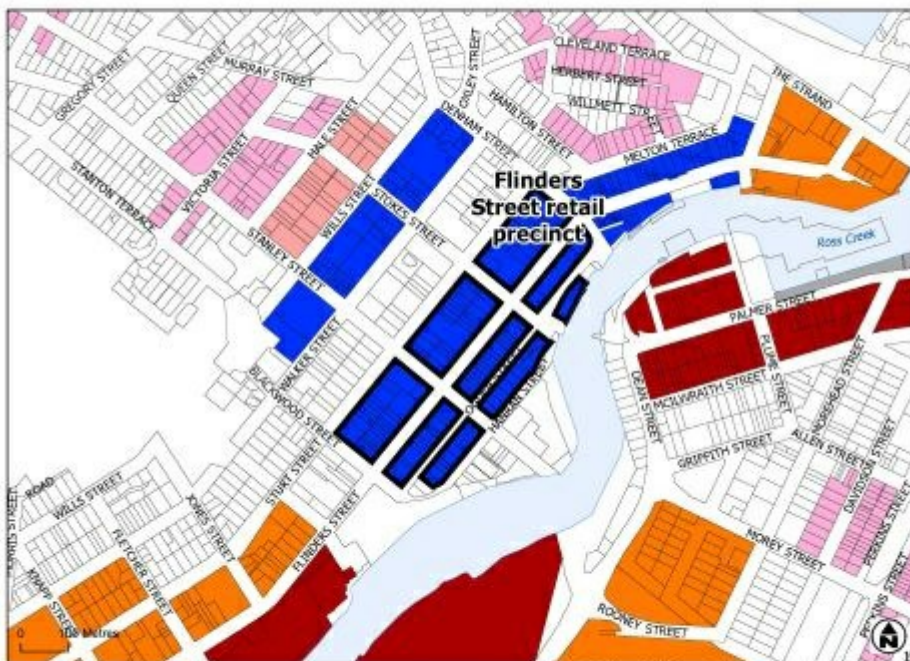


[Click here](#) to view high resolution PDF.

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.

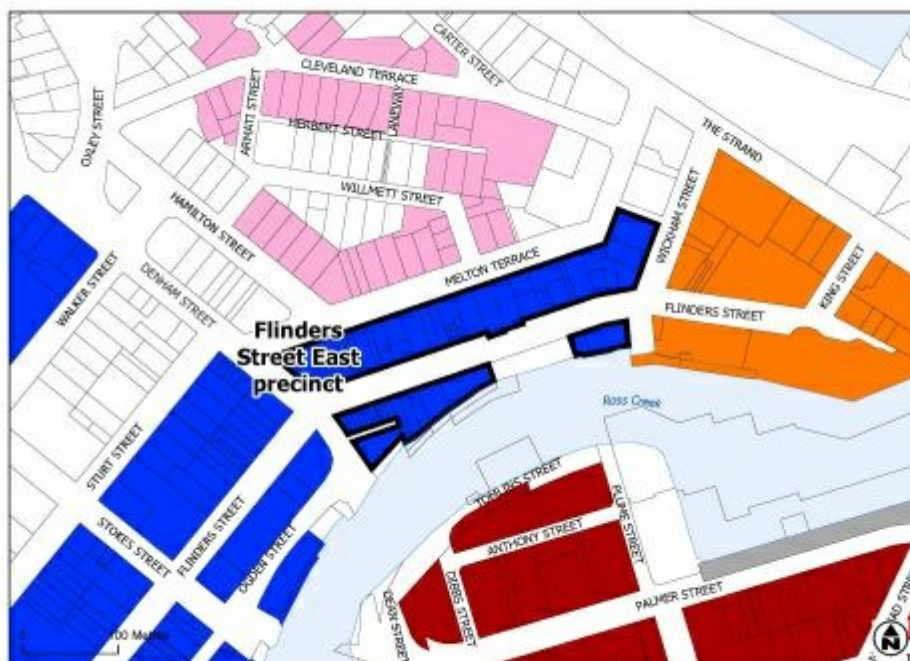


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Figure 6.103 - Flinders Street retail precinct

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.



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

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
For accepted development subject to requirements and assessable development	
PO1 Where provided, outdoor lighting does not adversely affect the amenity of adjoining properties or create a traffic hazard on adjacent roads.	AO1.1 Light emanating from any source complies with <i>Australian Standard AS4282 Control of the Obtrusive Effects of Outdoor Lighting</i> .
	AO1.2 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> .
PO2 Residential uses within the centre do not interrupt the continuity of the streetscape or the active, pedestrian focus of the street frontage.	AO2 Any residential uses are located above or behind ground storey retail, commercial or community uses.
PO3 Residential uses within the centre are provided with a reasonable level of privacy.	AO3.1 Windows, balconies, and terraces of a dwelling unit are screened where overlooking a habitable room or private open space of another dwelling within 9m.
	AO3.2 Screening is a solid translucent screen or perforated panels or trellises which have a maximum of 50% openings.
PO4 Residential uses within the centre are provided with a reasonable level of private outdoor living space.	AO4 Dwellings are provided with private open space or a balcony directly accessible from a habitable room with: <ul style="list-style-type: none"> (a) a minimum of 9m²; (b) a minimum dimension of 3m; and (c) clear of any utilities, water tanks and air conditioning units.

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

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

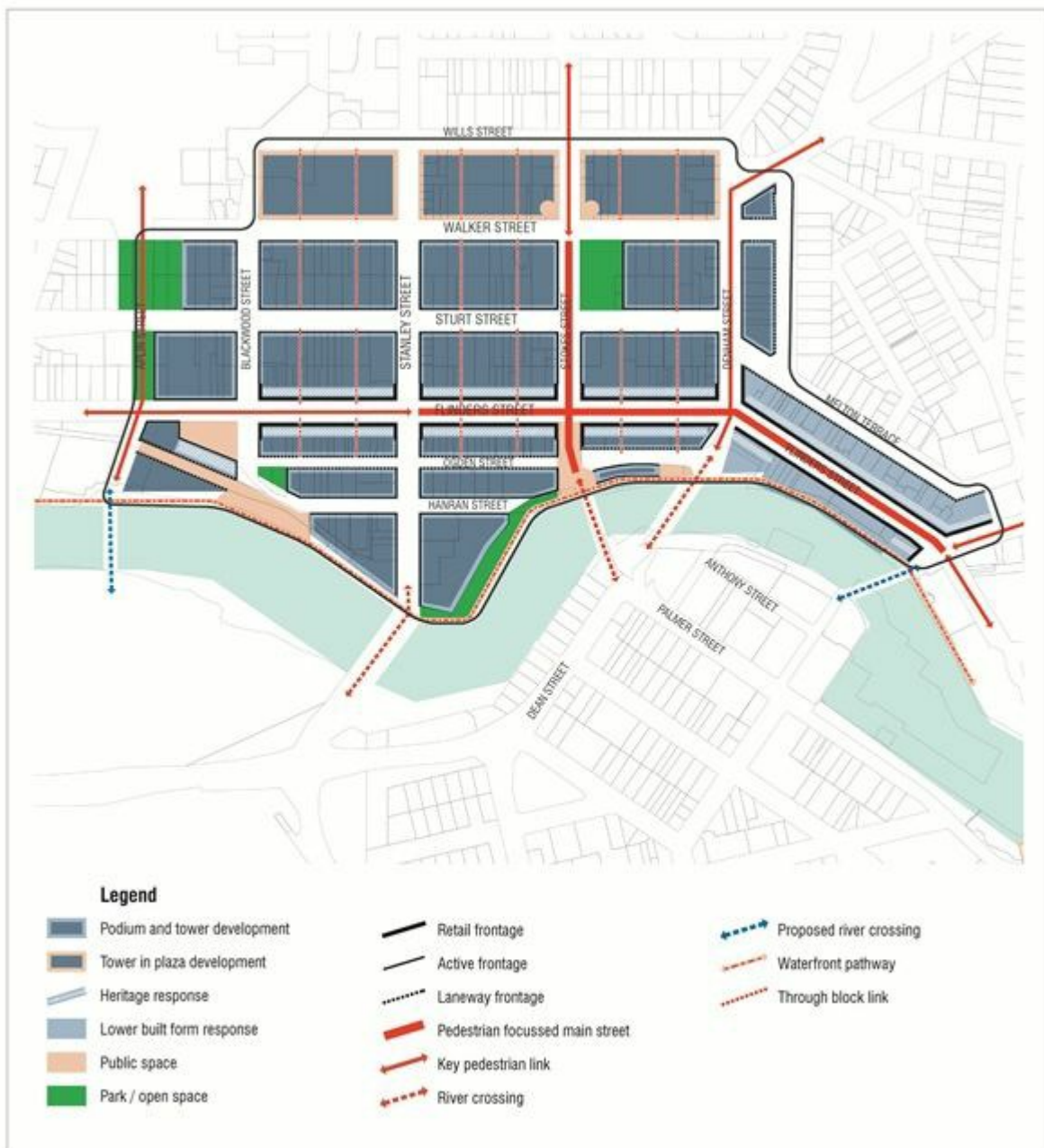


Figure 6.105 – Principal centre concept plan

PO7

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

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

AO7.1

Podium level development accommodates non-residential uses.

AO7.2

Uses at ground storey are active and include:

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

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

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

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

Design Provisions - Zone & Precinct Codes		
Acceptable Outcome		
Building Form	> 8 Storey's:	Tower & Podium
Height	Podium up to 4 storeys	Tower 20 storeys + (including podium)
Site Cover	100%	60%
SETBACKS	Front:	0m
	Side:	0m
	Rear:	0m
		4m
		3m
		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.

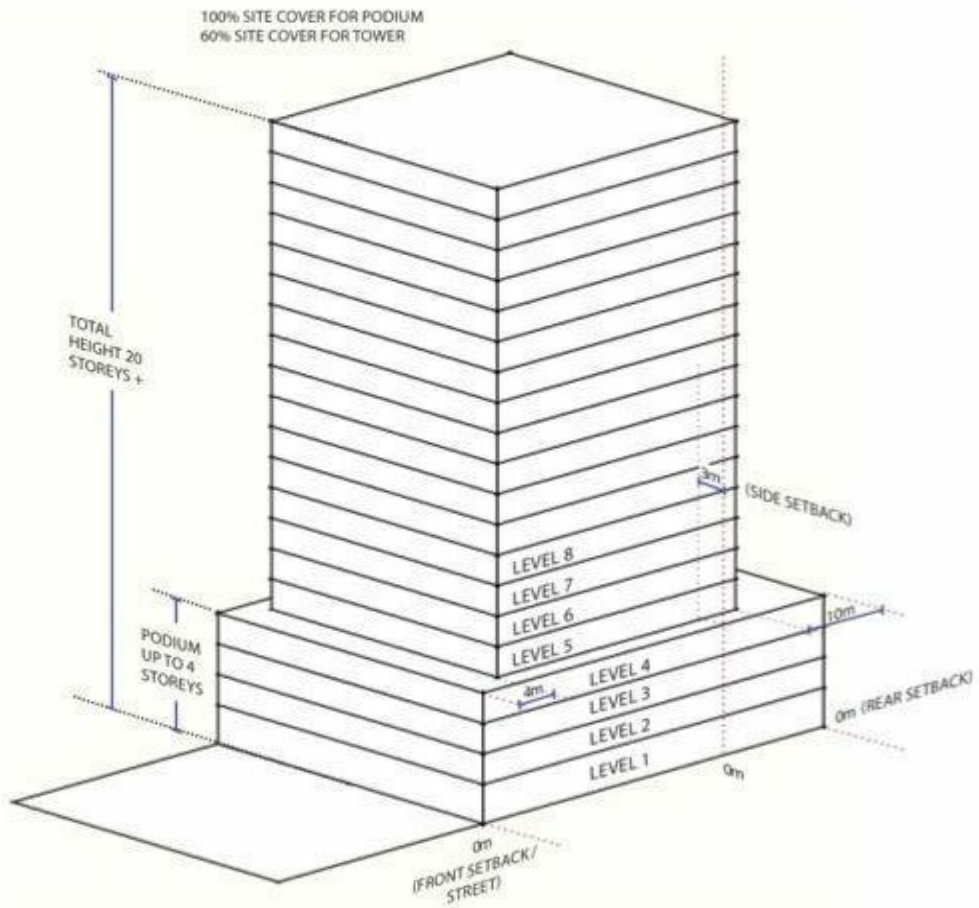


Figure 6.106 – Tower and podium form

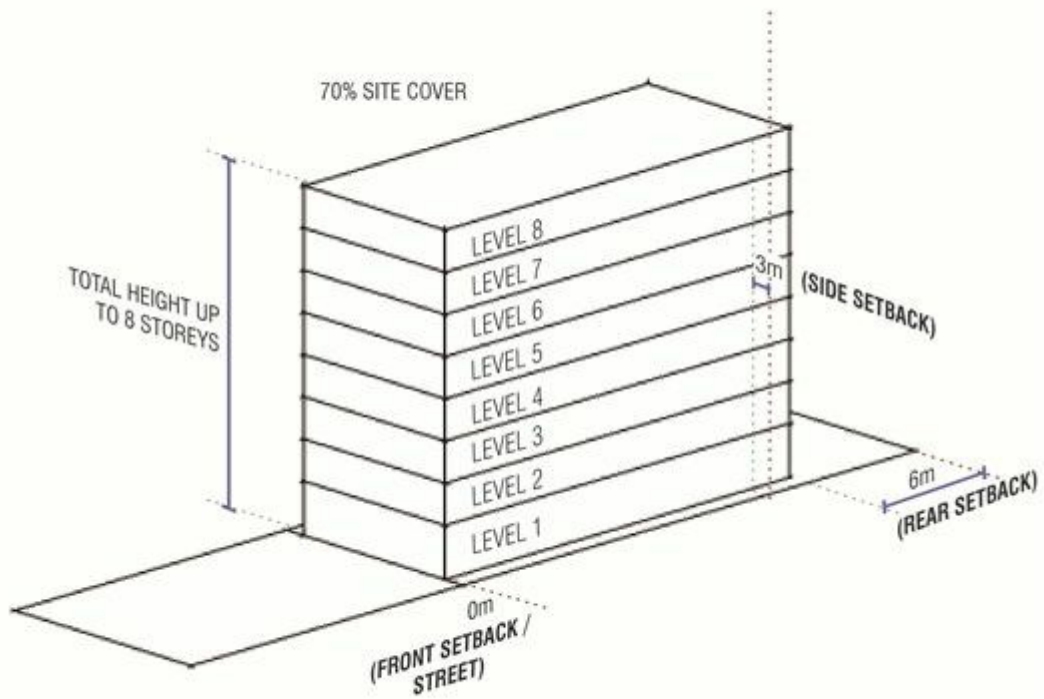


Figure 6.107 – Single tower form

<p>PO11 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>AO11.1 Maximum horizontal dimension for a tower on any side is 40m or 75% of the width of the site, whichever is the lesser.</p> <p>AO11.2 On a site greater than 3,000m², more than 1 tower is provided.</p>
<p>PO12 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"> (a) operable elements within the building facade such as large window openings, sliding doors, window seating; (b) strong visual and physical connections between internal and external spaces; (c) usable outdoor/semi-outdoor spaces that support outdoor lifestyles and engage with the public realm; and (d) a gradual transition between the public domain and private outdoor or building spaces. 	<p>No acceptable outcome is nominated.</p>
<p>PO13 Through block connections are provided in accordance with Figure 6.105 – Principal centre concept plan which are publicly accessible during normal working/operating hours.</p>	<p>No acceptable outcome is nominated.</p>

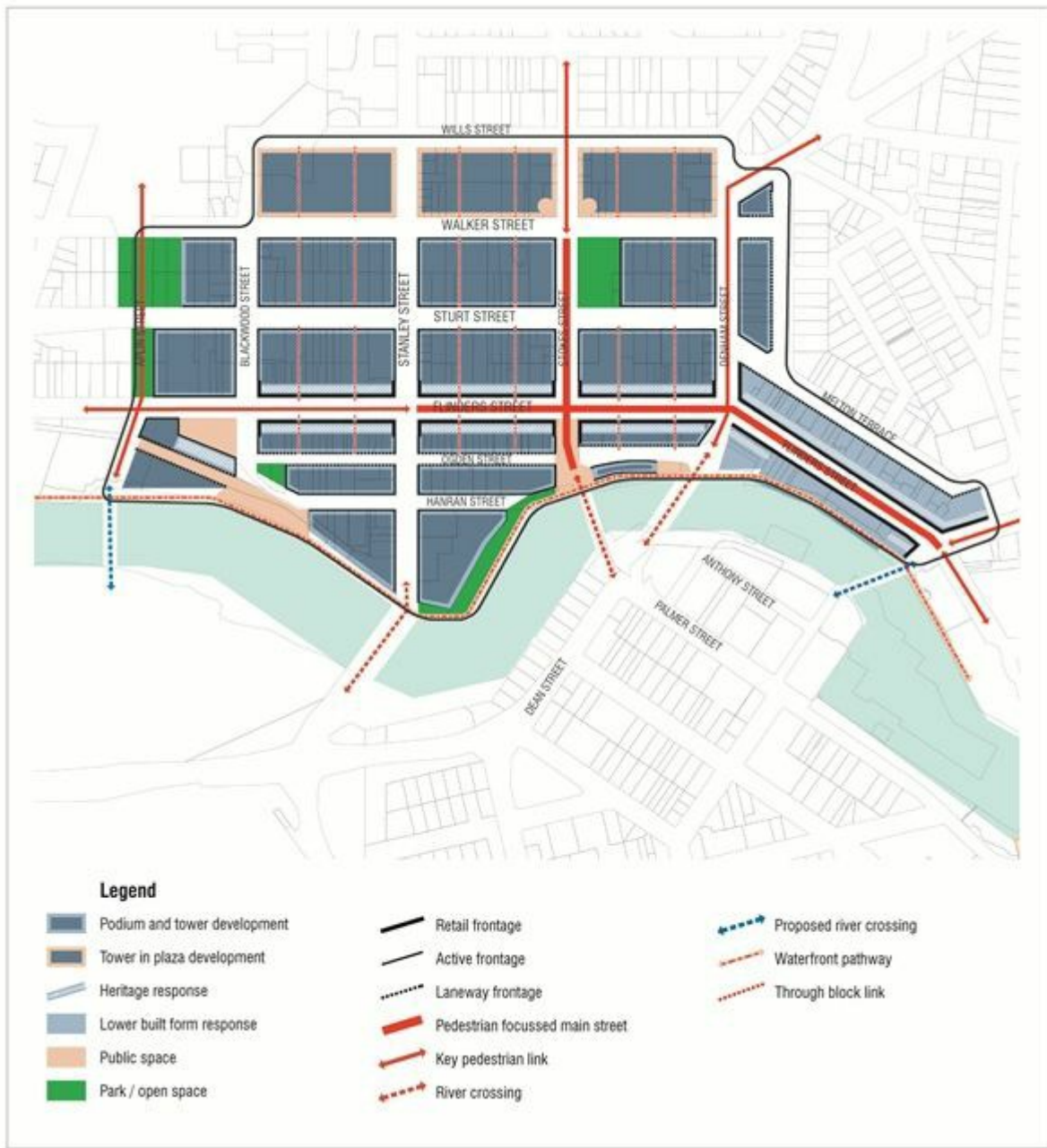


Figure 6.105 – Principal centre concept plan

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

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

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

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

Performance outcomes	Acceptable outcomes
For assessable development	
Accessibility	
<p>PO21 Ground storey pedestrian footpaths and access ways are the same level as, and connect without any lip or step to, the footpath and abutting pedestrian areas on neighbouring sites.</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
For assessable development	
Amenity	
<p>PO22 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"> (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. 	<p>No acceptable outcome is nominated.</p>
<p>PO23 Development provides private open space that is:</p> <ul style="list-style-type: none"> (a) well-proportioned, appealing, functional and easily accessible, and promotes outdoor living as an extension of the dwelling; (b) provides a high level of privacy for residents and neighbours; and (c) has sufficient size and shape to meet the needs of a diversity of potential residents. 	<p>AO23.1 Private open space is provided as a balcony with:</p> <ul style="list-style-type: none"> (a) a minimum area of 9m² for a 1 bedroom unit or 16m² for a 2 or more bedroom unit; and (b) a minimum dimension of 3m, clear of any utilities such as gas, water tanks or air-conditioning units. <p>AO23.2 Where clothes drying areas are provided on private balconies they are screened from public view.</p> <p>AO23.3 Private open space is located or screened so it does not directly overlook main living areas or private open space of adjoining dwellings.</p>
<p>PO24 Sufficient communal open space is provided to create flexible spaces suitable for a range of activities.</p>	<p>No acceptable outcome is nominated.</p>
<p>PO25 Communal open space provides facilities including seating, shade, flexible spaces suitable for a range of activities. Treatments such as green roofs, green walls or community gardens contribute to the attractiveness of these spaces.</p>	<p>No acceptable outcome is nominated.</p>

<p>PO26 On-site landscaping is provided to:</p> <ul style="list-style-type: none"> (a) enhance the appearance of the development, particularly in parking and service areas and public spaces; (b) contribute to pedestrian comfort through shade; (c) create green rooves, walls or other sustainable building elements; and (d) screen unsightly components. 	<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
For assessable development	
Loading and servicing	
<p>PO27 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"> (a) minimise disruption or breaks in building frontages; and (b) are screened from view from the street and adjoining uses. 	<p>AO27.1 Non-active frontage (vehicle access, fire egress, control room, plant, building services etc.) occupies a maximum 8m or 25% of the primary frontage, whichever is the lesser.</p> <p>AO27.2 Refuse storage areas, loading and services bays are:</p> <ul style="list-style-type: none"> (a) contained within the ground floor or podium built form; and (b) screened from the street by active uses/occupied building space.

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

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

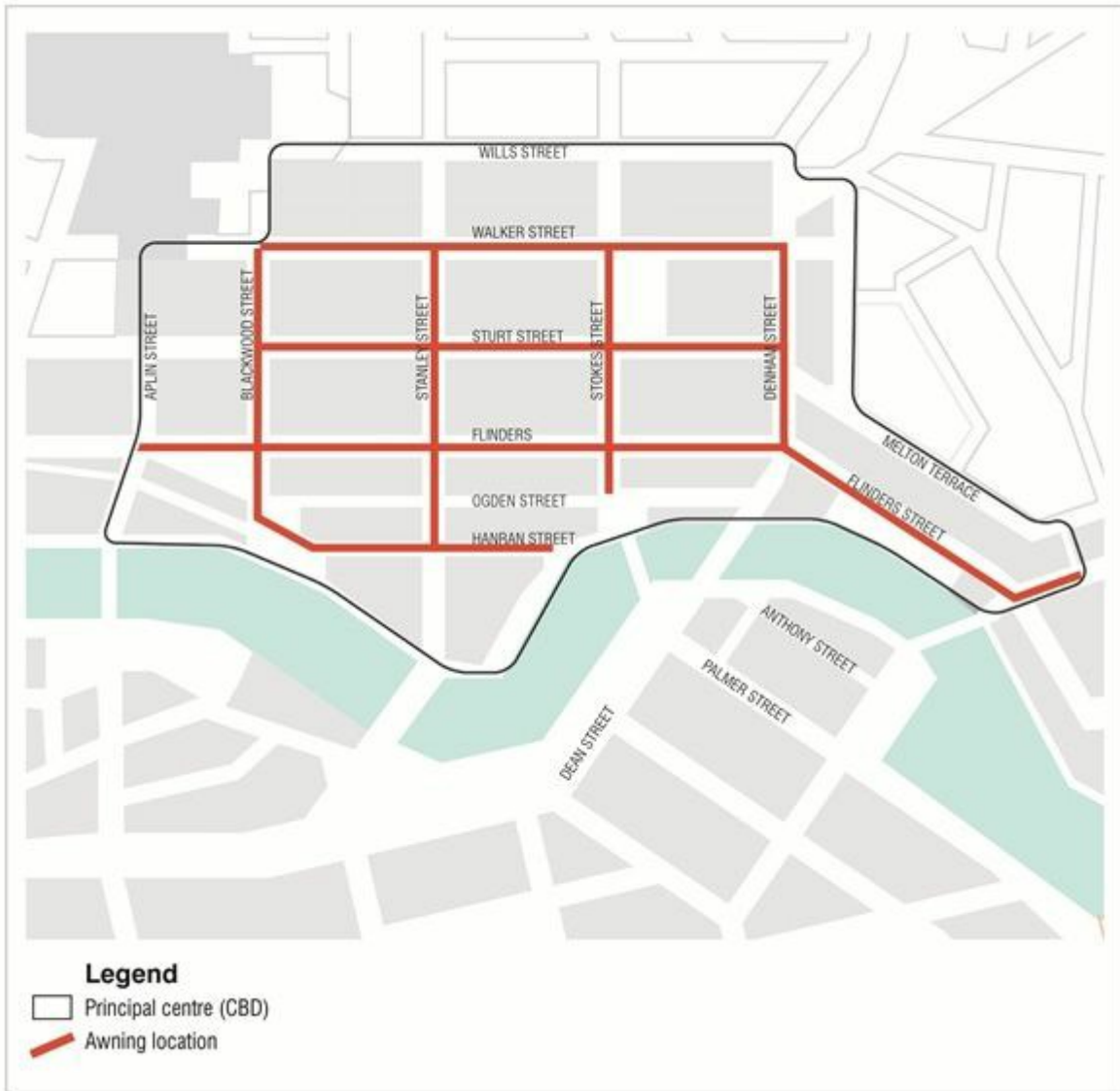


Figure 6.108 – Awning location

<p>PO29 Where the ground floor is setback and upper podium levels overhang, or awnings are provided, these are cantilevered to avoid columns, ensuring no visual or physical obstruction occurs between the footpath and ground floor premises.</p>	<p>No acceptable outcome is nominated.</p>
<p>PO30 The location and placement of steps, escalators, ramps, lifts, automatic teller machines and other facilities which require queuing, standing areas or waiting such as bus stops and taxi ranks:</p> <ul style="list-style-type: none"> (a) do not impede the normal flow of pedestrians; (b) maintain visibility and good sight lines; and (c) provide adequate space for queuing, standing areas. 	<p>AO30 Any steps, escalators, ramps, lifts and automatic teller machines are set back 1.5m from the building facade at ground floor to allow for adequate waiting space in a manner that does not create concealment spots.</p>
<p>PO31 Pedestrian movement is continuous, convenient, safe and comfortable. Development:</p> <ul style="list-style-type: none"> (a) provides pathways at street level and not provided via overhead bridges; (b) provides additional through block connections; (c) provides direct connections between key destinations; and (d) priorities pedestrian movement throughout the CBD. 	<p>No acceptable outcome is nominated.</p>
<p>PO32 Footpath and public realm design delivers pedestrian spaces that:</p> <ul style="list-style-type: none"> (a) accommodate the requirements of the adjacent land use and the likely pedestrian traffic; (b) provide all weather protection; (c) provide vegetation that contributes to the city's tropical character; and (d) are constructed and maintained to a consistent standard. 	<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
For assessable development	
Provision of public spaces	
<p>PO33 A variety of public spaces are provided throughout the principal centre (CBD) and include:</p> <ul style="list-style-type: none"> (a) small-scale spaces; (b) laneways; (c) public promenades; (d) public squares; (e) urban boulevards; (f) parks and gardens; (g) performance spaces; and (h) arcades and through block links. 	<p>AO33 New public spaces, corridors, pathways and through block connections are provided in accordance with Figure 6.105 – Principal centre concept plan.</p>
<p>PO34 Development adjoining Ross Creek contributes to the provision of a continuous riverside bikeway/walkway linking Reid Park to The Strand and extending out to the Breakwater precinct. The pathway system:</p> <ul style="list-style-type: none"> (a) provides a shared path for pedestrians and cyclists; (b) is safe and attractive providing opportunities for pausing and weather protection along the route; and (c) provides direct connections between the pathway and the adjoining street network. 	<p>AO34 Any development on premises adjoining Ross Creek provides:</p> <ul style="list-style-type: none"> (a) a fully publicly accessible riverside walkway/bikeway that is dedicated to council and has a minimum unobstructed pavement width of 4.5m and a minimum overall width of 6m; (b) tree planting, lighting, balustrading, and pavement treatment are provided along the full length and within the pathway; and (c) furniture, including seating, awnings and public art for weather protection are provided at the intersection of the pathway and key streets.

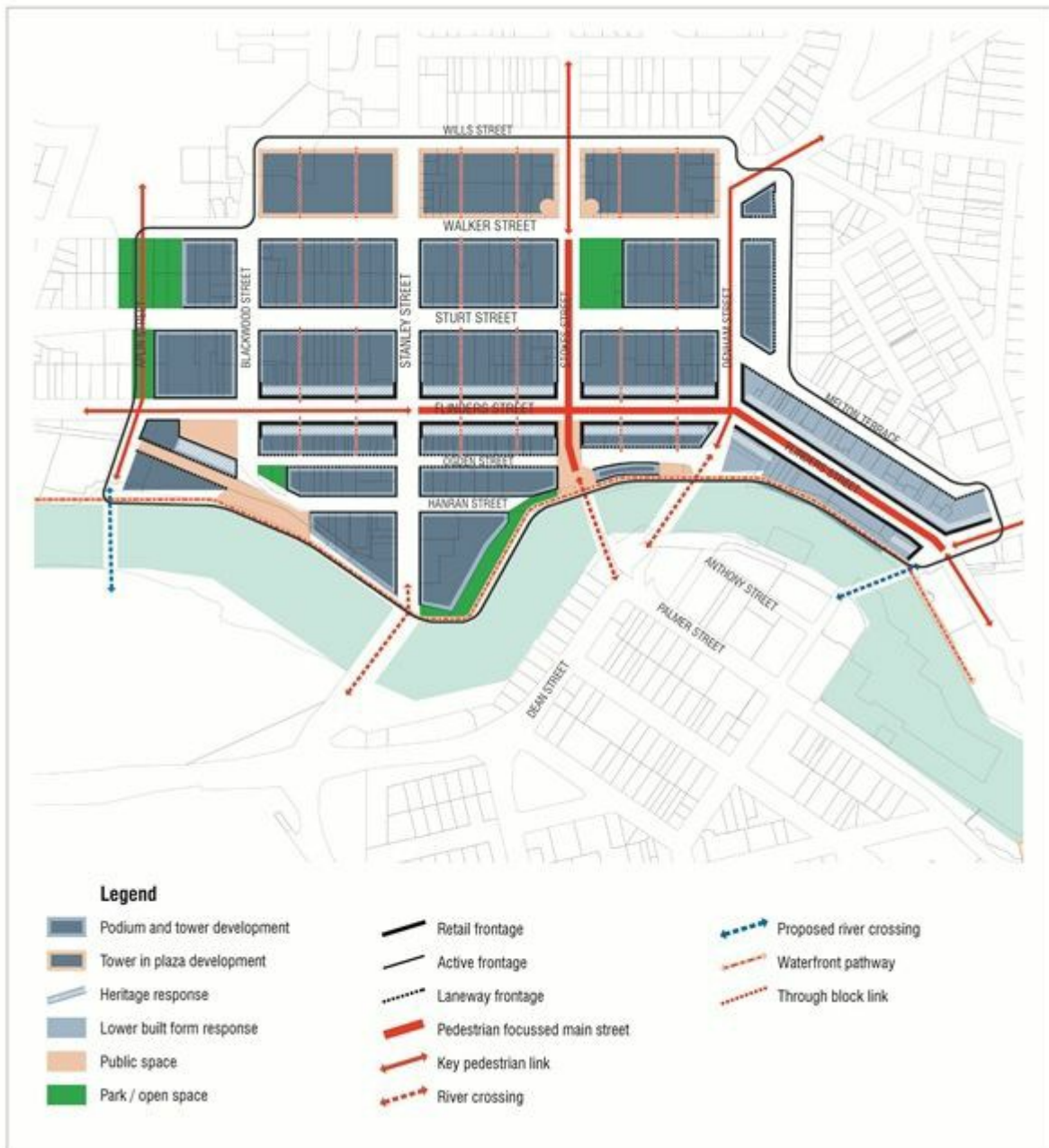


Figure 6.105 – Principal centre concept plan

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

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

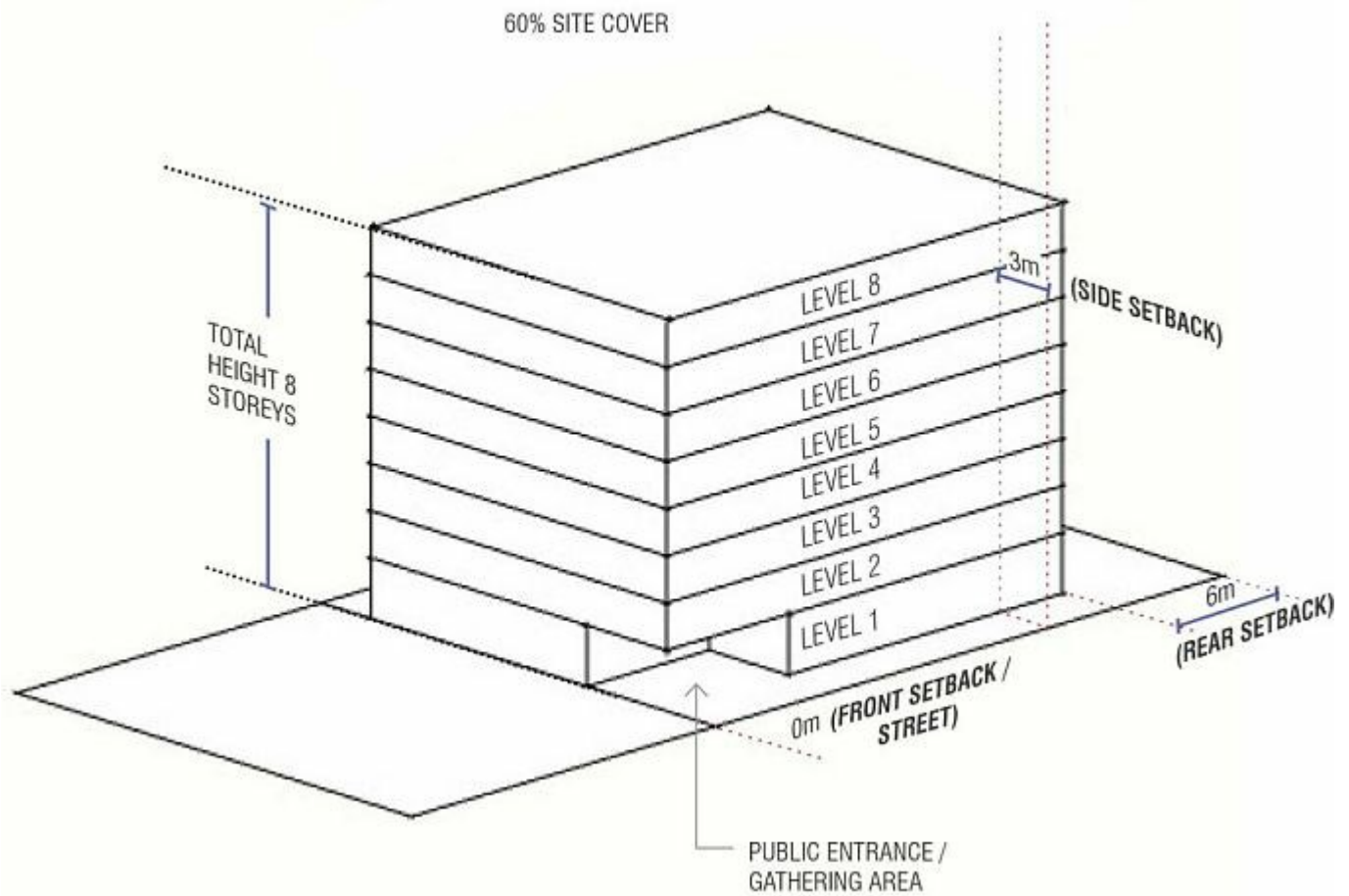


Figure 6.109 – Civic and administration precinct built form

<p>PO37 Building heights and setbacks contribute to the legibility, distinctiveness and place making of the city centre by contributing to an attractive skyline, and reinforce the sense of primacy of the principal centre (CBD) core through built form outcomes.</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>AO37 Building height does not exceed 8 storeys.</p>
<p>PO38 Overall building siting and location on the site:</p> <ul style="list-style-type: none"> (a) provides glimpses of Castle Hill between buildings as a constant reference point, wherever possible; and (b) creates spaces in and around the building which are proportionate to the overall dimensions of the building. 	<p>No acceptable outcome is nominated.</p>
<p>PO39 At the ground floor, design is to incorporate innovative responses to public realm interface, including the use of additional corner setbacks integrated with public entrances and gathering areas.</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
Flinders Street retail precinct	
Role and function	
<p>PO40 Ground floors of buildings on Flinders Street frontage are occupied by uses that have a visible presence on and interaction with the street and public domain.</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"> (a) retail and other active uses at ground floor along Flinders Street and Odgen Street in this precinct; (b) accommodating specialist retailing; and (c) accommodating a department store. 	<p>AO40 New development provides at least the same amount of retail floor space as existed prior to that development, ensuring there is no net loss.</p>
<p>PO41 Active uses including retail, shops, banks, active commercial tenancies and café uses are located:</p> <ul style="list-style-type: none"> (a) at ground floor along Flinders Street and Odgen Street; (b) along the ground floor of any through block links, arcades or indoor retail developments; and (c) at upper levels where indoor retail developments. 	<p>No acceptable outcome is nominated.</p>
<p>PO42 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																		
Flinders Street retail precinct																			
Building form and massing																			
<p>PO43 Building heights and massing:</p> <ul style="list-style-type: none"> (a) reflect and respond to the scale of adjoining historic building forms; (b) facilitate a high degree of pedestrian amenity by: <ul style="list-style-type: none"> (i) minimising overshadowing and adverse wind effects; (ii) providing for good light penetration and air circulation with visibility to the sky; and (c) ensure the scale and character of the heritage buildings is the prevailing built form. 	<p>AO43.1 Along the Flinders Street frontage and Sturt Street frontage:</p> <ul style="list-style-type: none"> (a) podium height is a maximum of 4 storeys; (b) where adjoining a heritage or character building, podium height is a maximum of 2 storeys, or is within 20% of the height of the adjoining building height; (c) podium development is built to boundary on all site boundaries; (d) towers are set back from Flinders Street a minimum of 10m; (e) towers are set back from Sturt Street a minimum of 4m; and (f) unless otherwise stated building form, setbacks, heights, and site cover are as illustrated in Figure 6.110 – Flinders Street retail precinct building massing, and the following: <div data-bbox="868 1032 1369 1370" style="border: 1px solid black; padding: 5px;"> <p>Design Provisions - Zone & Precinct Codes</p> <p>Acceptable Outcome</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 & 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 & 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:	4m
	Side:	3m
	Rear:	10m

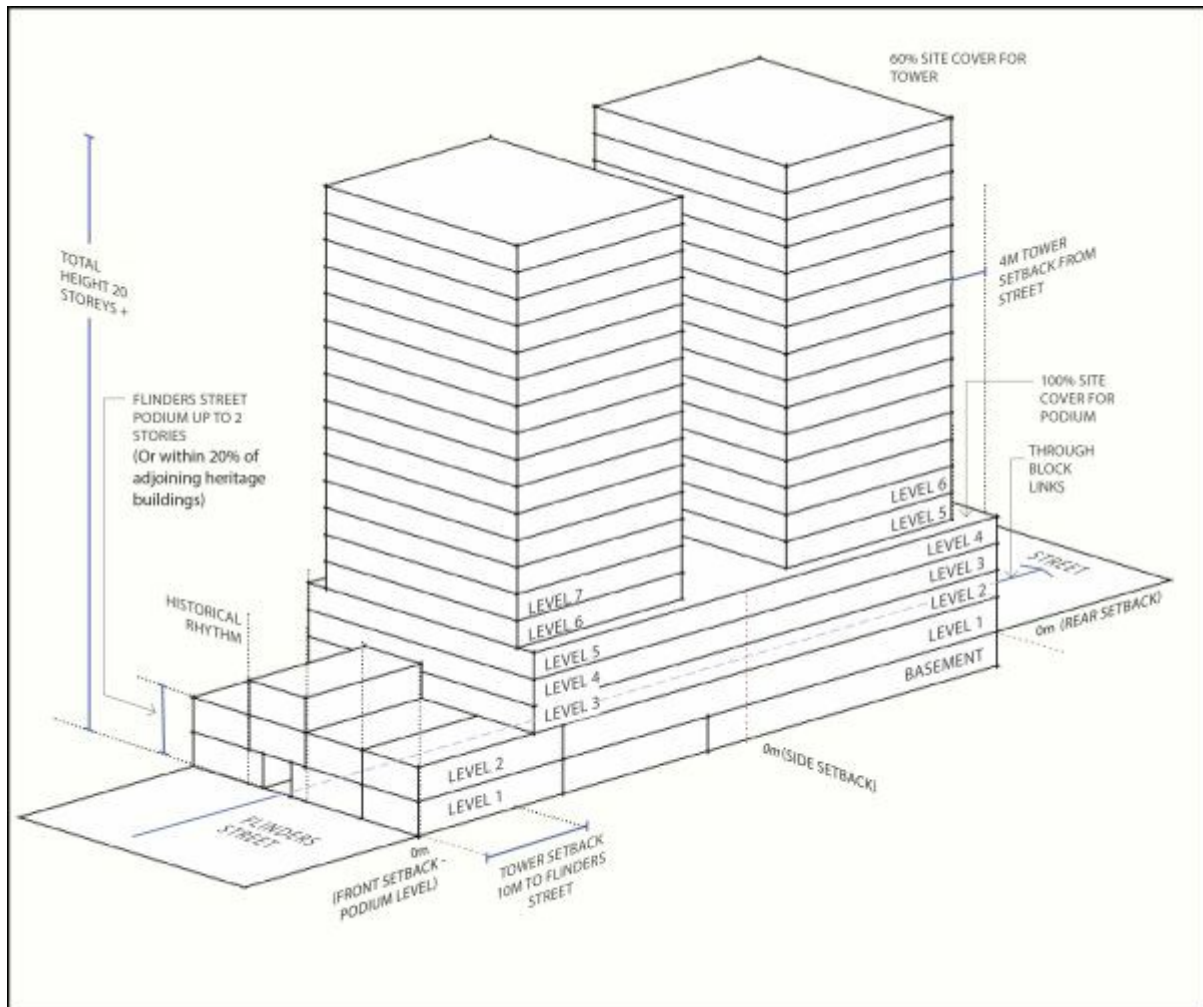


Figure 6.110 – Flinders Street retail precinct building massing

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

Performance outcomes	Acceptable outcomes
Flinders Street East precinct	
Role and function	
<p>PO44 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>PO45 Development contributes to a mix of day and night-time activity on Flinders Street (East) which enhances the safety of the precinct, including some retail uses and nightclub entertainment facilities with extended operating hours for daytime dining.</p>	<p>No acceptable outcome is nominated.</p>
<p>PO46 Retail uses are not established to a level that would undermine the Flinders Street retail precinct as the primary shopping area in the principal centre (CBD).</p>	<p>AO46 Where retail uses are provided these are located at ground floor and do not contribute to the overall retail frontage on the street exceeding 40% of the entire length of the street frontage at ground floor.</p>
<p>PO47 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										
Flinders Street East precinct											
Building form and massing											
<p>PO48 Building heights and massing:</p> <ul style="list-style-type: none"> (a) reflect and respond to the scale of adjoining heritage building forms; (b) create a predominantly continuous built edge to the street at the ground storey; and (c) retain views to and from Melton Hill to South Townsville (Tomlins Street). 	<p>AO48 In the Flinders Street East precinct:</p> <ul style="list-style-type: none"> (a) building height along Flinders Street (East) is 3 storeys or within 20% of the adjoining heritage buildings; (b) no towers are established; (c) buildings are set back 0m from Flinders Street (East); (d) side setbacks do not exceed 1.5m; (e) building height along Melton Terrace is a maximum of 2 storeys above the level of the adjoining road; and (f) unless otherwise stated building form, setbacks, heights, and site cover are as illustrated in Figure 6.111 – Flinders Street East building massing, and the following: <div data-bbox="868 958 1369 987" style="background-color: #00AEEF; color: white; padding: 2px; margin: 10px 0;">Design Provisions - Zone & 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 1368" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 20%;">Building Form</td> <td>Heritage frontage with development behind</td> </tr> <tr> <td>Height</td> <td>Flinders Street East: 2-3 storeys Melton Terrace: 2 storeys</td> </tr> <tr> <td>Site Cover</td> <td>100%</td> </tr> <tr> <td rowspan="3" style="writing-mode: vertical-rl; transform: rotate(180deg);">SETBACKS</td> <td>Front/Street: 0m for levels 1-3 20m for levels 3+</td> </tr> <tr> <td>Side: 0m</td> </tr> <tr> <td>Rear: N/A</td> </tr> </table>	Building Form	Heritage frontage with development behind	Height	Flinders Street East: 2-3 storeys Melton Terrace: 2 storeys	Site Cover	100%	SETBACKS	Front/Street: 0m for levels 1-3 20m for levels 3+	Side: 0m	Rear: N/A
Building Form	Heritage frontage with development behind										
Height	Flinders Street East: 2-3 storeys Melton Terrace: 2 storeys										
Site Cover	100%										
SETBACKS	Front/Street: 0m for levels 1-3 20m for levels 3+										
	Side: 0m										
	Rear: N/A										

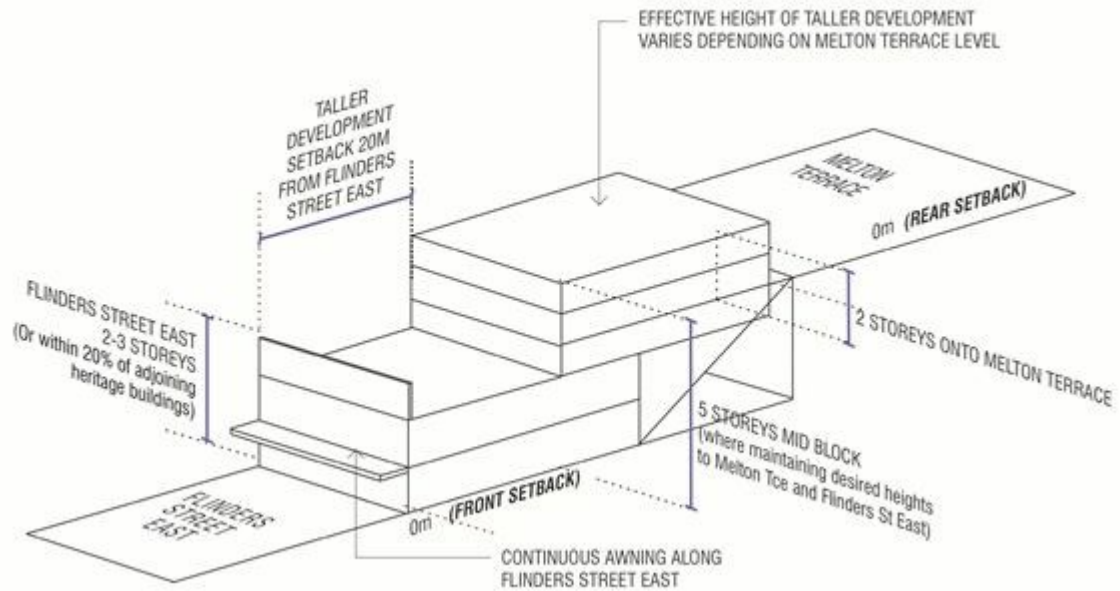


Figure 6.111 – Flinders Street East building massing

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

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

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.

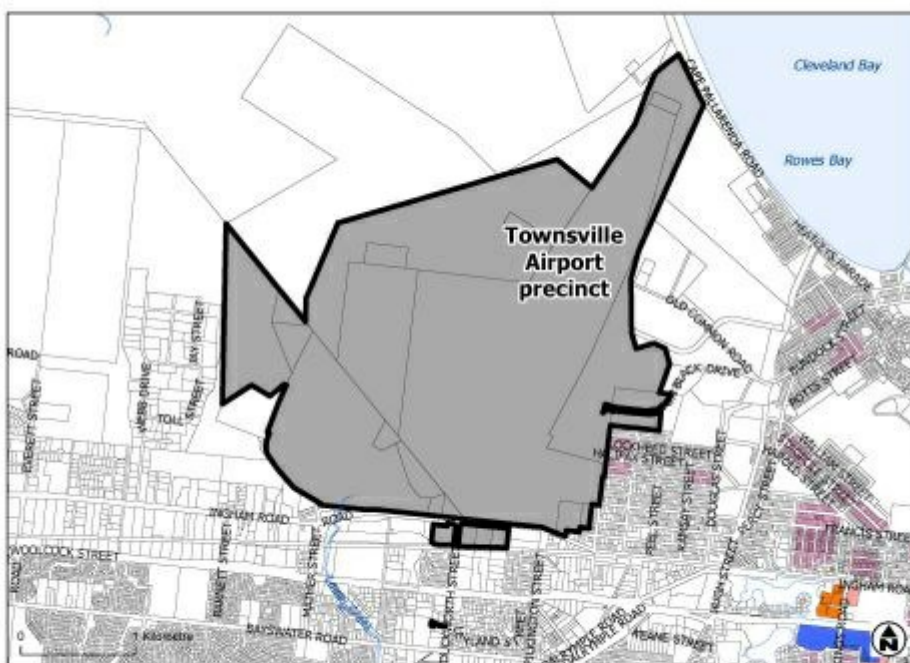
6.3.6.2 Purpose

- (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.



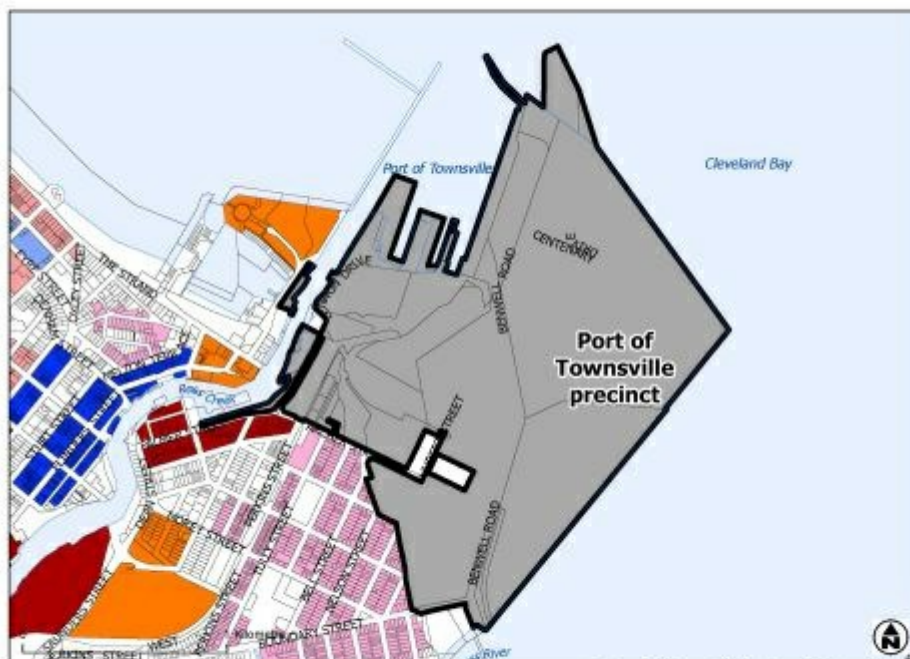
[Click here](#) to view PDF high resolution map.

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.

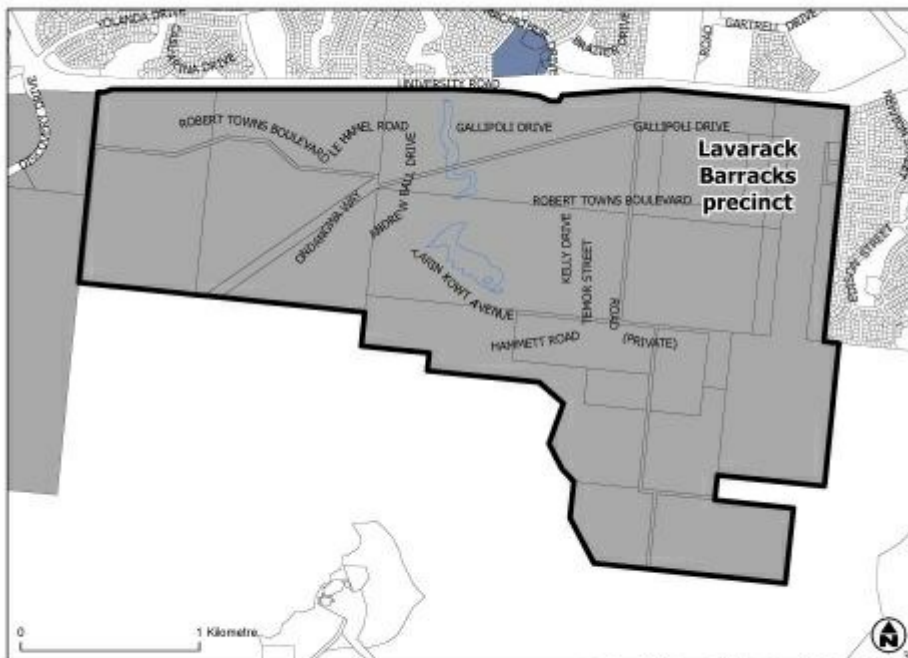


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Figure 6.113 - Port of Townsville precinct

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.



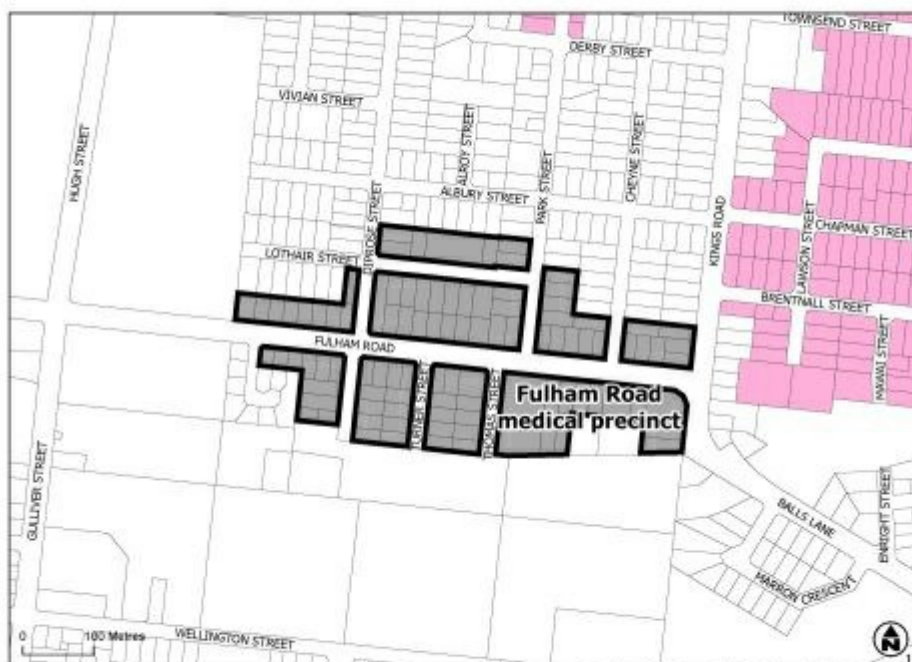
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Figure 6.114 - Lavarack Barracks precinct

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.

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.

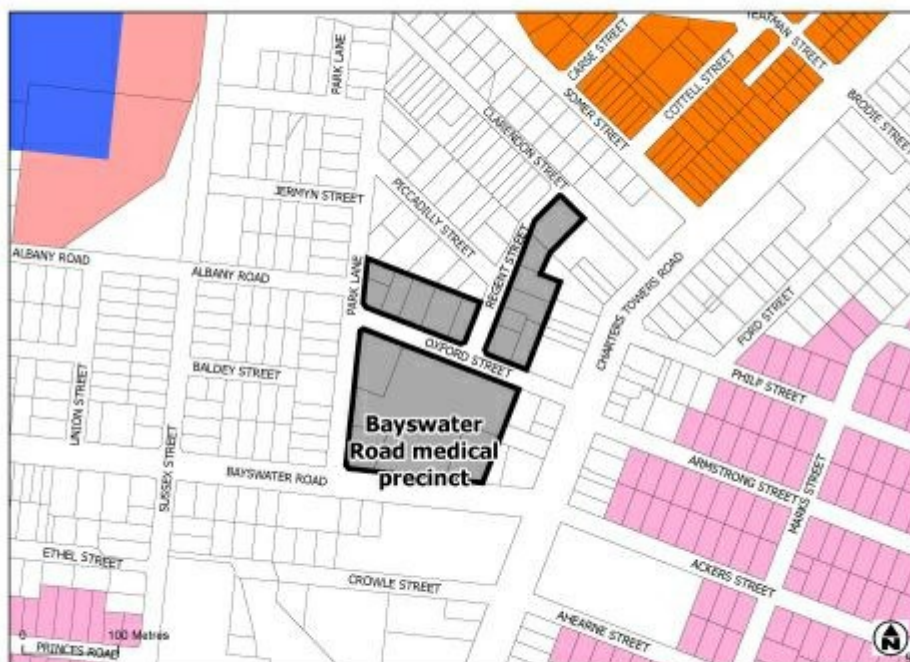


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Figure 6.116 - Fulham Road medical precinct

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.



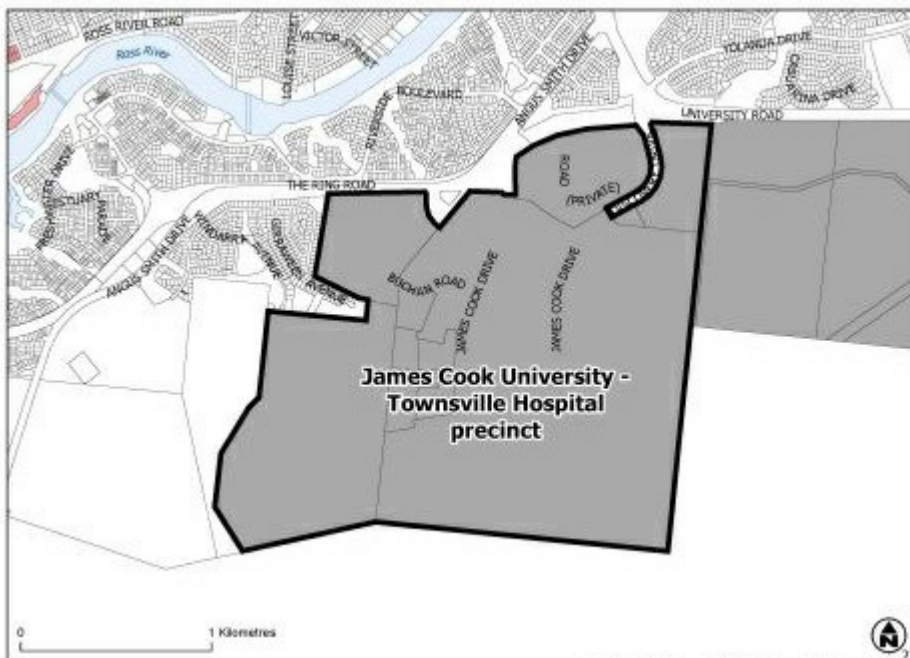
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Figure 6.117 - Bayswater Road medical precinct

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
For assessable development	
Role and function	
<p>PO1 Development does not prejudice or detract from the primary function of the specialised centre.</p>	No acceptable outcome is nominated.
<p>PO2 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>PO3 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. Editor's note—Applicants should have regard to Economic impact assessment planning scheme policy no. SC6.5 for guidance on how to demonstrate compliance with this performance outcome.</p>
<p>PO4 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
For assessable development	
Design and built form	
<p>PO5 The design of the precinct provides for:</p> <ul style="list-style-type: none"> (a) efficient use of the available land; (b) a coherent and integrated built form, public realm and circulation networks; (c) central, accessible and attractive public spaces for people to congregate and interact; (d) continuity and complementarity of streetscape and landscape characteristics; (e) pedestrian friendly and visually interesting frontages to streets and public spaces; (f) optimum energy efficiency; (g) a compatible mix of uses; (h) connectivity of pedestrian and cyclist paths and spaces internal and external to the centre; and (i) sensitive transitioning of built form and uses to surrounding land. <p>Editor's note—Applicants may be requested to prepare centre design master plans to demonstrate compliance with this performance outcome.</p>	No acceptable outcome is nominated.
<p>PO6 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>PO7 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>A07.1 The maximum length of any unarticulated wall is 15m, without a change in plane of at least 0.75m.</p> <p>A07.2 Landscaping is provided along the street frontage, including substantive planting along at least 50% of the length of the frontage.</p>
<p>PO8 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>PO9 Building caps and rooftops create an attractive roofscape and screen plant and equipment.</p>	No acceptable outcome is nominated.
<p>PO10 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
For assessable development	
Crime prevention through environmental design	
<p>PO11 Development facilitates the security of people and property having regard to:</p> <ul style="list-style-type: none"> (a) opportunities for casual surveillance and sight lines; (b) exterior building design that promotes safety; (c) adequate lighting; (d) appropriate signage and wayfinding; (e) minimisation of entrapment locations; and (f) building entrances, loading and storage areas that are well lit and lockable after hours. <p>Editor's note—Applicants should have regard to Crime Prevention through Environmental Design Guidelines for Queensland.</p>	No acceptable outcome is nominated.

Table 6.3.6.3—Assessable development (Part)

Performance outcomes	Acceptable outcomes
For assessable development	
Accessibility	
<p>PO12 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
For assessable development	
Amenity	
<p>PO13 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"> (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. 	<p>No acceptable outcome is nominated.</p>
<p>PO14 Where provided, outdoor lighting does not adversely affect the amenity of adjoining properties or create a traffic hazard on adjacent roads.</p>	<p>AO14.1 Light emanating from any source complies with <i>Australian Standard AS 4282 Control of the Obtrusive Effects of Outdoor Lighting</i>.</p> <p>AO14.2 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>PO15 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>AO15 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"> (a) located no closer than 3m from any boundary; and (b) are screened from view by a 1.8m high solid screen fence.
<p>PO16 On-site landscaping is provided to:</p> <ul style="list-style-type: none"> (a) enhance the appearance of the development, particularly in parking and service areas and in public spaces; (b) to contribute to pedestrian comfort through shade; and (c) to screen servicing components. 	<p>No acceptable outcome is nominated.</p>

Table 6.3.6.3—Assessable development (Part)

Performance outcomes	Acceptable outcomes
For assessable development	
Protection of natural values	
<p>PO17 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"> (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; and (e) providing buffers to protect the ecological functions of waterways; and protects environmental values and water quality objectives of receiving waters. <p>Editor's note—The environmental values and water quality objectives are established under the Environmental Protection (Water) Policy (2009). For Townsville, they are specified in the Ross River Basin Environmental Values and Water Quality Objectives 2012 and Black River Basin Environmental Values and Water Quality Objectives (2012).</p>	No acceptable outcome is nominated.

Table 6.3.6.3—Assessable development (Part)

Performance outcomes	Acceptable outcomes
Additional benchmarks for assessable development in precincts	
Note —Where acceptable outcomes in this section vary from those provided earlier in this code, the precinct-based acceptable outcomes take precedence.	
Domain Central precinct	
<p>PO18 Domain Central is not substantially expanded to include further shops or shopping centres.</p>	No acceptable outcome is nominated.
<p>PO19 Development is consistent with the height of existing buildings in the area.</p>	<p>AO19 Building height does not exceed 3 storeys.</p>
<p>PO20 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>Additional benchmarks for assessable development in precincts</p> <p>Note—Where acceptable outcomes in this section vary from those provided earlier in this code, the precinct-based acceptable outcomes take precedence.</p>	
<p>Fulham Road medical precinct</p>	
<p>PO21 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>AO21 Development occurs in accordance with building heights shown on Figure 6.119 — Fulham Road medical precinct concept plan.</p>
<p>PO22 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>PO23 Development provides an active interface at the street level.</p>	<p>AO23.1 Buildings are oriented to all street frontages and have points of entry visible to each street frontage.</p> <p>AO23.2 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>AO23.3 Development provides outdoor seating and dining along the primary active frontage.</p> <p>AO23.4 Development involving the expansion of the Mater Hospital provides a formal entrance along Park Street.</p>
<p>PO24 Building setbacks:</p> <ul style="list-style-type: none"> (a) assist in defining key activity areas; (b) create a well-defined edge to the street; and (c) provide a soft edge to the adjoining parkland. 	<p>AO24.1 Buildings setbacks at ground level are in accordance with Figure 6.119 — Fulham Road medical precinct concept plan.</p> <p>AO24.2 Buildings built to 6 storeys are setback 20m from any property boundary.</p>
<p>PO25 Development provides protection from the weather for pedestrians along the frontage of the site.</p>	<p>AO25 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>PO26 Private open space is located and oriented to allow passive surveillance of the street.</p>	<p>AO26 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

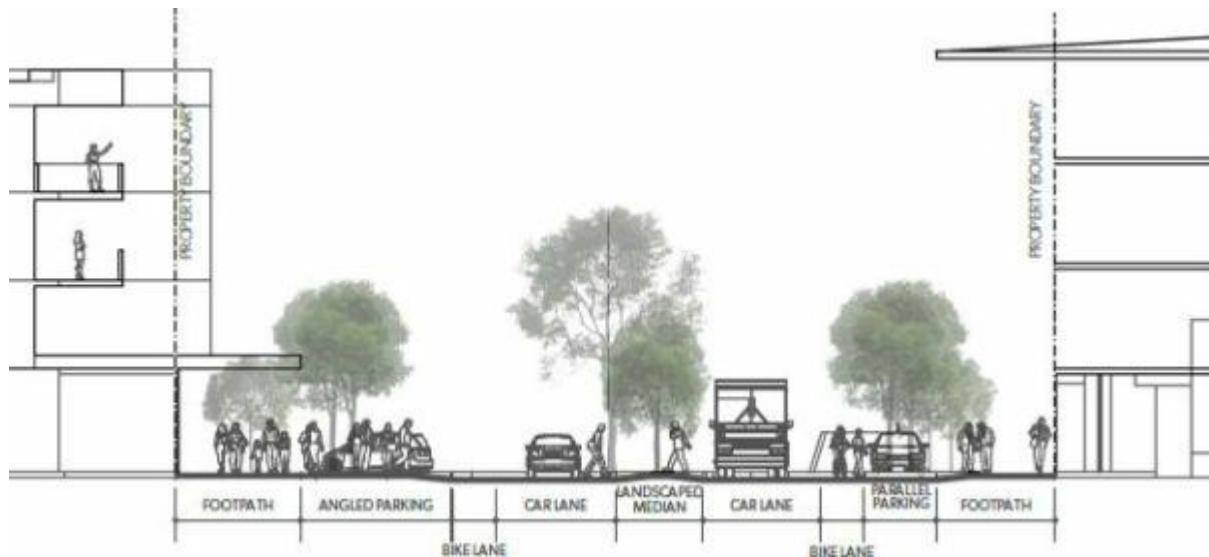


Figure 6.120 – Residential uses above street level

PO27 Development facilitates clear and safe pedestrian links between Anderson Park and Fulham Road.	No acceptable outcome is nominated.
PO28 Parking and access are consolidated and do not dominate the street frontage.	AO28.1 Parking is provided within or behind buildings and is screened so that it is not visible from the street.
	AO28.2 Development does not obtain access to Fulham Road between Diprose Street and Thomas Street.
PO29 Where possible, development provides shared access and parking with adjoining uses.	No acceptable outcome is nominated.
PO30 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)

Performance outcomes	Acceptable outcomes
Additional benchmarks for assessable development in precincts	
Note —Where acceptable outcomes in this section vary from those provided earlier in this code, the precinct-based acceptable outcomes take precedence.	
Bayswater Road medical precinct	
PO31 Development creates a medium-rise environment with the highest built form, scale and intensity centred on the hospital.	AO31 The maximum building height is in accordance with Figure 6.121 — Bayswater Road medical precinct concept plan.
PO32 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.
PO33 Buildings are oriented to the street frontages and have points of entry visible to each street frontage.	No acceptable outcome is nominated.
PO34 Development provides an active and pedestrian-friendly interface at the street level.	AO34.1 Non-residential uses occur at the street level.
	AO34.2 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

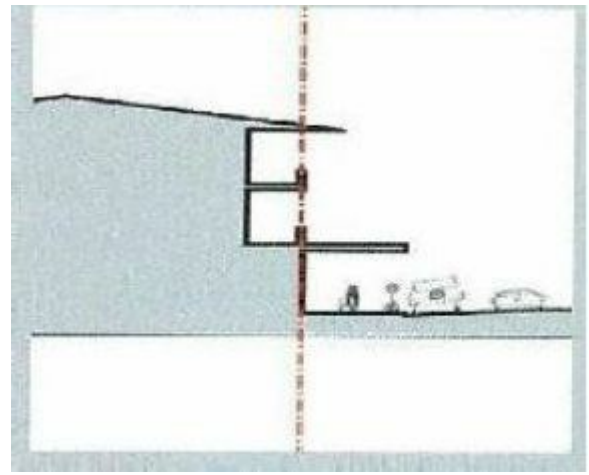
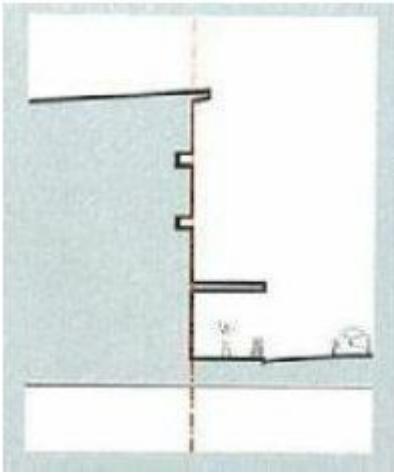


Figure 6.122 – Buildings built to the frontage

<p>PO35 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>PO36 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>PO37 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>Additional benchmarks for assessable development in precincts</p> <p>Note—Where acceptable outcomes in this section vary from those provided earlier in this code, the precinct-based acceptable outcomes take precedence.</p>	
<p>James Cook University-Townsville Hospital precinct</p>	
<p>PO38</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"> (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; (b) Discovery Central sub-precinct — development creates a vibrant community heart containing the most intensive mix of uses; (c) Enterprise Village sub-precinct— development facilitates the establishment of knowledge businesses and industries; (d) Academic Core sub-precinct — development facilitates continued operation and expansion of educational purposes; (e) University Village sub-precinct and College sub-precinct — development facilitates student accommodation; (f) Discovery School sub-precinct — development facilitates the establishment of a new high school; (g) Discovery Village sub-precinct — development creates a mixed density residential community which has strong links to the university and hospital; and (h) Green Space sub-precinct — accommodates natural areas within the centre including watercourses, environmental areas and corridors, parks and sport and recreation area. 	<p>No acceptable outcome is nominated.</p> <p>Editor’s note—The first stage of Discovery Village may develop as a pioneer project to demonstrate the sustainability principles sought.</p>
<p>PO39</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>PO40</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>Editor’s note - 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>PO41 Development exemplifies leadership in economic, social and environmental sustainability.</p>	<p>No acceptable outcome is nominated. Editor's note—For guidance, refer to Discovery Rise Design Guidelines adopted by the place making panel established for James Cook University (JCU).</p>
<p>PO42 Development is well-designed at the precinct, street, public space and building scales.</p>	<p>No acceptable outcome is nominated. Editor's note—For guidance, refer to Discovery Rise Design Guidelines adopted by the place making panel established for James Cook University (JCU).</p>
<p>PO43 Development is well planned and orderly, and within the capacity of available infrastructure.</p>	<p>No acceptable outcome is nominated. Editor's note—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>PO44 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>

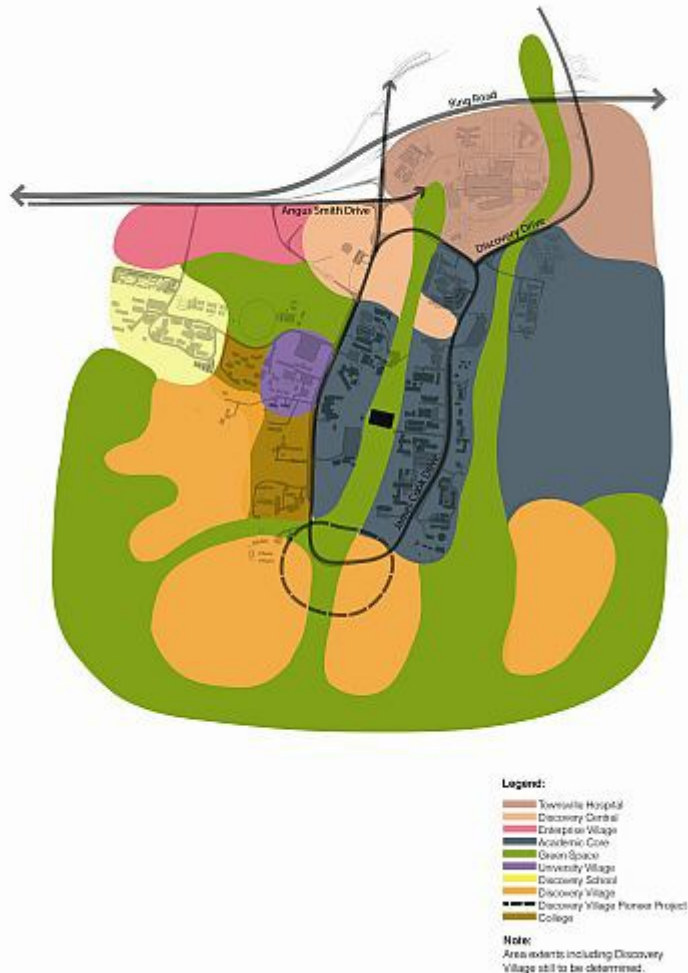
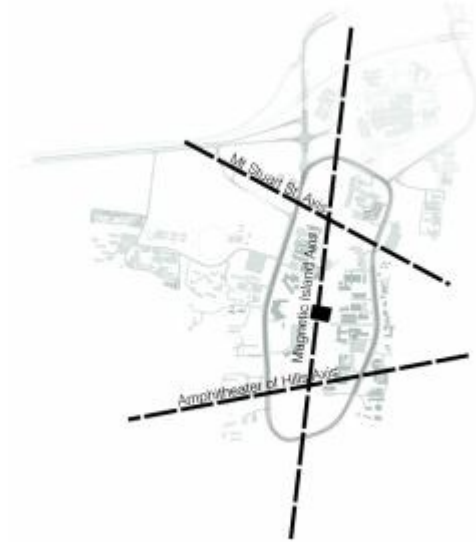


Figure 6.123 – James Cook University-Townsville Hospital centre strategy plan

<p>PO45 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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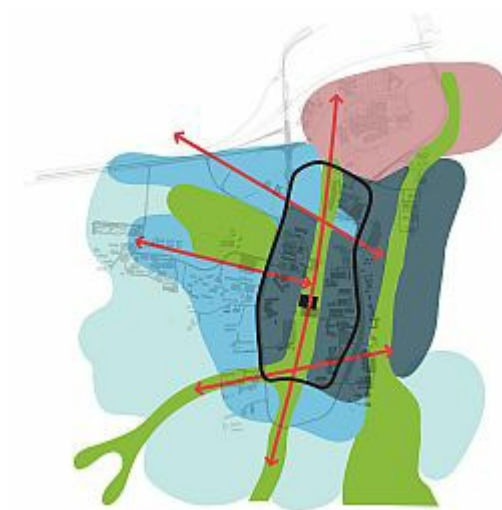
1. **Axes**
Original axes/view lines from Birell's 1964 Master Plan.



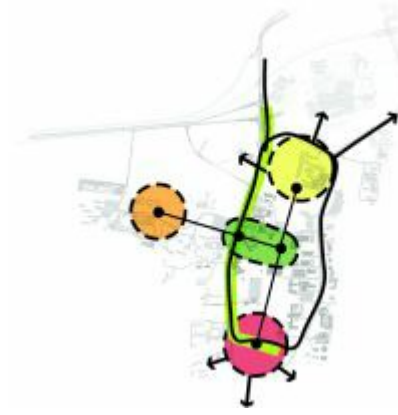
2. **Academic Core**
This needs to be retained as the heart of Discovery Rise.



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

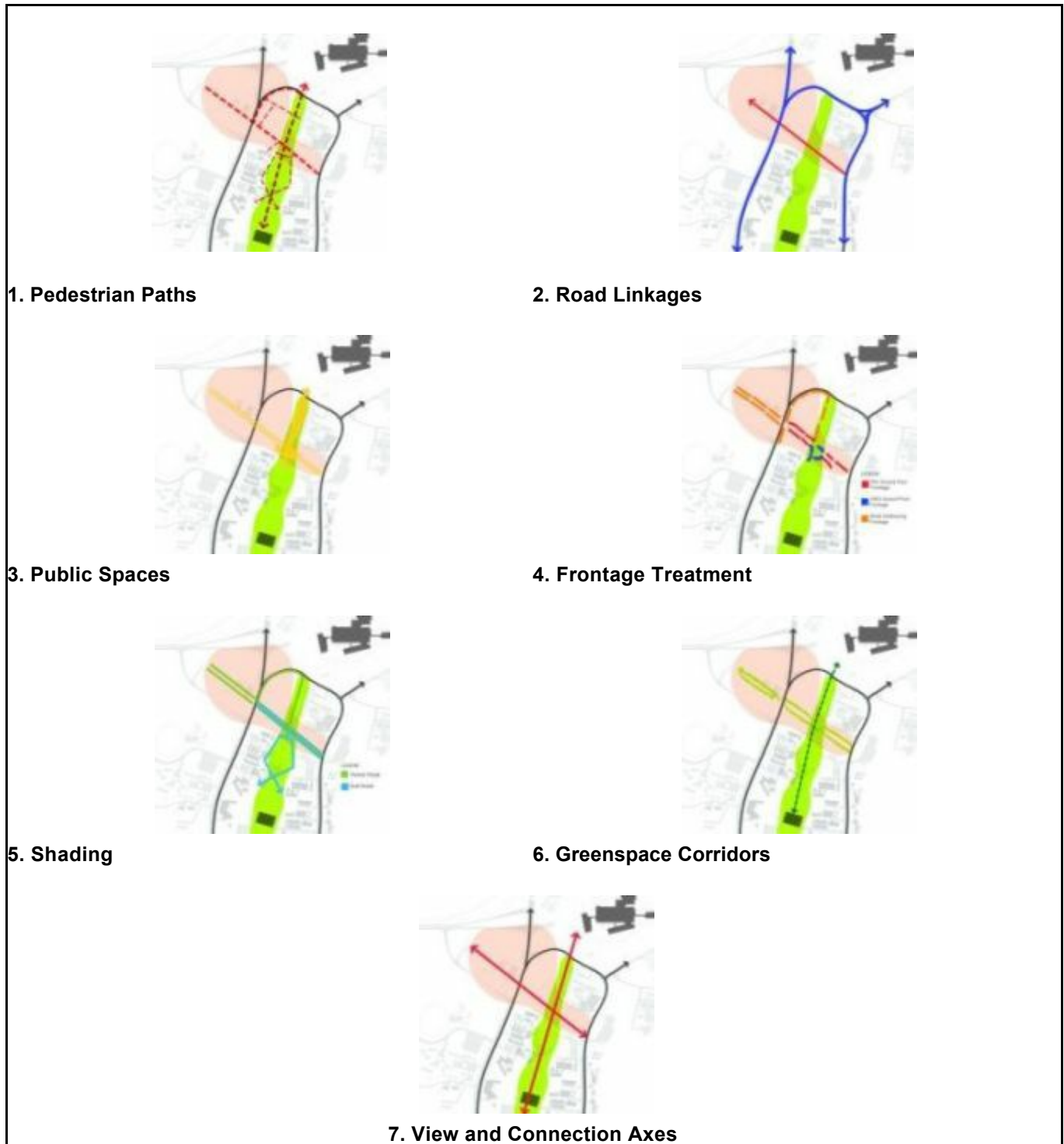


Figure 6.125 – Discovery Central primary elements

Table 6.3.6.3—Assessable development (Part)

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

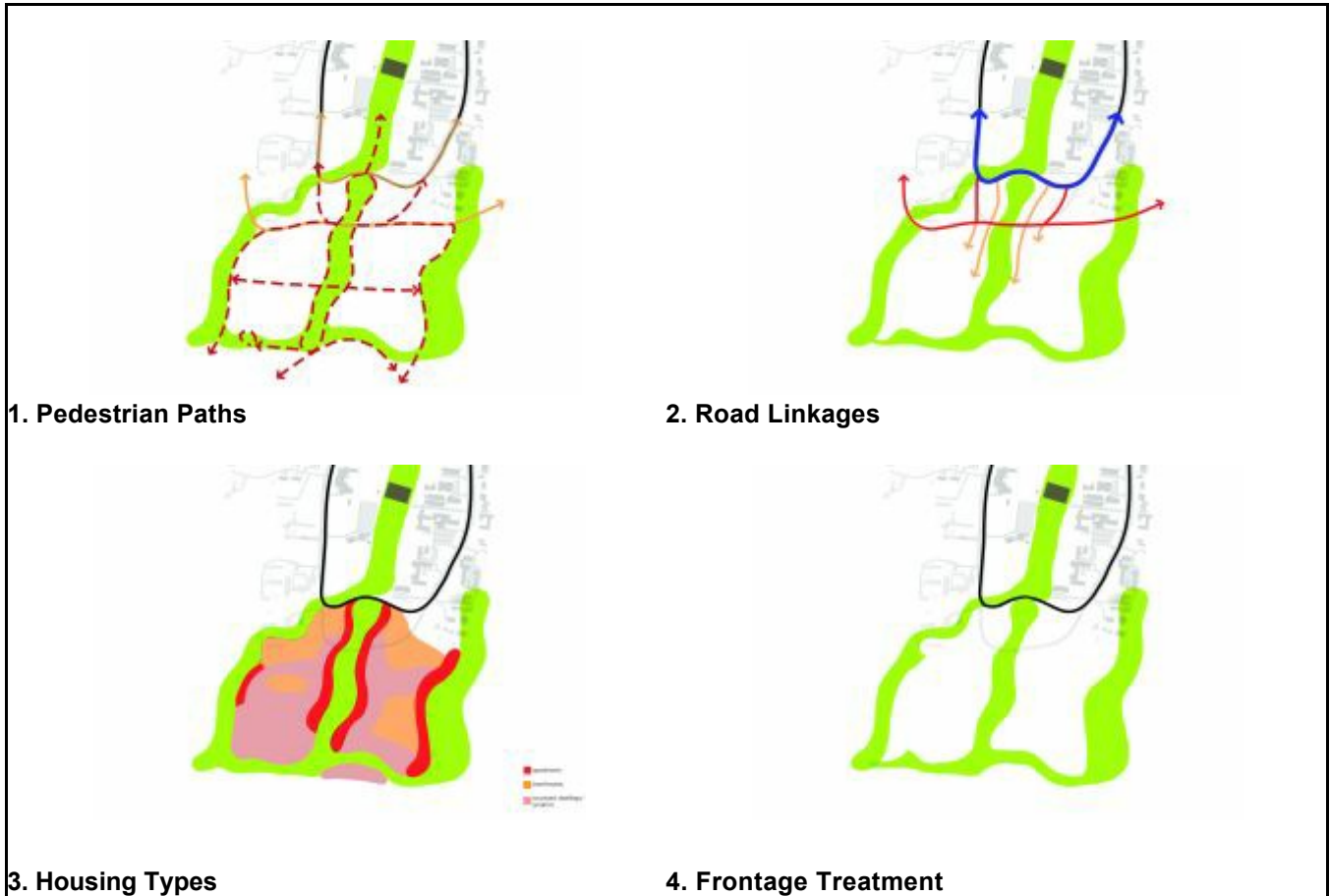


Figure 6.126 – Discovery Village primary elements

<p>PO48</p> <p>Development occurs at medium densities that optimise public transport and walkability, and sustainable living.</p>	<p>AO48</p> <p>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

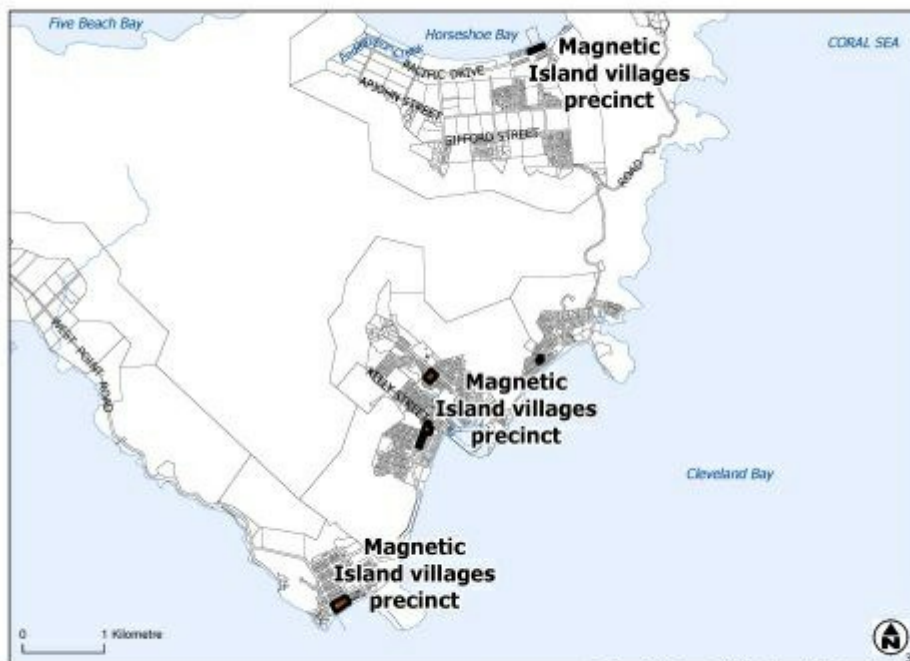
- (1) The purpose of the Mixed use zone code is to provide for a mixture of development that may include service industry, business, retail, residential, tourist accommodation and associated services and low impact industrial uses.
- (2) The particular purpose of the code is to guide a range of activities 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.

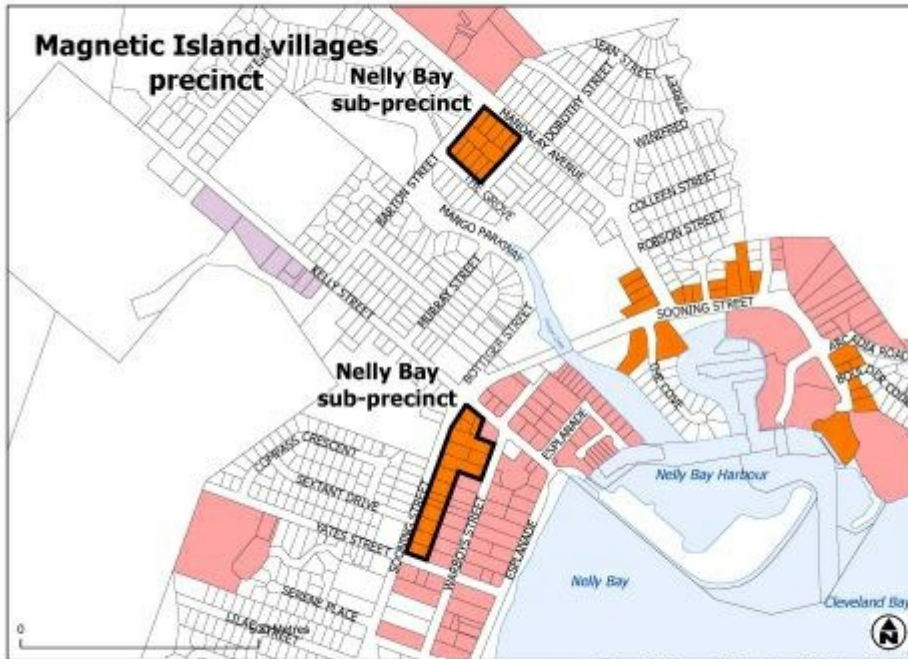


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Figure 6.127 - Magnetic Island villages precinct

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.

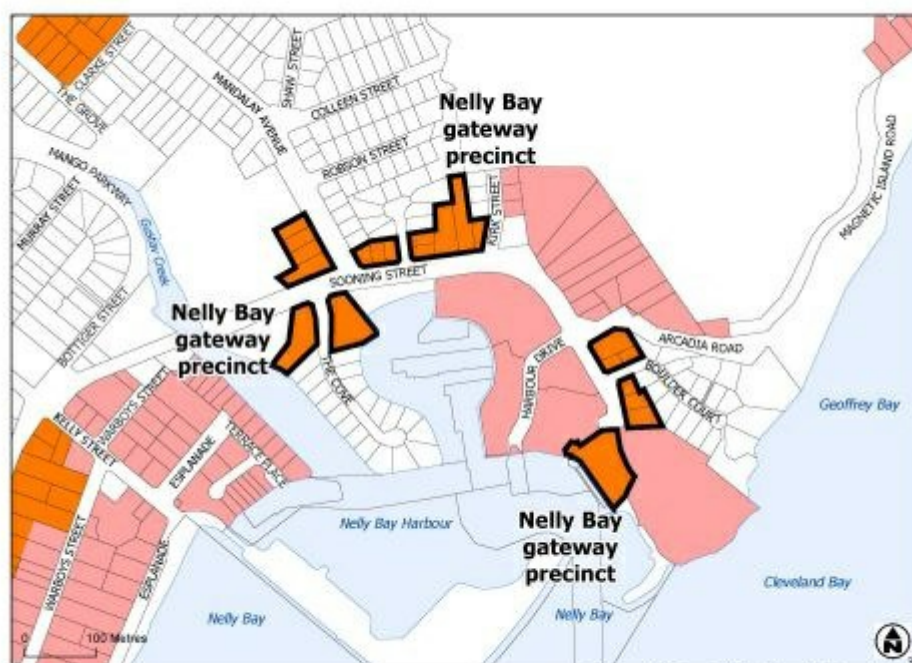


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Figure 6.130 - Horseshoe Bay sub-precinct

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.

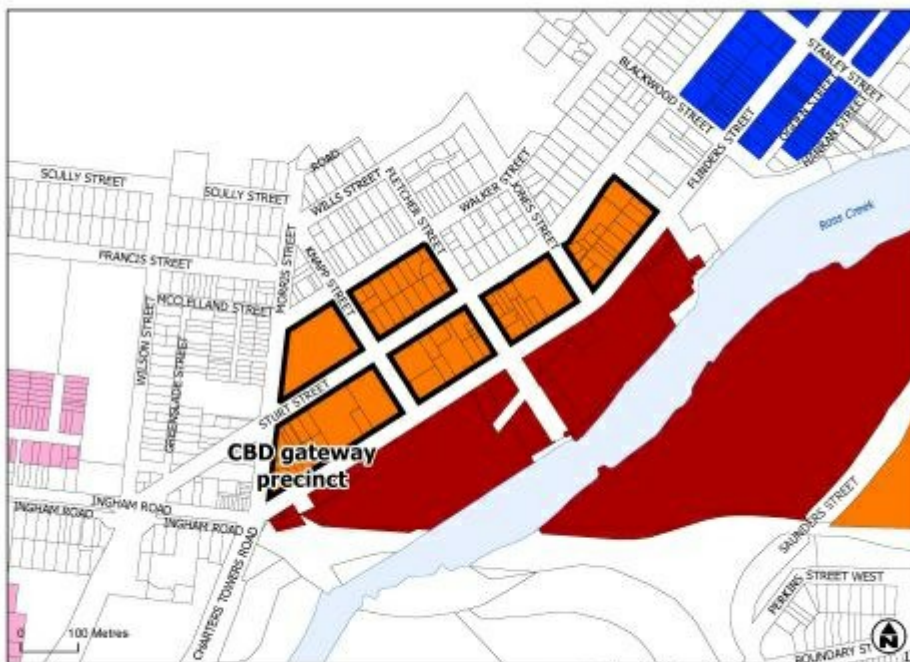


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Figure 6.134 - Charters Towers Road business precinct

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.

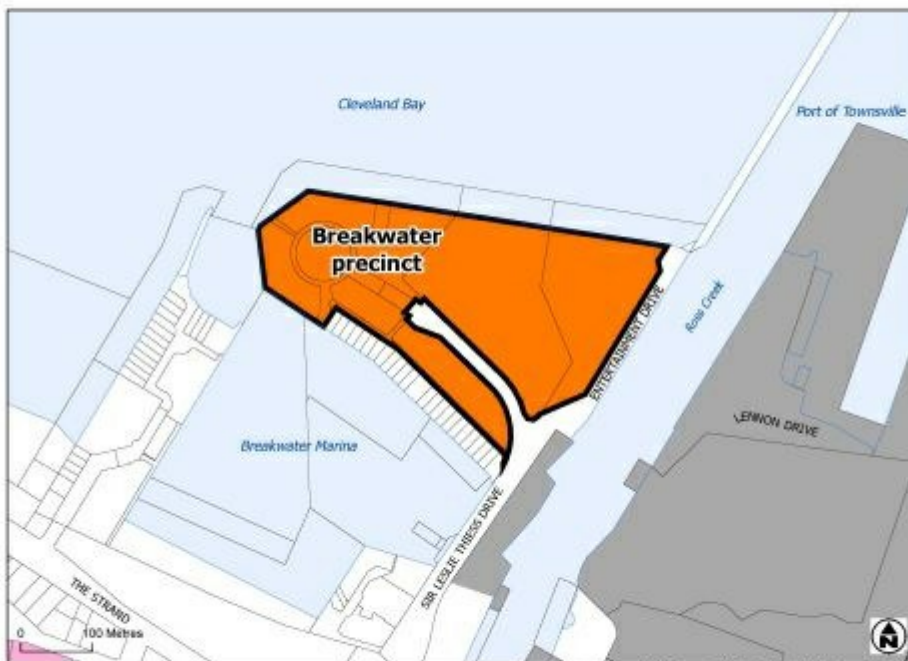


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Figure 6.137 - Wotton Street precinct

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.

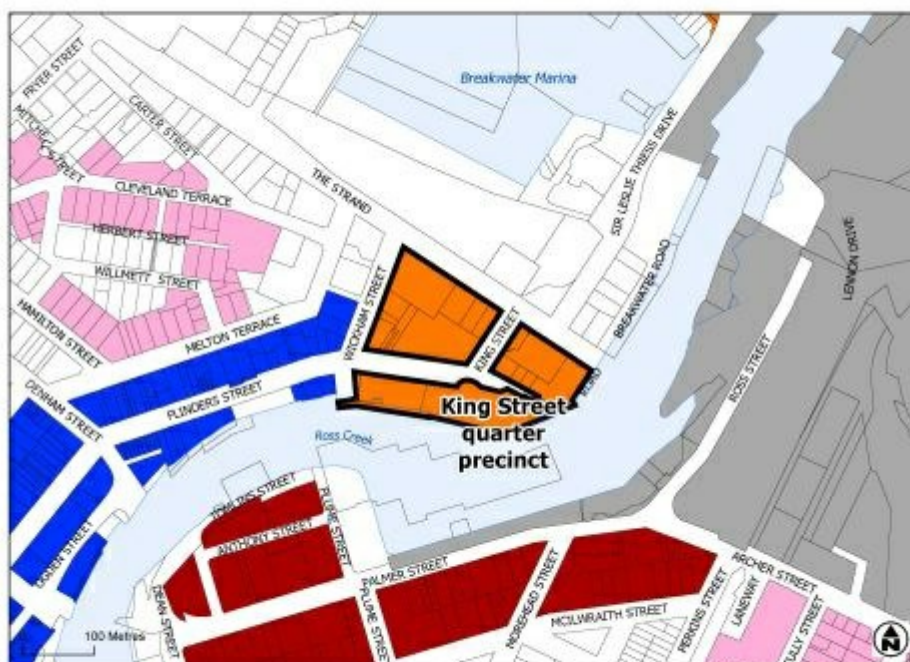


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Figure 6.138 - Breakwater precinct

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
For accepted development subject to requirements and assessable development	
PO1 Where provided, outdoor lighting does not adversely affect the amenity of adjoining properties or create a traffic hazard on adjacent roads.	AO1.1 Light emanating from any source complies with <i>Australian Standard AS 4282 Control of the Obtrusive Effects of Outdoor Lighting</i> .
	AO1.2 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> .
PO2 Residential uses within the centre do not interrupt the continuity of the streetscape or the active, pedestrian focus of the street frontage.	AO2 Any residential uses are located above or behind ground storey retail, commercial or community uses.
PO3 Residential uses within the centre are provided with a reasonable level of privacy.	AO3.1 Windows, balconies, and terraces of a dwelling unit are screened where overlooking a habitable room or private open space of another dwelling within 9m.
	AO3.2 Screening is a solid translucent screen or perforated panels or trellises which have a maximum of 50% openings.
PO4 Residential uses within the centre are provided with a reasonable level of private outdoor living space.	AO4 Dwellings are provided with private open space or a balcony directly accessible from a habitable room with: <ul style="list-style-type: none"> (a) a minimum area of 9m²; (b) a minimum dimension of 3m; and (c) clear of any utilities such as gas, water tanks and air conditioning units.

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

Performance outcomes	Acceptable outcomes
For assessable development	
Role and function	
PO5 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. Editor's note —Applicants should have regard to Economic impact assessment planning scheme policy SC6.5 for guidance on how to demonstrate compliance with this performance outcome.

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

Performance outcomes	Acceptable outcomes
For assessable development	
Built form	
<p>PO6 Built form is generally low to medium rise.</p>	<p>AO6 All buildings and structures do not exceed 3 storeys in building height, except where stated otherwise for a particular precinct.</p>
<p>PO7 Built form provides for a sensitive transitioning in height and scale from surrounding land uses.</p>	<p>No acceptable outcome is nominated.</p>
<p>PO8 Development contributes to an attractive, coherent and integrated streetscape, by:</p> <ul style="list-style-type: none"> (a) ensuring buildings assist in defining and enclosing the street frontage; (b) improving the continuity of built form; and (c) using complementary landscaping and streetscape treatments. 	<p>No acceptable outcome is nominated.</p>
<p>PO9 Built form is designed to:</p> <ul style="list-style-type: none"> (a) create a pedestrian rather than car oriented street frontage; (b) break down the facade into finer scaled components; and (c) avoid large expanses of blank walls oriented to the street. 	<p>AO9.1 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>AO9.2 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>AO9.3 Entrances to buildings face the street and any public space to which the building has frontage.</p>
	<p>AO9.4 The maximum length of any unarticulated wall is 15m, without a change in plane of at least 0.75m.</p>
	<p>AO9.5 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>PO10 Building caps and rooftops create an attractive roofscape and screen plant and equipment.</p>	<p>No acceptable outcome is nominated.</p>
<p>PO11 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
For assessable development	
Crime prevention through environmental design	
<p>PO12 Development facilitates the security of people and property having regard to:</p> <ul style="list-style-type: none"> (a) opportunities for casual surveillance and sight lines; (b) exterior building design that promotes safety; (c) adequate lighting; (d) appropriate signage and way finding; (e) minimisation of entrapment locations; and (f) building entrances, loading and storage areas that are well lit and lockable after hours. <p>Editor's note—Applicants should have regard to Crime Prevention through Environmental Design Guidelines for Queensland.</p>	No acceptable outcome is nominated.

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

Performance outcomes	Acceptable outcomes
For assessable development	
Accessibility	
<p>PO13 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>PO14 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>PO15 New development provides for safe vehicular and pedestrian access and efficient operation of surrounding roads.</p>	<p>AO15 Either:</p> <ul style="list-style-type: none"> (a) development provides no net increase in driveway crossovers; or (b) lots are consolidated to gain access from a minor or lower-order road, except where stated otherwise for a particular precinct.

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

Performance outcomes	Acceptable outcomes
For assessable development	
Amenity	
<p>PO16 Development minimises impacts on surrounding land and provides for an appropriate level of amenity within the site, having regard to:</p> <ul style="list-style-type: none"> (a) noise; (b) hours of operation; (c) traffic; (d) visual impact; (e) signage; (f) odour and emissions; (g) lighting; (h) access to sunlight; (i) privacy; and (j) outlook. 	<p>No acceptable outcome is nominated.</p>
<p>PO17 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>AO17.1 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>AO17.2.1 A 1.8m high solid screen fence is provided along all boundaries shared with a residential zone. AND AO17.2.2 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>AO17.3 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>PO18 Refuse storage areas, loading/unloading and other service or storage areas are screened from view from the street and adjoining land.</p>	<p>AO18 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>PO19 On-site landscaping is provided to:</p> <ul style="list-style-type: none"> (a) enhance the appearance of the development, particularly in parking and service areas and in public spaces; (b) contribute to pedestrian comfort through shade; and (c) screen servicing components. 	<p>No acceptable outcome is nominated.</p>

<p>PO20 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>Additional benchmarks for assessable development in precincts Note—Where acceptable outcomes in this section vary from those provided earlier in this code, the precinct-based acceptable outcomes take precedence.</p>	
<p>Magnetic Island villages precinct</p>	
<p>PO21 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>PO22 Building design and massing is consistent with the low-density scale of the Magnetic Island character and articulates individual buildings.</p>	<p>AO22 Building height does not exceed 2 storeys, or when in the Picnic Bay sub-precinct 3 storeys.</p>
<p>PO23 Design and articulation of buildings contribute to the creation of the local Magnetic Island character through:</p> <ul style="list-style-type: none"> (a) climate-responsive design; (b) natural setting of buildings within the landscape; and (c) maximising views to the bay. 	<p>No acceptable outcome is nominated.</p>
<p>PO24 The design of buildings in this precinct provides for pedestrian-friendly and visually interesting frontages.</p>	<p>No acceptable outcome is nominated.</p>
<p>PO25 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>Additional benchmarks for assessable development in precincts Note—Where acceptable outcomes in this section vary from those provided earlier in this code, the precinct-based acceptable outcomes take precedence.</p>	
<p>Arcadia Central precinct</p>	
<p>PO26 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>PO27 Frontages shown on Figure 6.141 — Arcadia Central precinct concept plan as having active edges, contain:</p> <ul style="list-style-type: none"> (a) primary building entrances; (b) awnings to provide shade for pedestrians; (c) significant use of glazing or transparent materials; and (d) uses which promote a high level of pedestrian movement and interaction. 	<p>No acceptable outcome is nominated.</p>
<p>PO28 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>PO29 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>AO29 Building height does not exceed 4 storeys.</p>
<p>PO30 Design and articulation of buildings contribute to the creation of the local Magnetic Island character through:</p> <ul style="list-style-type: none"> (a) climate-responsive design; (b) natural setting of buildings within the landscape; and (c) maximising views to the bay. 	<p>No acceptable outcome is nominated.</p>
<p>PO31 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>PO32 Access points are minimised along Marine Parade.</p>	<p>No acceptable outcome is nominated.</p>
<p>PO33 New pedestrian connections consistent with Figure 6.141 — Arcadia Central precinct concept plan are provided.</p>	<p>No acceptable outcome is nominated.</p>
<p>PO34 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>Additional benchmarks for assessable development in precincts</p> <p>Note—Where acceptable outcomes in this section vary from those provided earlier in this code, the precinct-based acceptable outcomes take precedence.</p>	
<p>Nelly Bay gateway precinct</p>	
<p>PO35 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>PO36 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>PO37 Frontages shown on Figure 6.142 — Nelly Bay gateway precinct concept plan as having active edges, contain:</p> <ul style="list-style-type: none"> (a) primary building entrances; (b) awnings to provide shade for pedestrians; (c) significant use of glazing or transparent materials; and (d) uses which promote a high level of pedestrian movement and interaction. 	<p>No acceptable outcome is nominated.</p>
<p>PO38 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>PO39 Building design and massing is consistent with the low density scale and character of Magnetic Island.</p>	<p>AO39 Building height does not exceed 3 storeys.</p>
<p>PO40 Design and articulation of buildings contribute to the creation of the local Magnetic Island character through:</p> <ul style="list-style-type: none"> (a) climate-responsive design; (b) natural setting of buildings within the landscape; and (c) maximising views to the bay. 	<p>No acceptable outcome is nominated.</p>
<p>PO41 Access arrangements are appropriate for the volume, frequency and type of vehicle usage.</p>	<p>AO41 Access points are limited to Sooning Street, Mandalay Avenue and The Cove with minimal crossovers.</p>
<p>PO42 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.

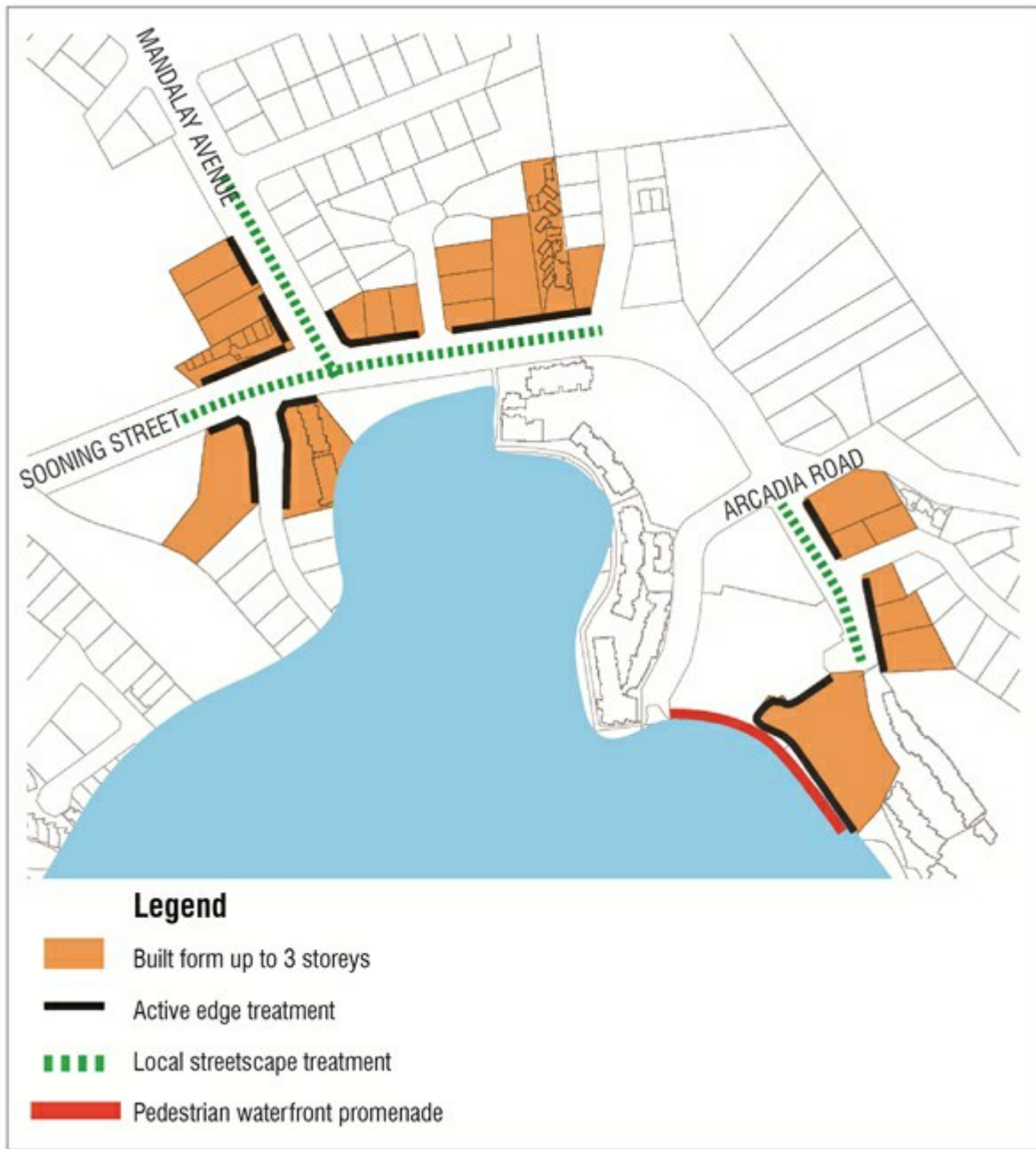


Figure 6.142 – Nelly Bay gateway precinct concept plan

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

Performance outcomes	Acceptable outcomes
<p>Additional benchmarks for assessable development in precincts</p> <p>Note—Where acceptable outcomes in this section vary from those provided earlier in this code, the precinct-based acceptable outcomes take precedence.</p>	
<p>Kirwan Traders precinct</p>	
<p>PO44 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>PO45 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>PO46 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>AO46 Development involves reuse of existing buildings that contribute to the built form character and context of the immediate area.</p>
<p>PO47 Wherever practicable, vehicular access is provided from rear or side streets or facilitates the amalgamation of access points.</p>	<p>AO47 Access to on-site parking is provided through the rear access lanes connecting to Toohey Street.</p>
<p>PO48 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>PO49 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>Additional benchmarks for assessable development in precincts</p> <p>Note—Where acceptable outcomes in this section vary from those provided earlier in this code, the precinct-based acceptable outcomes take precedence.</p>	
<p>Charters Towers Road business precinct</p>	
<p>PO50 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>PO51 Development along Woolcock Street contributes positively to the city image.</p>	<p>AO51 Buildings are setback 4m from Woolcock Street, and incorporate a landscaped buffer along that road frontage.</p>
<p>PO52 Wherever practicable, vehicular access is provided from rear or side streets or facilitates the amalgamation of access points.</p>	<p>AO52 Access to on-site parking is provided through the rear access lanes connecting to Yeatman Street.</p>
<p>PO53 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>PO54 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>PO55 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
Additional benchmarks for assessable development in precincts Note —Where acceptable outcomes in this section vary from those provided earlier in this code, the precinct-based acceptable outcomes take precedence.	
CBD gateway precinct	
PO56 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.	No acceptable outcome is nominated.
PO57 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.	AO57 Shops are located at the nominated intersections and include only convenience stores, newsagents and café/takeaway food premises limited to less than 250m ² gross floor area per tenancy.

<p>PO58 Buildings are generally low to medium rise and ensure the protection of the visual primacy of the principal centre (CBD).</p>	<p>AO58 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>PO59 Development contributes to an attractive, coherent and integrated streetscape, by:</p> <ul style="list-style-type: none"> (a) ensuring buildings assist in defining and enhancing the Flinders Street (West) frontage; (b) improving the quality and continuity of built form; and (c) using complementary landscaping and streetscape treatments. 	<p>No acceptable outcome is nominated.</p>
<p>PO60 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>Additional benchmarks for assessable development in precincts Note—Where acceptable outcomes in this section vary from those provided earlier in this code, the precinct-based acceptable outcomes take precedence.</p>	
<p>South Townsville Railyards and Dean Park precinct</p>	
<p>PO61 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>PO62 Development in the precinct:</p> <ul style="list-style-type: none"> (a) integrates all aspects of the land use elements through good built form and public realm treatments; and (b) appropriately stages development and particularly the sequencing of supporting infrastructure including transport and access, parking and services. 	<p>No acceptable outcome is nominated.</p>
<p>PO63 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"> (a) incorporates leading tropical design; (b) is oriented to both the Saunders Street and Rooney Street frontages; (c) establishes uses which promote a high level of pedestrian movement and interaction along Saunders Street and Rooney Street, creating an active edge; (d) provides a new public plaza at the Saunders and Rooney Street corner, integrating with the future plaza area for the stadium opposite; and (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. 	<p>No acceptable outcome is nominated.</p>

<p>PO64 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"> (a) is capable of being used for multiple events; (b) incorporates leading tropical design; (c) provides extensive public space surrounding the stadium structure; (d) is oriented to both the Saunders Street and Rooney Street frontages; (e) establishes uses which promote a high level of pedestrian movement and interaction along Saunders Street and Rooney Street, creating an active edge; (f) provides a new public plaza at the Saunders and Rooney Street corner, integrating with the future plaza area for the stadium opposite; and (g) facilitates vehicle access by construction of a new public road around the stadium. 	<p>No acceptable outcome is nominated.</p>
<p>PO65 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>PO66 Access to and permeability within the precinct are facilitated including:</p> <ul style="list-style-type: none"> (a) the extension of Barlow Street to provide a new road extension from South Townsville to Saunders Street; (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 (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. 	<p>No acceptable outcome is nominated.</p>
<p>PO67 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
Additional benchmarks for assessable development in precincts	
Note —Where acceptable outcomes in this section vary from those provided earlier in this code, the precinct-based acceptable outcomes take precedence.	
Wotton Street precinct	
<p>PO68 The ongoing activities of the low impact industrial area to the north are not compromised.</p>	<p>AO68 Development provides the following along the common boundary with adjacent industrial uses:</p> <ul style="list-style-type: none"> (a) a minimum 3m wide landscaped buffer; and (b) a solid 1.8m fence along the full length of the boundary.

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

Performance outcomes	Acceptable outcomes
Additional benchmarks for assessable development in precincts	
Note —Where acceptable outcomes in this section vary from those provided earlier in this code, the precinct-based acceptable outcomes take precedence.	
Breakwater precinct	
<p>PO69 Development is generally in accordance with Figure 6.146 — Breakwater precinct concept plan.</p>	No acceptable outcome is nominated.
<p>PO70 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>PO71 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>PO72 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>PO73 Dining, entertainment and tourist-oriented uses occur at the ground storey.</p>	No acceptable outcome is nominated.
<p>PO74 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>P075 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>P076 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>AO76 Building heights are in accordance with Figure 6.146 — Breakwater precinct concept plan.</p>

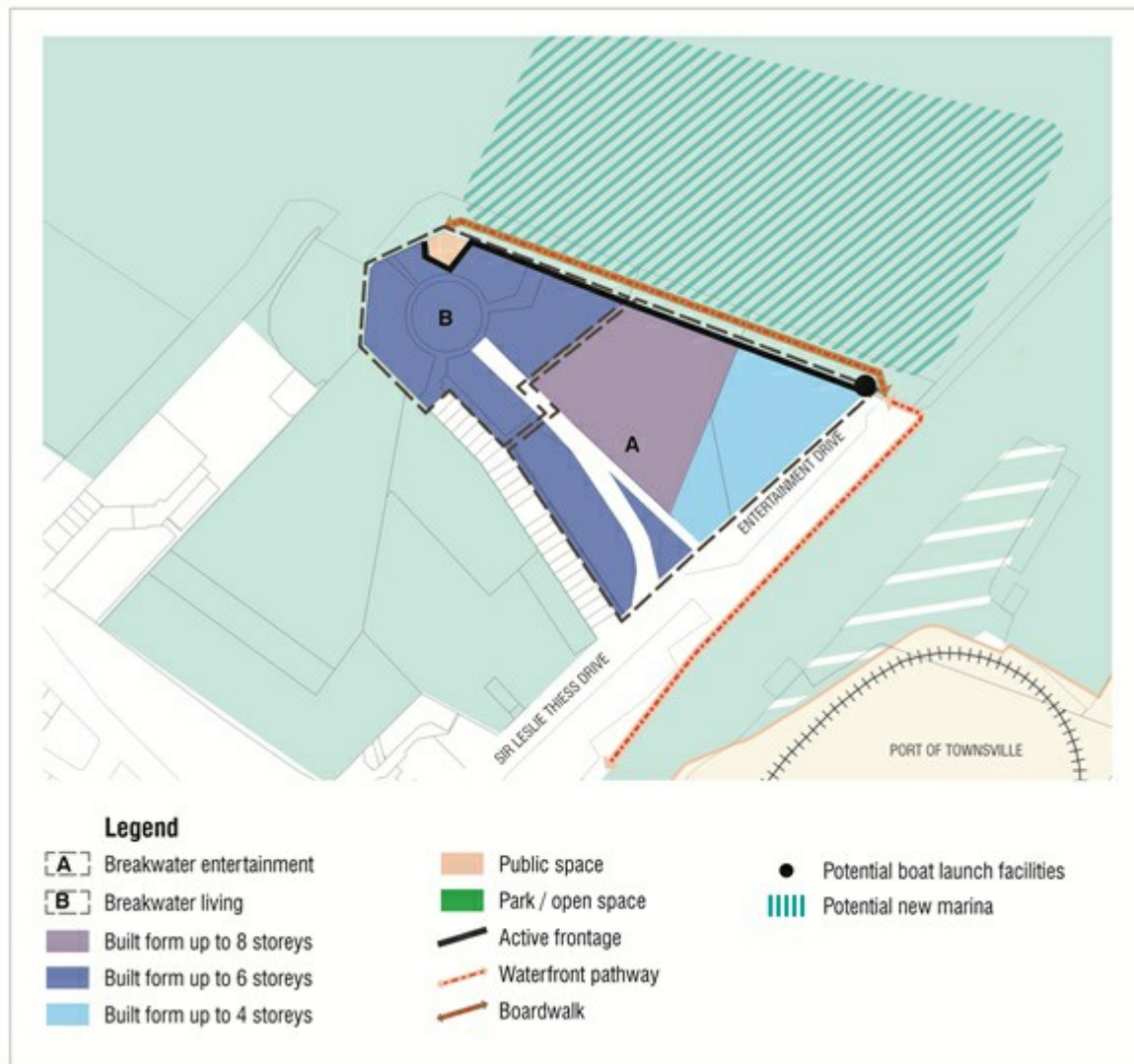


Figure 6.146 – Breakwater precinct concept plan

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

Performance outcomes	Acceptable outcomes
<p>Additional benchmarks for assessable development in precincts</p> <p>Note—Where acceptable outcomes in this section vary from those provided earlier in this code, the precinct-based acceptable outcomes take precedence.</p>	
<p>King Street quarter precinct</p>	
<p>PO77 Development is generally in accordance with Figure 6.147 — King Street quarter precinct concept plan.</p>	<p>No acceptable outcome is nominated.</p>
<p>PO78 Development supports a mix of uses, including day and night-time activity.</p>	<p>No acceptable outcome is nominated.</p>
<p>PO79 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>PO80 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>PO81 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>AO81 Building heights are in accordance with Figure 6.147 — King Street quarter precinct concept plan.</p>
<p>PO82 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"> (a) the provision of, pedestrian links along all waterfront areas; (b) an extension to Anzac Park (following realignment of Sir Leslie Thiess Drive and King Street); (c) a new open space and pedestrian link to the southern end of The Strand linking to a future pedestrian creek crossing; and (d) pedestrian through block links. 	<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.

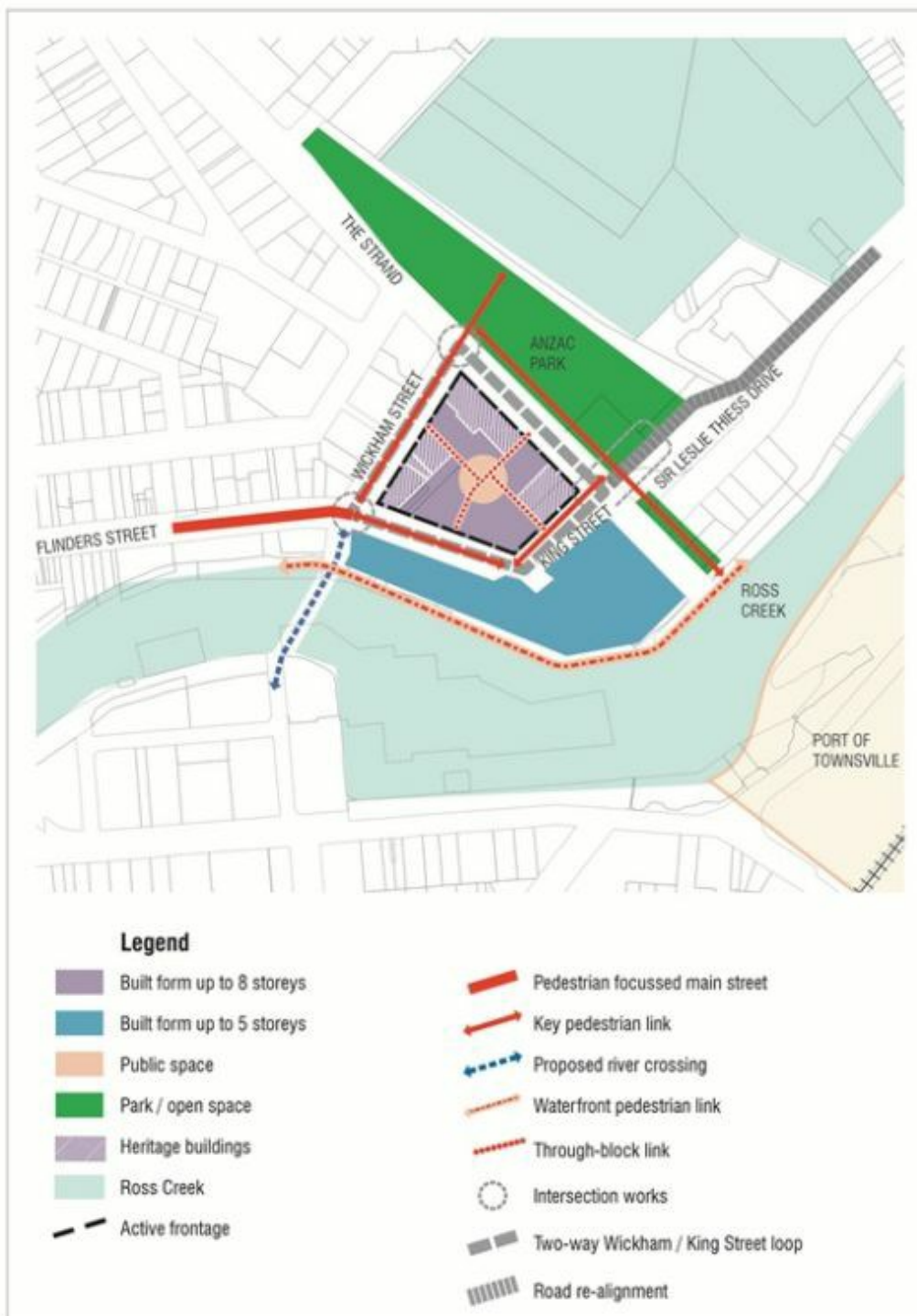


Figure 6.147 – King Street quarter precinct concept plan

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

Performance outcomes	Acceptable outcomes
<p>Additional benchmarks for assessable development in precincts Note—Where acceptable outcomes in this section vary from those provided earlier in this code, the precinct-based acceptable outcomes take precedence.</p>	
<p>Kings Road precinct</p>	
<p>PO84 Building height creates a medium-rise environment.</p>	<p>AO84 Building height does not exceed 5 storeys.</p>
<p>PO85 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"> (a) enhanced north south and east west links through the precinct; (b) a civic node on the lake frontage; (c) enhanced pedestrian access to and along the lake; and (d) a primary pedestrian and cycle pathway along Kings Road. 	<p>No acceptable outcome is nominated.</p>
<p>PO86 The civic node at the lake frontage is sleeved by active street level uses.</p>	<p>No acceptable outcome is nominated.</p>
<p>PO87 Residential uses are appropriately buffered from the railway corridor.</p>	<p>No acceptable outcome is nominated.</p>

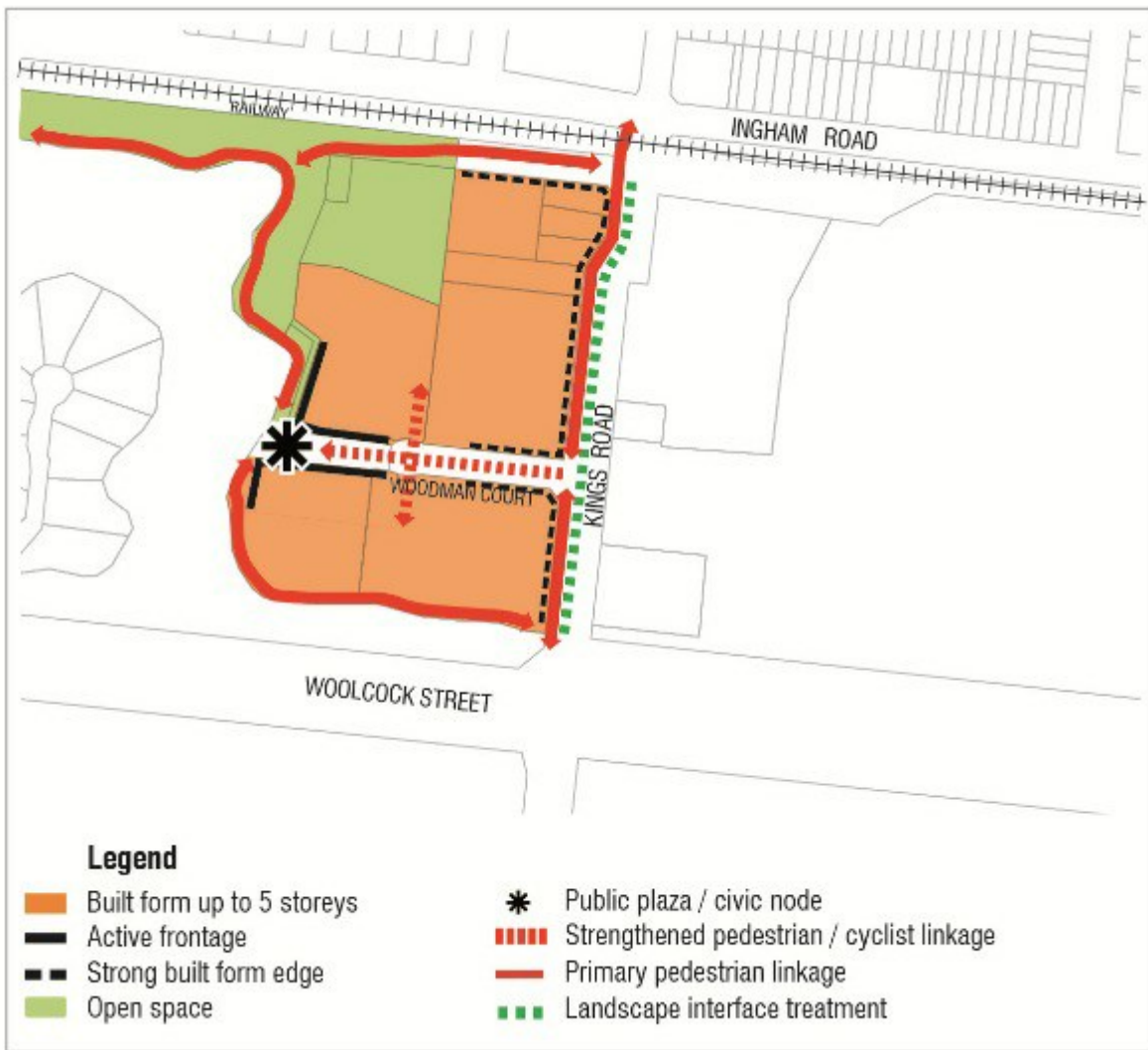


Figure 6.148 – Kings Road precinct concept plan

