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Part 6 Zones^{1,2}

6.1 Preliminary

- (1) Zones organise the planning scheme area in a way that facilitates the location of preferred or acceptable land uses.
- (2) Zones are mapped and included in Schedule 2.
- (3) The categories of development and assessment for development in a zone are in Part 5.³
- (4) Assessment benchmarks for zones are contained in a zone code.
- (5) A precinct may be identified for part of a zone.
- (6) Precinct provisions are contained in the zone code.
- (7) Each zone code identifies the following:
 - (a) the purpose of the code
 - (b) the overall outcomes that achieve the purpose of the code
 - (c) the performance outcomes that achieve the overall outcomes and the purpose of the code
 - (d) the acceptable outcomes that achieve the performance and overall outcomes and the purpose of the code
 - (e) the performance and acceptable outcomes for the precinct.
- (8) The following are the zone codes for the planning scheme:
 - (a) Low Density Residential Zone:
 - (i) Clifford Park Stable Precinct.
 - (ii) Park Residential Precinct.
 - (b) Low-medium Density Residential Zone:
 - (i) Urban Residential Precinct.
 - (ii) Regional Residential Precinct.
 - (iii) Urban Consolidation Precinct.
 - (iv) Hospital Support Precinct.
 - (v) Office Residential Precinct.
 - (c) Principal Centre Zone.
 - (d) Major Centre Zone.
 - (e) District Centre Zone.
 - (f) Local Centre Zone.
 - (g) Sport and Recreation Zone.
 - (h) Open Space Zone:
 - (i) State Government Conservation and Forestry Precinct.
 - (i) Low Impact Industry Zone.
 - (j) Medium Impact Industry Zone.
 - (k) High Impact Industry Zone.
 - (l) Extractive Industry Zone.
 - (m) Community Facilities Zone:

¹ Amended on 3 July 2017

² Amended on 4 August 2014

³ Amended on 27 April 2018

- (i) Education Precinct.
 - (ii) Higher Education Precinct.
 - (iii) Hospital Precinct.
 - (iv) Government Precinct.
 - (v) Other Community Purposes Precinct.
- (n) Emerging Community Zone.
- (o) Limited Development (Constrained Land) Zone.
- (p) Mixed Use Zone:
 - (i) Parkland Living Precinct.
 - (ii) City South Precinct.
 - (iii) West Creek Precinct.
 - (iv) Railyards Precinct.
 - (v) Health Support Precinct.
- (q) Rural Zone:
 - (i) 100 Hectare Precinct.
 - (ii) 200 Hectare Precinct.
 - (iii) Heinemann Road Transport Precinct.
- (r) Rural Residential Zone:
 - (i) 4,000m² Precinct.
 - (ii) 1 Hectare Precinct.
 - (iii) 2 Hectare Precinct.
- (s) Specialised Centre Zone:
 - (i) Queensland Government Research Facility Precinct.
 - (ii) Toowoomba Airport Precinct.
 - (iii) Defence Facilities Precinct.
 - (iv) Specialist Retail Centre Precinct.
- (t) Township Zone.

6.2 Residential zones category

6.2.1 Low Density Residential Zone Code^{4, 5}

6.2.1.1 Application

This code applies to assessable development:-

- (1) within the Low Density Residential Zone as identified on the zoning maps contained within Schedule 2 (Mapping); and
- (2) identified as requiring assessment against the Low Density Residential Zone Code by the tables of assessment in Part 5 (Tables of Assessment).

6.2.1.2 Purpose and overall outcomes⁶

- (1) The purpose of the Low Density Residential Zone code is to provide for a variety of low density dwelling types, including dwelling houses and community uses and small-scale services, facilities and infrastructure that cater for local residents.
The amenity and lifestyle of residents in the Low Density Residential Zone is conserved while providing mechanisms to promote and implement a mix of housing forms at a density appropriate to each locality. Non-residential uses are small scale and low intensity uses that service the day to day needs of the immediate local residential community and do not undermine the viability of a nearby centre.
- (2) The overall outcomes sought for the zone code are as follows:
 - (a) the provision of detached dwelling houses as the primary form of housing within the zone and dual occupancy as a secondary form of housing, on a range of lot sizes greater than 500m²;
 - (b) medium density forms of residential development are supported within greenfield areas in this zone where within walking distance of a local, district or major centre providing a wide range of goods, services and facilities, including provision of goods and services to meet daily convenience needs or where adjacent or opposite a district or regional park offering a high level of residential amenity.
 - (c) retirement villages are established in the Low Density Residential Zone only where they are designed to achieve a transition in scale and density from one that is consistent with the surrounding area to a more dense form consistent with a typical retirement village;
 - (d) dual occupancy development is dispersed throughout residential neighbourhoods and does not become the dominant housing form in the street;
 - (e) lot reconfiguration within greenfield areas in the zone achieves a minimum dwelling yield of 15 dwellings per hectare;
 - (f) new hatchet lots are not created within this zone and existing hatchet lots are occupied by a single dwelling house only;
 - (g) development provides for an efficient land-use pattern and is well connected to other parts of the local government area;
 - (h) development is designed to provide safe and walkable neighbourhoods that connect residents to desirable destinations including schools, parks, shops and community facilities;
 - (i) small scale short-term accommodation occurs only on land with direct access to a road at the distributor, sub-arterial and regional arterial level in the road hierarchy and in proximity to existing development of a similar nature, in buildings of a scale that is consistent with the surrounding residential area, all

⁴ Amended on 3 November 2014

⁵ Amended on 9 August 2019

⁶ Amended on 29 November 2019

- car parking needs can be met on site, and the use does not detract from the residential amenity of the area.
- (j) development maintains a high level of residential amenity avoiding uses that introduce adverse impacts such as excessive traffic, noise, dust, odour, lighting and other locally specific impacts;
 - (k) development reflects and enhances the existing low density scale and character of the area, and is no more than 2 storeys above ground level;
 - (l) development is designed to incorporate sustainable practices including maximising energy efficiency, water conservation and encourage sustainable transport use such as walking, cycling and public transport use;
 - (m) development is supported by necessary community facilities, open space and recreational areas and appropriate infrastructure including utility installations to support the needs of the local community;
 - (n) non-residential uses occur only where such uses:
 - (i) primarily function to directly support the day to day convenience needs of the immediate local residential community;
 - (ii) provide a local community or limited business function, and include:
 - a) Child care centre.
 - b) Club.
 - c) Community care centre.
 - d) Community use.
 - e) Educational establishment.
 - f) Emergency services
 - g) The following uses only where reuse of an existing building used for an existing business activity:
 - i. Food and drink outlet
 - ii. Shop (only convenience).
 - iii. Health care services.
 - iv. Place of worship.
 - v. Sales office.
 - vi. Veterinary services.
 - (o) non-residential uses only occur within the zone where they:
 - (i) are accessible to the immediate local residential community they serve;
 - (ii) are located on land with direct access to a road at the distributor, sub-arterial and regional arterial level in the road hierarchy and minimises intrusion of through traffic into local residential streets;
 - (iii) have a built form that is compatible with surrounding residential character and amenity, including:
 - a) reuse of existing non-residential premises or
 - b) extensions and/or new buildings have height, bulk and scale consistent with intended low density residential built form intent of the zone and compatible with existing streetscape character;
 - (iv) do not have a significant detrimental impact on the neighbourhood amenity expected within a predominantly low density residential environment having regard to sunlight and solar access, privacy, hours

of operation, generation of odours, noise, waste products, dust, traffic, electrical interference, lighting and visual impacts;

- (v) ensure all car parking needs can be met on site, and off-street car parking areas do not dominate the appearance in the streetscape and are landscaped to provide an attractive frontage that maximise pedestrian activity and safety.
- (p) Development responds to the natural topography and environmental constraints of the land and avoids or where this is not possible, mitigates any adverse impacts on areas of ecological significance, including creeks, gullies, steep land, waterways, wetlands, habitats and vegetation and bushland through location, design, operation and management.
- (q) Development for a sensitive use on land within 250m of land within the Medium Impact Industry Zone is designed to mitigate industrial air, noise and odour emissions with potential to adversely impact on human health, amenity and wellbeing.

Clifford Park Stables Precinct

- (3) The overall outcomes of the Clifford Park stables precinct within the Low Density Residential zone are:
 - (a) animal keeping in the form of commercial stables is established in conjunction with a dwelling house on the same site, which provides for on site management of the stables;
 - (b) while acknowledging that the precinct will experience noise and odour associated with well managed training stables, the potential for excessive impact on residential amenity is minimised in new development;
 - (c) residential development in the Clifford Park stables precinct is not intensified by way of dual occupancies, multiple dwellings or creation of lots less than 1,200m², in order to limit conflict between stable development and neighbouring residential uses and to maximise opportunities for stables to establish in proximity to the racecourse.

Park Residential Precinct

- (4) The overall outcomes of the Park Residential precinct within the Low Density Residential zone are:
 - (a) land in this precinct accommodates dwelling houses in a very low density setting, with lots greater than 2,250m²;
 - (b) development does not require access to wastewater and lots remain sufficiently large to enable on-site treatment and disposal of effluent;
 - (c) non-residential uses are not located in this precinct; and
 - (d) where sewerage is to be provided higher density development may occur.⁷

⁷ Amended on 29 July 2016

6.2.1.3 Requirements for accepted development and assessment benchmarks for assessable development

Table 6.2.1:1 – Low Density Residential Zone Code – requirements for accepted development and assessment benchmarks for assessable development

Performance outcomes		Acceptable outcomes	
Caretaker's Accommodation			
PO ₁	Development provides for the accommodation of a caretaker, and their family members, involved in the running of a non-residential use, in a manner that: (a) does not compromise the productivity of the use; (b) is safe and comfortable for the amenity of residents; and (c) has regard to the landscape and private recreation needs of the residents.	AO _{1.1}	A caretaker's accommodation is: (a) separated from significant levels of emissions (adverse to human health or amenity) generated by the non-residential use/s of the site by at least 6m; (b) provided with a private landscape and recreation area which: (i) is directly accessible from a habitable room; (ii) if at ground level, has a minimum area of 16m ² with minimum dimensions of 4m; and (iii) where provided as a balcony, verandah or deck has a minimum ⁸ area of 8m ² with a minimum dimension of 2.4m. AO _{1.2} No more than one (1) caretaker's accommodation is established per non-residential use.

⁸ Amended on 27 April 2018

Performance outcomes		Acceptable outcomes	
Dwelling Unit			
PO ₂	Development incorporating a dwelling unit is provided in a manner that: (a) integrates visually with the non-residential use through the use of materials, colours and finishes, architectural treatments and landscaping treatments; (b) ensures residents have a high level of safety, security, privacy and amenity; (c) ensures residents are not exposed to noise and light nuisance from the non-residential use; and (d) provides residents access to private outdoor recreation spaces directly from the dwelling unit.	AO _{2.1}	Separate entrances are provided to the dwelling unit and non-residential uses on the same site.
		AO _{2.2}	Entries to the dwelling unit are clearly identifiable from the street and have a defined pathway.
		AO _{2.3}	Dwelling units are readily distinguishable from the non-residential use for emergency service providers.
		AO _{2.4}	The dwelling unit number is clearly displayed on the unit and letter box.
		AO _{2.5}	The dwelling unit is provided with a private landscape and recreation area which: (a) is directly accessible from a habitable room; (b) if at ground level, has a minimum area of 16m² with minimum dimensions of 4m; and (c) if a balcony, a veranda or a deck, has a minimum⁹ area of 8m² with minimum dimensions of 2.4m.
		AO _{2.6}	Habitable rooms of the dwelling unit are protected from overlooking of the non-residential use/area by: (a) separation of 9m from a window or activity area of the non-residential use; or (b) screening the outlook from windows, balconies or activity area of the non-residential use within a direct view of 9m to the habitable room or private open space of the dwelling unit.
Non-residential Uses and building work – Scale of use where involving the reuse of an existing building			
PO ₃	The non-residential use is of a small scale and intensity that is compatible with the character of the streetscape and the low density residential built form appearance of the locality.	AO _{3.1}	The use: (a) is carried out in an existing building; (b) only increases the Gross Floor Area of the existing building by a maximum of 25m² and does not reduce existing front or side setbacks; (c) is a single tenancy only; (d) has a maximum gross floor area of 200m²; (e) is conducted wholly within an enclosed building; and (f) does not involve outdoor dining or drive through facility.

⁹ Amended on 27 April 2018

Performance outcomes		Acceptable outcomes	
Non-residential Uses and building work – Noise Amenity			
PO ₄	The non-residential use does not adversely impact on the amenity of the surrounding residential land uses and/or the intended residential streetscape character.	AO _{4.1}	New building plant or air-conditioning equipment is located central to the building and screened from view of the street or adjoining residential uses.
Non-residential Uses and building work – Privacy and Screening			
PO ₅	Non-residential uses provide adequate separation, buffering and screening from adjoining residential premises so that the privacy and amenity of residential premises is protected.	AO _{5.1}	A 2m wide vegetated buffer is provided to any vehicle movement and parking areas that adjoin a residential boundary.
		AO _{5.2}	A 1.8m high solid screen fence and 1.5m wide strip of screen landscaping are provided along all boundaries shared with an adjoining residential use.
		AO _{5.3}	Windows that have direct views into adjoining residential buildings are provided with fixed screening that is a maximum of 75% transparent to obscure views into the adjoining residential building and maintain privacy for those residents.
Non-residential Uses and building work – Outdoor Lighting			
PO ₆	Outdoor lighting for non-residential uses maintains the amenity of the surrounding residential area and does not adversely impact the safety for vehicles or pedestrians on the adjoining street as a result of light emissions, either directly or by reflection.	AO _{6.1}	Outdoor lighting for non-residential uses is restricted to low level security lighting only.
		AO _{6.2}	Outdoor lighting is designed, installed and maintained in accordance with the parameters and requirements of AS4282 – <i>Control of the Obtrusive Effects of Outdoor Lighting</i> .
Utilities and Stormwater			
PO ₇	A water supply is provided that is adequate for the current and future needs of the intended use.	AO _{7.1}	Where within a water supply area, the development is connected to Council's reticulated water supply system in accordance with SC6.3 PSP No. 3 <i>Engineering Standards – Water and Wastewater Infrastructure</i> .
PO ₈	Wastewater treatment and disposal is provided that is appropriate for the level of demand generated, protects public health and avoids environmental harm.	AO _{8.1}	Where within a wastewater area, the development is connected to the Council's reticulated wastewater system in accordance with SC6.3 PSP No. 3 <i>Engineering Standards – Water and Wastewater Infrastructure</i> .
PO ₉	The development is equipped with an adequate energy supply approved by and installed in accordance with the standards of the relevant energy regulatory authority.	AO _{9.1}	Premises are connected to an electricity supply approved by the relevant energy regulatory authority.
PO ₁₀	Stormwater resulting from roofed areas and impervious surfaces is collected and discharged in a manner that does not adversely affect the stability of buildings or the use of adjacent land.	AO _{10.1}	Roof water and impervious surfaces water runoff is collected and discharged in accordance with SC6.2 PSP No. 2 – <i>Engineering Standards – Roads and Drainage Infrastructure</i> .

Performance outcomes	Acceptable outcomes
Waste Management	
PO₁₁ Appropriate refuse container storage areas are provided which are: (a) in a building or enclosing structure or screened from public view; (b) of adequate size to accommodate the expected amount of refuse to be generated by the use; (c) in a position that is conveniently accessible for collection; and (d) able to be kept in a clean state at all times, and waste is captured and discharges to an approved collection point.	AO_{11.1} Refuse container storage areas are provided that: (a) are located behind the building line and screened from public view: (i) in a building, outbuilding or other enclosed structure; (ii) screened by a minimum 1.5 m high solid fence or wall that is surrounded by minimum 1m wide landscaping (excluding container storage access point) where not adjoining a residential boundary; or; (iii) screened by a minimum 1.8m high solid fence where adjoining a residential boundary (b) are provided with an imperviously sealed pad, on which to stand the bin(s), that is drained to an approved waste disposal system; (c) are within normal hose length of a hose cock; and (d) are large enough to accommodate at least one (1) standard/sized container per dwelling and, in commercial and industrial premises, one (1) or more industrial bins of a size appropriate to the nature and scale of use.
Non-residential uses and building work – Access, on-site car parking and manoeuvring	
PO₁₂ Provision is made for on-site vehicle parking to meet the demand likely to be generated by the development and: (a) to avoid on-street parking where that would adversely impact on the safety or capacity of the road network or unduly impact on local amenity. (b) to ensure that off-street car parking areas do not dominate the appearance in the streetscape.	PO_{12.1} Where not involving the reuse of an existing premises used for a business activity car parking is provided in accordance with the Transport, Access and Parking Code. PO_{12.2} Where involving re-use of premises used for a business activity: (a) There is no reduction in existing or previously approved on-site car parking; (b) There are no alterations to the location of existing or previously approved access (driveways and vehicle cross-overs) and on-site car parking and manoeuvring areas.
Non-residential uses and building work – Landscaping	
PO₁₃ Landscaping makes a positive contribution to the site and the amenity of the surrounding area and existing landscaping is not diminished.	PO_{13.1} Where involving the reuse of a premises there is no reduction in the area or quantity of established or previously approved on-site landscaping.

Table 6.2.1:2 – Low Density Residential Zone Code – requirements for accepted development and assessment benchmarks for assessable development where not involving Building Work (not associated with a Material Change of Use)

Performance outcomes	Acceptable outcomes
Non-residential uses - Hours of Operation	
PO ₁ Hours of operation are controlled so that the non-residential use does not impact on the amenity or privacy of adjoining residential uses.	AO _{1.1} Hours of operation, including for deliveries, are limited to hours between 6:00 am to 9:00 pm.
Non-residential Uses – Impact on Road Network	
PO ₂ Non-residential uses are located on major roads and do not introduce non-residential traffic into local streets.	AO _{2.1} Non-residential uses: (a) have frontage and vehicle access to a Regional Arterial, Sub-Arterial or Distributor Road; and (b) vehicle access to the development does not occur from a local street.

Table 6.2.1:3 – Low Density Residential Zone Code – assessment benchmarks for assessable development¹⁰

Performance outcomes	Acceptable outcomes
Residential Development	
PO ₁ The zone accommodates predominantly dwelling houses and other housing forms at a low density scale and intensity.	AO _{1.1} Uses which are consistent with the intent of the zone include: (a) dwelling house; and (b) dual occupancy, except where located in the Clifford Park Stables and Park Residential Precincts
PO ₂ The density of accommodation activities in the Clifford Park Stables Precinct is not increased, other than where directly associated with the management of stables on the same site.	No acceptable outcome is nominated.

¹⁰ Amended on 29 November 2019

Performance outcomes	Acceptable outcomes
PO₃ Short-term accommodation occurs where: (a) it is of a small scale that is consistent with the intensity of development in the surrounding residential area; (b) adjoining or located on the opposite side of a road to existing Short-term accommodation or other Accommodation activities of a similar scale and density ; (c) all car parking needs can be met on site; (d) have direct vehicle access to a distributor, sub-arterial and regional arterial level road that is not a State-controlled road; and (e) do not unduly detract from the amenity of nearby residences.	No acceptable outcome is nominated.
PO₄ Higher density forms of Accommodation activities (i.e. other than caretaker's accommodation, community residence, dwelling house and dual occupancy) are designed to reflect the residential scale and density of the surrounding area.	AO_{4.1} The number of dwellings on the site does not exceed one per 500m². AO_{4.2} The site has a minimum frontage of 12m.
Non-Residential Development	
PO₅ Non-residential uses establish only where they: (a) except for child care centres, provide for the day to day convenience needs or local service of the immediate local residential community; (b) do not undermine the viability of a nearby centre and are not of a scale that impacts on the role or function centres network; (c) do not contribute to strip development or expansion of an existing centre; (d) are a of a small scale, and have low intensity operation and employment; (d) are highly accessible to the immediate local community it serves and have direct vehicle access to a distributor, sub-arterial and regional arterial; (c) do no introduce non-local traffic into a local street; (e) are in buildings, including extensions and alterations to an existing building, that have a low rise bulk and scale compatible with a dwelling house and consistent with the character of adjoining residential buildings and the surrounding streetscape; (f) do not adversely impact the amenity, safety or privacy of nearby residences.	No acceptable outcome is nominated.

Performance outcomes		Acceptable outcomes
Built Form		
PO ₆	Buildings are of a height which is consistent with the intended character of the zone and overlay, and which do not unduly reduce privacy or access to sunlight to habitable rooms, private open space and solar panels on adjoining land.	AO _{6.1} Buildings have a maximum height of two (2) storeys or 8.5m above ground level.
PO ₇	Except for Dwelling Houses and Dual Occupancies site coverage: (a) maximizes setbacks; (b) maximizes landscaping; (c) ensures adequate useable outdoor areas; (d) ensures adequate space for vehicle movement and parking areas; (e) maximizes solar access for internal and external living spaces; (f) does not compromise solar access for adjoining premises; and (g) does not result in overshadowing of adjoining properties.	AO _{7.1} For development up to two (2) storeys site cover does not exceed 50% of the site area. For development over two (2) storeys no acceptable outcome is nominated.
PO ₈	Impervious site coverage: (a) ensures development maximizes on-site infiltration and minimizes the additional burden on drainage infrastructure; (b) reduces the visual impact of additional hardstand; (c) respects the existing or preferred neighbourhood character and responds to the features of the site; and (d) allows for the provision of an appropriate supply of landscaping and open space.	AO _{8.1} Impervious areas of the site do not exceed 60% of the site area.

Performance outcomes	Acceptable outcomes
PO ₉ The front building setback is consistent with the prevailing front setbacks in the street.	AO_{9.1} Where the site has frontage to a collector or local road, buildings are set back from that frontage: (a) within 20% of the average front setback of adjoining buildings; or (b) where there are no adjoining buildings, 4m. AO_{9.2} Where the site has frontage to a road other than a collector or local road: (a) residential buildings are set back from that frontage in accordance with the requirements of the Queensland Development Code. (b) non-residential buildings are set back from that frontage 6m. AO_{9.3} Where involving non-residential use, buildings are set back a minimum 6m from the road frontage.

Performance outcomes	Acceptable outcomes
PO₁₀ Side and rear building setbacks: (a) enhance the appearance and character of streets and buildings; (b) are appropriate to the scale of the development and the intended low density character of the zone or precinct in which the site is located; (c) provide for adequate daylight for habitable rooms and open space areas on and adjoining the site; (d) are sufficient to minimise overshadowing and overlooking of adjoining premises; (e) provide adequate separation and buffering between residential and non-residential premises; and (f) maximise opportunities for landscaping.	AO_{10.1} Buildings are set back from a side boundary: (a) Ground Floor (up to 3.5m high) – 1.5m; and (b) First floor (up to 7.5m high) – 2m; (c) Above 7.5m – 3m; or (d) the distance of the height of the retaining wall on the side boundary or combination of the height of the retaining wall and a fence, whichever is greater (Figure 1). Where the retaining wall extends into the site, the setback is measured from the base or top of the retaining wall. AO_{10.2} Buildings are set back: (a) a minimum of 3m from a rear boundary; or (b) the distance equivalent to of the cumulative height of the retaining wall and fence on the rear boundary (Figure 1). Where the retaining wall extends into the site, the setback is measured from the base or top of the retaining wall. Figure 1 <i>For non-residential development:</i> AO_{10.3} Buildings are set back a minimum of 2.5m from a side boundary. AO_{10.4} Buildings are set back from a rear boundary whichever is the greater - (a) a minimum of 3m; or. (b) The distance equivalent to the cumulative height of the retaining wall and fence on the rear boundary. Where the retaining wall extends into the site, the setback is measured from the base or top of the retaining wall.

Performance outcomes	Acceptable outcomes
PO₁₁ The development is designed to a high aesthetic standard and to integrate with and enhance the locality, having regard to the following: (a) built form; (b) open space; (c) landscaping; (d) the public realm; (e) parking and access; (f) solar access; (g) views and outlook; (h) setbacks; (i) height; (j) scale and bulk; and (k) provision of services	In partial compliance with the performance outcome: AO_{11.1} A minimum 1m wide landscaping strip is provided for the full length of the driveway and parking areas where parallel to a boundary common with a residential premises. <i>Note: Such landscaping areas must not be compromised by the maneuvering areas required for the vehicle.</i>
PO₁₂ Non-residential use buildings, including extensions or additions, exhibit design elements that are characteristic of and compatible with surrounding houses in the streetscape including:- (a) buildings orient to and addresses the street frontage; (b) the main building entry faces the street at ground level; (c) building mass is broken up by articulation, fenestration, recesses and landscape elements to avoid large expanses of blank surfaces ; (d) differentiate between private houses and the non-residential use through variation in materials, patterns, textures and/or colours Editor's note – examples of façade treatment to avoid expanses of blank surface may include (but is not limited to): • windows are provided in any building façade facing the street or other public and communal space; • awnings, verandahs, pitched roofs and rectangular building plan forms are used in the building design.	No acceptable outcome is nominated
PO₁₃ Where appropriate, development facilitates active transport and open space connections through the neighbourhood.	No acceptable outcome is nominated.

Performance outcomes	Acceptable outcomes
PO₁₄ The site layout responds sensitively to adjoining land uses as well as on-site and surrounding topography, drainage patterns, utility services, access, built forms and vegetation such that: (a) any hazards or nuisance to people or property on the site or offsite are avoided; (b) any earthworks are minimised and design alternatives are prioritised over earthworks; (c) natural drainage lines are retained; (d) existing vegetation is retained or replaced; (e) damage or disruption to sewer, stormwater and water infrastructure is avoided; and (f) there is adequate buffering, screening a separation to adjoining development.	No acceptable outcome is nominated.
Amenity and Safety	
PO₁₅ Development maintains a high level of residential amenity within the site and for surrounding areas, having regard to noise, odour, lighting, access to sunlight, privacy and outlook.	No acceptable outcome is nominated.
PO₁₆ Site layout, building design and landscaping facilitates the security of people and property having regard to: (a) opportunities for casual surveillance of and sightlines to publicly accessible areas such as car parks, pathways, public toilets and communal areas; (b) exterior building design and orientation which promote safety; (c) adequate definition of uses and public and private ownership; (d) adequate lighting; (e) appropriate way-finding mechanisms (e.g. signage); (f) minimisation of entrapment locations; and (g) building entrances, loading and storage areas being well lit and lockable after hours.	AO_{16.1} Setbacks are provided from all boundaries in accordance with acceptable outcome AO10.2; AO_{16.2} The development does not introduce lighting which is inconsistent with a residential area; AO_{16.3} Sunlight access for the private open space or habitable rooms on adjoining properties or private open spaces on the subject site is not reduced to less than 3 hours between 9am and 3pm on June 21, or AO_{16.4} Where existing overshadowing by building and fences is greater than this, sunlight is not further reduced by 20%.
PO₁₇ Development is designed to incorporate graffiti-prevention measures.	AO_{17.1} Building design and layout incorporates the following features where practical: (a) designs with an absence of 'natural ladders'; (b) minimal unbroken vertical surface areas; and (c) graffiti-deterrent surface treatments.¹¹

¹¹ Amended on 27 April 2018

Performance outcomes	Acceptable outcomes
PO₁₈ Development for non-residential uses provides landscaping that: (a) is consistent with the dominant landscape character appearance of the streetscape in an established area and intended in the zone and character overlay in which the site is located; (b) provides an attractive interface between the use, the streetscape and adjoining residential uses (c) provides and maintains: (i) the privacy and amenity for adjoining residential uses (ii) sight lines and overlooking to public spaces and the street to enable casual surveillance (iii) a clearly defined pedestrian entry point for visitors and customers that is separated from the driveway; (iv) established trees (including street trees) and other significant existing vegetation.	AO_{18.1} Where not involving reuse of a premises development provides a minimum 3m wide landscaped garden strip along the frontage of the site.
PO₁₉ Development for non-residential uses provide car parking and loading and servicing areas that: (a) are located to minimise impact on any adjoining residential premises (b) are located behind the building, and hardstand areas do not dominate the streetscape; (c) prioritise the movement and safety of pedestrians along the frontage of the site, and between the street frontage and the entrance to the building; (d) are integrated into the building design and include screening and buffering to reduce negative impact on adjoining residential uses	No acceptable outcome is nominated.

Performance outcomes	Acceptable outcomes
PO₂₀ Development for a sensitive use on land within 250m of land within the Medium Impact Industry Zone must not result in that use being exposed to industrial air, noise or odour emissions that impact on human health, amenity and wellbeing.	AO_{20.1} The use is designed to ensure that: (a) the indoor noise objectives set out in the <i>Environmental Protection (Noise) Policy 2008</i> are met; and (b) the air quality objectives in the <i>Environmental Protection (Air) Policy 2008</i>, are met. <i>Note: Design measure that may assist in achieving the acceptable outcome may include:</i> (a) <i>landscaping;</i> (b) <i>setbacks;</i> (c) <i>the orientation of buildings away from the industrial area; and</i> (d) <i>barriers, mounds and fencing; and/or screening.</i>
PO₂₁ Where located on land that is affected by environmental emissions generated by an operational rail corridor, sensitive development mitigates noise generated by the railway to the extent that it adversely impacts on the development.	No acceptable outcome is nominated.
Development involving Animal Keeping (where for Stables) in the Clifford Park Stables Precinct	
PO₂₂ The minimum site area for Animal Keeping (where for stables) is sufficient to: (a) meet the needs of the use; (b) accommodate a dwelling house on the same premises; and (c) maintain an overall scale and intensity of development consistent with the character of the local area.	AO_{22.1} The site area for a Animal Keeping (where for stables) is a minimum of 1,200m².

Performance outcomes	Acceptable outcomes
PO₂₃ Animal Keeping (where for stables) does not adversely affect the health and safety of residents of the site or adjoining premises and do not unduly impact on the amenity of the local area.	AO_{23.1} No horse is stabled closer than 15m to a residential building on an adjoining lot. AO_{23.2} Stable buildings are constructed with impervious reinforced concrete floors, gravity drained to the effluent collection/treatment point. AO_{23.3} Exterior walls of buildings are constructed of sound absorbent material being brick, concrete, masonry or other similar material. AO_{23.4} A person who is responsible for the supervision of the stables is accommodated on the premises at all times. AO_{23.5} A minimum 1.8m high solid screen fence is provided on the site along all common boundaries. AO_{23.6} Wastes are collected and disposed of daily. AO_{23.7} All food/waste holding areas and receptacles are contained and covered. AO_{23.8} A health management plan approved by Council identifies potential health and amenity hazards associated with the stables such as vermin and other pests, animal waste, other odour sources and the methods by which these hazards are to be addressed and managed.
PO₂₄ Residential development maintains an overall low density, domestic scale and intensity to: (a) maintain suitable development sites for Animal Keeping (where for stables) to co-locate with residential uses; and (b) limit conflicts between Animal Keeping (where for stables) and neighbouring residential uses.	AO₂₄ Accommodation activities are limited to Dwelling Houses and Community Residences.
Development in the Park Residential Precinct	
PO₂₅ Development does not create lots smaller than 2,250m² within the Park Residential Precinct.	No acceptable outcome is nominated.
PO₂₆ Effluent generated by a development is capable of being treated and disposed of on site.	No acceptable outcome is nominated.

6.2.2 Low-medium Density Residential Zone Code^{12, 13}

6.2.2.1 Application

This code applies to assessable development:-

- (1) within the Low-medium Density Residential Zone as identified on the zoning maps contained within Schedule 2 (Mapping); and
- (2) identified as requiring assessment against the Low-medium Density Residential Zone Code by the tables of assessment in Part 5 (Tables of assessment).

6.2.2.2 Purpose and overall outcomes¹⁴

- (1) The purpose of the Low-medium Density Residential Zone Code is to provide for a range and mix of dwelling types including dwelling houses and multiple dwellings and community uses and small-scale services, facilities and infrastructure that cater for local residents.

The code will ensure that the amenity and lifestyle of residents in the Low-medium Density Residential Zone is conserved while providing mechanisms to promote and implement a mix of housing forms at a density appropriate to each locality and precinct located within the zone. A limited mix of small scale and low intensity non-residential uses that service the day to day needs of the immediate local residential community and do not undermine the viability of a nearby centre occurs within the zone.

- (2) The overall outcomes¹⁵ sought for the zone code are as follows:
 - (a) development provides a range and mix of residential dwelling choices including dwelling houses on standard size and smaller lots, dual occupancies, multiple dwellings, residential care facilities, retirement facilities and short-term accommodation that are compatible with the intended scale of the Low-medium Density Residential Zone;
 - (b) most new development within existing urban areas will be in the form of multiple dwellings and dual occupancies that will contribute to raising the residential densities of those areas by maximising yields while also achieving a high level of residential amenity avoiding uses that introduce impacts such as traffic noise, dust, odour, lighting and other locally specific impacts;
 - (c) development contributes to increasing the number of people living within proximity to the principal, major, district and those local centres that provide goods and services of daily convenience plus a mix of additional goods and services, major non-industrial employment nodes, the University of Southern Queensland and high amenity parks by maximising the number of dwellings provided on the site while maintaining a high level of residential amenity;
 - (d) new residential development in the form of dual occupancy and multiple dwellings, achieve dwelling yields in the order of 30-40 dwellings per hectare;
 - (e) dual occupancy development is dispersed throughout residential neighbourhoods and does not become the dominant housing form in the street;
 - (f) where the scale and density of development intended for the particular zone precinct is greater than existing development within the immediate area, development is designed in a manner that enables the higher scale and density to be sensitively integrated into the existing urban landscape and streetscapes;
 - (g) Hatchet lots are occupied by a single dwelling house only;

¹² Amended on 3 November 2014

¹³ Amended on 9 August 2019

¹⁴ Amended on 29 November 2019

¹⁵ Applicants should note that development may also be subject to the provisions of a local plan or an overlay which may identify varied or additional outcomes in particular locations.

- (h) a high quality streetscape and public open space network is provided that comprises connected public spaces and parks, and links to key community activities;
- (i) the existing open space network is preserved and enhanced and new open space connections are established;
- (j) short-term accommodation occurs only where in proximity to existing development of a similar nature and on a road at the distributor, sub-arterial and regional arterial level in the road hierarchy, where all car parking needs can be met on site, and it does not detract from the residential amenity of the area;
- (k) development provides a high level of residential amenity and development is designed to incorporate sustainable practices including maximising energy efficiency, water conservation and encourage sustainable transport use such as walking, cycling and public transport use;
- (l) the scale and density of development facilitates an efficient land use pattern that supports compact and walkable neighbourhoods that are well connected to employment nodes, centres, open space and recreational areas, community services and educational opportunities;
- (m) development responds to land constraints, including but not limited to topography, bushfire and flooding constraints;
- (n) development mitigates any adverse impacts on areas of ecological significance, including creeks, gullies, steep land, waterways, wetlands, habitats and vegetation and bushland through location, design, operation and management; and
- (o) development is supported by necessary infrastructure including utility installations to support the needs for the local community.
- (p) non-residential uses occur only where such uses:
 - (i) primarily function to directly support the day to day convenience needs of the immediate local residential community;.
 - (ii) provide a local community or limited business function and include:
 - Child care centre.
 - Club.
 - Community care centre.
 - Community use.
 - Educational establishment.
 - Emergency services.
 - Food and drink outlet, only where located in the Urban Consolidation Precinct or Hospital Support Precinct
 - Health care services only where located in the Hospital Support Precinct.
 - Office, only where located in the Office Residential Precinct
 - Place of worship.
 - Shop, only where located on the Hospital Support Precinct or Urban Consolidation Precinct;
 - Veterinary services only where reuse of existing building used for a business activity.
- (q) Non-residential uses only occur within the zone where development:

- (i) is highly accessible to the immediate local residential community it serves;
- (ii) is located on land with direct access to a road at the distributor, sub-arterial and regional arterial level in the road hierarchy and that minimises intrusion of through traffic into local residential streets;
- (iii) has a built form that is compatible with surrounding residential character and amenity, including:
 - reuse of existing non-residential premises;
 - or extensions and/or new buildings have a height, bulk and scale that is consistent with the intended residential built form of the precinct in which it is located, and with the existing streetscape character;
- (iv) does not have a significant detrimental impact on the neighbourhood amenity expected within a predominately residential environment having regard to privacy, hours of operation, generation of odours, noise, waste products, dust, traffic, electrical interference, lighting and visual impacts;
- (v) ensures that all car parking needs can be met on site, and that off-street car parking areas do not dominate the appearance in the streetscape, and are landscaped to provide an attractive frontage that maximise pedestrian activity and safety.

Regional Residential Precinct

- (3) The overall outcome of the Regional residential precinct within the Low-medium Density Residential Zone is that:
 - (a) development is predominantly residential one (1) and two (2) storeys above ground level, maintains privacy for residents within and adjacent to the site, does not result in a loss of sunlight for adjoining residential properties and makes a positive contribution to the urban landscape and streetscape;
 - (b) while development within this precinct will contribute to increasing residential densities, the level of increase achieved in the Regional residential precinct will be less than that in the Urban residential and Urban consolidation precincts as the Regional residential precinct applies to townships where densities of the same level as Toowoomba City would be inappropriate.
 - (c) non-residential uses are limited in this precinct in accordance with (2)(p)(ii).

Urban Residential Precinct

- (4) The overall outcomes of the Urban residential precinct within the Low-medium Density Residential Zone are that:
 - (a) development is predominantly residential one (1), two (2) and three (3) storeys above ground level, maintains amenity and privacy for residents within and adjacent to the site, does not result in a loss of sunlight of adjoining residential properties and makes a positive contribution to the urban landscape and streetscape;
 - (b) broadhectare land within this precinct provides opportunities to increase the diversity of residential mix and provide new higher density building forms that would be difficult to integrate into existing urban localities. Within these areas the density of individual developments will vary from a minimum net density of 15 dwellings per hectare for dwelling houses to 40 dwellings per hectare or more for other residential activities;
 - (c) where this precinct is applied to existing urban areas residential densities achieved by individual developments are higher than in the Regional

Residential Precinct, but lower than in the Urban Consolidation Precinct with net densities of between 40 dwellings per hectare and 60 dwellings per hectare.

- (d) non-residential uses are limited in this precinct in accordance with (2)(p)(ii).

Urban Consolidation Precinct

- (5) The overall outcomes of the Urban consolidation precinct within the Low-medium Density Residential Zone are that:
- (a) residential development of varying densities is dispersed throughout the precinct to support the function of the major centres, to optimise access to public transport and to provide a transition between surrounding lower density residential areas and the increased scale and density of development within the major centres;
 - (b) residential densities are higher than in other parts of the Low-medium Density Residential Zone, with individual developments achieving net densities of 60 dwellings per hectare or more;
 - (c) where the precinct occurs within proximity to the Kearney's Spring and Clifford Gardens major centres, residential densities of 60 to 80 dwellings per hectare should be achieved within buildings of up to 6 storey above ground level, where fronting roads at distributor level or higher, public transport routes, or public open space. Development in other parts of the precinct will generally be up to 3 storeys high;
 - (d) the amalgamation of low density residential lots facilitates the development of high quality medium and higher density residential forms;
 - (e) strong active transport and efficient public transport linkages are established to the nearby centres, community facilities and the open space network.
 - (f) non-residential uses locate within a mixed use development on the site that is predominately residential.

Hospital Support Precinct

- (6) The overall outcomes of the Hospital support precinct within the Low-medium Density Residential Zone are that:
- (a) complementary uses that support and relate to the existing hospitals are established in the Precinct including, Medical Centres and accommodation for people needing to stay near the Hospital;
 - (b) while the predominant uses in the Precinct will be increasingly non-residential, development is of a character and scale that is compatible with the residential development surrounding the Precinct;
 - (c) community and recreation uses do not locate in the Precinct unless such uses are allied to the existing hospitals;
 - (d) industrial, rural and other commercial uses do not locate in the Precinct; and
 - (e) in respect to lots fronting Prosser Street between Herman and Holberton Street, development for non-residential purposes is only carried out if the lot is amalgamated with land fronting Pioneer or Holberton Street and all access to the development is provided via Pioneer or Holberton Street.

Office Residential Precinct

- (7) The overall outcomes of the Office Residential Precinct within the Low-medium Density Residential Zone are that:
- (a) development maintains amenity and privacy for residents within and adjacent to the site, does not result in a loss of sunlight of adjoining residential properties and makes a positive contribution to the urban landscape and streetscape;
 - (b) in addition to the non-residential uses supported in the Low-medium Density Residential Zone (6.2.2(2)(p)), land within this Precinct is also developed as offices; and

- (c) while the predominant uses in the Precinct will be increasingly non-residential, development is of a character and scale that is compatible with the residential development surrounding the Precinct.

6.2.2.3 Requirements for accepted development and assessment benchmarks for assessable development

Table 6.2.2:1 – Low-medium Density Residential Code – requirements for accepted development and assessment benchmarks for assessable development

Performance outcomes		Acceptable outcomes	
Caretaker's accommodation			
PO ₁	Development provides for the accommodation of a caretaker, and their family members, involved in the running of a non-residential use, in a manner that: (a) does not compromise the productivity of the use; (b) is safe and comfortable for the amenity of residents; and (c) has regard to the landscape and private recreation needs of the residents.	AO _{1.1}	A caretaker's accommodation is: (a) separated from significant levels of emissions (adverse to human health or amenity) generated by the non-residential use/s of the site by at least 6m; (b) provided with a private landscape and recreation area which: (i) is directly accessible from a habitable room; (ii) if at ground level, has a minimum area of 16m² with minimum dimensions of 4m; and (iii) if a balcony, a veranda or a deck, has a minimum¹⁶ area of 8m² with minimum dimensions of 2.4m.
		AO _{1.2}	No more than one (1) caretaker's accommodation is established per non-residential use.

¹⁶ Amended on 27 April 2018

Performance outcomes		Acceptable outcomes	
Dwelling Unit			
PO ₂	Development incorporating a dwelling unit is provided in a manner that: (a) integrates visually with the non-residential use through the use of materials, colours and finishes, architectural treatments and landscaping treatments; (b) ensures residents have a high level of safety, security, privacy and amenity; (c) ensures residents are not exposed to noise and light nuisance from the non-residential use; and (d) provides residents access to private outdoor recreation spaces directly from the dwelling unit.	AO _{2.1}	Separate entrances are provided to the dwelling unit and non-residential uses on the same site.
		AO _{2.2}	Entries to the dwelling unit are clearly identifiable from the street and have a defined pathway.
		AO _{2.3}	Dwelling units are readily distinguishable from the non-residential use for emergency service providers.
		AO _{2.4}	The dwelling unit number is clearly displayed on the unit and letter box.
		AO _{2.5}	The dwelling unit is provided with a private landscape and recreation area which: (a) is directly accessible from a habitable room; (b) if at ground level, has a minimum area of 16m ² with minimum dimensions of 4m; and (c) if a balcony, a veranda or a deck, has a minimum ¹⁷ area of 8m ² with minimum dimensions of 2.4m.
		AO _{2.6}	Habitable rooms of the dwelling unit are protected from overlooking of the non-residential use/area by: (a) separation of 9m from a window or activity area of the non-residential use; or (b) screening the outlook from windows, balconies or activity area of the non-residential use within a direct view of 9m to the habitable room or private open space of the dwelling unit.
Non-residential Uses and building work – Scale of use where involving the reuse of an existing building			
PO ₃	The non-residential use is of a scale and intensity that is compatible with the intended built form intent of the precinct in which it is located, existing streetscape character and the residential appearance of the locality.	AO _{3.1}	The use: (a) is carried out in an existing building; (b) only increases the Gross Floor Area of the building by a maximum of 25 m ² ; and does not reduce front or side setbacks (c) is a single tenancy only; and (d) is conducted wholly within and enclosed building and does not involve new or additional outdoor dining.
Non-residential Uses and building work – Noise Amenity			
PO ₄	The non-residential use does not adversely impact on the amenity of the surrounding residential land uses and/or the intended residential streetscape character.	AO _{4.1}	New building plant or air-conditioning equipment is located central to the building and screened from view of the street or adjoining residential uses.

¹⁷ Amended on 27 April 2018

Performance outcomes	Acceptable outcomes
Non-residential Uses and building work – Privacy and Screening	
PO ₅ Non-residential uses provide adequate separation, buffering and screening from adjoining residential premises so that the privacy and amenity of residential premises is protected.	AO_{5.1} A 2m wide vegetated buffer is provided to any vehicle movement and parking areas that adjoin a residential boundary. AO_{5.2} A 1.8m high solid screen fence and 1.5m wide strip of screen landscaping are provided along all boundaries shared with an adjoining residential use. AO_{5.3} Windows that have direct views into adjoining residential buildings are provided with fixed screening that is a maximum of 75% transparent to obscure views into the adjoining residential building and maintain privacy for those residents.
Non-residential Uses and building work– Outdoor Lighting	
PO ₆ Outdoor lighting for non-residential uses maintains the amenity of the surrounding residential area and does not adversely impact the safety for vehicles or pedestrians on the adjoining street as a result of light emissions, either directly or by reflection.	AO_{6.1} Outdoor lighting for non-residential uses is restricted to low level security lighting only. AO_{6.2} Outdoor lighting is designed, installed and maintained in accordance with the parameters and requirements of AS4282 – <i>Control of the Obtrusive Effects of Outdoor Lighting</i>.
Utilities and Stormwater	
PO ₇ A water supply is provided that is adequate for the current and future needs of the intended use.	AO _{7.1} Development is designed, constructed and connected to Council's reticulated water supply system in accordance with SC6.3 <i>PSP No. 3 Engineering Standards – Water and Wastewater Infrastructure</i> .
PO ₈ Wastewater treatment and disposal is provided that is appropriate for the level of demand generated, protects public health and avoids environmental harm.	AO _{8.1} Where within a wastewater area, the development is connected to the Council's reticulated wastewater system in accordance with SC6.3 <i>PSP No. 3 Engineering Standards – Water and Wastewater Infrastructure</i> .
PO ₉ Stormwater resulting from roofed areas and impervious surfaces is collected and discharged in a manner that does not adversely affect the stability of buildings or the use of adjacent land.	AO _{9.1} Roof water and impervious surface water runoff is collected and discharged in accordance with SC6.2 <i>PSP No. 2 – Engineering Standards – Roads and Drainage Infrastructure</i> . ¹⁸
PO ₁₀ The development is equipped with an adequate energy supply approved by and installed in accordance with the standards of the relevant energy regulatory authority.	AO _{10.1} Premises are connected to an electricity supply approved by the relevant energy regulatory authority.

¹⁸ Amended on 19 August 2016

Performance outcomes		Acceptable outcomes	
Waste Management			
PO ₁₁	Appropriate refuse container storage areas are provided which are: (a) in a building or enclosing structure or screened from public view; (b) of adequate size to accommodate the expected amount of refuse to be generated by the use; (c) in a position that is conveniently accessible for collection; and (d) able to be kept in a clean state at all times, and waste is captured and discharged to an approved collection point.	AO _{11.1}	Refuse container storage areas are provided that : (a) are screened from public view in a location that is: (i) are in a building, outbuilding or other enclosed structure, or (ii) screened, by a minimum 1.5 m high solid fence or wall surrounded by minimum 1m wide landscaping where not adjoining a residential boundary; or (iii) screened by a minimum 1.8m high solid fence where adjoining a residential boundary; (b) are provided with an imperviously sealed pad, on which to stand the bin(s), that is drained to an approved waste disposal system; (c) are within normal hose length of a hose cock; and (d) are large enough to accommodate at least one (1) standard sized container per dwelling and, in commercial and industrial premises, one (1) or more industrial bins of a size appropriate to the nature and scale of use.
Non-residential uses and building work - Access and on-site manoeuvring			
PO ₁₂	Provision is made for on-site vehicle parking to meet the demand likely to be generated by the development and: (a) to avoid on-street parking where that would adversely impact on the safety or capacity of the road network or unduly impact on local amenity. (b) to ensure that off-street carparking areas do not dominate the appearance in the streetscape	AO _{12.1}	Where not involving a reuse car parking is provided in accordance with the Transport, Access and Parking Code.
		AO _{12.2}	Where involving the reuse of a premises: (a) There is no reduction in existing or previously approved on-site car parking; (b) There are no alterations to the existing or previously approved access (driveways and vehicle cross-overs) and on-site car parking and manoeuvring areas.
Non-residential uses and building work - Landscaping			
PO ₁₃	Landscaping makes a positive contribution to the site and the amenity of the surrounding area and existing landscaping is not diminished.	PO _{13c.1}	Where involving the reuse of a premises there is no reduction in the area or quantity of established or previously approved landscaping.

Table 6.2.2:2 – Low-medium Density Residential Zone Code – requirements for accepted development and assessment benchmarks for assessable development where not involving Building Work not associated with a Material Change of Use

Performance outcomes	Acceptable outcomes
Non-residential uses - Hours of Operation	
PO ₁ Hours of operation are controlled so that the non-residential use does not impact on the amenity or privacy of adjoining residential uses.	AO _{1.1} Hours of operation, including for deliveries, are limited to hours between 6:00 am to 9:00 pm.
Non-residential Uses – Impact on Road Network	
PO ₂ Non-residential uses are located on major roads and do not introduce non-residential traffic into local streets.	AO _{2.1} Non-residential uses: (a) have frontage and vehicle access to a Regional Arterial, Sub-Arterial or Distributor Road; and (b) vehicle access to the development does not occur from a local street.

Table 6.2.2:3 – Low-medium Density Residential Zone Code – assessment benchmarks for assessable development¹⁹

Performance outcomes	Acceptable outcomes
Uses	
PO ₁ The zone accommodates: (a) a mix of housing forms at a low-medium scale and intensity; and (b) other limited small-scale and low intensity community and non-residential uses. In the Urban Consolidation, Hospital Support or Office Residential Precincts	AO _{1.1} Uses which are consistent with the intent of the zone include accommodation activities: (a) dwelling house; and (b) dual occupancy, except where located in the Clifford Park Stables and Park Residential Precincts.
PO ₂ Short-term accommodation occurs where: (a) adjoining or located on the opposite side of a road to existing development of a similar nature; (b) in a building of a scale that is consistent with the surrounding residential area; (c) all car parking needs can be met on site; (d) have direct access to a distributor, sub-arterial and regional arterial level road; (e) do not unduly detract from the amenity of nearby residences.	No acceptable outcome is nominated.

¹⁹ Amended on 29 November 2019

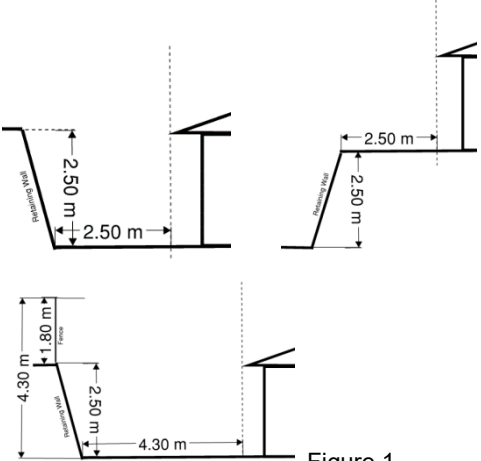
Performance outcomes		Acceptable outcomes
Residential Density		
PO ₃	Development contributes to increasing the number of people living within proximity to major and district centres, major non-industrial employment nodes, the University of Southern Queensland and high amenity parks by maximising the number of dwellings provided on the site.	AO _{3.1} Development (other than caretaker's accommodation or dwelling house) has a minimum on-site net density of not less than 40 dwellings per hectare.
Non-residential uses – Scale & Function (except where in the Hospital Support Precinct or Office Residential Precinct)		
PO ₄	Non-residential uses establish only where they: (a) except for child care centres, provide for the day to day convenience needs or local service of the immediate local residential community; (b) do not undermine the viability of a nearby centre and are not of a scale that impacts on the role or function of the centres network; (c) do not contribute to strip development or expansion of an existing centre; (d) are a of a small scale and have low intensity operation and employment; (e) are highly accessible to the immediate local community it serves (f) have direct vehicle access to a distributor, sub-arterial and regional arterial and does not introduce non-local traffic into a local street; (g) are in buildings, including extensions and alterations to an existing building, that have a bulk and scale compatible with the intended built form of the precinct in which it is located, existing streetscape character and residential appearance of the locality; (h) do not unduly detract from or/or adversely impact the amenity, safety or privacy of nearby residences.	No acceptable outcome is nominated.
Non-residential uses – Scale and Function where in the Urban Consolidation Precinct		
PO ₅	Non-residential uses are located: (a) within a mixed use development on the site that is predominately residential; (b) on the ground floor, addressing and overlooking the street to create an active frontage.	No acceptable outcome is nominated.

Performance outcomes		Acceptable outcomes
Non residential uses – Scale and Function where in the Hospital Support Precinct		
PO ₆	Non-residential uses establish in the Hospital Support Precinct only where: (a) it is a health care service; (b) it is a community or recreation use allied and related to the existing hospital; (c) provide a local convenience service and/or accommodation for workers and visitors to the precinct.	No acceptable outcome is nominated,
Non-residential uses – Scale and Function where in the Office Residential Precinct		
PO ₇	Non-residential uses establish in the Office Precinct only where they: (a) do not undermine the viability of a nearby centre and are not of a scale that impacts on the role or function of the centres network; (b) are a of a small scale and have low intensity operation and employment; (c) have a low rise bulk and scale building form compatible with a dwelling house and is accommodated by: (i) the conversion of the existing residential dwellings; or (ii) buildings, including extensions and alterations to an existing building, that are consistent with streetscape character and residential appearance of the locality, and overlay area in which it is located; (d) do not unduly detract from or adversely impact the amenity, safety or privacy of nearby residences.	No acceptable outcome is nominated.
Built Form		
PO ₈	Buildings are of a height which is consistent with the intended character of the precinct in which the site is located (as expressed in the overall outcomes), and which do not unduly reduce privacy or access to sunlight to habitable rooms, private open space and solar panels on adjoining land.	AO _{8.1} Buildings have a maximum height of two (2) storeys or 8.5m above ground level.

Performance outcomes	Acceptable outcomes								
PO₉ The front building setback is consistent with the prevailing front setbacks of other buildings in the street. <i>Note: The prevailing setback of the street is determined by the setbacks of the buildings on any lot along the road within 100m of the site.</i>	AO_{9.1} Buildings are set back from the road frontage: (a) within 10% of the average front setback of existing residential buildings within 100m of the site; or (b) where there are no adjoining buildings the front setback is provided in accordance with Table 1. <table border="1"> <caption>Table 1</caption> <tr> <th>Building element</th><th>Minimum setback</th></tr> <tr> <td>Solid building wall (other than a garage)</td><td>4.0m</td></tr> <tr> <td>Solid building wall (where for a garage)</td><td>5.5m</td></tr> <tr> <td>Permeable or non-enclosed elements (e.g. porch, verandah, balcony or carport)</td><td>3.5m (or 3m where secondary road frontage)</td></tr> </table> AO_{9.2} Where the site has frontage to road other than a collector or local road, and buildings are not located in the Hospital Support Precinct: (a) residential buildings are set back from that frontage in accordance with the requirements of the Queensland Development Code. (b) non-residential buildings are set back from the frontage by 6m. AO_{9.3} Where involving a non residential use, buildings are set back a minimum 6m from the road frontage	Building element	Minimum setback	Solid building wall (other than a garage)	4.0m	Solid building wall (where for a garage)	5.5m	Permeable or non-enclosed elements (e.g. porch, verandah, balcony or carport)	3.5m (or 3m where secondary road frontage)
Building element	Minimum setback								
Solid building wall (other than a garage)	4.0m								
Solid building wall (where for a garage)	5.5m								
Permeable or non-enclosed elements (e.g. porch, verandah, balcony or carport)	3.5m (or 3m where secondary road frontage)								
PO₁₀ Buildings are designed to a high aesthetic standard and to integrate with and enhance the locality, having regard to built form, open space, landscaping and the public realm parking, access, solar access of both onsite and adjoining properties...	No acceptable outcome is nominated.								

Performance outcomes	Acceptable outcomes
PO₁₁ Non-residential use buildings, including extensions or additions, exhibit design elements that are compatible with the scale and bulk intended for the precinct in which it is located and that complements the existing streetscape including:- (a) buildings orient to and addresses the street frontage; (b) the main building entry faces the street at ground level; (c) building mass is broken up by articulation, fenestration, recesses and landscape elements to avoid large expanses of blank surfaces ; (d) differentiate between private houses and the non-residential use through variation in materials, patterns, textures and/or colours Editor's note – examples of façade treatment to avoid expanses of blank wall may include (but is not limited to) • windows are provided in any building façade facing the street or other public and communal space; • awnings, verandahs, pitched roofs and rectangular building plan forms are used in the building design.	No acceptable outcome is nominated.
PO₁₂ Where appropriate, development facilitates active transport and open space connections through the neighbourhood.	No acceptable outcome is nominated.
PO₁₃ The site layout responds sensitively to on-site and surrounding topography, drainage patterns, utility services, access, vegetation and adjoining land use, such that: (a) any hazards to people or property are avoided; (b) any earthworks are minimised; (c) the retention of natural drainage lines is maximised; (d) the retention of existing vegetation is maximised; (e) damage or disruption to sewer, stormwater and water infrastructure is avoided; and (f) there is adequate buffering, screening or separation to adjoining development.	No acceptable outcome is nominated.

Performance outcomes	Acceptable outcomes
PO₁₄ Except for Dwelling Houses site coverage: (a) maximizes setbacks; (b) maximizes landscaping; (c) ensures adequate useable outdoor areas; (d) ensures adequate space for vehicle movement and parking areas; (e) maximizes solar access for internal and external living spaces; (f) does not compromise solar access for adjoining premises; and (g) does not result in overshadowing of adjoining properties.	AO₁₄ For development up to two (2) storeys site cover does not exceed 50% of the site area. For development over two (2) storeys no acceptable outcome is nominated.
PO₁₅ Impervious site coverage: (a) ensures development maximizes on-site infiltration and minimizes the additional burden on drainage infrastructure; (b) reduces the visual impact of additional hardstand; (c) respects the existing or preferred neighbourhood character and responds to the features of the site; and (d) allows for the provision of an appropriate supply of landscaping and open space.	AO_{15.1} Impervious areas of the site do not exceed 70% of the site area.

Performance outcomes	Acceptable outcomes
PO₁₆ Side and rear building setbacks: (a) enhance the appearance and character of streets and buildings; (b) are appropriate to the scale of the development and the intended character of the zone or precinct in which the site is located; (c) provide for adequate daylight for habitable rooms and open space areas on and adjoining the site; (d) are sufficient to minimise overshadowing and overlooking of adjoining premises; (e) provide adequate separation and buffering between residential and non-residential premises; and (f) maximise opportunities for landscaping.	AO_{16.1} Buildings built to side boundaries have: (a) a maximum height of 3m; and (b) a maximum length of 9m. <i>Note: Built to boundary walls require a 0.00m lot alignment.</i> OR AO_{16.2} Buildings are set back from a side boundary in accordance with table 6.2.2:4 or the distance of the height of the retaining wall on the side boundary or combination of the height of the retaining wall and a fence, whichever is greater (Figure 1). Where the retaining wall extends into the site, the setback is measured from the base or top of the retaining wall. AO_{16.3} Buildings are set back a minimum of 1m from a rear boundary or the distance of the cumulative height of the retaining wall and fence on the rear boundary (Figure 1). Where the retaining wall extends into the site, the setback is measured from the base or top of the retaining wall.  Figure 1
Street Trees	
PO₁₇ Development is designed to enable the retention of existing street trees.	AO_{17.1} Development does not compromise or require the removal of any street tree.

Performance outcomes	Acceptable outcomes
Amenity and Safety	
PO ₁₈ Development maintains a high level of residential amenity within the site and for surrounding areas, having regard to noise, odour, lighting, access to sunlight, privacy and outlook.	In partial compliance with the Performance Outcome: AO_{18.1} A densely planted landscaping strip a minimum width of 2m between any vehicle movement or parking area associated with a non-residential use and a boundary common with a residential use. AO_{18.2} The development does not result in solar access to habitable rooms and private open space of adjoining premises: - (a) being reduced to less than 3 hours between 9am and 3pm on June 21; or (b) where existing overshadowing by building or fences is greater than this, sunlight is not reduced by 20% or greater
PO ₁₉ Site layout, building design and landscaping facilitates the security of people and property having regard to: (a) opportunities for casual surveillance and sightlines including to publicly accessible areas such as car parks, pathways, public toilets and communal areas; (b) exterior building design and orientation that promotes safety; (c) adequate definition of uses and public and private ownership; (d) adequate lighting; (e) appropriate way-finding mechanisms (e.g. signage); (f) minimisation of entrapment locations; and (g) building entrances, loading and storage areas being well lit and lockable after hours.	No acceptable outcome is nominated.
PO ₂₀ Development is designed to incorporate graffiti-prevention measures.	AO_{20.1} Building design and layout incorporates the following features where practical: (a) designs with an absence of 'natural ladders'; (b) minimal unbroken vertical surface areas; and (c) graffiti-deterrent surface treatments.²⁰

²⁰ Amended on 27 April 2018

Performance outcomes	Acceptable outcomes
PO₂₁ Development for a sensitive use on land within 250m of land within the Medium Impact Industry Zone must not result in that use being exposed to industrial air, noise or odour emissions that impact on human health, amenity and wellbeing.	AO_{21.1} The use is designed to ensure that: (a) the indoor noise objectives set out in the <i>Environmental Protection (Noise) Policy 2008</i> are met; and (b) the air quality objectives in the <i>Environmental Protection (Air) Policy 2008</i>, are met. <i>Note: Design measures that may assist in achieving the acceptable outcome may include:</i> (a) landscaping; (b) setbacks; (c) the orientation of buildings away from the industrial area; (d) barriers, mounds and fencing; and/or screening.
PO₂₂ Where located on land that is affected by environmental emissions generated by an operational rail corridor, sensitive development mitigates noise generated by the railway to the extent that it adversely impacts on the development.	No acceptable outcome nominated.
PO₂₃ Large trees are provided and maintained in building setback and open space areas to: (a) establish a garden setting for the building and the local area; (b) contribute to the protection of privacy and amenity for adjoining premises; (c) provide a soft edge to the boundaries of development and driveways which run along a side boundary; and (d) provide shade over western walls and windows into habitable spaces.	AO_{23.1} The setback to front and side boundaries of a site contains trees of a species capable of reaching a height at maturity of at least 10m, planted at the rate of one (1) tree per 20m of boundary length.
Non-residential uses - Landscaping	

Performance outcomes	Acceptable outcomes
PO₂₄ Development for non-residential uses provides landscaping that: (a) is consistent with the dominant landscape appearance of the streetscape and character of the precinct and overlay in which the site is located; (b) is an attractive interface between the use, the streetscape and adjoining residential uses (c) maintains: (i) the privacy and amenity for adjoining residential uses; (ii) sight lines and overlooking to public spaces and the street to enable casual surveillance; (iii) a clear pedestrian entry point for staff, visitors and customers that is separated from the driveway; (iv) established trees (including street trees) and other significant existing vegetation.	AO_{24.1} Where not involving the reuse of premises development provides a minimum 3m wide landscaped garden strip along the frontage of the site.
Non-residential uses – Car Parking	
PO₂₅ Development for non-residential uses provide car parking and loading and servicing areas that: (a) are located to minimise impact on any adjoining residential premises and: (b) are located behind the building, and hardstand areas do not dominate the streetscape; (c) prioritise the movement and safety of pedestrians along the frontage of the site, and between the street frontage and the entrance to the building; (d) are integrated into the building design and/or include screening and buffering to reduce negative impact on adjoining residential uses	No acceptable outcome is nominated.
Development Up to 3 Storeys Height in all Precincts	
PO₂₆²¹ Where a building of three (3) storeys or less, site coverage: (a) ensures development maximises on-site infiltration and minimises the additional burden on drainage infrastructure; (b) minimises the impact of hard surface areas; and (c) respects the existing or preferred neighbourhood character and responds to the features of the site.	AO_{26.1}²² Site cover does not exceed 50% of the site area.

²¹ Amended on 30 October 2015

Performance outcomes	Acceptable outcomes
PO₂₇ Side and rear building setbacks: (a) enhance the appearance and character of streets and buildings; (b) are appropriate to the scale of the development and the intended character of the zone or precinct in which the site is located; (c) provide for adequate daylight for habitable rooms and open space areas on and adjoining the site; (d) are sufficient to minimise overshadowing and overlooking of adjoining premises; and (e) provide adequate separation and buffering between residential and non-residential premises.	<i>For accommodation activities (other than dwelling house and dual occupancy):</i> AO_{27.1} Buildings are built to side boundaries where: (a) a maximum height of 3m; and (b) a maximum length of 9m. OR AO_{27.2} Buildings are set back from a side boundary in accordance with Table 6.2.2:4. AO_{27.3} Buildings are set back a minimum of 1m from a rear boundary. <i>For non-residential development:</i> AO_{27.4} Buildings are set back from a side boundary whichever the greater: (a) a minimum 2.5m where building height is one storey with maximum height 8.5m; or (b) half the height of the building. AO_{27.5} Buildings are set back from a rear boundary whichever is the greater: (a) a minimum of 3m; or (b) the distance equivalent to the cumulative height of the retaining wall and fence on the rear boundary. Where the retaining wall extends into the site, the setback is measured from the base or top of the retaining wall
Other Requirements for the Urban Consolidation Precinct	
PO₂₈ Redevelopment of the Orfords Refrigeration site (256-264 Herries Street) provides for: (a) active uses along the major road frontages of Vacy and Herries Street; (b) a new pedestrian link through the site providing an efficient connection between Clifford Gardens Major Centre and the Newtown District Centre; and (c) sensitive treatment of buildings facing east to protect the amenity and privacy of The Glennie School.	No acceptable outcome is nominated.
PO₂₉ Development does not prejudice the continued operation of established community facilities, including The Glennie School and the O'Quinn Street Defence Force Facility (including the Milne Bay Military Museum and Defence Community Organisation Centre).	No acceptable outcome is nominated.
PO₃₀ Development facilitates convenient pedestrian, cyclist and public transport linkages to nearby centres, community facilities and the open space network.	No acceptable outcome is nominated.

²² Amended on 30 October 2015

Performance outcomes	Acceptable outcomes
Non-residential Development within the Office Residential Precinct	
PO ₃₁ Non-residential development exhibits design elements that are characteristic of, or compatible with, Dwelling Houses in the surrounding area.	AO_{31.1} Windows and/or doors are provided in any building facade facing any public or communal space. AO_{31.2} Awnings, verandahs, pitched roofs and rectangular building plan forms are used in the building design. AO_{31.3} Walls of more than 6 m in length, particularly the facade, are broken up by articulation, fenestration, recesses and landscape elements to avoid large expanses of blank wall.
PO ₃₂ The development addresses, and provides for surveillance of, the street.	AO_{32.1} Buildings: (a) is oriented to the street frontage rather than a side or rear boundary; and (b) has the main entry, and windows at Ground Level, on the principal street or street corner facade.
Development in the Hospital Support Precinct	
PO ₃₃ Side and rear building setbacks: (a) enhance the appearance and character of streets and buildings; (b) provide for deep planting on all sides of the building; (c) are appropriate to the scale of the development; (d) provide for adequate daylight for habitable rooms and open space areas on and adjoining the site; and (e) are sufficient to minimise overshadowing and overlooking of adjoining premises.	AO_{33.1} Buildings are setback at least 6m from the front boundary. AO_{33.2} Buildings are setback a minimum of 4m from side boundaries for the extent of the building(s) within 10m of the front boundary. AO_{33.3} Buildings are setback at least 6m from the rear boundary. AO_{33.4} A building involving residential purposes and of a height of four (4) storeys is separated by a minimum distance of 15m from another building involving residential purposes on the same site.
PO ₃₄ The development addresses, and provides for surveillance of the street.	AO_{34.1} The building: (a) is oriented to the street, except in relation to premises fronting Prosser Street in which case the building is oriented to the alternative street frontage with Holberton or Pioneer Streets; and (b) has the main entry, and windows at Ground Level, to the principal street (not being Prosser Street).
PO ₃₅ Parking and vehicular access is located to minimise the impact on any adjoining residential premises not in the Precinct.	AO_{35.1} Vehicular access point and car parking is setback a minimum of 3m with any residential premises not in the Precinct. AO_{35.2} In respect to lots fronting Prosser Street between Herman and Holberton Streets, development for non-residential purposes is only carried out if the lot is amalgamated with land fronting Pioneer or Holberton Street and all access, including pedestrian access, to the development is provided via Pioneer or Holberton Street.

Table 6.2.2:4 – Side Boundary Setbacks

Width of lot frontage								
10.0m - 12.4m		12.5m – 14.9m		15.0m -19.9m		20m +		All lots
Ground floor (up to 3.5m high)	First floor (up to 7.5m high)	Ground floor (up to 3.5m high)	First floor (up to 7.5m high)	Ground floor (up to 3.5m high)	First floor (up to 7.5m high)	Ground floor (up to 3.5m high)	First floor (up to 7.5m high)	Second floor (above 7.5m)
0.9m	0.9m	1m	1m	1m	1.5m	1.2m	2m	2m

6.3 Centre zones category

6.3.1 Principal Centre Zone Code²³

6.3.1.1 Application

This code applies to assessable development:-

- (1) within the Principal Centre Zone as identified on the zoning maps contained within Schedule 2 (Mapping); and
- (2) identified as requiring assessment against the Principal Centre Zone Code by the tables of assessment in Part 5 (Tables of assessment).

6.3.1.2 Purpose and overall outcomes

- (1) The purpose of the Principal Centre Zone Code is to provide for the largest and most diverse mix of uses and activities that forms the core of an urban settlement.

It includes key concentrations of high-order retail, commercial, employment, residential, health services, administrative, civic, community, cultural, recreational and entertainment activities and other uses, which reinforce the primacy of the centre as the heart of Toowoomba and major service centre for the Region, capable of servicing the planning scheme area.

The most intense forms of development concentrate to facilitate a compact and sustainable mixed use centre that encourages the efficient use of resources and alternative transport modes, best practice built form and environmental outcomes, and strong social and cultural engagement.

Development facilitates a mix of uses that increase the intensity and diversity of activity within the centre throughout the day and night creating an active and people-oriented environment that is safe, vibrant, attractive, connected and inclusive. Diverse and innovative built form outcomes contribute to the creation of the highest quality public realm with improved street facades, landscape treatments, and interaction with public spaces that strengthen the identity of Toowoomba City as a 'garden city'.

The heritage character of the centre is retained through the reuse of historic buildings and elements to support a rich and interesting environment.

Development mitigates the impact of the car, promotes public transport usage and creates an environment where pedestrians and cyclists have priority.

- (2) The overall outcomes sought for the zone code are as follows:

(a) Land Use

- (i) The mix of uses within the centre provides increased accessibility and choice, diverse employment opportunities and social mix, and increased levels and diversity of activity throughout the day and night, affording a more activated place with vibrancy at street level.
- (ii) The character and built form of development is characterised by recognisable retail, commercial and civic cores²⁴, while allowing for a mix of uses.

(b) Built Form

- (i) Development acknowledges and responds to the city's distinctive setting, culture, heritage and garden city character.

²³ Amended on 3 November 2014

²⁴ Figure 6.3.1:1 Structure Plan sets out the localities with different character, land use and built form outcomes.

- (ii) Building height, scale and density assists in the realisation of compact and sustainable development, and reflects the different built form and uses intended for each core area²⁵.
- (iii) The scale, character and built form of development incorporates diversity in building types.
- (iv) Built form contributes to the human scale of the key pedestrian streets of centre and particularly Margaret, Ruthven and Russell Streets.
- (v) Development creates attractive, pedestrian friendly and active frontages.
- (vi) Development integrates laneways, mid-block connections and incidental spaces to create safe and active pedestrian connections and spaces which present as visually engaging and fine grained urban form.
- (c) Public Realm
 - (i) Development contributes towards an attractive, comfortable, active, safe and responsive public realm that enriches the centre and defines a clear urban character.
- (d) Movement
 - (i) A balance between traffic movements and convenient and accessible car parking, and a safe, high quality pedestrian and cycling environment is achieved.
 - (ii) Development provides a place which is safe, easy and attractive to access and to move around, where pedestrians and cyclists have priority.
 - (iii) Development contributes towards a highly connected and permeable environment for pedestrians, which enriches the pedestrian experience, promotes walking and improves linkages within the centre and to surrounding areas.
- (e) Open Space
 - (i) Development retains and enhances the established green character of the centre.
 - (ii) Amenity is strengthened through landscape treatments and well located open space.
 - (iii) Development contributes towards an integrated, interconnected, and attractive open space system by actively addressing and responding to these spaces, strengthening linkages to and between them.
 - (iv) Development facilitates the creation of new open spaces, including a major new garden square as a focus for civic life, the reinforcement of the West Creek Corridor and a civic space surrounded by civic, community, recreation and cultural uses within the civic heart.
- (f) Sustainability
 - (i) Development provides sustainable outcomes including compact urban form, and maximises efficiencies in transport, energy, land use and infrastructure.
- (g) Development is supported by necessary infrastructure including utility installations to support the needs of the local community.

²⁵ Figure 6.3.1:1 Structure Plan sets out the localities with different character, land use and built form outcomes.

6.3.1.3 Requirements for accepted development and assessment benchmarks for assessable development

Table 6.3.1:1 – Principal Centre Zone Code – requirements for accepted development and assessment benchmarks for assessable development

Performance outcomes		Acceptable outcomes	
Caretaker's accommodation			
PO ₁	Development provides for the accommodation of a caretaker, and their family members, involved in the running of a non-residential use, in a manner that: (a) does not compromise the productivity of the use; (b) is safe and comfortable for the amenity of residents; (c) has regard to the landscape and private recreation needs of the residents; and (d) does not impact on the function or amenity of the centre at street level.	AO _{1.1}	A caretaker's accommodation is: (a) separated from significant levels of emissions (adverse to human health or amenity) generated by the non-residential use of the site by at least 6m; (b) not located at ground floor level; (c) provided with a private landscape and recreation area which: (i) is directly accessible from a habitable room; and (ii) if provided as a balcony, a veranda or a deck, has a minimum ²⁶ area of 8m ² with minimum dimensions of 2.4m. AO _{1.2} No more than one (1) caretaker's accommodation is established per non-residential use.
Building Work (not associated with a Material Change of Use)			
PO ₂	Provision is made for on-site vehicle parking to meet the demand likely to be generated by the development and to avoid on-street parking where that would adversely impact on the safety or capacity of the road network or unduly impact on local amenity.	PO _{2.1}	Car parking is provided in accordance with the Transport, Access and Parking Code.
PO ₃	Landscaping makes a positive contribution to the site and the amenity of the surrounding area and existing landscaping is not diminished.	PO _{3.1}	No reduction of previously approved landscaping areas is to occur.
PO ₄	Stormwater resulting from roofed areas is collected and discharged in a manner that does not adversely affect the stability of buildings or the use of adjacent land.	PO _{4.1}	Roof water is collected and discharged in accordance with SC6.2 PSP No. 2 – Engineering Standards – Roads and Drainage Infrastructure. ²⁷

²⁶ Amended on 27 April 2018

²⁷ Amended on 19 August 2016

Performance outcomes	Acceptable outcomes
PO ₅ Wastewater treatment and disposal is provided that is appropriate for the level of demand generated, protects public health and avoids environmental harm.	PO_{5.1} Where within a wastewater area, the development is connected to the Council's reticulated wastewater system in accordance with SC6.3 PSP No.3 Engineering Standards – Water and Wastewater Infrastructure. OR PO_{5.2} Waste water systems and connections are designed and constructed in accordance with SC6.3 PSP No.3 Engineering Standards - Water and Wastewater Infrastructure.

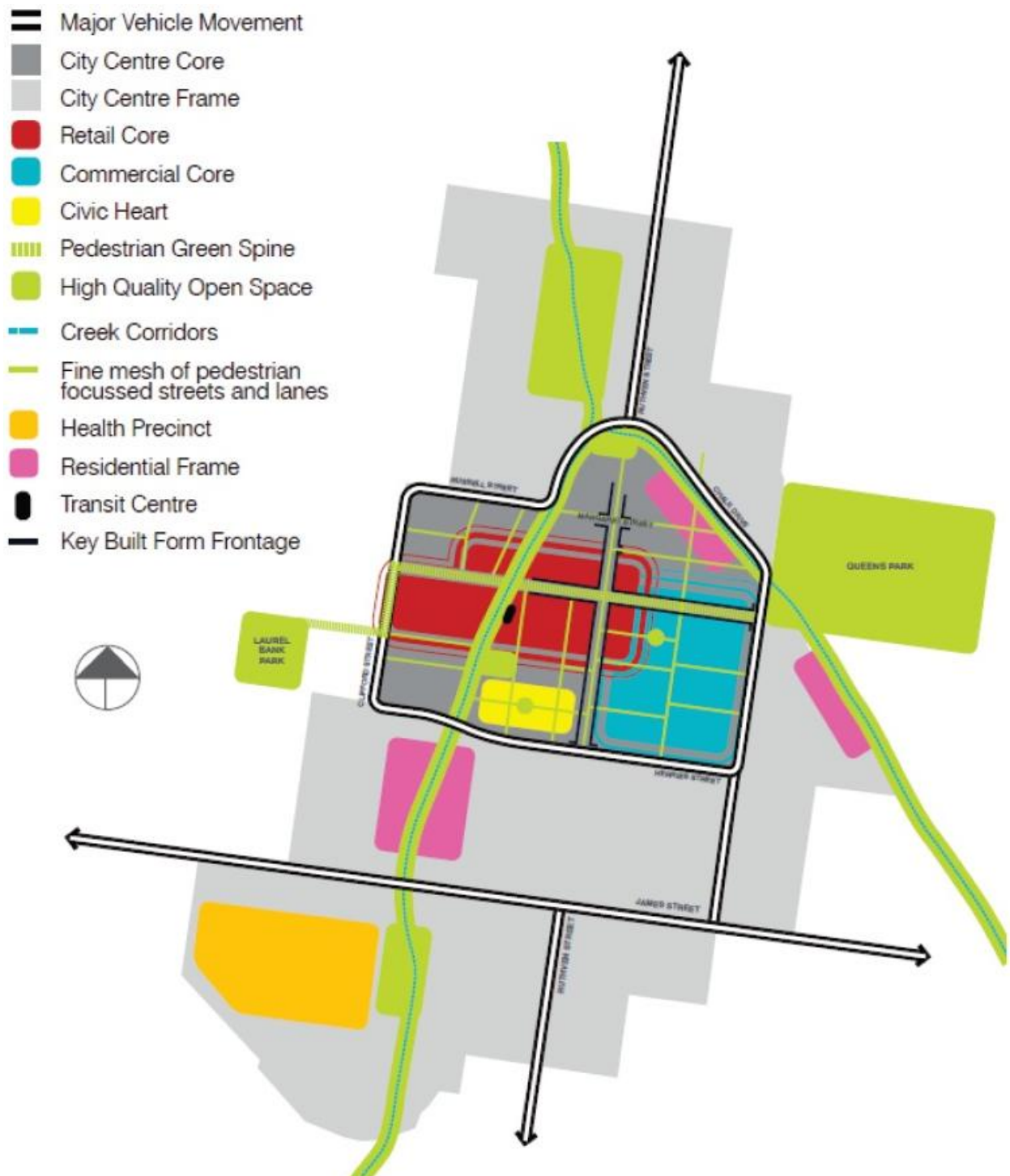
Table 6.3.1:2 – Principal Centre Zone Code – assessment benchmarks for assessable development²⁸

Performance outcomes	Acceptable outcomes
Land Use	
PO₁ Development includes land uses which complement the purpose and overall outcomes sought for the centre, which create a safe, active, vibrant and inclusive environment throughout the day and night, and which are generally consistent with Figure 6.3.1:1 Structure Plan, including: (a) a retail core, which provides: (i) retail uses supported by a mix of other uses, including commercial and residential uses; and (ii) the physical and cultural continuity of the historic Ruthven Street and Margaret Street as retail, social and civic destinations. (b) a commercial core, which provides: (i) predominantly commercial office and other intensive employment generating uses supported by a mix of other uses, set around a major new garden square which provides a focus for local civic life and which strengthens Toowoomba's 'garden city' image; and (ii) entertainment and arts uses, such as entertainment, conference facilities, gallery space and food and drink outlets. (c) a civic heart, which includes a mix of government administrative functions as well as community facilities and commercial offices; (d) a residential frame which: (i) provides predominantly residential development supported by a mix of other uses including commercial uses and ancillary retail uses, with commercial uses only occurring as part of a mixed use building; (ii) capitalises on the amenity of sites overlooking the open space to deliver residential development which: (A) is oriented towards the open space;	In partial fulfilment of the performance outcome: AO_{1.1} Development in the retail core provides active frontages and uses such as shops, food and drink outlets and hotels located at ground level, especially along Margaret, Ruthven Streets and Russell Streets. AO_{1.2} Large format anchor stores such as supermarkets, department stores, mini-majors and other higher order developments in the retail core: (a) are sleeved behind smaller shop front premises: or (b) actively address and integrate with the street frontage by having regular openings. AO_{1.3} Development in the commercial core: (a) consists of office-based activities as the predominant use; (b) contains no more than 40% of the gross floor area for residential use; (c) provides for active uses such as shops, food and drink outlets and hotels at ground level; and (d) includes large format shopping centres where the use: (i) actively integrates with the street frontage by having regular openings; or (ii) is sleeved with uses that activate the street frontage with uses including shops, food and drink outlets and hotels at the ground level. AO_{1.4} Development in the civic heart provides for: (a) public and publically accessible uses, such as libraries and community halls; and (b) active uses such as shops, food and drink outlets and hotels at ground level. AO_{1.5} Development in the residential frame: (a) is oriented to East Creek and Queens Park; and (b) provides no more than 40% of the gross floor area for retail or commercial uses with the balance of the gross floor area for residential uses.

²⁸ Council may request that a design statement be lodged with a development application, addressing the design intents of the Code.

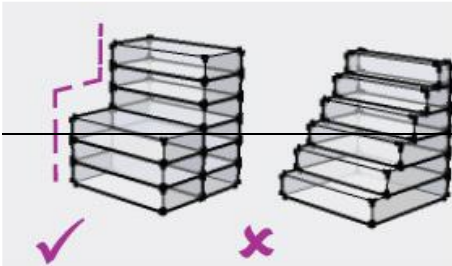
Performance outcomes	Acceptable outcomes
(B) activates the edges of the open space; and (C) provides a sense of spatial definition to the open space.	
(e) a city centre core which: (i) provides a mix of retail and commercial uses including both vertical and horizontal mixes; (ii) provides residential uses; (iii) provides opportunities for bulky goods/showrooms and service industries particularly in the area bounded by Hill, Dent, Herries and Clifford Streets; and (iv) capitalises on the amenity of sites overlooking the open space to deliver residential development which: (A) is oriented towards the open space; (B) activates the edges of the open space; and (C) provides a sense of spatial definition to the open space.	AO_{1.6} Development results in mixed use area and provides: (a) the bulky goods/showrooms and service industries with office uses above; and (b) active uses at ground level between the retail core and the railyards precinct of the Mixed Use Zone to the north.

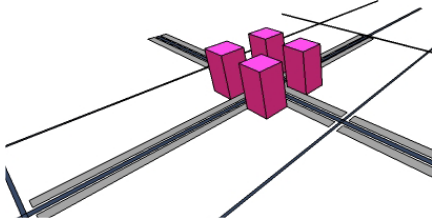
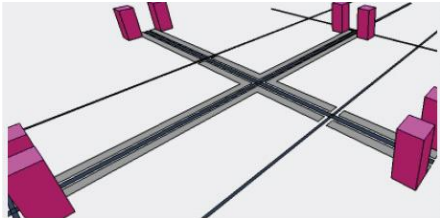
Figure 6.3.1:1 Structure Plan

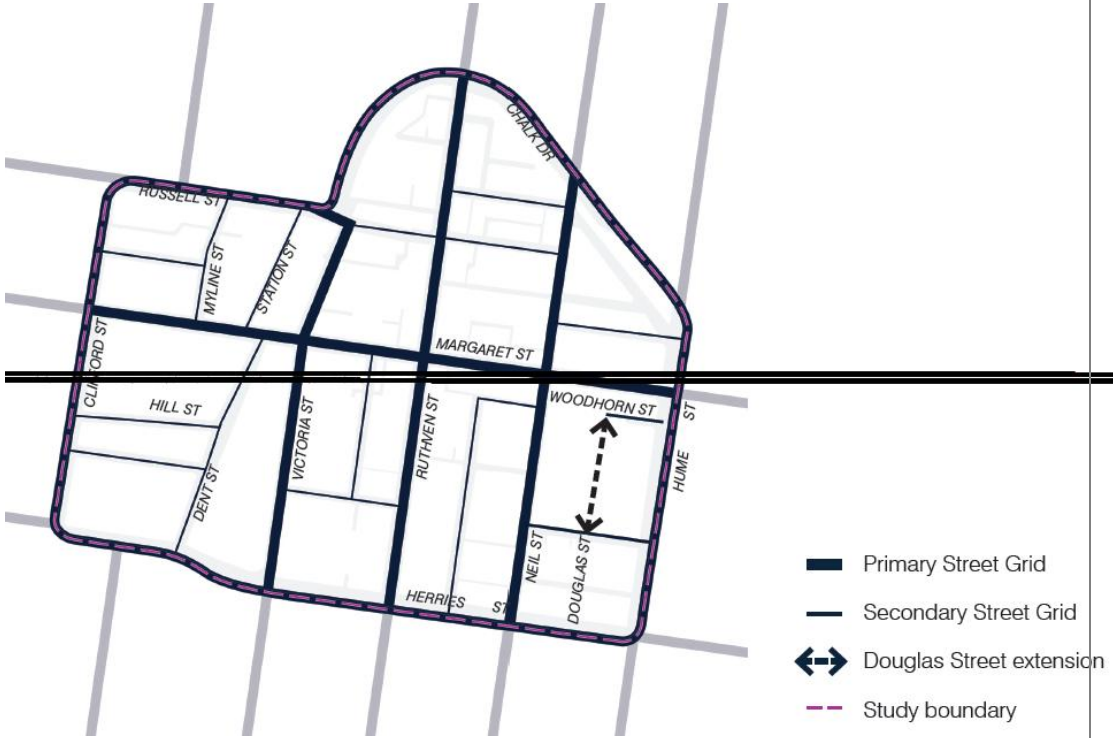


Toowoomba Regional Planning Scheme
Part 6 – Zones,
6.3 – Centre zones category

Performance outcomes		Acceptable outcomes
PO ₂	Development retains the fine grain and diversity of uses and premises on the ground level of buildings along Margaret, Ruthven and Russell Streets and includes: (a) uses that generate frequent high turnover activity such as fine grain retail, small commercial or office space and food and drink outlets; (b) providing individual tenancies that reflect the historical widths of the traditional lot pattern; and (c) individual access to each tenancy directly from the street.	In partial fulfilment of the performance outcome: AO_{2.1} The tenancy frontages and sizes on street frontages reflects historical lot pattern with a fine grain of premises and entries every 15m to 30m. <i>Note: The Built Form Strategy Planning Scheme Policy provides guidance as to how to achieve this performance outcome.</i>
Built Form and Public Realm		
PO ₃	Buildings are designed with flexible layouts to enable occupancy by different uses over time.	In partial fulfilment of the performance outcome: AO_{3.1} Buildings have floor to ceiling heights in accordance with the following: (a) ground level: 3m minimum to allow for commercial and retail uses; and (b) all other floors: 2.7m minimum.
PO ₄	Development (including where on amalgamated sites or large lots) retains the fine grain massing of buildings, by for example: (a) reflecting the surrounding buildings, context and traditional lot pattern in the scale, proportion, setbacks and massing of building elements; (b) treating the site as a series of buildings, streets and spaces rather than a single, visually homogenous complex; (c) articulating the building envelope to reduce the overall massing of the building; and (d) articulating the building facade into a number of separate and discrete elements.	No acceptable outcome is nominated. <i>Note: The Built Form Strategy Planning Scheme Policy provides guidance as to how to achieve this performance outcome.</i>

Performance outcomes	Acceptable outcomes
PO₅ Building massing contributes to the creation of an attractive and distinctive built form in keeping with the purpose of and overall outcomes sought for the centre.	In partial fulfilment of the performance outcome: AO_{5.1} Where built form steps, one (1) or two (2) clear and distinct steps are provided rather than gradual stepping at each level. The following diagram illustrates this outcome:  <i>Note: The Built From Strategy Planning Scheme Policy provides guidance as to how to achieve this performance outcome.</i>
PO₆ Development at key crossroads, and junctions and at nodes and gateways identified in Figure 6.3.1:3 Public Realm Plan, provide landmark buildings which contribute to legibility and orientation through, for example: (a) height; (b) built form response; (c) highest quality design; (d) landscaping; (e) public art; and (f) the provision of a public/community facility or infrastructure.	No acceptable outcome is nominated. <i>Note: The Built From Strategy Planning Scheme Policy provides guidance as to how to achieve this performance outcome.</i>

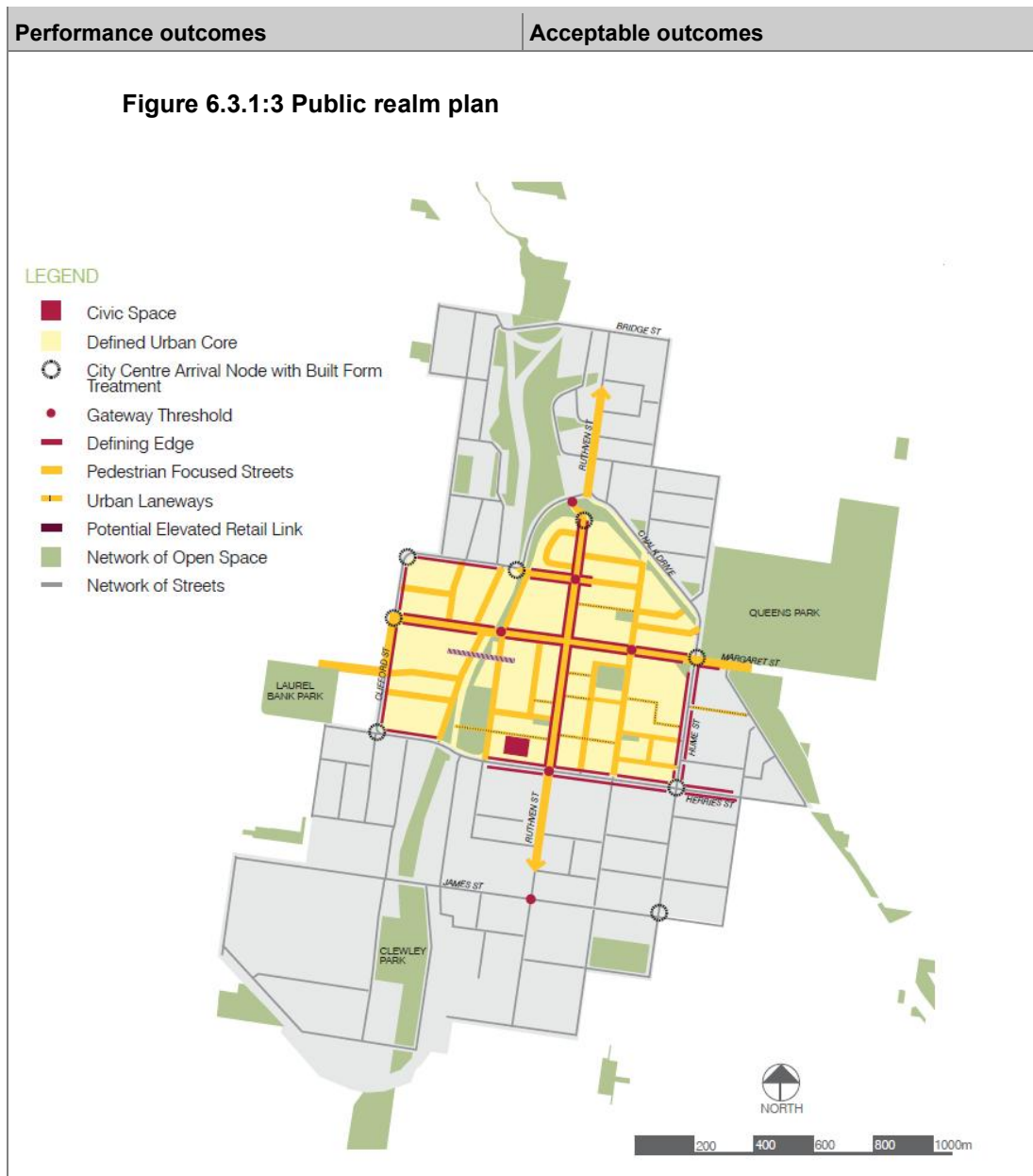
Performance outcomes	Acceptable outcomes
The following diagrams illustrate these location outcomes:  Central cluster at the key crossroads such as at Margaret and Ruthven Streets  Landmark buildings at gateways	
PO₇ Design of corner buildings reflect the importance of the corner within the overall urban context by, for example: (a) reflecting the nature and character of the streets they front; (b) providing an individual response to sense of place; and (c) including fully designed facades with design details such as windows, openings, doors, projections and articulation.	In partial fulfilment of the performance outcome: (a) development at the corner of two primary streets, identified in Figure 6.3.1:2 Primary and secondary street network, includes a corner feature and corner entry or two fully designed facades; (b) development at the corner of a primary street and a secondary street, identified in Figure 6.3.1:2 Primary and secondary street network or opening onto a public space, includes two fully designed facades with the dominant facade facing the primary street; and (c) development at the corner of a primary street identified in Figure 6.3.1:2 Primary and secondary street network includes one fully designed façade and a clearly subordinate one that also includes some opening and articulation. <i>Note: The Built Form Strategy Planning Scheme Policy provides guidance as to how to achieve this performance outcome.</i>

Performance outcomes	Acceptable outcomes
Figure 6.3.1:2 Primary and secondary street network 	
PO₈ Development does not include any blank side facades which are visible from the street or a public space.	AO_{8.1} The design of the side facades of a building which are visible from the street or a public space provides design detail such as windows, openings, doors, projections, balconies, awnings, articulation and variations in materials and colours, to a minimum of 6m from the street frontage or frontage to a public space. <i>Note: The Built Form Strategy Planning Scheme Policy provides guidance as to how to achieve this performance outcome.</i>
PO₉ Development provides entrances, windows and openings on the ground level which provide interaction between the internal uses and activity on the street.	AO_{9.1} Development with non-residential uses on the ground level provides a minimum of 50% transparent material on the ground floor facade. AO_{9.2} Development provides views into any arcades and communal courtyards and gardens within the development. <i>Note: The Built Form Strategy Planning Scheme Policy provides guidance as to how to achieve this performance outcome.</i>

Performance outcomes	Acceptable outcomes
PO ₁₀ Pedestrian entrances contribute to the creation of safe, active and vibrant streets and are designed to contribute positively to the amenity and aesthetic quality of the street.	AO_{10.1} Development provides individual entries from the street to all ground floor dwellings and small offices and retail premises. AO_{10.2} For residential development on sites with over 20m of street frontage, building entrance are provided a minimum of every 20m. AO_{10.3} Development provides conveniently located circulation cores with access provided either directly from the street frontage or through a foyer with direct access from the street frontage. AO_{10.4} Development provides entrances with unobstructed sight lines and visual connections between the street, the entry, foyers and circulation areas at all times of day and night. AO_{10.5} Development integrates elements such as signs, post boxes, street numbers, landscaping, car parking and gates to access ways as part of the overall building design. AO_{10.6} Development provides secure, private and separate access for different land use. <i>Note: The Built Form Strategy Planning Scheme Policy provides guidance as to how to achieve this performance outcome.</i>

Performance outcomes	Acceptable outcomes
PO₁₁ Development involving a residential component contributes towards a safe public realm by providing: (a) good surveillance; (b) residential amenity; (c) access to views and outlook; (d) sufficient degree of privacy; and (e) clear demarcation between the public realm and private residential spaces.	AO_{11.1} Living areas and entrances are oriented towards adjoining streets and public spaces. AO_{11.2} Unit design provides transition elements such as balconies and terraces from the public realm to semi-public space, private outdoor space and private space. AO_{11.3} Development includes level changes to the street level which allow views from residential units whilst limiting views from the public realm into these units. AO_{11.4} Development other than development in the civic heart as shown in Figure 6.3.1:1 Structure Plan, provides a low height fence or wall, or continuous landscape or planting element along the length of the interface with the public realm, with gates, entrances and crossovers as required. AO_{11.5} Fences, walls and other elements used to define the interface with the public realm as outlined on AO_{11.4}: (a) are designed and constructed with high quality materials; (b) include a level of transparency which maintains visibility and natural surveillance of the public environment whilst providing adequate privacy; (c) are consistent with the existing or desirable character of the street; (d) maintain visibility from front balconies, terraces and gardens onto the street; and (e) minimise direct views from the street into residential dwellings.
PO₁₂ Where bulky goods/showrooms or service industry are proposed, development: (a) provides for clustering of buildings; (b) integrates car park areas, access points and landscape areas where possible; (c) contributes to a contemporary urban environment; and (d) includes other commercial uses above ground level.	No acceptable outcome is nominated.
PO₁₃ Roof forms and spaces are designed as an integral part of the design and function of the building. For all buildings plant or lift equipment, vents and other technical equipment including solar or water collectors are integrated into the overall design of the building so that it does not disrupt the roof profile.	AO_{13.1} Building design provides for activation of the roof spaces for recreation and amenity space through the incorporation of features such as windows, skylights, roof terraces and roof gardens which take advantage of the access to sunlight and distant views.

Performance outcomes	Acceptable outcomes
PO ₁₄ Roof forms are designed as an integral part of architectural quality and articulation of the skyline. The design of the roof profile provides articulation and considers the view from the street, surrounding higher buildings and distant views.	No acceptable outcome is nominated.
PO ₁₅ Buildings are finished with high quality materials, which: (a) contribute to the character of the centre; and (b) reflect a sense of place, context and setting.	No acceptable outcome is nominated.
PO ₁₆ Development contributes to the achievement of the public realm elements shown on Figure 6.3.1:3 Public realm plan.	No acceptable outcome is nominated.



Performance outcomes	Acceptable outcomes
PO₁₇ Development provides improved connectivity by providing new pedestrian linkages, improvements to the public realm and an emphasis on active frontages: (a) between existing shopping centres along Margaret Street between Clifford and Ruthven Streets; (b) through the enhancement of east west connections between Duggan Street and Ruthven Street through, for example, laneway connections and through block connections; (c) between the retail core and West Creek including creating visual and physical connections and activating the creek with supporting uses; (d) through improved east/west connections along Russell Street, Bell Street Mall and Bell Street; and (e) along Victoria and Duggan Streets which act as primary pedestrian connections between Margaret Street and the civic heart.	No acceptable outcome is nominated.
PO₁₈ Development contributes towards a comfortable and safe public realm with the ground level of development by providing: (a) shade and some form of usable weather protection to pedestrian footpaths; (b) continuous awnings; (c) canopy tree planting for shade and visual amenity; (d) public art; and (e) high quality street furniture.	AO_{18.1} Development fronting pedestrian-focused streets as identified in Figure 6.3.1:3 Public realm plan incorporates an awning to the full length of the facade that extends over the adjacent footpath to within at least 600mm of the kerbline, street furniture and public art.

Performance outcomes		Acceptable outcomes	
Building Height and Scale			
PO ₁₉	Building heights contribute towards compact and sustainable development and urban form and: (a) visually reinforce the primacy of the centre; (b) assist in the legibility of the centre; (c) reflect the core's intended built form and land uses; (d) contribute to the human scale of Margaret, Ruthven and Russell Streets; (e) allow for a visual transition between the height and scale of existing or intended built fabric outside the centre; (f) contribute to the creation of a city centre skyline through the creation of a cluster; (g) are located in proximity to a transport interchange or facility; (h) terminate a key vista or view or mark a specific landmark; (i) define arrival nodes and gateway thresholds as identified on Figure 6.3.1:3: Public realm plan; (j) are cognisant of the local topography, allowing for views between the major ridges; and (k) are characterised by a slim and elegant building form.	AO _{19.1}	Building heights are in accordance with the building heights shown in Figure 6.3.1:4 Building heights.²⁹
		AO _{19.2}	Building heights along Ruthven Street and those parts of Margaret and Russell Streets which are indicated in Figure 6.3.1:4 Building heights as 2-3 storeys Character Spine (10m – 15m Depth) are articulated with 1 or 2 distinct steps that are setback a minimum of 10m from the frontage above podium level.
		Note: <i>The Built Form Strategy Planning Scheme Policy provides guidance on this performance outcome. Council may require a height analysis to be prepared and lodged with a development application to support heights over those indicated on Figure 6.3.1:4 Building heights.</i>	

²⁹ Council may require a height analysis be prepared and lodged with a development application to support heights over those recommended in Figure 4: recommended building heights.

Performance outcomes	Acceptable outcomes
Figure 6.3.1:4 Building heights 12 Storeys 10 Storeys 8 Storeys 6 Storeys 4 Storeys 3 Storey 2 - 3 Storey's Character Spine (10 - 15 m Depth) Open space (existing) Open Space (proposed in Master Plan) Study Boundary	
PO₂₀ Building scale and density of development makes efficient use of land and is consistent with the purpose and overall outcomes sought for the centre.	No acceptable outcome is nominated.

Performance outcomes		Acceptable outcomes
Setbacks and Edge Treatment		
PO ₂₁	Building setbacks and edge treatments: (a) create a desirable, pedestrian friendly environment at street level; (b) maintain a sense of open space and pedestrian scale in public and pedestrian areas; (c) enable the creation of an active frontage and interface with the street; (d) maintain the continuity of facades especially along primary key frontages; (e) respond positively to heritage elements in the streetscape; (f) maintain or enhance significant views and vistas; (g) are complementary to the role and function of the streets; (h) provide continuity with adjoining setbacks; (i) are sufficient to minimise overshadowing of adjoining premises; (j) provide adequate separation from residential uses; (k) ensure existing and any possible future buildings are well separated from each other to allow light penetration, air circulation and privacy, and to ensure windows are not built out by adjoining buildings; and (l) provide for strong and consistent built edges along street frontages.	AO_{21.1} Front, side and rear setbacks are provided on the Character Spine, Centre Frame, Parkland Living, Urban Avenue and Civic Quarter edges, as identified in Figure 6.3.1:5 Street edge conditions, in accordance with Table 6.3.1:3 Setbacks. AO_{21.2} Development includes street edge conditions generally as identified in Figures 6.3.1:6 to 6.3.1:12.

Figure 6.3.1:5 Street edge conditions

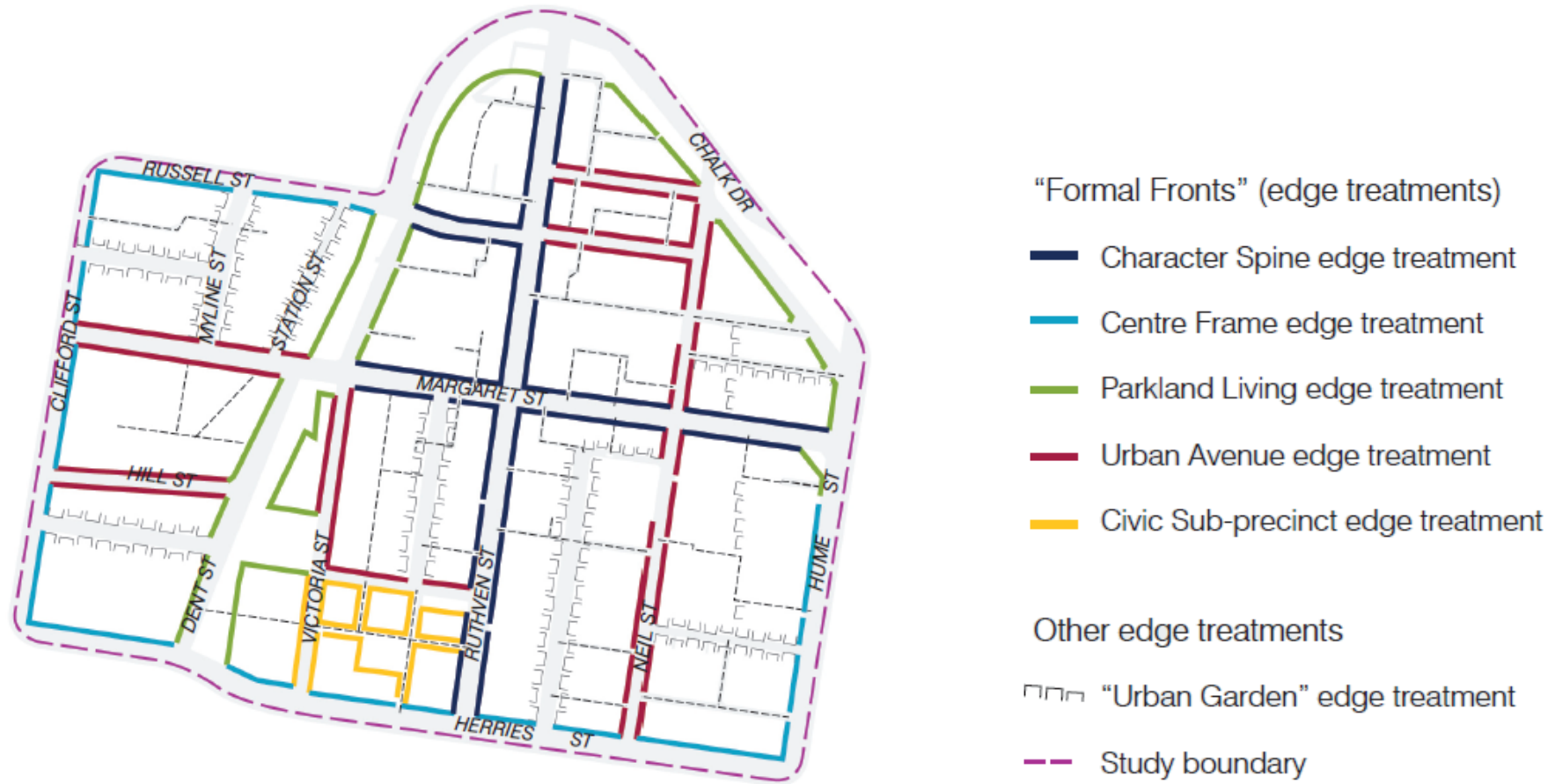


Figure 6.3.1:6 Character edge treatment

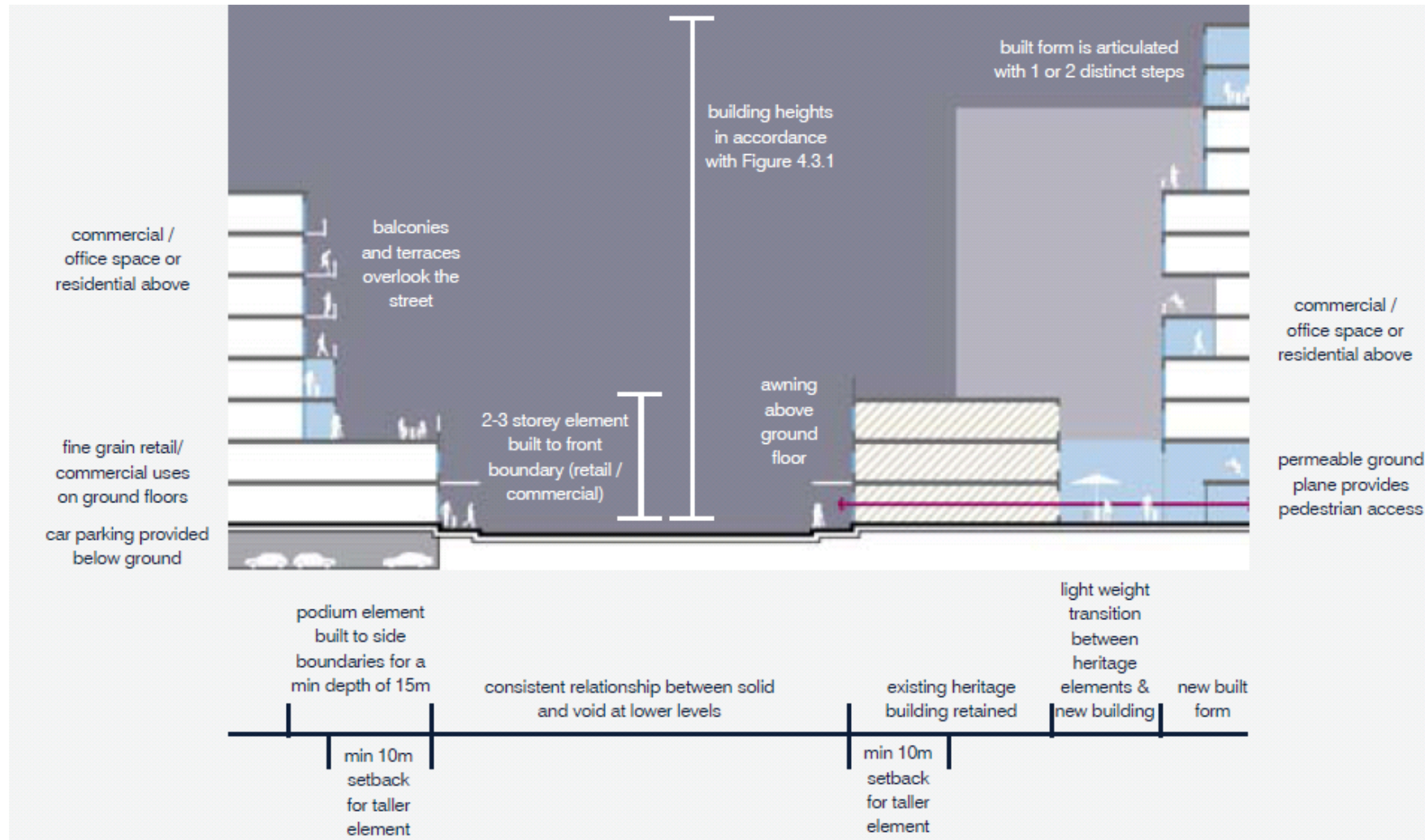


Figure 6.3.1:7 Centre frame edge treatment

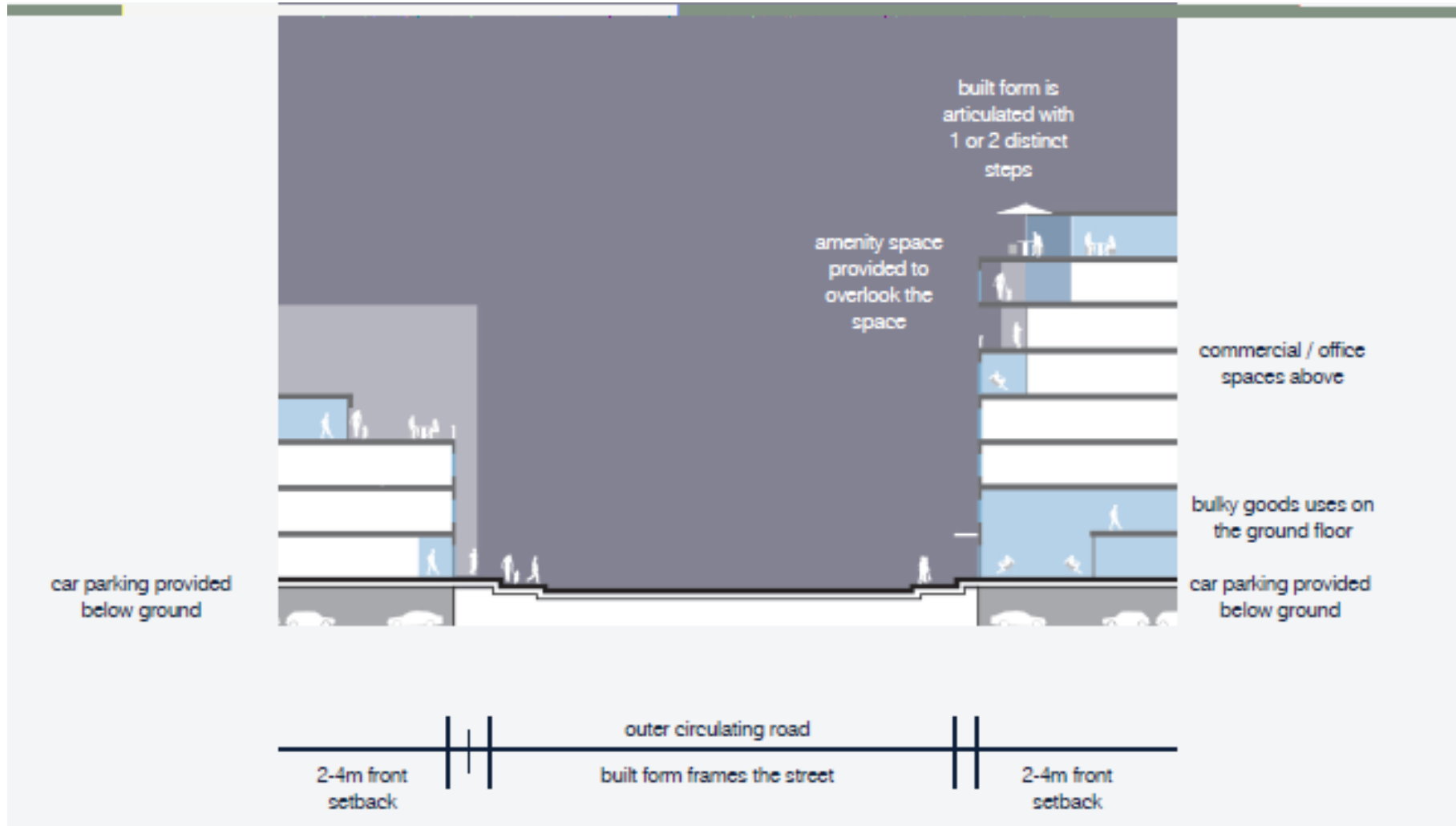


Figure 6.3.1:8 Parkland living edge treatment

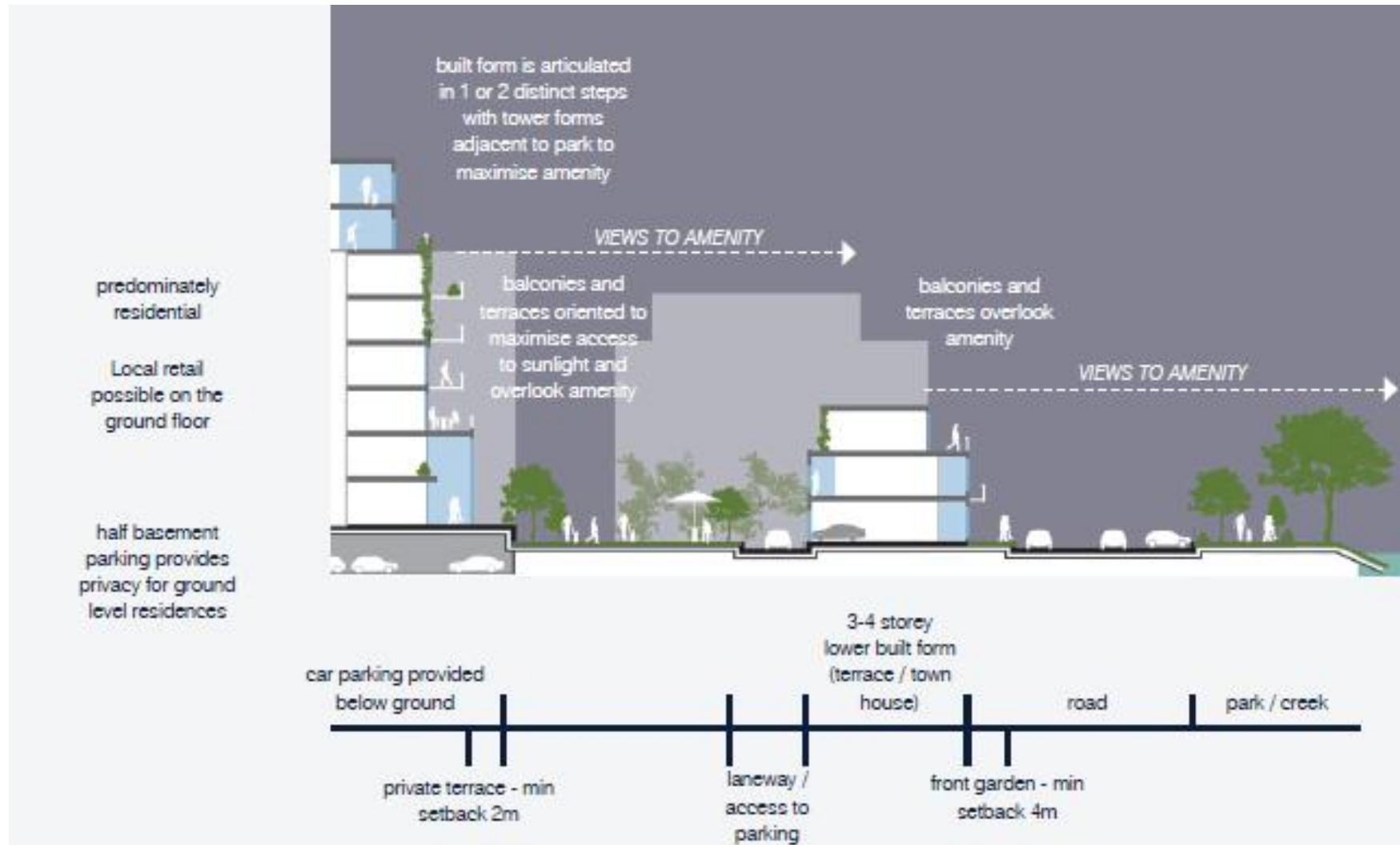


Figure 6.3.1:9 Urban avenues edge treatment

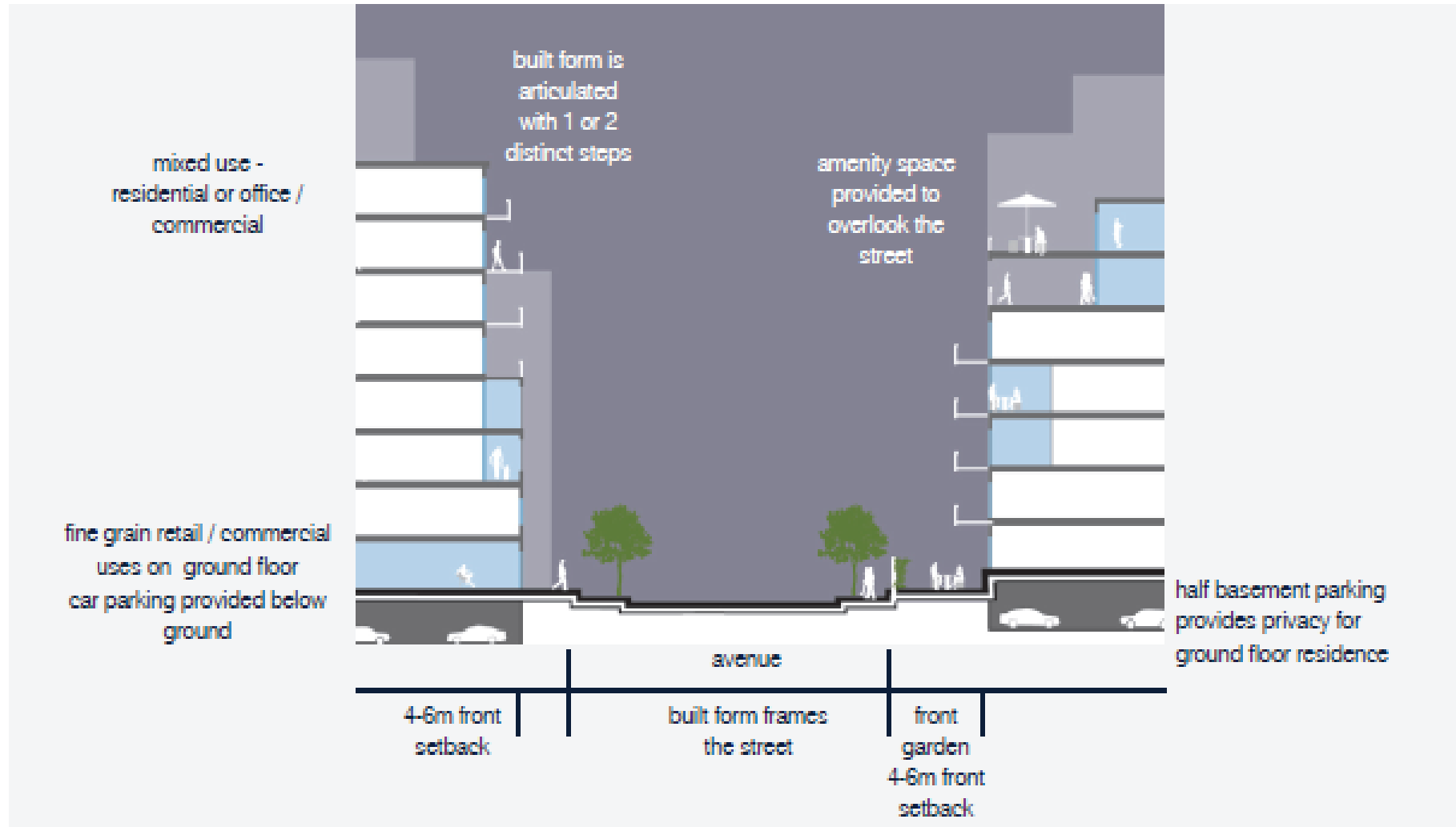


Figure 6.3.1:10 Civic Heart edge treatment



Performance outcomes	Acceptable outcomes
Open Space	
PO₂₂ Development contributes to the garden city image of Toowoomba through the provision of private, communal or public amenity space which: (a) is provided in a variety of forms such as terraces, balconies, publicly accessible arcades, landscaped courtyards and communal gardens; (b) is provided at a variety of different building levels; (c) are attractive, accessible and usable in a range of weather conditions throughout the year; and (d) includes areas for planting and the establishment of green elements such as green/planted walls, landscaped roofs and terraces, and gardens.	AO_{22.1} For development containing a residential component: (a) all dwelling units are provided with a private amenity space such as a balcony, terrace or landscaped courtyard with a minimum dimension of 3m; and (b) a private communal garden is provided which: (i) is a minimum of 20% of the site area; (ii) has a minimum dimension of 3m; (iii) may be provided in a maximum of two distinct areas; and (iv) must allow for planting if provided at podium level. AO_{22.2} Development within the Civic Heart, as identified in Figure 6.3.1:1 Structure Plan, provides open space at ground level which: (a) has a minimum of 25% of site area; and (b) is designed as either an urban plaza or garden.
PO₂₃ Development maximises the amenity of inhabitants and contributes to the garden city image of Toowoomba by addressing and actively engaging with the open space elements as identified on Figure 6.3.1:11: Open Space Plan including: (a) the creation of a green spine/garden avenue along Margaret Street and a 'Main Street' along Ruthven Street, through for example, enhanced pedestrian amenity, landscaping and food and drink outlets, dining activity; (b) responding to open spaces in terms of activities at ground level and built form so as to provide surveillance and active spaces; and (c) the landscaping of streets, with significant tree planting at gateways and arrival nodes.	AO_{23.1} Development on sites fronting the Margaret Street green spine or streets in the green grid of streets as identified in Figure 6.3.1:11: Open Space Plan contribute to the role of these streets by providing quality landscaping treatments and street furniture along the street frontage. AO_{23.2} Development that is adjacent to or overlooking public spaces: (a) addresses these spaces with balconies, terraces, windows and doors; (b) are oriented to take advantage of views to these spaces; and (c) includes active frontages and uses such as shops and food and drink outlets at ground level.

LEGEND

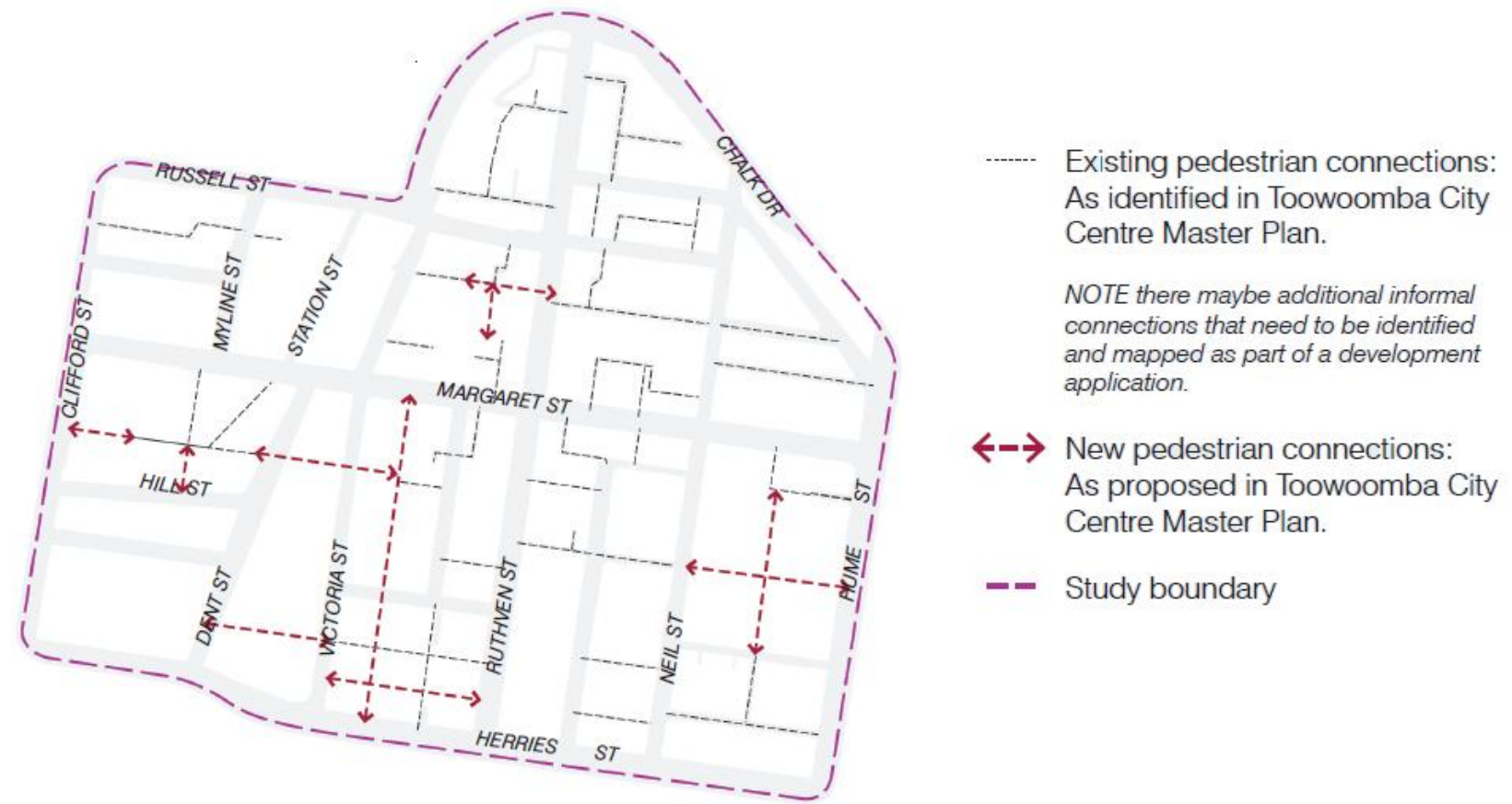
- Existing Open Space
- Additional Green Space
- Semi Public Green Space
- Community Facilities with Relationship to Open Space
- Green Spine
- Green Grid of Streets
- Creek Sections (refer figure 4.4A)

① Queens Park
 ② Railyards Urban Parkland
 ③ Bell Street Park
 ④ New Garden Square
 ⑤ East Creek Corridor
 ⑥ West Creel Corridor
 ⑦ Laurel Bank Park
 ⑧ Clewley Park

* Refer overleaf for descriptions of key open spaces

Performance outcomes	Acceptable outcomes
Movement and Parking	
PO₂₄ Development in locations identified in Figure 6.3.1:12: Lanes, arcades and pedestrian links: (a) provides a fine grain network of pedestrian links to facilitate and prioritise pedestrian movement and permeability; (b) retains and revitalises existing pedestrian connections, including informal connections, to create visual interest and activity; and (c) extends existing pedestrian connections to adjoining streets and lanes to create through-access and avoid dead ends.	AO_{24.1} New laneways: (a) have a minimum width of 4m; and (b) are provided every 50m. <i>Note: The Built Form Strategy Planning Scheme Policy provides guidance as to how to achieve this performance outcome.</i>

Figure 6.3.1:12 Lanes, arcades and pedestrian links



Performance outcomes	Acceptable outcomes
PO ₂₅ Access to parking and servicing areas of the development does not detract from the safety, activity and quality of the street, with the number and size of parking and service entrances minimised and, where possible, combined with adjoining development.	AO_{25.1} No vehicle crossovers are provided on Margaret, Ruthven and Russell Streets. AO_{25.2} Where lots access both a primary street and a secondary street as identified in Figure 6.3.1:2 Primary and Secondary Street Network car parks, vehicle entrances and services areas are accessed off the secondary frontage. AO_{25.3} In other locations, the number of vehicle crossovers is limited to one per lot, building or development site.
PO ₂₆ Car parks and service areas are designed to be discrete with respect to their size, location and impact on the street frontage.	AO_{26.1} Parking is provided as: (a) basement or half basement car parking; or (b) above (but not at) ground level. AO_{26.2} Screening of car parks does not result in blank walls or areas of minimal use and activity along the street frontage.
Sustainability and Amenity	
PO₂₇ Noise emissions, light, odour and vibrations must be adequately controlled and attenuated so they do not cause environmental harm or nuisance, or unreasonably affect the amenity of sensitive land uses. <i>Note: Sensitive land uses which may be affected are defined in Schedule 1 of the State Planning Policy 5/10 Air, Noise and Hazardous Materials and include child care centre, community care centre, dwelling house, educational establishment, health care services, hospital, rooming accommodation, multiple dwelling, office, residential care facility, retirement facility, short-term accommodation and tourist park.</i>	No acceptable outcome is nominated.
PO ₂₈ Development minimises the impact of shadows cast on adjoining lots and buildings and ensures that key amenity areas, public plazas and open spaces have adequate sun penetration.	AO_{28.1} Development ensures that adjoining facades and public spaces have a minimum of three (3) hours of direct sunshine between 9:00 am and 3:00 pm on 21 June. AO_{28.2} New buildings or other structure do not result in overshadowing, for more than three (3) hours between 9:00 am and 3:00 pm on 21 June or for more than 20% longer than existing, of the living areas of adjoining residences.
PO ₂₉ The design and location of private and communal amenity space in a residential development maximises access to sunlight and provides protection from westerly winds.	AO_{29.1} Balconies, terraces and communal spaces are located with a north easterly orientation. AO_{29.2} Balconies, terraces and communal gardens receive a minimum of three (3) hours of direct sunshine on all days of the year. AO_{29.3} Screening elements or similar are located on the south-westerly orientation but do not block views to adjoining amenity areas.

Performance outcomes	Acceptable outcomes
PO ₃₀ Development involving a residential component provides residents of the site and surrounding land with a high level of privacy whilst providing residents with a reasonable outlook.	AO_{30.1} Habitable rooms of adjoining buildings are separated by at least 9m. AO_{30.2} Where habitable room windows look directly at habitable room windows in an adjacent dwelling within 2m at ground floor level or 9m at levels above ground floor, privacy is protected by: (a) sill heights a minimum 1.5m above floor level; or (b) fixed opaque glazing in any part of the window below 1.5m above floor level; or (c) fixed external screens; or (d) fencing to a minimum 1.5m above ground floor level (only applies to overlooking from windows at ground floor level).
PO ₃₁ Development which includes retail, bulky goods/showrooms or service industries does not unreasonably impact on the amenity of residential zones or uses.	AO_{31.1} For development which includes retail, bulky goods/showrooms or service industries and which shares a boundary with a residential use: (a) car parking areas do not adjoin any residential premises; (b) no vehicular access point is located closer than 10m to a boundary that adjoins a residential use; (c) outdoor loading/unloading and storage areas are sited or screened so as not to be visible from any adjacent residential use; (d) a minimum 1.8m high acoustic and visual screen fence is provided along the common boundary with any residential use; and (e) bin storage and collection areas are located at least 5m from any common boundary with any residential use.
PO ₃₂ Where located on land that is affected by environmental emissions generated by an operational rail corridor, sensitive development mitigates noise impacts on the development generated by the railway.	No acceptable outcome is nominated.

Table 6.3.1:3 – Setbacks³⁰

Area³¹ Note: These areas are identified in Figure 6.3.1:5: Street edge conditions	Front setback	Rear setback	Side setback
Character Spine Edge	(1) One (1) to three (3) storeys: built to boundary. (2) Above three (3) storeys: 10m.	(1) Habitable rooms of adjoining buildings are separated by a minimum of 9m. (2) Up to three (3) storeys: built-to-boundary. (3) More than three (3) storeys: 5m where not containing windows of habitable rooms or 9m if windows of habitable rooms are oriented towards that boundary.	(1) Habitable rooms of adjoining buildings are separated by a minimum of 9m. (2) Up to three (3) storeys: built-to-boundary for a distance of 15m from front of lot. (3) More than three (3) storeys: 2m where not containing windows of habitable rooms or 9m if windows of habitable rooms are oriented towards that boundary.
Centre Frame Edge	(1) For lots fronting Russell Street: (a) One (1) to three (3) storeys: built to boundary. (b) Above 3 storeys: Min 2m. (2) For all other locations: (a) Min: 2m - Max: 4m.	(1) Six (6) habitable rooms of adjoining buildings are separated by a minimum of 9m. (2) Up to three (3) storeys - built-to-boundary. (3) More than three (3) storeys: 5m where not containing windows of habitable rooms or 9m if windows of habitable rooms are oriented towards that boundary.	(1) Habitable rooms of adjoining buildings are separated by a minimum of 9m. (2) 2m where not containing windows of habitable rooms or 9m if windows of habitable rooms are oriented towards that boundary.

³⁰ No setbacks to pedestrian connections, as identified in Figure 19: Lanes, arcades and pedestrian links, are specified as these are to be considered on a case by case basis.

³¹ Refer to Figure 6.3.1:5: Street edge conditions for identification of applicable 'edge'.

Area³¹ Note: These areas are identified in Figure 6.3.1:5: Street edge conditions	Front setback	Rear setback	Side setback
Parkland Living Edge	(1) Min: 4m.	(1) Habitable rooms of adjoining buildings are separated by a minimum of 9m. (2) Up to three (3) storeys: built-to-boundary. (3) More than three (3) storeys: 5m where not containing windows of habitable rooms or 9m if windows of habitable rooms are oriented towards that boundary.	(1) 2m where not containing windows of habitable rooms or 9m if windows of habitable rooms are oriented towards that boundary.
Urban Avenue Edge	(1) For lots fronting Russell and Neil Streets: (a) One (1) to three (3) storeys: built to boundary. (b) Above 3 storeys: Min 4m. (2) For all other locations: (a) Min: 4m. (b) Max: 6m.	(1) Habitable rooms of adjoining buildings are separated by a minimum of 9m. (2) Up to three (3) storeys: built-to-boundary. (3) More than three (3) storeys: 5m where not containing windows of habitable rooms or 9m if windows of habitable rooms are oriented towards that boundary.	(1) Habitable rooms of adjoining buildings are separated by a minimum of 9m. (2) 2m where not containing windows of habitable rooms or 9m if windows of habitable rooms are oriented towards that boundary.
Civic Heart	(1) Min: 4m. (2) Max: 6m.	(1) Consistent built to edge of plaza/garden/amenity space.	(1) Min: 12m distance between buildings.

6.3.2 Major Centre Zone Code³²

6.3.2.1 Application

This code applies to assessable development:-

- (1) within the Major Centre Zone as identified on the zoning maps contained within Schedule 2 (Mapping); and
- (2) identified as requiring assessment against the Major Centre Zone Code by the tables of assessment in Part 5 (Tables of assessment).

6.3.2.2 Purpose and overall outcomes

- (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 subregion in the planning scheme area. Development complements, but does not compromise the role and function of the Principal Centre. The centres are highly accessible and well connected to the subregional catchments they serve. The Major Centres are identified as:

- (a) Clifford Gardens.
- (b) Kearneys Spring.
- (c) Wilsonton.
- (d) Highfields.
- (e) Crows Nest.
- (f) Clifton.
- (g) Pittsworth.
- (h) Millmerran.
- (i) Oakey.

- (2) The overall outcomes sought for the zone code are as follows:
 - (a) development does not undermine the viability, role or function of the Principal Centre, or other major centres;
 - (b) provision of a full range of centre activities, including traditional retailing, bulky goods retailing, commercial, community, entertainment, cultural and residential uses;
 - (c) retail uses are distributed throughout the Major Centre and are configured to maximise the vibrancy of public space and semi-public space;
 - (d) residential development and tourist accommodation is provided at an appropriate scale and integrates with and enhances the fabric of the centre;
 - (e) development provides a high level of amenity, embraces sustainable practices and is reflective of the surrounding character of the area;
 - (f) public open space areas including malls, plazas, parks and gardens are provided;
 - (g) development maximises public transport accessibility and use and encourages walking and cycling;
 - (h) development has access to infrastructure, including utility installations, and essential services that is consistent with the requirements of employment areas activity nodes;
 - (i) development is designed to maximise energy efficiency, water conservation and sustainable living and transport use;
 - (j) accommodate the small to medium scale office needs of the major centre catchment;

³² Amended on 3 November 2014

- (k) accommodate a range of major centre level retail activities including discount department stores that service the retail needs of the major centre catchment, but not including Department Stores;
- (l) development meets the community and entertainment needs of the major centre catchment;
- (m) large format retailing (being showrooms) occur on the fringe of the centre where they do not detract from the:
 - (i) permeability of the centre for pedestrians and cyclists;
 - (ii) desired built form or public realm for the centre; or
 - (iii) efficiency of transport networks.
- (n) multiple dwellings and short-term accommodation are incorporated into centres as part of a mixed use or as a stand-alone development at an appropriate scale and density, achieving a minimum density of 40 dwellings per hectare or greater and integrate with and enhances the fabric of the centre;
- (o) service industries that meet the needs of the catchment and do not adversely impact on the overall amenity or functionality of the major centre are located in the zone;
- (p) development is well-designed, incorporates public open spaces and is clustered around public and active transport facilities to provide for and promote the use of public transport, walking and cycling;
- (q) development transforms the centre from disjointed and enclosed retail or large format components to an active, integrated and compact built form;
- (r) development incorporates sustainable practices including maximising energy efficiency, and water conservation and encourages sustainable transport use;
- (s) development is oriented towards and activates the streets and pedestrian pathways and places that surround the centre; and
- (t) natural features are retained, enhanced and buffered from the impacts of development and any unavoidable impacts are minimised or mitigated.

Oakey, Pittsworth, Crows Nest, Millmerran and Clifton Major Centres

- (3) The overall outcomes for the major rural centres of Oakey, Pittsworth, Crows Nest, Millmerran and Clifton are:
 - (a) uses and activities service the needs of the residents and visitors of the major rural centres and the broader rural locality;
 - (b) residential development within the centre does not occur at a scale that compromises the ability of the centre to operate as a concentrated and vibrant commercial and community activity node;
 - (c) development contributes to the traditional character and heritage values of the streetscape; and
 - (d) large format shops and showrooms and car parking areas are located behind smaller active front buildings that front the main street and maintain the pedestrian scale and connectivity of the main street.

Kearneys Spring Major Centre

- (4) The overall outcomes for the Kearneys Spring major centre are:
 - (a) Uses and activities primarily serve the southern catchment of Toowoomba City and the Region;
 - (b) improve connectivity between Kearneys Spring and the University and the Principal Centre Zone by providing a public transport interchange within the centre;
 - (c) traditional retailing, community, entertainment and cultural activities are concentrated in the north of the centre, with bulky goods retail activities located in the south;

- (d) supporting activities, such as commercial and residential development occur in association with the more intensive centre activities in the northern part of the centre, generally above ground and first floors;
- (e) large community uses such as places of worship with large service catchments, are accommodated and located to enable more active centre activities to occur towards the external frontages of their sites and to integrate vehicle and pedestrian movement systems with surrounding centre activities;
- (f) development establishes active building frontages oriented to streets, repositions and integrates centre car parking behind the buildings, facilitates pedestrian connections within and external to the centre and improves the quality of the pedestrian environment; and
- (g) community and entertainment uses are directed towards the major external movement networks and the internal pedestrian pathways and places.

Clifford Gardens Major Centre

- (5) The overall outcomes for the Clifford Gardens major centre are:
 - (a) Uses and activities support an established and growing population consolidated around the Clifford Gardens Shopping Centre and close to the Principal Centre Zone;
 - (b) any new development in the centre assists in:
 - (i) increasing the mix of uses and re-orientating the centre towards the street;
 - (ii) supporting activity in the evenings and on weekends;
 - (iii) sleeving large, enclosed retail tenancies with a mix of retail, commercial and dining uses in smaller tenancies oriented towards the public realm;
 - (iv) improving connectivity between the north-western part of the centre (between Anzac Avenue and Westray Street) and the eastern part of the centre (located on Vacy and Princess Street);
 - (v) improving the visual and physical relationship between the Clifford Gardens Shopping Centre and the surrounding locality; and
 - (vi) facilitating pedestrian connections within and external to the centre and improving the quality of the pedestrian environment.

Wilsonton Major Centre Precinct

- (6) The overall outcomes for the Wilsonton major centre are:
 - (a) development accommodates additional retail and commercial uses to serve the western catchment of the Toowoomba Region, and accommodates additional retail and commercial development;
 - (b) establish a network of boulevards along Richmond Drive, Tara Street and Fitzpatrick Street to contain the centre activities, define the main movement corridors through the area and to enhance the amenity of adjoining residential areas;
 - (c) development improves pedestrian and cyclist accessibility and the quality of the pedestrian environment;
 - (d) development incorporates a mixed-use activity area between Erin and Tara Streets where development is oriented to the street and integrates with the existing park and residential development is integrated above street level; and
 - (e) community and entertainment uses are focused towards public spaces including town square and streets to encourage active uses that integrate with public realm and improve the quality of the pedestrian environment.

6.3.2.3 Requirements for accepted development and assessment benchmarks for assessable development

Table 6.3.2:1 – Major Centre Zone Code – requirements for accepted development and assessment benchmarks for assessable development

Performance outcomes		Acceptable outcomes	
Caretaker's accommodation			
PO ₁	Development provides for the accommodation of a caretaker and their family members involved in the running of a non-residential use, in a manner that: (a) does not compromise the productivity of the use; (b) is safe for the residents; (c) has regard to the landscape and private recreation needs of the residents; and (d) does not impact on the function or amenity of the centre at street level.	AO _{1.1}	A caretaker's accommodation is: (a) separated from significant levels of emissions (adverse to human health or amenity) generated by the use/s of the site by at least 6m; (b) provided with a private landscape and recreation area which: (i) is directly accessible from a habitable room; and (ii) if a balcony, a veranda or a deck, has a minimum ³³ area of 8m ² with minimum dimensions of 2.4m. AO _{1.2} No more than one (1) caretaker's accommodation is established per non-residential use.
Building Work (not associated with a Material Change of Use)			
PO ₂	Provision is made for on-site vehicle parking to meet the demand likely to be generated by the development and to avoid on-street parking where that would adversely impact on the safety or capacity of the road network or unduly impact on local amenity.	PO _{2.1}	Car parking is provided in accordance with the Transport, Access and Parking Code.
PO ₃	Landscaping makes a positive contribution to the site and the amenity of the surrounding area and existing landscaping is not diminished.	PO _{3.1}	No reduction of previously approved landscaping areas is to occur.
PO ₄	Stormwater resulting from roofed areas is collected and discharged in a manner that does not adversely affect the stability of buildings or the use of adjacent land.	PO _{4.1}	Roof water is collected and discharged in accordance with SC6.2 PSP No. 2 – Engineering Standards – Roads and Drainage Infrastructure. ³⁴
PO ₅	Wastewater treatment and disposal is provided that is appropriate for the level of demand generated, protects public health and avoids environmental harm.	PO _{5.1}	Where within a wastewater area, the development is connected to the Council's reticulated wastewater system in accordance with SC6.3 PSP No.3 Engineering Standards – Water and Wastewater Infrastructure.
		OR	
		PO _{5.2}	Waste water systems and connections are designed and constructed in accordance with SC6.3 PSP No.3 Engineering Standards - Water and Wastewater Infrastructure.

³³ Amended on 27 April 2018

³⁴ Amended on 19 August 2016

Table 6.3.2:2 – Major Centre Zone Code – assessment benchmarks for assessable development

Performance outcomes		Acceptable outcomes	
Uses, Role and Function			
PO ₁	The zone accommodates a wide range of centre related activities including discount department stores that service the retail needs of the major centre catchment, but not including Department Stores.	AO _{1.1}	Uses which are consistent with the intent of the zone include: (a) accommodation activities (other than a dwelling house, dual occupancy or tourist park); (b) adult store; (c) agricultural supplies store; (d) bar; (e) business activities (other than bulk landscape supplies); (f) child care centre; (g) club; (h) community care centre; (i) community residence; (j) community use; (k) educational establishment; (l) emergency services; (m) entertainment activities; (n) function facility; (o) funeral parlour; (p) health care services; (q) home based business; (r) indoor sport and recreation; (s) major electricity infrastructure; (t) market; (u) place of worship; (v) outdoor sport and recreation; (w) service industry use; (x) Shop (y) Shopping centre (z) substation; and (aa) veterinary services
		AO _{1.2}	Uses which are inconsistent with the intent of the zone include: (a) Rural activities (other than those listed in AO_{1.1}). (b) Medium impact, high impact or special industry.

Performance outcomes		Acceptable outcomes	
PO ₂	Development does not undermine the viability, role or function of the principal activity centre or of other major centres and occurs commensurate with demand in the relevant catchment. ³⁵	No acceptable outcome is nominated.	
PO ₃	Residential development: (a) occurs in a form and location that is consistent with the scale and efficient functioning of the centre; (b) does not interrupt ground level activity and circulation; and (c) does not compromise the intent for the centre to provide retail and service provision consistent with the intent of the major centre.	AO _{3.1}	Residential development achieves a minimum net density of: (a) 40 dwelling units per hectare; or (b) 60-80 dwelling units per hectare where located in the Kearneys Spring or Clifford Gardens Centre where fronting public transport routes, or public open space.
Bulk and scale			
PO ₄	Building size and scale is consistent with the role, function and character of the centre, and provides an appropriate interface with the scale and character of proximate residential areas.	AO _{4.1}	Development does not exceed a maximum building height of: (a) six (6) storeys in the Kearneys Spring and Clifford Gardens centres; or (b) three (3) storeys in the Wilsonton centre; or (c) two (2) storeys in all other major centres.
		AO _{4.2}	Development does not exceed a plot ratio of 2.0.
Major Centres – Centre Design			
PO ₅	Development in the Oakey, Pittsworth, Crows Nest, Millmerran and Clifton Centres maintain the main street style of the centre where development: (a) is oriented to the street with active uses provided such as shops, restaurants and cafes located at ground level; and (b) incorporates footpaths, tree planting, lighting, seating and other streetscape elements that enhance the quality of the pedestrian environment.	AO _{5.1}	Buildings in the Oakey, Pittsworth, Crows Nest, Millmerran and Clifton Centres: (a) are built to the street frontage; (b) have active facades that face the street; and (c) have continuous awnings along the main street and at corners of the main street and intersecting secondary streets.
		AO _{5.2}	Large scale building, such as supermarkets and showrooms, are sleeved behind smaller scale buildings fronting the main street and provide pedestrian access to the main street through integrated building entrances.
		AO _{5.3}	Car parking and loading/unloading areas are located behind buildings fronting the main street.

³⁵ Council may request that a commercial impact assessment be prepared to demonstrate compliance with the performance outcome or acceptable outcome. A commercial impact assessment includes a review of the need for commercial development in the proposed location and the impact of the proposed commercial development on other centres.

Performance outcomes	Acceptable outcomes
PO₆ Development facilitates the elements shown in Figures 6.3.2:1 - 3 – Kearneys Spring, Wilsonton and Clifford Gardens major centre concept diagrams, and generally enhances and enlivens the centre by: (a) providing vibrant and attractive spaces to facilitate social interaction; (b) ensuring frontages to the public road network or internal pedestrian movement network are well articulated and where appropriate, incorporate uses that activate the ground floor; (c) integrating all elements of the centre so that users can efficiently move throughout the centre; (d) providing a retail and commercial environment that is vibrant and competitive; and (e) directing community and entertainment uses towards the town square, major movement networks and pedestrian paths and places.	No acceptable outcome is nominated.
PO₇ Development includes a town square or public plaza in the major centres of Kearneys Spring and Wilsonton in a position generally consistent with that indicated on Figures 6.3.2:1 - 2 – Kearneys Spring and Wilsonton major centre concept diagrams. The town squares in Kearneys Spring and Wilsonton are memorable public spaces that provide community and centre focus, and: (a) are appropriately furnished with street furniture including seats, bins, bicycle racks, drinking fountains and other embellishments; (b) are landscaped to include ground covers, shade trees and other vegetation; (c) provide a balance of urban outdoor spaces and green space areas; (d) are abutted by buildings with active uses such as shops, restaurants and cafes; and (e) are afforded convenient pedestrian access connection to enable movement of people to and from other parts of the centre and beyond.	AO_{7.1} The town square in the Major Centre Zone in Wilsonton is a minimum of 400m² in area.
PO₈ Buildings are oriented to and aligned parallel with the external street network and internal pedestrian network, as indicated in Figures 6.3.2:1 - 3 – Kearneys Spring, Wilsonton and Clifford Gardens major centre concept diagrams.	No acceptable outcome is nominated.

Performance outcomes	Acceptable outcomes
PO₉ Development provides for active frontages in the form of continuous retail uses such as shops and food and drink outlets or offices (where providing a service with direct interaction with the public, such as banks and real estate agents) at ground level in the locations shown as active frontages on Figures 6.3.2:1 - 3 – Kearneys Spring, Wilsonton and Clifford Gardens major centre concept diagrams.	No acceptable outcome is nominated.
PO₁₀ New buildings that provide active frontages incorporate footpath awnings and display windows to provide weather protection and shade to pedestrians.	No acceptable outcome is nominated.
PO₁₁ In the Kearneys Spring Centre development: (a) establishes an active building frontage and a pedestrian environment incorporating footpaths, tree planting, lighting, seating and other streetscape elements along Stenner and Hume Streets; (b) large enclosed retail anchor tenancies are sleeved by a mix of retail, commercial and dining uses in smaller tenancies which orientate towards pedestrian pathways and nodes; (c) community and entertainment uses are directed toward the major external movement networks and the internal pedestrian pathways and places; (d) repositions the majority of car parking behind or under buildings; (e) integrates car parking areas of new and existing development to support multi-destination trip ends and avoid short vehicle movements on the local road network, including by use of multi-level structures that deal with the change in grade from east to west across the centre; (f) provides safe, direct, attractive and comfortable pedestrian connections between new and existing development, including creative use of stairs, ramps, platforms and elevated small squares or parks to deal with the change in grade; (g) a network of boulevards is established through street tree planting along Ruthven Street, Stenner Street, Hume Street and Spring Street to contain the centre, define main external movement networks and to enhance the amenity of adjoining residential areas; and (h) street tree planting and centre planting promotes a consistent 'garden city' image.	No acceptable outcome is nominated.

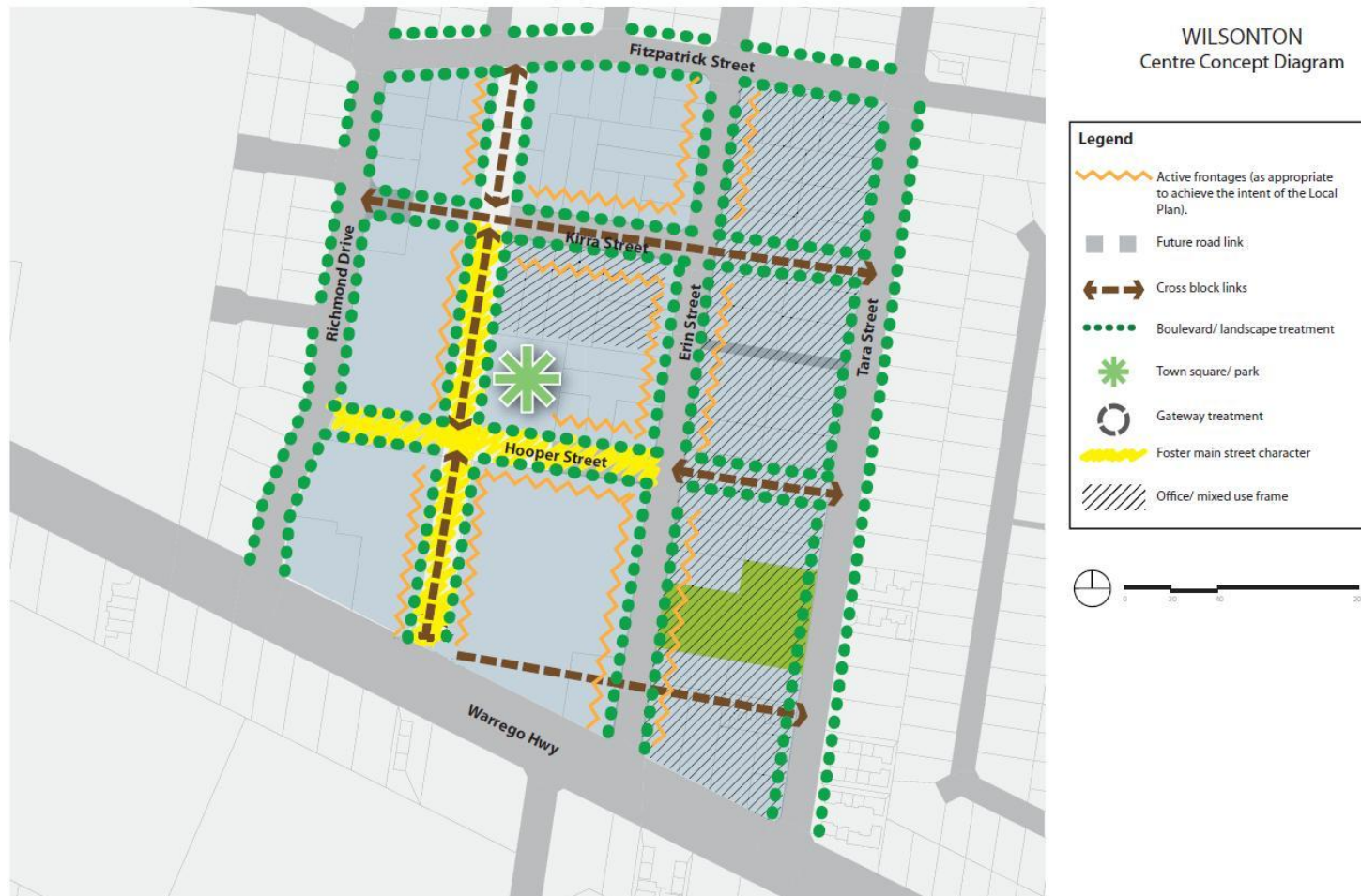
Performance outcomes	Acceptable outcomes
PO₁₂ In the Clifford Gardens Centre development: (a) establish a new internal street: (i) based on the alignment of the existing main driveway situated to the west of Westray Street and east of the existing shopping centre to provide a connection to the shopping centre component on the north-east of the centre at Vacy and Princess Streets; (ii) to act as a 'main street' internal to the centre with new buildings providing active frontages; (iii) providing convenient access to an active building frontage and a pedestrian environment incorporating footpaths, tree planting, lighting, seating and other streetscape elements; (iv) incorporating angled parking to foster the 'main street' character and provide convenient access to commercial activities fronting the street and other car parking being located under or behind buildings to provide active frontages to ground level on Westray, Princess and the internal street; and (v) street trees planting and centre planting promotes a consistent 'garden city' image. (b) a network of boulevards is established along James Street, Vacy Street and Anzac Avenue through street trees to define the main external movement networks and to enhance the amenity of adjoining residential areas.	No acceptable outcome is nominated.
PO₁₃ In the Wilsonton Centre development: (a) incorporating large, enclosed retail anchor tenancies is sleeved by a mix of retail, commercial and dining uses in smaller tenancies which orientate towards a town square, streets and other pedestrian pathways and nodes; and (b) a mixed-use precinct is created with residential uses generally occurring above ground and first floor levels oriented to Erin and Tara Streets.	No acceptable outcome is nominated.

Figure 6.3.2:1 Kearneys Spring major centre concept diagram



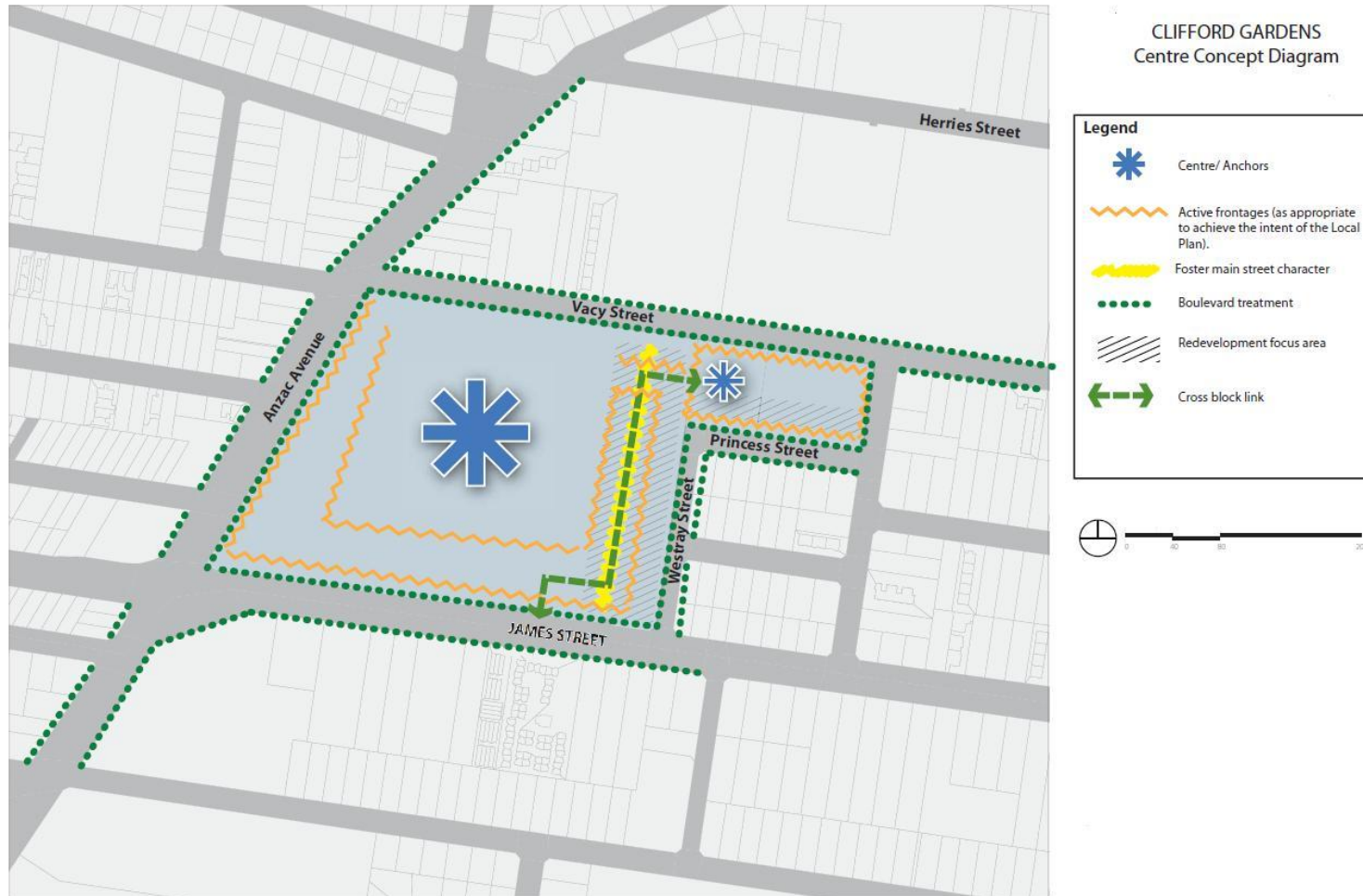
Note: Sight Distance – Minimum sight distance is achieved in accordance with the Department of Transport and Main Roads Planning and Design Manual and the Road Landscape Manual.

Figure 6.3.2:2 Wilsonton major centre concept diagram



Note: Sight Distance – Minimum sight distance is achieved in accordance with the Department of Transport and Main Roads Planning and Design Manual and the Road Landscape Manual.

Figure 6.3.2:3 Clifford Gardens centre concept diagram



Note: Sight Distance – Minimum sight distance is achieved in accordance with the Department of Transport and Main Roads Planning and Design Manual and the Road Landscape Manual.

Performance outcomes	Acceptable outcomes
PO₁₄ Building setbacks facilitate: (a) an attractive pedestrian environment at ground level which accommodates space for pedestrian circulation, social interaction and streetscaping; (b) continuity of building lines that enhance the local character; and (c) buffering to adjoining sensitive land uses where appropriate.	AO_{14.1} On streets identified as having a boulevard treatment on Figures 6.3.2:1 - 3 Kearneys Spring, Wilsonton and Clifford Gardens major centre concept diagrams, buildings are set back a minimum of 6m. AO_{14.2} In Kearneys Spring and Clifford Gardens on road frontages, other than one having a boulevard treatment or where fronting the internal pedestrian network (refer Figure 6.3.2:1 and 3) development of: (a) the first two (2) storeys of a building are built to the front boundary alignment or to the edge of the pedestrian pathway; and (b) parts of a building above two (2) storeys in height are set back a minimum of 6m from the boundary alignment or the edge of the pedestrian pathway. AO_{14.3} Elsewhere, buildings are setback within 20% of the setbacks of adjoining buildings. AO_{14.4} Buildings are set back 3m or half the height of the building whichever is the greater to any side or rear boundary which adjoins a residential use or zone.
PO₁₅ New development or redevelopment involving large format stores or large shopping centres³⁶ ensure that these components: (a) are not visually prominent in terms of building bulk and do not present as buildings on stand alone sites surrounded by extensive areas of surface car parking; (b) are sleeved by active frontages to pedestrian routes and streets; and (c) establish a competitive tension between anchor stores on a site or on separate sites through adequate separation of the anchor stores and activation of significant pedestrian routes between them.	No acceptable outcome is nominated.
Movement Networks	
PO₁₆ Development adjacent to a road identified as having a boulevard treatment contributes to the establishment of a boulevard character for the roads through: (a) deep planting of large trees in generous building setbacks; and (b) maintaining a visually open area on private property adjoining the road and avoiding the construction of high solid front fences.	No acceptable outcome is nominated.

³⁶ These would include supermarket, discount department stores or other similar large tenancy.

Performance outcomes	Acceptable outcomes
PO ₁₇ Vehicular access does not impede the operational capacity, safety or efficiency of major roads.	AO_{17.1} In Kearneys Spring, development does not provide new additional vehicular access points to Ruthven Street and Hume Street. AO_{17.2} In Clifford Gardens, new additional vehicular access points are not provided to Anzac Avenue or James Street. AO_{17.3} In the Wilsonton major centre new additional vehicular access points are not provided to Bridge Street and existing access point are not intensified.
PO₁₈ Development facilitates an integrated and connected pedestrian and bicycle movement network in and around the area in accordance with Figures 6.3.2:1 - 3 – Kearneys Spring, Wilsonton and Clifford Gardens major centre concept diagrams) which provides: (a) access between all major elements of the centre; (b) gathering places for centre users positioned at regular intervals; and (c) a safe, convenient and legible circulation network.	AO_{18.1} Pedestrian routes are a minimum of 5m wide. AO_{18.2} In Wilsonton, connections are provided in the form of either new public roads or private but permanently publicly accessible roadways in private developments, and include: (a) the augmentation of Kirra Street between Tara Street and Richmond Drive; (b) the augmentation and realignment of Hooper Street between Tara Street and Richmond Drive; (c) a new north-south link through the centre from Sprott Street; (d) a new east-west link through the centre from the Sprott Street extension to Streten Park; and (e) opportunities for angle parking along Hooper Street to foster a 'main street' character.
PO ₁₉ Majority of car parking is provided at the rear of or under buildings.	No acceptable outcome is nominated.
PO ₂₀ Development of individual sites occurs in a way that facilitates integration of access and parking across adjoining sites as they are progressively redeveloped.	No acceptable outcome is nominated.

6.3.3 District Centre Zone Code³⁷

6.3.3.1 Application

This code applies to assessable development:-

- (1) within the District Centre Zone as identified on the zoning maps contained within Schedule 2 (Mapping); and
- (2) identified as requiring assessment against the District Centre Zone Code by the tables of assessment in Part 5 (Tables of assessment).

6.3.3.2 Purpose and overall outcomes

- (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, small scale entertainment and recreational facilities capable of servicing a district catchment. District centres are highly accessible and well connected to the catchment area and do not compromise the role and function of the Principal Centre or Major Centres .
- (2) The overall outcomes sought for the zone code are as follows:
 - (a) development does not undermine the viability, role or function of the Principal Centre or Major Centres;
 - (b) the centre contains a mix of retail, commercial, administrative, community, cultural and entertainment activities capable of servicing the convenience and weekly retail, community and commercial needs of the district;
 - (c) district centres do not accommodate higher order retail facilities such as department stores and discount department stores;
 - (d) development is well-designed, incorporates public open spaces and is clustered around public and active transport facilities to promote public transport, walking and cycling;
 - (e) multiple dwellings and short-term accommodation are incorporated into centres as part of a mixed-use development at an appropriate scale and density of 30-40 dwellings per hectare; and integrate with and enhance the fabric of the centre;
 - (f) service industries that meet the needs of the catchment and do not adversely impact on the overall amenity or functionality of the district centre are located in the zone;
 - (g) development is designed to incorporate sustainable practices including maximising energy efficiency, water conservation and encouraging sustainable transport use;
 - (h) development provides a high level of amenity and is generally reflective of the surrounding character of the area. Building bulk, form and height may be more substantial than that of the surrounding residential buildings, but must include articulation and architectural elements which provide a pedestrian scale environment along streets;
 - (i) development maximises public transport accessibility and use and encourages walking and cycling;
 - (j) development has access to development infrastructure, including utility installations and essential services;
 - (k) natural features such as creeks, gullies, waterways, wetlands, habitats, vegetation and bushland are retained, enhanced and buffered from the impacts of adjacent uses and any unavoidable impacts are minimised through location, design, operation and management requirements.

Newtown District Centre Precinct

³⁷ Amended on 3 November 2014

- (3) The overall outcomes for the Newtown district centre are:
- (a) redevelopment and/or expansion of retail and commercial floor space occurs, consistent with the centre's convenience function and does not adversely impact on the role and function of Clifford Gardens Major Centre Zone;
 - (b) medium density residential development adjoins the central retail area to enhance the diversity of use in the centre and to activate the centre at all hours;
 - (c) development improves the centre legibility through integration and connectivity between individual buildings, car parking areas and the surrounding streets
 - (d) the public realm is activated through ground floor development of shops, food and drink outlets and similar uses that encourage pedestrian activity;
 - (e) development does not prejudice the continued operation of established community facilities, including the Glennie School;
 - (f) boulevards are established along Herries Street and Anzac Avenue to define the main movement corridors through the area and to enhance the amenity of adjoining residential areas;
 - (g) the function of Anzac Avenue as a major route through the city and an efficient public transport linkage to the city centre and key destinations throughout the Region is protected; and
 - (h) additional cross block links, pedestrian connections and streetscape improvements are provided.

Glenvale District Centre Precinct

- (4) The overall outcomes for the Glenvale district centre are:
- (a) retail and commercial development is provided commensurate with a demonstrated need as the district develops over time in a way that complements existing centre activities in the locality;
 - (b) development contributes to the provision of an integrated open space network following the Spring Creek riparian corridor; and
 - (c) boulevards are established along Glenvale Road and Greenwattle Streets to define the main movement corridors through the area and to enhance the amenity of adjoining residential areas.

6.3.3.3 Requirements for accepted development and assessment benchmarks for assessable development

Table 6.3.3:1 – District Centre Zone Code – Requirements for accepted development and assessment benchmarks for assessable development

Performance outcomes	Acceptable outcomes
Caretaker's accommodation	
PO₁ Development provides for the accommodation of a caretaker and their family members, involved in the running of a non-residential use, in a manner that: (a) does not compromise the productivity of the use; (b) is safe for the residents; and (c) has regard to the landscape and private recreation needs of the residents.	AO_{1.1} A caretaker's accommodation is: (a) separated from significant levels of emissions (adverse to human health or amenity) generated by the use/s of the site by at least 6m; (b) provided with a private landscape and recreation area which: (i) is directly accessible from a habitable room; (ii) if at ground level, has a minimum area of 25m² with minimum dimensions of 5m; and (iii) if a balcony, a veranda or a deck, has a minimum³⁸ area of 10m² with minimum dimensions of 3m. AO_{1.2} No more than one (1) caretaker's accommodation is established per non-residential use.
Non-residential Uses – Scale of use where involving the reuse of an existing building	
PO₂ The non-residential use is of a scale and intensity that is compatible with the character of the streetscape and the residential appearance of the locality.	AO_{2.1} The use: (a) is carried out in an existing building; and (b) only increases the gross floor area of the building by a maximum of 25m².
Non-residential Uses – Noise Amenity	
PO₃ The non-residential use does not adversely impact on the amenity of the surrounding residential land uses and/or residential streetscape character.	AO_{3.1} New building plant or air-conditioning equipment is located central to the building and screened from view of the street or adjoining residential uses.
PO₄ Hours of operation are controlled so that the non-residential use does not impact on the amenity or privacy of adjoining residential uses.	AO_{4.1} Non-residential uses do not create audible noise between the hours of 7:00 pm and 6:00 am.

³⁸ Amended on 27 April 2018

Performance outcomes		Acceptable outcomes	
Non-residential Uses – Privacy and Screening			
PO ₅	Non-residential uses provide adequate screening from adjoining residential premises so that the privacy and amenity of residential premises is protected.	AO _{5.1}	A 1.8m high solid screen fence and 1.5m wide strip of screen landscaping are provided along all boundaries shared with an adjoining residential use.
		AO _{5.2}	Windows that have direct views into adjoining residential buildings are provided with fixed screening that is a maximum of 75% transparent to obscure views into the adjoining residential building and maintain privacy for those residents.
PO ₆	Refuse storage areas are screened from the streetscape and/or adjoining residential uses.	AO _{6.1}	Refuse storage areas are located behind the front building line and are screened from view from the streetscape and/or adjoining residential uses by a 1.8m high solid screen fence.
Non-residential Uses – Outdoor Lighting			
PO ₇	Outdoor lighting for non-residential uses maintains the amenity of the surrounding residential area and does not adversely impact the safety for vehicles or pedestrians on the adjoining street as a result of light emissions, either directly or by reflection.	AO _{7.1}	Outdoor lighting for non-residential uses is restricted to low level security lighting only.
		AO _{7.2}	Outdoor lighting is designed, installed and maintained in accordance with the parameters and requirements of AS4282 – <i>Control of the Obtrusive Effects of Outdoor Lighting</i> .
Utilities			
PO ₈	A water supply is provided that is adequate for the current and future needs of the intended use.	AO _{8.1}	Where within a water supply area, the development is connected to Council's reticulated water supply system in accordance with SC6.3 PSP No. 3 <i>Engineering Standards – Water and Wastewater Infrastructure</i> .
PO ₉	Wastewater treatment and disposal is provided that is appropriate for the level of demand generated, protects public health and avoids environmental harm.	AO _{9.1}	Where within a wastewater area, the development is connected to the Council's reticulated wastewater system in accordance with SC6.3 PSP No. 3 <i>Engineering Standards – Water and Wastewater Infrastructure</i> .
PO ₁₀	The development is equipped with an adequate energy supply approved by and installed in accordance with the standards of the relevant energy regulatory authority.	AO _{10.1}	Premises are connected to an electricity supply approved by the relevant energy regulatory authority.

Performance outcomes	Acceptable outcomes
Waste Management	
PO₁₁ Appropriate refuse container storage areas are provided which are: (a) in a building or enclosing structure or screened from public view; (b) of adequate size to accommodate the expected amount of refuse to be generated by the use; (c) in a position that is conveniently accessible for collection; and (d) able to be kept in a clean state at all times.	AO_{11.1} Container storage areas are provided which: (a) are in a building, outbuilding or other enclosed structure, or otherwise screened from public view, by a minimum 1.5 m high solid fence or wall or dense vegetation; (b) are provided with an imperviously sealed pad, on which to stand the bin(s), that is drained to an approved waste disposal system; (c) are within normal hose length of a hose cock; and (d) are large enough to accommodate at least one (1) standard sized container per dwelling and, in commercial and industrial premises, one (1) or more industrial bins of a size appropriate.
Building Work (not associated with a Material Change of Use)	
PO₁₂ Provision is made for on-site vehicle parking to meet the demand likely to be generated by the development and to avoid on-street parking where that would adversely impact on the safety or capacity of the road network or unduly impact on local amenity.	PO_{12.1} Car parking is provided in accordance with the Transport, Access and Parking Code.
PO₁₃ Landscaping makes a positive contribution to the site and the amenity of the surrounding area and existing landscaping is not diminished.	PO_{13.1} No reduction of previously approved landscaping areas is to occur.
PO₁₄ Stormwater resulting from roofed areas is collected and discharged in a manner that does not adversely affect the stability of buildings or the use of adjacent land.	PO_{14.1} Roof water is collected and discharged in accordance with SC6.2 PSP No. 2 – Engineering Standards – Roads and Drainage Infrastructure.³⁹
PO₁₅ Wastewater treatment and disposal is provided that is appropriate for the level of demand generated, protects public health and avoids environmental harm.	PO_{15.1} Where within a wastewater area, the development is connected to the Council's reticulated wastewater system in accordance with SC6.3 PSP No.3 Engineering Standards – Water and Wastewater Infrastructure. OR PO_{15.2} Waste water systems and connections are designed and constructed in accordance with SC6.3 PSP No.3 Engineering Standards - Water and Wastewater Infrastructure.

³⁹ Amended on 19 August 2016

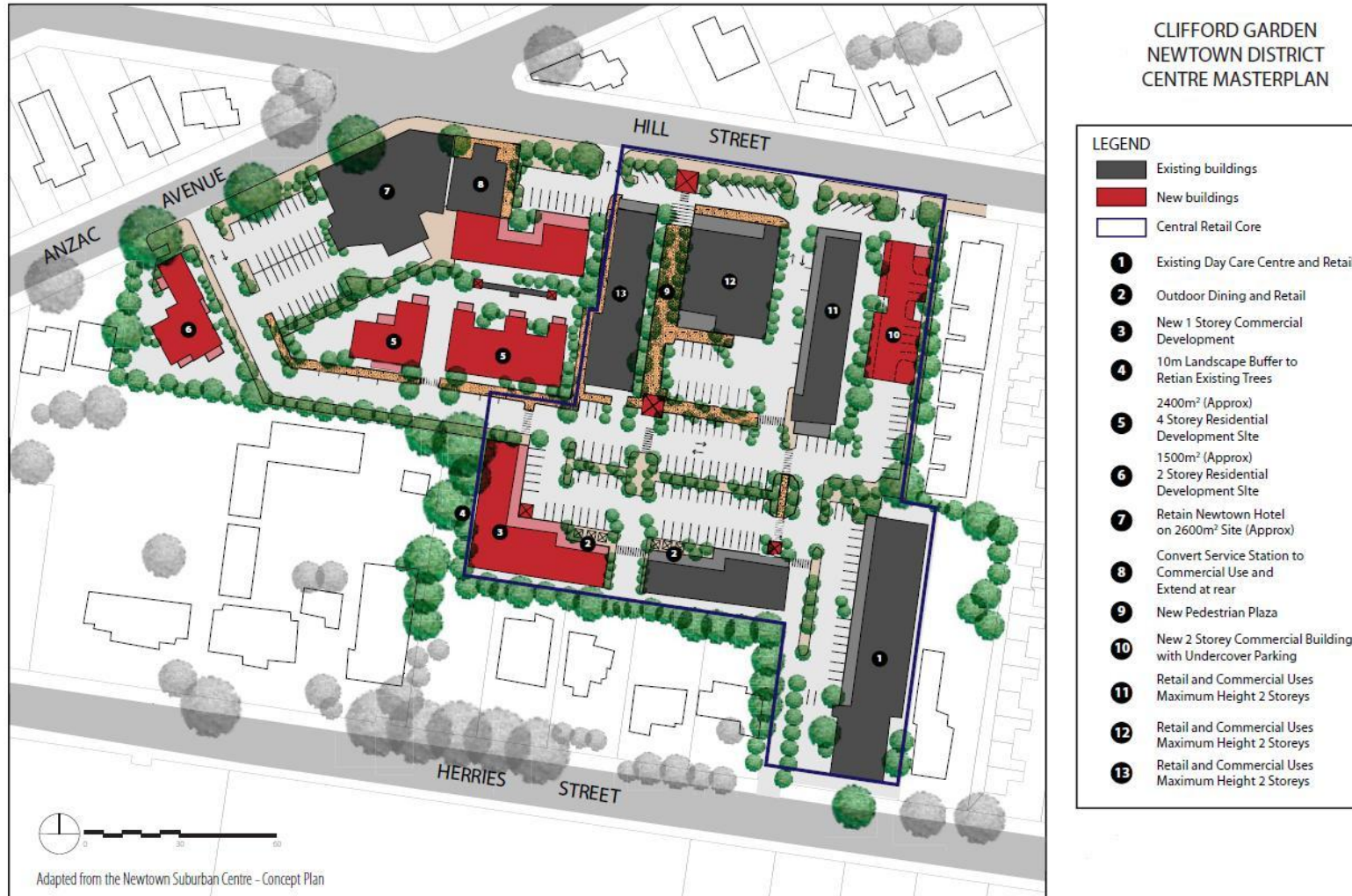
Table 6.3.3:2 – District Centre Zone Code – assessment benchmarks for assessable development

Performance outcomes		Acceptable outcomes	
The following apply to all applicable development.			
Uses, Role and Function			
PO ₁	The zone accommodates a wide range of centre related activities.	AO _{1.1}	Uses which are consistent with the intent of the zone include: (a) accommodation activities (other than a dwelling house, dual occupancy or tourist park); (b) agricultural supplies store; (c) bar; (d) business activities; (e) car wash; (f) child care centre; (g) club; (h) community care centre; (i) community residence; (j) community use; (k) educational establishment; (l) emergency services; (m) entertainment activities; (n) function facility; (o) health care services; (p) home based business; (q) indoor sport and recreation; (r) major electricity infrastructure; (s) market; (t) place of worship; (u) outdoor sport and recreation; (v) shop; (w) shopping centre; (x) substation; and (y) veterinary services.
		AO _{1.2}	Uses which are inconsistent with the intent of the zone include: (a) Rural activities (other than those listed in AO _{1.1}). (b) Medium impact, high impact or special industry.
PO ₂	Shops or shopping centres do not undermine the viability, role or function of the principal activity centre, major centres or other district centres.	AO _{2.1}	Development does not involve a department or discount department store component.
		AO _{2.2}	A supermarket does not exceed 3,200m ² in gross floor area.

Performance outcomes	Acceptable outcomes
PO ₃ Development does not otherwise undermine the viability, role or function of the principal activity centre, major centres or other district centres and occurs commensurate with demand in the relevant catchment. ⁴⁰	No acceptable outcome is nominated.
PO ₄ Residential development: (a) promotes an increase in the day and night time activity in the centre; (b) occurs in a form and location that is consistent with the scale and efficient functioning of the centre; and (c) does not interrupt ground level activity and circulation.	AO _{4.1} Residential development achieves a minimum net density of 30 dwellings per hectare. AO _{4.2} Where the site is located within 200m to a significant public transport stop on a high frequency public transport corridor and other employment or community facilities, residential development is a maximum net density of 40 dwellings per hectare.
PO ₅ Development provides active uses at ground level which provide casual surveillance and improve the quality of streets, pedestrian access ways and public spaces.	AO _{5.1} Development provides active uses such as shops and food and drink outlets at ground level.
Bulk and scale	
PO ₆ Building size and scale is consistent with the role, function and character of the centre, and provides an appropriate interface with the scale and character of proximate residential areas.	AO _{6.1} In the Newtown district centre, building height is in accordance with Figure 6.3.3:1 Clifford Gardens Newtown District Centre Master Plan. OR AO _{6.2} Building height does not exceed two (2) storeys and 8.5m unless stated otherwise in a local plan applying to the site. AO _{6.3} Plot ratio does not exceed 0.75 of the site area, unless stated otherwise in a local plan applying to the site.
Centre Design	
PO ₇ Development enhances and enlivens the centre by: (a) providing vibrant and attractive spaces to facilitate social interaction; (b) ensuring frontages to the public road network or internal pedestrian movement network are well articulated and where appropriate, incorporate uses that activate the ground floor and address the street; (c) integrating all elements of the centre so that users can move safely and conveniently throughout the centre; and (d) providing a retail and commercial environment that is vibrant and competitive.	AO _{7.1} In the Newtown district centre, development occurs in accordance with Figure 6.3.3:1 Clifford Gardens Newtown District Centre Master Plan.

⁴⁰ Council may request that a commercial impact assessment be prepared to demonstrate compliance with the performance outcome or acceptable outcome. A commercial impact assessment includes a review of the need for commercial development in the proposed location and the impact of the proposed commercial development on other centres.

Figure 6.3.3:1 Clifford Gardens Newtown district centre master plan



Performance outcomes	Acceptable outcomes
Centre Design cont.	
PO₈ New development or redevelopment involving large format stores or large shopping centres⁴¹ ensures that these components: (a) are not visually prominent in terms of building bulk and do not present as buildings on stand alone sites surrounded by extensive areas of surface car parking; (b) include arcades to provide convenient linkages between shops and other land uses; (c) are sleeved by active frontages to pedestrian routes and streets; and (d) establish a competitive tension between anchor stores on a site or on separate sites through adequate separation of the anchor stores and activation of significant pedestrian routes between them.	No acceptable outcome is nominated.
Movement Networks	
PO₉ Vehicular access does not impede the operational capacity of major roads.	AO_{9.1} In the Newtown district centre, additional vehicular access points are not provided to Anzac Avenue. AO_{9.2} In the Glenvale district centre, the number of new intersections or access points provided on Glenvale Road and Greenwattle Street is minimised.
PO₁₀ Majority of car parking is provided at the rear of or under buildings where ever practicable.	No acceptable outcome is nominated.
PO₁₁ Development of individual sites occurs in a way that facilitates integration of access and parking across adjoining sites as they are progressively redeveloped.	No acceptable outcome is nominated.
The following apply to development within the Glenvale District Centre	
PO₁₂ The Glenvale district centre complements existing commercial/shopping facilities and is on the opposite corner of Greenwattle Street and Glenvale Road.	No acceptable outcome is nominated.
PO₁₃ In the Glenvale district centre, development integrates with and activates the adjoining open space corridor areas, to create high levels of amenity, visual access and opportunities for casual surveillance.	No acceptable outcome is nominated.

⁴¹ These would include supermarket or other similar large tenancy.

Performance outcomes		Acceptable outcomes	
The following apply to development within the Newtown District Centre			
PO ₁₄	In the Newtown district centre, new development facilitates: (a) consolidation and framing of the established central retail core through the location and design of shops, business activities and food and drink outlets; and (b) the establishment of a mixed-use area in the western part of the centre predominantly accommodating community and residential uses.	AO _{14.1}	New buildings and uses are located consistent with Figure 6.3.3:1 – Clifford Gardens Newtown District Centre Master Plan.
PO ₁₅	In the Newtown district centre, development near the edge of the centre is oriented to, and activates, Hill Street, Anzac Avenue and Herries Streets.	AO _{15.1}	Active frontages developed with shops, restaurants, offices (where providing a service with direct interaction with the public, such as banks and real estate agents) and other similar uses are provided along the ground floor of Hill Street, Anzac Avenue and Herries Street, and residential and office uses are located on upper floors.
PO ₁₆	Servicing areas and main car parking areas are located behind buildings, with some short-term parking provision along the Hill Street frontage.	No acceptable outcome is nominated.	
PO ₁₇	In the Newtown district centre, development adjacent to a road identified as having a boulevard treatment contributes to the establishment of a boulevard character for the roads through: (a) deep planting of large trees in generous building setbacks; and (b) maintaining a visually open area on private property adjoining the road and avoiding the construction of high solid front fences.	AO _{17.1}	Landscaping along the street frontage includes at least one (1) large shade tree for every 20m of frontage width.
		AO _{17.2}	Fencing within the setback area is transparent over at least 50% of its surface area.
PO ₁₈	In the Newtown district centre: (a) new pedestrian spines are established on a north to south and east to west grid, to connect new and existing buildings and traverse open car parking areas; (b) small scale public spaces, landscaped with street furniture and shade structures, are created in locations adjacent to existing and new retail and commercial uses; and (c) a designated pedestrian plaza is provided centrally in the central retail core to provide a focal point for the centre.	AO _{18.1}	Pedestrian spines, small scale public spaces and a pedestrian plaza are established generally consistent with Figure 6.3.3:1 – Clifford Gardens Newtown District Centre Master Plan.

6.3.4 Local Centre Zone Code⁴²

6.3.4.1 Application

This code applies to assessable development:-

- (1) within the Local Centre Zone as identified on the zoning maps contained within Schedule 2 (Mapping); and
- (2) identified as requiring assessment against the Local Centre Zone Code by the tables of assessment in Part 5 (Tables of assessment).

6.3.4.2 Purpose and overall outcome

- (1) The purpose of the zone is to provide for a limited range of retails, commercial and community 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 with and enhance the fabric of the activity centre. Uses do not compromise the role and function of higher order centres. .
- (2) The overall outcomes sought for the zone code are as follows:
 - (a) development does not undermine the viability, role or function of higher order centres;
 - (b) a range of convenience retail, and small scale commercial and community uses are provided which meet the local convenience needs of the immediate surrounding population including those of smaller rural towns;
 - (c) development is reflective of and responsive to the environmental constraints of the land;
 - (d) residential development and short-term accommodation is provided where it can integrate and enhance the fabric of the activity centre, but it is not the predominant use and should not compromise the ability for non-residential uses to be concentrated in the centre or limit activities at street level;
 - (e) development is designed to incorporate sustainable practices including maximising energy efficiency, water conservation and encourages sustainable transport use;
 - (f) development provides a high level of amenity and is reflective of the surrounding character of the area;
 - (g) development encourages public and passenger transport accessibility and use of walking and cycling;
 - (h) development has access to development infrastructure, including utility installations and essential services; and
 - (i) natural features are retained, enhanced and buffered from the impacts of adjacent uses and any unavoidable impacts are minimised through location, design, operation and management requirements.

⁴² Amended on 3 November 2014

6.3.4.3 Requirements for accepted development and assessment benchmarks for assessable development

Table 6.3.4:1 – Local Centre Zone Code – Requirements for accepted development and assessment benchmarks for assessable development

Performance outcomes		Acceptable outcomes	
Caretaker's accommodation			
PO ₁	Development provides for the accommodation of a caretaker and their family members involved in the running of a non-residential use, in a manner that: (a) does not compromise the productivity of the use; (b) is safe for the residents; and (c) has regard to the landscape and private recreation needs of the residents.	AO _{1.1}	A caretaker's accommodation is: (a) separated from significant levels of emissions (adverse to human health or amenity) generated by the use/s of the site by at least 6m; (b) provided with a private landscape and recreation area which: (i) is directly accessible from a habitable room; and (ii) if at ground level, has a minimum area of 16m ² with minimum dimensions of 4m; and (iii) if a balcony, a veranda or a deck, has a minimum ⁴³ area of 8m ² with minimum dimensions of 2.4m. AO _{1.2} No more than one (1) caretaker's accommodation is established per non-residential use.
Non-residential Uses – Scale of use where involving the reuse of an existing building			
PO ₂	The non-residential use is of a scale and intensity that is compatible with the character of the streetscape and the residential appearance of the locality.	AO _{2.1}	The use: (a) is carried out in an existing building; and (b) only increases the Gross Floor Area of the building by a maximum of 25m ² .
Non-residential Uses – Noise Amenity			
PO ₃	The non-residential use does not adversely impact on the amenity of the surrounding residential land uses and/or residential streetscape character.	AO _{3.1}	New building plant or air-conditioning equipment is located central to the building and screened from view of the street or adjoining residential uses.
PO ₄	Hours of operation are controlled so that the non-residential use does not impact on the amenity or privacy of adjoining residential uses.	AO _{4.1}	Non-residential uses do not create audible noise between the hours of 7:00 pm and 6:00 am.

⁴³ Amended on 27 April 2018

Performance outcomes	Acceptable outcomes
Non-residential Uses – Privacy and Screening	
PO ₅ Non-residential uses provide adequate screening from adjoining residential premises so that the privacy and amenity of residential premises is protected.	AO_{5.1} A 1.8m high solid screen fence and 1.5m wide strip of screen landscaping are provided along all boundaries shared with an adjoining residential use. AO_{5.2} Windows that have direct views into adjoining residential buildings are provided with fixed screening that is a maximum of 75% transparent to obscure views into the adjoining residential building and maintain privacy for those residents.
PO ₆ Refuse storage areas are screened from the streetscape and/or adjoining residential uses.	AO _{6.1} Refuse storage areas are located behind the front building line and are screened from view from the streetscape and/or adjoining residential uses by a 1.8m high solid screen fence.
Non-residential Uses – Outdoor Lighting	
PO ₇ Outdoor lighting for non-residential uses maintains the amenity of the surrounding residential area and does not adversely impact the safety for vehicles or pedestrians on the adjoining street as a result of light emissions, either directly or by reflection.	AO_{7.1} Outdoor lighting for non-residential uses is restricted to low level security lighting only. AO_{7.2} Outdoor lighting is designed, installed and maintained in accordance with the parameters and requirements of <i>AS4282 – Control of the Obtrusive Effects of Outdoor Lighting</i>.
Utilities	
PO ₈ A water supply is provided that is adequate for the current and future needs of the intended use.	AO _{8.1} Where within a water supply area, the development is connected to Council's reticulated water supply system in accordance with <i>SC6.3 PSP No. 3 Engineering Standards – Water and Wastewater Infrastructure</i> .
PO ₉ Wastewater treatment and disposal is provided that is appropriate for the level of demand generated, protects public health and avoids environmental harm.	AO _{9.1} Where within a wastewater area, the development is connected to the Council's reticulated wastewater system in accordance with <i>SC6.3 PSP No. 3 Engineering Standards – Water and Wastewater Infrastructure</i> .
PO ₁₀ The development is equipped with an adequate energy supply approved by and installed in accordance with the standards of the relevant energy regulatory authority.	AO _{10.1} Premises are connected to an electricity supply approved by the relevant energy regulatory authority.

Performance outcomes		Acceptable outcomes	
Waste Management			
PO ₁₁	Appropriate refuse container storage areas are provided which are: (a) in a building or enclosing structure or screened from public view; (b) of adequate size to accommodate the expected amount of refuse to be generated by the use; (c) in a position that is conveniently accessible for collection; and (d) able to be kept in a clean state at all times.	AO _{11.1}	Container storage areas are provided which: (a) are in a building, outbuilding or other enclosed structure, or otherwise screened from public view, by a minimum 1.5 m high solid fence or wall or dense vegetation; (b) are provided with an imperviously sealed pad, on which to stand the bin(s), that is drained to an approved waste disposal system; (c) are within normal hose length of a hose cock; and (d) are large enough to accommodate at least one (1) standard sized container per dwelling and, in commercial and industrial premises, one (1) or more industrial bins of a size appropriate to the nature and scale of use.
Building Work (not associated with a Material Change of Use)			
PO ₁₂	Provision is made for on-site vehicle parking to meet the demand likely to be generated by the development and to avoid on-street parking where that would adversely impact on the safety or capacity of the road network or unduly impact on local amenity.	PO _{12.1}	Car parking is provided in accordance with the Transport, Access and Parking Code.
PO ₁₃	Landscaping makes a positive contribution to the site and the amenity of the surrounding area and existing landscaping is not diminished.	PO _{13.1}	No reduction of previously approved landscaping areas is to occur.
PO ₁₄	Stormwater resulting from roofed areas is collected and discharged in a manner that does not adversely affect the stability of buildings or the use of adjacent land.	PO _{14.1}	Roof water is collected and discharged in accordance with SC6.2 PSP No. 2 – Engineering Standards – Roads and Drainage Infrastructure. ⁴⁴
PO ₁₅	Wastewater treatment and disposal is provided that is appropriate for the level of demand generated, protects public health and avoids environmental harm.	PO _{15.1}	Where within a wastewater area, the development is connected to the Council's reticulated wastewater system in accordance with SC6.3 PSP No.3 Engineering Standards – Water and Wastewater Infrastructure.
		OR	
		PO _{15.2}	Waste water systems and connections are designed and constructed in accordance with SC6.3 PSP No.3 Engineering Standards - Water and Wastewater Infrastructure.

⁴⁴ Amended on 19 August 2016

Table 6.3.4:2 – Local Centre Zone Code – Assessment benchmarks for assessable development

Performance outcomes		Acceptable outcomes	
Uses, Role and Function			
PO ₁	The zone accommodates a wide range of centre related activities.	AO _{1.1}	Uses which are consistent with the intent of the zone include: (a) accommodation activities (other than a dwelling house, dual occupancy or tourist park); (b) agricultural supplies store; (c) bar; (d) business activities (other than Bulk Landscape Supplies, Garden Centre, Hardware and Trade Supplies and Outdoor Supplies)⁴⁵; (e) car wash; (f) child care centre; (g) club; (h) community care centre; (i) community residence; (j) community use; (k) educational establishment; (l) emergency services; (m) entertainment activities; (n) function facility; (o) health care services; (p) home based business; (q) indoor sport and recreation; (r) major electricity infrastructure; (s) market; (t) place of worship; (u) outdoor sport and recreation; (v) shop (w) shopping centre (x) substation; and (y) veterinary services.
		AO _{1.2}	Uses which are inconsistent with the intent of the zone include: (a) rural activities (other than those listed in AO_{1.1}); (b) medium impact, high impact or special industry; (c) bulk landscape supplies; (d) garden centre; (e) hardware and trade supplies; and (f) outdoor sales.⁴⁶

⁴⁵ Amended on 27 April 2018

Performance outcomes		Acceptable outcomes	
PO ₂	Development does not undermine the viability, role or function of any of the higher order centres and occurs commensurate with demand in the relevant local catchment. ⁴⁷	AO _{2.1}	Development does not involve a full line supermarket, showroom component.
PO ₃	Development ensures the centre primarily functions to meet the day to day local convenience needs of the immediate locality.	No acceptable outcome is nominated.	
PO ₄	Accommodation activities are established above or to the rear of ground level business activities.	No acceptable outcome is nominated.	
Built Form			
PO ₅	Built form is consistent in bulk and scale with the existing or desired character of the locality.	AO _{5.1}	Building height does not exceed two (2) storeys or 8.5m unless otherwise stated for the zone or local plan in which the site is located.
		AO _{5.2}	Gross floor area does not exceed 0.35 of the site area, unless otherwise stated in the zone or local plan in which the site is located.
PO ₆	The front building setback is consistent with the prevailing setbacks in the street and is sufficient for the convenient movement of pedestrians and appropriate landscaping.	AO _{6.1}	Buildings are set back: (a) within 20% of the average front setback of adjoining buildings; or (b) where there are no adjoining buildings, 3m.
PO ₇	Side and rear building setbacks: (a) enhance the appearance and character of streets and buildings; (b) are appropriate to the scale of the development and the intended character of the locality; and (c) provide adequate separation and buffering from residential premises. ⁴⁸	AO _{7.1}	A side setback of not less than 3m or half the height of the building at that point, whichever is the greater; is provided along the common boundary with any residential use or zone.
		AO _{7.2}	A rear setback of not less than 6m or half the height of the building at that point, whichever is the greater; is provided along the common boundary with any residential use or zone.
		AO _{7.3}	A minimum 1.8m high acoustic and visual screen fence is provided along the common boundary with any residential use or zone.
		AO _{7.4}	Bin storage and collection areas are located at least 5m from any common boundary with any residential use or zone.
PO ₈	Buildings are designed to a high aesthetic standard and to integrate with and enhance the locality, having regard to built form, open space, landscaping and the public realm.	No acceptable outcome is nominated.	

⁴⁶ Amended on 27 April 2018

⁴⁷ Council may request that a commercial impact assessment be prepared to demonstrate compliance with the performance outcome or acceptable outcome. A commercial impact assessment includes a review of the need for commercial development in the proposed location and the impact of the proposed commercial development on other centres.

⁴⁸ The Landscaping Code sets out additional requirements for the provision of landscaping.

Performance outcomes	Acceptable outcomes
PO₉ The site layout responds sensitively to on-site and surrounding topography, drainage patterns, utility services, access, vegetation and adjoining land use, such that: (a) any hazards to people or property are avoided; (b) any earthworks are minimised; (c) the retention of natural drainage lines is maximised; (d) the retention of existing vegetation is maximised; (e) damage or disruption to sewer, stormwater and water infrastructure is avoided; and (f) there is adequate buffering, screening or separation to adjoining development.	No acceptable outcome is nominated.
PO₁₀ Development provides active frontages at ground level which improve the quality of streets, pedestrian access ways and public spaces.	AO_{10.1} Development provides active uses such as shops and food and drink outlets at ground level.
Landscaping	
PO₁₁ Street trees and landscaping positively contribute to the character and amenity of the centre.	AO_{11.1} Development includes a minimum 3m wide landscaped strip along all street frontages.
Amenity and Safety	
PO₁₂ Development maintains a high level of amenity within the site and for surrounding areas, having regard to noise, odour, lighting, access to sunlight, privacy and outlook.	No acceptable outcome is nominated.
PO₁₃ Site layout facilitates the security of people and property having regard to: (a) opportunities for casual surveillance and sightlines; (b) exterior building designs which promote safety; (c) adequate definition of uses and ownership; (d) adequate lighting; (e) appropriate way-finding mechanisms (e.g. signage); (f) minimisation of entrapment locations; and (g) building entrances, loading and storage areas being well lit and lockable after hours.	No acceptable outcome is nominated.

Performance outcomes	Acceptable outcomes
PO ₁₄ Development is designed to incorporate graffiti-prevention measures.	AO _{14.1} Building design and layout incorporates the following features where practical: (a) designs with an absence of 'natural ladders'; (b) minimal unbroken vertical surface areas; and (c) graffiti-deterrent surface treatments.⁴⁹

⁴⁹ Amended on 27 April 2018

6.4 Recreation Zones Category

6.4.1 Sport and Recreation Zone Code⁵⁰

6.4.1.1 Application

This code applies to assessable development:-

- (1) within the Sport and Recreation Zone as identified on the zoning maps contained within Schedule 2 (Mapping); and
- (2) identified as requiring assessment against the Sport and Recreation Zone Code by the tables of assessment in Part 5 (Tables of assessment).

6.4.1.2 Purpose and overall outcomes

- (1) The purpose of the Sport and Recreation Zone Code is to provide for a range of organised activities that includes sport, cultural and educational activities where the uses require a level of built infrastructure.

It includes structures such as clubhouses, gymnasiums, public swimming pools, tennis courts, and infrastructure to support recreational and sporting activities and meet community needs.

The code recognises the importance of recreation and open space areas to community liveability and to facilitate the effective operation and optimum accessibility of sport and recreation activities.

- (2) The overall outcomes sought for the zone code are as follows:
 - (a) areas available for active sport and recreational pursuit such as playing fields, equestrian facilities, outdoor cultural facilities, educational activities, public swimming pools and outdoor courts are provided;
 - (b) opportunities for sporting clubs using playing fields to establish club facilities are facilitated;
 - (c) development is designed to incorporate sustainable practices including maximising energy efficiency, water conservation and encourages sustainable transport use;
 - (d) adverse amenity impacts on adjacent areas from development and activities within the zone are managed through buffering to adjacent sensitive land uses and appropriate design, siting and operation of facilities and infrastructure;
 - (e) ancillary structures and buildings such as clubhouses, kiosks, shelters, stands, amenity facilities, picnic tables and playgrounds are provided where necessary to services the needs of the primary use;
 - (f) areas of ecological significance, high scenic amenity or cultural heritage are protected from the adverse impacts of sport and recreation activities;
 - (g) adverse impacts on ecological values are minimised where recreation and open spaces areas include natural habitats such as bushland, wetlands or waterways, or act as a buffer between natural and developed areas; and
 - (h) walking and cycling to recreation and open space areas is encouraged through the provision of paths to, and where appropriate through, the space, and by providing adequate end-of-trip facilities such as secure bicycle parking and water fountains.

⁵⁰ Amended on 3 November 2014

6.4.1.3 Requirements for accepted development and assessment benchmarks for assessable development

Table 6.4.1:1 – Sport and Recreation Zone Code – requirements for accepted development and assessment benchmarks for assessable development

Performance outcomes		Acceptable outcomes	
Caretaker's accommodation			
PO ₁	Development provides for the accommodation of a caretaker and their family members, involved in the running of a non-residential use, in a manner that: (a) does not compromise the productivity of the use; (b) is safe and comfortable for the amenity of residents; and (c) has regard to the landscape and private recreation needs of the residents.	AO _{1.1}	A caretaker's accommodation is: (a) separated from significant levels of emissions (adverse to human health or amenity) generated by the use/s of the site by at least 6m; (b) provided with a private landscape and recreation area which: (i) is directly accessible from a habitable room; and (ii) if at ground level, has a minimum area of 16m ² with minimum dimensions of 4m; and (iii) if a balcony, a verandah or a deck, has a minimum ⁵¹ area of 8m ² with minimum dimensions of 2.4m. AO _{1.2} No more than one (1) caretaker's accommodation is established per non-residential use.
Noise amenity			
PO ₂	Where adjoining land within the Low Density Residential Zone or Low-medium Density Residential Zone the use does not adversely impact on the amenity of the adjoining residential land uses.	AO _{2.1}	New building plant or air-conditioning equipment is located central to the building and screened from view of the street or adjoining residential uses.
PO ₃	Where adjoining land within the Low Density Residential Zone or Low-medium Density Residential Zone the hours of operation are controlled so that the use does not impact on the amenity or privacy of adjoining residential land uses.	AO _{3.1}	Uses do not create audible noise between the hours of 7:00 pm and 6:00 am.
Privacy and screening			
PO ₄	Adequate screening is provided where adjoining land within the Low Density Residential Zone or Low-medium Density Residential Zone so that the privacy and amenity of adjoining residential land uses is protected.	AO _{4.1}	A 1.8m high solid screen fence and 1.5m wide strip of screen landscaping are provided along all boundaries shared with an adjoining residential use.
		AO _{4.2}	Windows that have direct views into adjoining residential buildings are provided with fixed screening that is a maximum of 75% transparent to obscure views into the adjoining residential building and maintain privacy for those residents.

⁵¹ Amended on 27 April 2018

Performance outcomes	Acceptable outcomes
PO ₅ Refuse storage areas screened from the streetscape and/or adjoining residential uses.	AO _{5.1} Refuse storage areas are located behind the front building line and are screened from view from the streetscape and/or adjoining residential uses by a 1.8m high solid screen fence.
Outdoor lighting	
PO ₆ Outdoor lighting for non-residential uses maintains the amenity of the surrounding residential area and does not adversely impact the safety for vehicles or pedestrians on the adjoining street as a result of light emissions, either directly or by reflection.	AO _{6.1} Outdoor lighting for non-residential uses is restricted to low level security lighting only. AO _{6.2} Outdoor lighting is designed, installed and maintained in accordance with the parameters and requirements of AS4282 – <i>Control of the Obtrusive Effects of Outdoor Lighting</i> .
Utilities	
PO ₇ A water supply is provided that is adequate for the current and future needs of the intended use.	AO _{7.1} Where within a water supply area, the development is connected to Council's reticulated water supply system in accordance with SC6.3 PSP No. 3 <i>Engineering Standards – Water and Wastewater Infrastructure</i> .
PO ₈ Wastewater treatment and disposal is provided that is appropriate for the level of demand generated, protects public health and avoids environmental harm.	AO _{8.1} Where within a wastewater area, the development is connected to the Council's reticulated wastewater system in accordance with SC6.3 PSP No. 3 <i>Engineering Standards – Water and Wastewater Infrastructure</i> .
PO ₉ The development is equipped with an adequate energy supply approved by and installed in accordance with the standards of the relevant energy regulatory authority.	AO _{9.1} Premises are connected to an electricity supply approved by the relevant energy regulatory authority.
Waste management	
PO ₁₀ Appropriate refuse container storage areas are provided which are: (a) in a building or enclosing structure or screened from public view; (b) of adequate size to accommodate the expected amount of refuse to be generated by the use; (c) in a position that is conveniently accessible for collection; and (d) able to be kept in a clean state at all times.	AO _{10.1} Refuse container storage areas are provided which: (a) are in a building, outbuilding or other enclosed structure, or otherwise screened from public view, by a minimum 1.5 m high solid fence or wall or dense vegetation; (b) are provided with an imperviously sealed pad, on which to stand the bin(s), that is drained to an approved waste disposal system; (c) are within normal hose length of a hose cock; and (d) are large enough to accommodate at least one (1) standard sized container per dwelling and, in commercial and industrial premises, one (1) or more industrial bins of a size appropriate to the nature and scale of use.

Performance outcomes		Acceptable outcomes	
Building Work (not associated with a Material Change of Use)			
PO ₁₁	Provision is made for on-site vehicle parking to meet the demand likely to be generated by the development and to avoid on-street parking where that would adversely impact on the safety or capacity of the road network or unduly impact on local amenity.	PO _{11.1}	Car parking is provided in accordance with the Transport, Access and Parking Code.
PO ₁₂	Landscaping makes a positive contribution to the site and the amenity of the surrounding area and existing landscaping is not diminished.	PO _{12.1}	No reduction of previously approved landscaping areas is to occur.
PO ₁₃	Stormwater resulting from roofed areas is collected and discharged in a manner that does not adversely affect the stability of buildings or the use of adjacent land.	PO _{13.1}	Roof water is collected and discharged in accordance with SC6.2 PSP No. 2 – Engineering Standards – Roads and Drainage Infrastructure. ⁵²
PO ₁₄	Wastewater treatment and disposal is provided that is appropriate for the level of demand generated, protects public health and avoids environmental harm.	PO _{14.1}	Where within a wastewater area, the development is connected to the Council's reticulated wastewater system in accordance with SC6.3 PSP No.3 Engineering Standards – Water and Wastewater Infrastructure.
		OR	
		PO _{14.2}	Waste water systems and connections are designed and constructed in accordance with SC6.3 PSP No.3 Engineering Standards - Water and Wastewater Infrastructure.

⁵² Amended on 19 August 2016

Table 6.4.1:2 – Sport and Recreation Zone Code – assessment benchmarks for assessable development

Performance outcomes		Acceptable outcomes	
Uses			
PO ₁	The zone accommodates a range of recreation activities and uses which directly support them.	AO _{1.1}	Uses which are consistent with the intent of the zone include: (a) caretakers accommodation; (b) child care centre; (c) home based business; (d) indoor sport and recreation; (e) landing; (f) major electricity infrastructure (g) market; (h) outdoor sport and recreation; (i) substation; (j) telecommunications facility; (k) utility installation where for distribution of local utility services and does not involve bulk storage, generation and/or treatment; and (l) major sport and recreation and entertainment facility.
		AO _{1.2}	Uses which are inconsistent with the intent of the zone include: (a) accommodation activities, except caretakers accommodation; (b) entertainment activities; (c) industry activities; (d) rural activities; and (e) business activities.
PO ₂	Uses that are ancillary to recreation activities occurring on the same premises are only provided where there is a direct nexus with recreation activities and the use is subordinate in scale and intensity.	No acceptable outcome is nominated.	
PO ₃	Development does not prejudice the on-going operation and expansion of existing uses or the development of new recreation activities.	No acceptable outcome is nominated.	
Built form			
PO ₄	To the extent practical, the scale of development responds sensitively to surrounding development, which may include transitioning of building height to match that of the surrounding area at site boundaries, the articulation and variation of building elevations and the provision of setbacks and landscaping to reduce the impacts of height and bulk.	No acceptable outcome is nominated.	

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Performance outcomes	Acceptable outcomes
PO₅ Development provides adequate separation, buffering and screening from adjoining land in a residential or rural residential zone so that the privacy and amenity of such premises are not adversely affected.	AO_{5.1} Buildings are set back from any boundary adjoining land in a residential or rural residential zone a minimum of 3m or half the height of the building, whichever is the greater. AO_{5.2} Site access and car parking, servicing or outdoor storage areas are set back from any boundary adjoining land in a residential or rural residential zone a minimum of 3m. AO_{5.3} Where buildings, car parking, servicing or storage areas are proposed within 10m of any boundary adjoining land in a residential or rural residential zone, the following is provided: (a) a minimum 1.8m high solid timber, brick or masonry fence; or (b) a densely planted landscape strip, having a minimum width of 3m. AO_{5.4} Buildings or other structures do not result in overshadowing of living room windows or private or communal open space of any residential premises on land in a residential or rural residential zone, or of any useable public open space, for more than three (3) hours between 9:00 am and 3:00 pm on 21 June, or for more than 20% than existing.
PO₆ The front building setback is consistent with the prevailing front setbacks in the street.	AO_{6.1} Where the site has frontage to a collector or local road, buildings are set back from that frontage: (a) within 20% of the average front setback of adjoining buildings; or (b) where there are no adjoining buildings, 4m. AO_{6.2} Where the site has frontage to a road other than a collector or local road, buildings are set back from that frontage by 6m.
PO₇ The site layout responds sensitively to on-site and surrounding topography, drainage patterns, utility services, access, vegetation and adjoining land use, such that: (a) any earthworks are minimised; (b) the retention of natural drainage lines is maximised; (c) the retention of existing vegetation is maximised; (d) damage or disruption to services is avoided; and (e) there is adequate buffering, screening and separation to sensitive land uses.	No acceptable outcome is nominated.
PO₈ Where appropriate, development facilitates active transport and open space connections through the neighbourhood.	No acceptable outcome is nominated.

Performance outcomes		Acceptable outcomes
Amenity and safety		
PO ₉	Site layout facilitates the security of people and property having regard to: (a) opportunities for casual surveillance and sightlines; (b) exterior building designs which promote safety; (c) adequate definition of uses and ownership; (d) adequate lighting; (e) appropriate way-finding mechanisms (e.g. signage); (f) minimisation of entrapment locations; and (g) building entrances, loading and storage areas being well lit and lockable after hours.	No acceptable outcome is nominated.
PO ₁₀	Development is designed to incorporate graffiti-prevention measures.	AO _{10.1} Building design and layout incorporates the following features where practical: (a) designs with an absence of 'natural ladders'; (b) minimal unbroken vertical surface areas; and (c) graffiti-deterrent surface treatments.⁵³
PO ₁₁	Development maintains a high level of amenity within the site and for surrounding areas, having regard to noise, odour, lighting, access to sunlight, privacy and outlook.	No acceptable outcome is nominated.

⁵³ Amended on 27 April 2018

6.4.2 Open Space Zone Code⁵⁴

6.4.2.1 Application

This code applies to assessable development:-

- (1) within the Open Space Zone as identified on the zoning maps contained within Schedule 2 (Mapping); and
- (2) identified as requiring assessment against the Open Space Zone Code by the tables of assessment in Part 5 (Tables of assessment).

6.4.2.2 Purpose and overall outcomes

- (1) The purpose of the Open Space Zone is to provide for local, district and regional scale parks that serve the recreational needs of a wide range of residents and visitors.

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

The code recognises the importance of recreation and open space areas to community liveability and to facilitate the optimum accessibility of open space networks.

- (2) The overall outcomes sought for the zone code are as follows:
 - (a) open space is accessible to the general public for a range of outdoor activities;
 - (b) a range of functional and accessible open spaces, including local, district and regional scale parks and linkages is available for the use and enjoyment of residents and visitors;
 - (c) development is designed to incorporate sustainable practices including maximising energy efficiency, water conservation and encouraging sustainable transport use;
 - (d) ancillary structures and buildings such as shelters, amenity facilities, picnic tables and playgrounds are provided where necessary;
 - (e) clubs and small scale food and drink outlets such as kiosks are located in this zone only where impacts on sensitive land uses (such as accommodation activities) and the values of the open space can be protected;
 - (f) land which is susceptible to flooding or drainage problems, including high ground water tables, is protected from inappropriate activities or facilities;
 - (g) where open space areas include natural habitats such as bushland, wetlands or waterways, or act as a buffer between natural and developed areas, adverse impacts on ecological values are minimised;
 - (h) the use of open space areas does not negatively affect the amenity of adjacent areas, particularly residential areas; and
 - (i) the type and form of development enhances one or more informal open space values, that is, recreational, visual, cultural, sporting or biodiversity.
 - (j) Safe access by walking and cycling to open spaces is encouraged through the provision of paths to, and where appropriate through, the space, and by providing adequate end-of-trip facilities such as places to secure a bicycle and water fountains.

State Government Conservation and Forestry Precinct

- (3) The overall outcome for the State Government Conservation and Forestry Precinct within the Open Space Zone is as follows:

⁵⁴ Amended on 3 November 2014

- (k) The use of land is managed in accordance with the State legislation which governs the particular tenure of land, e.g., *Forestry Act 1959*, *Nature Conservation Act 1992*, *Recreation Areas Management Act 2006*.

6.4.2.3 Requirements for accepted development and assessment benchmarks for assessable development

Table 6.4.2:1 – Open Space Zone Code – Requirements for accepted development and assessment benchmarks for assessable development

Performance outcomes		Acceptable outcomes	
Caretaker's accommodation			
PO ₁	Development provides for the accommodation of a caretaker and their family members involved in the running of a non-residential use, in a manner that: (a) does not compromise the productivity of the use; (b) is safe and comfortable for the amenity of residents; and (c) has regard to the landscape and private recreation needs of the residents.	AO _{1.1}	A caretaker's accommodation is: (a) separated from significant levels of emissions generated (adverse to human health or amenity) by the use/s of the site by at least 6m; (b) provided with a private landscape and recreation area which: (i) is directly accessible from a habitable room; (ii) if at ground level, has a minimum area of 16m ² with minimum dimensions of 4m; and (iii) if a balcony, a verandah or a deck, has a minimum ⁵⁵ area of 8m ² with minimum dimensions of 2.4m. AO _{1.2} No more than one (1) caretaker's accommodation is established per non-residential use.
Noise amenity			
PO ₂	Where adjoining land within the Low Density Residential Zone or Low-medium Density Residential Zone the use does not adversely impact on the amenity of the adjoining residential land uses.	AO _{2.1}	New building plant or air-conditioning equipment is located central to the building and screened from view of the street or adjoining residential uses.
PO ₃	Where adjoining land within the Low Density Residential Zone or Low-medium Density Residential Zone the hours of operation are controlled so that the use does not impact on the amenity or privacy of adjoining residential land uses.	AO _{3.1}	Uses do not create audible noise between the hours of 7:00 pm and 6:00 am.

⁵⁵ Amended on 27 April 2018

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Performance outcomes		Acceptable outcomes	
Privacy and screening			
PO ₄	Adequate screening is provided where adjoining land within the Low Density Residential Zone or Low-medium Density Residential Zone so that the privacy and amenity of adjoining residential land uses is protected.	AO _{4.1}	A 1.8m high solid screen fence and 1.5m wide strip of screen landscaping are provided along all boundaries shared with an adjoining residential use.
		AO _{4.2}	Windows that have direct views into adjoining residential buildings are provided with fixed screening that is a maximum of 75% transparent to obscure views into the adjoining residential building and maintain privacy for those residents.
PO ₅	Refuse storage areas screened from the streetscape and/or adjoining residential uses.	AO _{5.1}	Refuse storage areas are located behind the front building line and are screened from view from the streetscape and/or adjoining residential uses by a 1.8m high solid screen fence.
Outdoor lighting			
PO ₆	Outdoor lighting for non-residential uses maintains the amenity of the surrounding residential area and does not adversely impact the safety for vehicles or pedestrians on the adjoining street as a result of light emissions, either directly or by reflection.	AO _{6.1}	Outdoor lighting for non-residential uses is restricted to low level security lighting only.
		AO _{6.2}	Outdoor lighting is designed, installed and maintained in accordance with the parameters and requirements of AS4282 – <i>Control of the Obtrusive Effects of Outdoor Lighting</i> .
Utilities			
PO ₇	A water supply is provided that is adequate for the current and future needs of the intended use.	AO _{7.1}	Where within a water supply area, the development is connected to Council's reticulated water supply system in accordance with SC6.3 PSP No. 3 <i>Engineering Standards – Water and Wastewater Infrastructure</i> .
PO ₈	Wastewater treatment and disposal is provided that is appropriate for the level of demand generated, protects public health and avoids environmental harm.	AO _{8.1}	Where within a wastewater area, the development is connected to the Council's reticulated wastewater system in accordance with SC6.3 PSP No. 3 <i>Engineering Standards – Water and Wastewater Infrastructure</i> .
PO ₉	The development is equipped with an adequate energy supply approved by and installed in accordance with the standards of the relevant energy regulatory authority.	AO _{9.1}	Premises are connected to an electricity supply approved by the relevant energy regulatory authority.

Performance outcomes	Acceptable outcomes
Waste management	
PO₁₀ Appropriate refuse container storage areas are provided which are: (a) in a building or enclosing structure or screened from public view; (b) of adequate size to accommodate the expected amount of refuse to be generated by the use; (c) in a position that is conveniently accessible for collection; and (d) able to be kept in a clean state at all times.	AO_{10.1} Refuse container storage areas are provided which: (a) are in a building, outbuilding or other enclosed structure, or otherwise screened from public view, by a minimum 1.5 m high solid fence or wall or dense vegetation; (b) are provided with an imperviously sealed pad, on which to stand the bin(s), that is drained to an approved waste disposal system; (c) are within normal hose length of a hose cock; and (d) are large enough to accommodate at least one (1) standard sized container per dwelling and, in commercial and industrial premises, one (1) or more industrial bins of a size appropriate to the nature and scale of use.
Building Work (not associated with a Material Change of Use)	
PO₁₁ Provision is made for on-site vehicle parking to meet the demand likely to be generated by the development and to avoid on-street parking where that would adversely impact on the safety or capacity of the road network or unduly impact on local amenity.	PO_{11.1} Car parking is provided in accordance with the Transport, Access and Parking Code.
PO₁₂ Landscaping makes a positive contribution to the site and the amenity of the surrounding area and existing landscaping is not diminished.	PO_{12.1} No reduction of previously approved landscaping areas is to occur.
PO₁₃ Stormwater resulting from roofed areas is collected and discharged in a manner that does not adversely affect the stability of buildings or the use of adjacent land.	PO_{13.1} Roof water is collected and discharged in accordance with SC6.2 PSP No. 2 – Engineering Standards – Roads and Drainage Infrastructure.⁵⁶
PO₁₄ Wastewater treatment and disposal is provided that is appropriate for the level of demand generated, protects public health and avoids environmental harm.	PO_{14.1} Where within a wastewater area, the development is connected to the Council's reticulated wastewater system in accordance with SC6.3 PSP No.3 Engineering Standards – Water and Wastewater Infrastructure. OR PO_{14.2} Waste water systems and connections are designed and constructed in accordance with SC6.3 PSP No.3 Engineering Standards - Water and Wastewater Infrastructure.

⁵⁶ Amended on 19 August 2016

Table 6.4.2:2 – Open Space Zone Code – assessment benchmarks for assessable development

Performance outcomes		Acceptable outcomes	
Uses			
PO ₁	The zone predominantly accommodates parks, outdoor recreation and small scale uses which directly support the open space functions of the land.	AO _{1.1}	Uses which are consistent with the intent of the zone include: (a) caretakers accommodation; (b) home based business; (c) landing; (d) major electricity infrastructure; (e) market; (f) outdoor sport and recreation; (g) substation; (h) telecommunications facility; and (i) utility installation where for distribution of local utility services and does not involve bulk storage, generation and/or treatment. AO _{1.2}
PO ₂	Uses that are ancillary to recreation activities occurring on the same premises are only provided where there is a direct nexus with recreation activities and the use is subordinate in scale and intensity.	No acceptable outcome is nominated.	
PO ₃	Clubs and food and drink outlets avoid adverse impacts on any surrounding sensitive land uses (such as accommodation activities) and are compatible with the open space values of the zone.	No acceptable outcome is nominated.	
Built form			
PO ₄	Buildings are of a height which is consistent with the character of the open space, and do not unduly reduce privacy or access to sunlight on adjoining land.	AO _{4.1}	Buildings have a maximum height of two (2) storeys or 8.5m above ground level.

Performance outcomes	Acceptable outcomes
PO₅ Development provides adequate separation, buffering and screening from land in a residential or rural residential zone so that the privacy and amenity of such premises are not adversely affected.	AO_{5.1} Buildings are set back from any boundary adjoining land in a residential or rural residential zone a minimum of 3m or half the height of the building, whichever is the greater. AO_{5.2} Site access and car parking, servicing or outdoor storage areas are set back from any boundary adjoining land in a residential or rural residential zone a minimum of 3m. AO_{5.3} Where buildings, car parking, servicing or storage areas are proposed within 10m of any boundary adjoining land in a residential or rural residential zone, the following is provided: (a) a minimum 1.8m high solid timber, brick or masonry fence; or (b) a densely planted landscape strip, having a minimum width of 3m. AO_{5.4} Buildings or other structures do not result in overshadowing of living room windows or private or communal open space of any residential premises on land in a residential or rural residential zone, or of any useable public open space, for more than three (3) hours between 9:00 am and 3:00 pm on 21 June, or for more than 20% than existing.
PO₆ The site layout responds sensitively to on-site and surrounding topography, drainage patterns, utility services, access, vegetation and adjoining land use, such that: (a) any earthworks are minimised; (b) the retention of natural drainage lines is maximised; (c) the retention of existing vegetation is maximised; (d) damage or disruption to services is avoided; and (e) there is adequate buffering, screening and separation to sensitive land uses.	No acceptable outcome is nominated.
PO₇ Where appropriate, development facilitates active transport and open space connections through the neighbourhood.	No acceptable outcome is nominated.

Performance outcomes		Acceptable outcomes
Amenity and safety		
PO ₈	Site layout facilitates the security of people and property having regard to: (a) opportunities for casual surveillance and sightlines; (b) exterior building designs which promote safety; (c) adequate definition of uses and ownership; (d) adequate lighting; (e) appropriate way-finding mechanisms (e.g. signage); (f) minimisation of entrapment locations; and (g) building entrances, loading and storage areas being well lit and lockable after hours.	No acceptable outcome is nominated.
PO ₉	Development is designed to incorporate graffiti-prevention measures.	AO _{9.1} Building design and layout incorporates the following features where practical: (a) designs with an absence of 'natural ladders'; (b) minimal unbroken vertical surface areas; and (c) graffiti-deterrent surface treatments.⁵⁷
PO ₁₀	Development maintains a high level of amenity within the site and for surrounding areas, having regard to noise, odour, lighting, access to sunlight, privacy and outlook.	No acceptable outcome is nominated.

⁵⁷ Amended on 27 April 2018

6.5 Industry Zones Category

6.5.1 Low Impact Industry Zone Code⁵⁸

6.5.1.1 Application

This code applies to assessable development:-

- (1) within the Low Impact Industry Zone as identified on the zoning maps contained within Schedule 2 (Mapping); and
- (2) identified as requiring assessment against the Low Impact Industry Zone Code by the tables of assessment in Part 5 (Tables of assessment).

6.5.1.2 Purpose and overall outcomes

- (1) The purpose of the Low Impact Industry Zone Code is to provide for service and low impact industry uses.
It may include non-industrial and business uses that support the industrial activities where they do not compromise the long term use of the land for industrial purposes. Activities considered appropriate in this zone are defined as low impact industry or service industry in the schedule of definitions.
The limited supply of land within this zone is not taken up by higher impacting industrial or industry related uses that are more appropriately accommodated in other industry zones. The zone is protected from encroachment by incompatible land uses.
- (2) The overall outcomes sought for the zone code are as follows:
 - (a) a range of industrial uses that satisfy the intent of the zone will be facilitated;
 - (b) non-industrial uses, such as Food and Drink Outlets and Service Stations which directly support the industrial area are facilitated and accessible by walking and cycling;
 - (c) recreation and entertainment uses, such as Indoor Sport and Recreation, Major Sport, Recreation and Entertainment Facilities and Motor Sport Facility that require buffering from sensitive land uses and do not compromise the use of surrounding land for industrial purposes are facilitated;
 - (d) the following commercial uses that involve the sale of bulk items, require large outdoor storage and display areas and have the potential for adverse impacts due to odour and/or dust, are facilitated:
 - (i) Agricultural Supplies Stores.
 - (ii) Bulk Landscape Supplies.
 - (iii) Garden Centres.
 - (iv) Hardware and Trade Supplies.
 - (v) Outdoor Sales.
 - (vi) Wholesale Nurseries.
 - (e) offices and direct sales are only provided as part of industry activities where ancillary and subordinate to industry activities occurring on the site;
 - (f) development is located, designed and managed to maintain safety to people, avoid significant adverse effects on the natural environment and minimise impacts on adjacent non-industrial land;
 - (g) development is designed to incorporate sustainable practices including maximising energy efficiency, water conservation and encourages sustainable transport use;

⁵⁸ Amended on 3 November 2014

- (h) development is reflective of, and responsive to, the environmental constraints of the land;
- (i) the scale, character and built form of development contribute to a high standard of amenity;
- (j) development has access to development infrastructure, including utility installations and essential services;
- (k) the viability of both existing and future industry uses is protected from the intrusion of incompatible uses;
- (l) adverse impacts on natural features and processes both on-site and on adjoining areas are minimised through location, design, operation and management of development; and
- (m) development is adequately separated from accommodation activities and other sensitive land uses to minimise the likelihood of environmental harm and/or environmental nuisance occurring.

6.5.1.3 Requirements for accepted development and assessment benchmarks for assessable development

Table 6.5.1:1 – Low Impact Industry Zone Code– Requirements for accepted development and assessment benchmarks for assessable development

Performance outcomes		Acceptable outcomes	
Caretaker's accommodation			
PO ₁	Development provides for the accommodation of a caretaker and their family members in a manner that: (a) does not compromise the productivity of the use; (b) is safe and comfortable for the amenity residents; and (c) has regard to the landscape and private recreation needs of the residents.	AO _{1.1}	A caretaker's accommodation is: (a) separated from significant levels of emissions (adverse to human health or amenity) generated by the use/s of the site by at least 10m; (b) provided with a private landscape and recreation area which: (i) is directly accessible from a habitable room; and (ii) if at ground level, has a minimum area of 16m ² with minimum dimensions of 4m; and (iii) if a balcony, a verandah or a deck, has a minimum ⁵⁹ area of 8m ² with minimum dimensions of 2.4m. AO _{1.2} No more than one (1) caretaker's accommodation unit is established.
Noise amenity			
PO ₂	Where adjoining land within the Low Density Residential Zone or Low-medium Density Residential Zone the use does not adversely impact on the amenity of the adjoining residential land uses.	AO _{2.1}	New building plant or air-conditioning equipment is located central to the building and screened from view of the street or adjoining residential uses.
PO ₃	Where adjoining land within the Low Density Residential Zone or Low-medium Density Residential Zone the hours of operation are controlled so that the use does not impact on the amenity or privacy of adjoining residential land uses.	AO _{3.1}	Uses do not create audible noise between the hours of 7:00 pm and 6:00 am.

⁵⁹ Amended on 27 April 2018

Performance outcomes		Acceptable outcomes	
Privacy and screening			
PO ₄	Adequate screening is provided where adjoining land within the Low Density Residential Zone or Low-medium Density Residential Zone so that the privacy and amenity of adjoining residential land uses is protected.	AO _{4.1}	A 1.8m high solid screen fence and 1.5m wide strip of screen landscaping are provided along all boundaries shared with an adjoining residential use.
		AO _{4.2}	Windows that have direct views into adjoining residential buildings are provided with fixed screening that is a maximum of 75% transparent to obscure views into the adjoining residential building and maintain privacy for those residents.
PO ₅	Refuse storage areas screened from the streetscape and/or adjoining residential uses.	AO _{5.1}	Refuse storage areas are located behind the front building line and are screened from view from the streetscape and/or adjoining residential uses by a 1.8m high solid screen fence.
Outdoor lighting			
PO ₆	Outdoor lighting for non-residential uses maintains the amenity of the surrounding residential area and does not adversely impact the safety for vehicles or pedestrians on the adjoining street as a result of light emissions, either directly or by reflection.	AO _{6.1}	Outdoor lighting for non-residential uses is restricted to low level security lighting only.
		AO _{6.2}	Outdoor lighting is designed, installed and maintained in accordance with the parameters and requirements of AS4282 – <i>Control of the Obtrusive Effects of Outdoor Lighting</i> .
Utilities			
PO ₇	A water supply is provided that is adequate for the current and future needs of the intended use.	AO _{7.1}	Where within a water supply area, the development is connected to Council's reticulated water supply system in accordance with SC6.3 PSP No. 3 <i>Engineering Standards – Water and Wastewater Infrastructure</i> .
PO ₈	Wastewater treatment and disposal is provided that is appropriate for the level of demand generated, protects public health and avoids environmental harm.	AO _{8.1}	Where within a wastewater area, the development is connected to the Council's reticulated wastewater system in accordance with SC6.3 PSP No. 3 <i>Engineering Standards – Water and Wastewater Infrastructure</i> .
PO ₉	The development is equipped with an adequate energy supply approved by and installed in accordance with the standards of the relevant energy regulatory authority.	AO _{9.1}	Premises are connected to an electricity supply approved by the relevant energy regulatory authority.

Performance outcomes		Acceptable outcomes	
Waste management			
PO ₁₀	Appropriate refuse container storage areas are provided which are: (a) in a building or enclosing structure or screened from public view; (b) of adequate size to accommodate the expected amount of refuse to be generated by the use; (c) in a position that is conveniently accessible for collection; and (d) able to be kept in a clean state at all times.	AO _{10.1}	Refuse container storage areas are provided which: (a) are in a building, outbuilding or other enclosed structure, or otherwise screened from public view, by a minimum 1.5m high solid fence or wall or dense vegetation; (b) are provided with an imperviously sealed pad, on which to stand the bin(s), that is drained to an approved waste disposal system; (c) are within normal hose length of a hose cock; and (d) are large enough to accommodate at least one (1) standard sized container per dwelling and, in commercial and industrial premises, one (1) or more industrial bins of a size appropriate to the nature and scale of use.
Building Work (not associated with a Material Change of Use)			
PO ₁₁	Provision is made for on-site vehicle parking to meet the demand likely to be generated by the development and to avoid on-street parking where that would adversely impact on the safety or capacity of the road network or unduly impact on local amenity.	PO _{11.1}	Car parking is provided in accordance with the Transport, Access and Parking Code.
PO ₁₂	Landscaping makes a positive contribution to the site and the amenity of the surrounding area and existing landscaping is not diminished.	PO _{12.1}	No reduction of previously approved landscaping areas is to occur.
PO ₁₃	Stormwater resulting from roofed areas is collected and discharged in a manner that does not adversely affect the stability of buildings or the use of adjacent land.	PO _{13.1}	Roof water is collected and discharged in accordance with SC6.2 PSP No. 2 – Engineering Standards – Roads and Drainage Infrastructure. ⁶⁰
PO ₁₄	Wastewater treatment and disposal is provided that is appropriate for the level of demand generated, protects public health and avoids environmental harm.	PO _{14.1}	Where within a wastewater area, the development is connected to the Council's reticulated wastewater system in accordance with SC6.3 PSP No.3 Engineering Standards – Water and Wastewater Infrastructure.
		OR	
		PO _{14.2}	Waste water systems and connections are designed and constructed in accordance with SC6.3 PSP No.3 Engineering Standards - Water and Wastewater Infrastructure.

⁶⁰ Amended on 19 August 2016

Table 6.5.1:2 – Low Impact Industry Zone Code– Assessment benchmarks for assessable development

Performance outcomes		Acceptable outcomes	
Uses			
PO ₁	The zone accommodates low impact industrial uses and compatible uses: (a) which are of a similar nature having regard to scale, nature of activity and potential impacts; or (b) which directly support the industrial functions of the zone. Non-industrial uses do not compromise the use of land for industry purposes or are for recreation uses that require buffering from sensitive land uses.	AO _{1.1}	Uses which are consistent with the intent of the zone include: (a) agricultural supplies store; (b) bulk landscape supplies; (c) car wash; (d) caretakers accommodation; (e) emergency services; (f) funeral parlour; (g) garden centre; (h) hardware and trade supplies; (i) indoor sport and recreation; (j) landing; (k) low impact industry; (l) major electricity infrastructure; (m) outdoor sales; (n) parking station; (o) rural industry; (p) sales office; (q) service industry; (r) service station; (s) substation; (t) telecommunications facility; (u) transport depot; (v) utility installation where for distribution of local utility services and does not involve bulk storage, generation and/or treatment; (w) warehouse; and (x) wholesale nursery.
		AO _{1.2}	Uses which are inconsistent with the intent of the zone include: (a) accommodation activities (other than caretakers accommodation); (b) business activities other than those listed in AO_{1.1}; (c) entertainment activities; (d) high impact industry; (e) market; (f) recreation activities other than indoor sport and recreation; and (g) rural activities (other than agricultural supplies store, rural industry and wholesale nursery; and (h) special industry.

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Performance outcomes		Acceptable outcomes	
PO ₂	Direct sales to the public as part of industry activities occurs at a scale that is ancillary to and has a direct nexus with the industry activity conducted on the site.	AO _{2.1}	Direct sales to the public as part of industry activities are restricted to the sale of items produced on site. AND AO _{2.2} The sales area does not exceed 10% of the total GFA of the premises.
PO ₃	Office space provided as part of industry activities is ancillary, subordinate and is directly related to the industry activity conducted on the site.	No acceptable outcome provided.	
Effects of development			
PO ₄	Development minimises potential conflicts with, or impacts on, other uses having regard to vibration ,odour ⁶¹ , dust and other emissions to air.	AO _{4.1}	Development achieves the air quality design objectives set out in the <i>Environmental Protection (Air) Policy 2008</i> .
		AO _{4.2}	Development that involves the storage of materials on site that are capable of generating air contaminants either by wind or when disturbed are managed by: (a) being wholly enclosed in storage bins; or (b) a watering program so material cannot become airborne.
PO ₅	Development prevents or minimises the generation of any noise so that: (a) nuisance is not caused to adjoining premises or other nearby sensitive land uses; and (b) desired ambient noise levels in residential areas are not exceeded.	AO _{5.1}	Development achieves the noise generation levels set out in the <i>Environmental Protection (Noise) Policy 2008</i> .
PO ₆	Outdoor lighting does not adversely affect the amenity of adjoining properties or create a traffic hazard on adjacent roads.	AO _{6.1}	Light emanating from any source complies with <i>Australian Standard AS4282 Control of the Obtrusive Effects of Outdoor Lighting</i> .
		AO _{6.2}	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> .

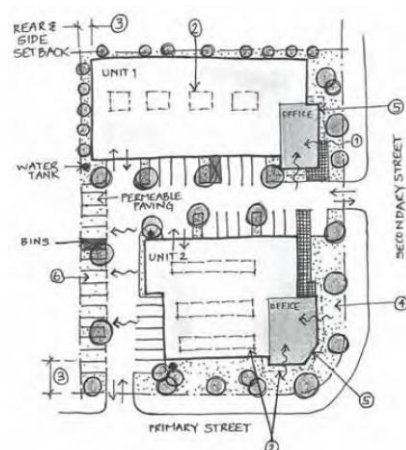
⁶¹ Odour reports, when required, address the draft Environmental Protection Agency guideline 'A procedure to assess the risk of odour nuisance from proposed developments'.

Performance outcomes	Acceptable outcomes
PO₇ Development provides for the collection, treatment and disposal of liquid wastes or sources of contamination such that off-site releases of contaminants do not occur.⁶²	AO_{7.1} Areas where potentially contaminating substances are stored or used, are: (a) roofed and sealed with concrete, asphalt or similar impervious substance and bunded; and (b) located in an area free of flood in a 1 in 100 year flood event. AO_{7.2} Provision is made for spills to be bunded and retained on site for removal and disposal by an approved means. AO_{7.3} Roof water is piped away from areas of potential contamination.
PO₈ The site layout responds sensitively to on-site and surrounding topography, drainage patterns, utility services, access, vegetation and adjoining land use, such that: (a) any earthworks are minimised; (b) the retention of natural drainage lines is maximised; (c) the retention of existing vegetation is maximised; (d) damage or disruption to sewer, stormwater and water infrastructure is avoided; and (e) there is adequate buffering, screening and separation to sensitive land uses.	No acceptable outcome is nominated.

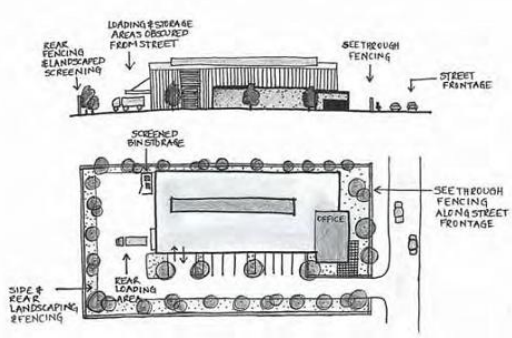
⁶² Applicants should also have regard to the Works Code, the Integrated Water Management Code and other relevant legislative, industry and licensing requirements.

Performance outcomes		Acceptable outcomes	
PO ₉	Site layout facilitates the security of people and property having regard to: (a) opportunities for casual surveillance and sightlines; (b) exterior building designs which promote safety; (c) adequate definition of uses and ownership; (d) adequate lighting; (e) appropriate way-finding mechanisms (e.g. signage); (f) minimisation of entrapment locations; and (g) building entrances, loading and storage areas being well lit and lockable after hours.	AO _{9.1}	Site Layout provides the following characteristics: (a) visitor Parking is located adjacent to the office component of the building; and (b) separate pedestrian entry to the site and building from vehicular entry and manoeuvring areas.
PO ₁₀	Development is designed to incorporate graffiti-prevention measures.	AO _{10.1}	Building design and layout incorporates the following features where practical: (a) designs with an absence of 'natural ladders'; (b) minimal unbroken vertical surface areas; and (c) graffiti-deterrent surface treatments.⁶³
PO ₁₁	Development is designed and managed so that it provides appropriate protection for community safety and health, and avoids unacceptable risk to life and property.		No acceptable outcome is nominated.

⁶³ Amended on 27 April 2018

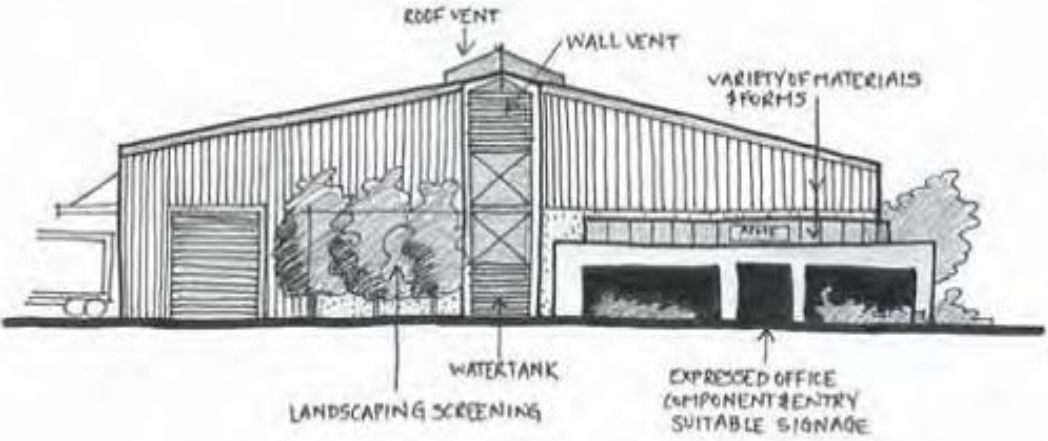
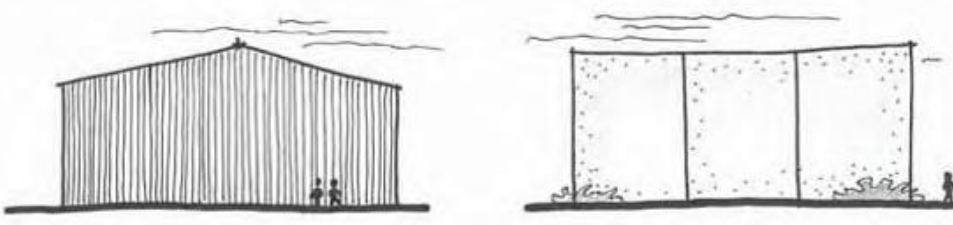
Performance outcomes	Acceptable outcomes
Built form	
PO₁₂ Where adjoining non-industrial zoned land, development: (a) is of a bulk and height that is not visually intrusive where adjacent to land in a Low Density Residential Zone, Low-medium Density Residential Zone, Open Space Zone or Community Purpose Zone or sensitive land uses not in the Low Impact Industry Zone; and (b) provides adequate separation, buffering and screening so that the privacy and amenity of adjoining premises are not adversely affected.	AO_{12.1} Building height does not exceed 10m where the site adjoins non-industrial zoned land, except where the site adjoins land in the Rural Zone and the building is separated from an existing dwelling house on the adjoining land by at least 10m. AO_{12.2} New buildings, active outdoor use areas, site access and car parking, servicing or outdoor storage areas are set back from any boundary adjoining non-industrial premises a minimum of 6m. AO_{12.3} Within the setback area provided under AO_{11.2}, both of the following are provided: (a) a minimum 1.8m high solid timber, brick or masonry fence; and (b) a densely planted landscape strip, having a minimum width of 3m.⁶⁴ AO_{12.4} Where adjoining non-industrial zoned land, all external areas are landscaped and sealed. AO_{12.5} Where adjoining non-industrial zoned land buildings or other structures do not result in overshadowing of living room windows or private or communal open space of any residential premises, or of any useable public open space, for more than three (3) hours between 9:00 am and 3:00 pm on 21 June, or for more than 20% than existing.
PO₁₃ Development has a high quality appearance and makes a positive contribution to the character of the area having regard to orientation of buildings to the street and incorporation of way-finding elements.	AO_{13.1} The unarticulated length of external walls along a road frontage does not exceed 15m. AO_{13.2} Where applicable, ancillary office space and sales area of each building is sited on and oriented towards the primary street frontage. 

⁶⁴ Landscaping is to be provided to a standard specified in the Landscape Code and Planning Scheme Policy No. 9 Landscape Guidelines.

Performance outcomes	Acceptable outcomes
	AO_{13.3} Pedestrian entries: (a) are visible from the street and visitor car parking areas and are separate to vehicle access points; (b) incorporate sun and rain shelter, such as overhangs or awnings, that are a minimum of 900mm wide from the external building face to the outermost projection; and (c) are defined by human scale design elements (such as, doors, windows, awnings, a portico, landscaping, etc). AO_{13.4} If provided, fencing to road frontages or between site entries and building entries is provided as open mesh fencing in black or galvanised steel. Screening and Fencing 
PO ₁₄ Building setbacks facilitate significant landscaping at the front of the site and provide a consistent building setback line with other premises in the streetscape.	AO_{14.1} Buildings have the following minimum front boundary setbacks: (a) 6m or half the height of the building (whichever is greater) from a primary street frontage or a secondary street frontage to a regional arterial or sub-arterial road; and (b) 2m from a secondary street frontage that is not a regional arterial or sub-arterial road.

Performance outcomes	Acceptable outcomes
PO ₁₅ Landscaping is provided to enhance the appearance of the development and unsightly components are screened.	AO_{15.1} Landscaping is provided⁶⁵ along all road frontages of the site, for a minimum width of: (a) 3m along any other regional arterial or sub-arterial roads; or (b) 2m along any other road frontage. AO_{15.2} Outdoor work, storage (including bin storage) and servicing areas are: (a) not located adjacent to any road frontage; and (b) screened from public view by either: (i) a 1.8m high solid wall or fence, constructed in materials and colours compatible with the main building on site; or (ii) mature landscaping that has the same effect as a 1.8m high wall. AO_{15.3} A minimum of 5% of the site is used to provide landscaping.
PO ₁₆ At important intersections distinctive buildings are established which act as gateway markers.	No acceptable outcome is nominated.
PO ₁₇ A variety of building materials, textures and colours, building elements, articulation and landscaping are used to provide visual interest. Examples below.	AO_{17.1} The unarticulated length of external walls does not exceed 15m where: (a) facing a road frontage; or (b) visible from a residential area or public open spaces. Development achieves articulation through the use of variation in textures, colours, finishes and landscaping. AO_{17.2} Variation of building form and elevation is appropriate to the building's internal function.

⁶⁵ Landscaping is to be provided to a standard specified in the Landscape Code and Planning Scheme Policy No 9. Landscape Guidelines.

Performance outcomes	Acceptable outcomes
Examples for PO ₁₇	
Building Form Legibility	
	
Appropriate Building Forms	
	
Inappropriate Building Forms	
	

6.5.2 Medium Impact Industry Zone Code⁶⁶

6.5.2.1 Application

This code applies to assessable development:-

- (1) within the Medium Impact Industry Zone as identified on the zoning maps contained within Schedule 2 (Mapping); and
- (2) identified as requiring assessment against the Medium Impact Industry Zone Code by the tables of assessment in Part 5 (Tables of assessment).

6.5.2.2 Purpose and overall outcomes

- (1) The purpose of the Medium Impact Industry Zone Code is to provide for medium impact industry uses:
 - (a) it may include non-industrial and business uses that support the industrial activities where they do not compromise the long-term use of the land for industrial purposes; and
 - (b) activities considered appropriate in this zone are defined as Medium Impact Industry in the schedule of definitions.

The limited supply of land within this zone is not taken up by industrial or industry related uses that are able to be accommodated in other locations and that it is protected from encroachment by incompatible land uses.

- (2) The overall outcomes sought for the zone code are as follows:
 - (a) a range of industrial uses that satisfies the intent of the zone will be facilitated;
 - (b) residential uses are not located within close proximity to the industrial uses and activities in the zone;
 - (c) high impact industry and rural industry uses may be appropriate where off-site impacts from these uses can be mitigated or managed and where they comply with separation distances to minimise impacts on sensitive land uses;
 - (c) the following commercial uses that involve the sale of bulk items, require large outdoor storage and display areas and have the potential for adverse impacts due to odour and/or dust, are facilitated:
 - (i) Agricultural Supplies Stores.
 - (ii) Bulk Landscape Supplies.
 - (iii) Garden Centres.
 - (iv) Hardware and Trade Supplies.
 - (v) Outdoor Sales.
 - (vi) Wholesale Nurseries.
 - (d) non-industrial uses, such as Food and Drink Outlets and Service Stations which directly support the industrial area are facilitated and accessible by walking and cycling;
 - (e) offices and direct sales are only provided as part of industry activities where ancillary and subordinate to industry activities occurring on the site;
 - (f) development is located, designed and managed to maintain safety to people, avoid significant adverse effects on the natural environment and minimise impacts on nearby non-industrial land uses;
 - (g) development is designed to incorporate sustainable practices including maximising energy efficiency, water conservation and encourages sustainable transport use;
 - (h) development is reflective of and responsive to the environmental constraints of the land;

⁶⁶ Amended on 3 November 2014

- (i) the scale, character and built form of development contributes to a high standard of amenity;
- (j) development has access to development infrastructure, including utility installations and essential services;
- (k) the viability of both existing and future industry uses are protected from the intrusion of incompatible uses;
- (l) adverse impacts on natural features and processes, both on-site and on adjoining areas, are minimised through location, design, operation and management of development; and
- (m) development is adequately separated from sensitive land uses to minimise the likelihood of environmental harm or environmental nuisance occurring.

6.5.2.3 Requirements for accepted development and assessment benchmarks for assessable development

Table 6.5.2:1 – Medium Impact Industry Zone Code – Requirements for accepted development and assessment benchmarks for assessable development

Performance outcomes		Acceptable outcomes	
Caretaker's accommodation			
PO ₁	Development provides for the accommodation of a caretaker and their family members in a manner that: (a) does not compromise the productivity of the use; (b) is safe and comfortable for the amenity of residents; and (c) has regard to the landscape and private recreation needs of the residents.	AO _{1.1}	Caretaker's accommodation is: (a) separated from significant levels of emissions (adverse to human health or amenity) generated by the use/s of the site by at least 20m; (b) provided with a private landscape and recreation area which: (i) is directly accessible from a habitable room; (ii) if at ground level, has a minimum area of 16m ² with minimum dimensions of 4m; and (iii) if a balcony, a veranda or a deck, has a minimum ⁶⁷ area of 8m ² with minimum dimensions of 2.4m. AO _{1.2} No more than one (1) caretaker's accommodation unit is established.
Building Work (not associated with a Material Change of Use)			
PO ₂	Provision is made for on-site vehicle parking to meet the demand likely to be generated by the development and to avoid on-street parking where that would adversely impact on the safety or capacity of the road network or unduly impact on local amenity.	PO _{2.1}	Car parking is provided in accordance with the Transport, Access and Parking Code.
PO ₃	Landscaping makes a positive contribution to the site and the amenity of the surrounding area and existing landscaping is not diminished.	PO _{3.1}	No reduction of previously approved landscaping areas is to occur.

⁶⁷ Amended on 27 April 2018

Performance outcomes	Acceptable outcomes
PO ₄ Stormwater resulting from roofed areas is collected and discharged in a manner that does not adversely affect the stability of buildings or the use of adjacent land.	PO _{4.1} Roof water is collected and discharged in accordance with SC6.2 PSP No. 2 – Engineering Standards – Roads and Drainage Infrastructure. ⁶⁸
PO ₅ Wastewater treatment and disposal is provided that is appropriate for the level of demand generated, protects public health and avoids environmental harm.	PO _{5.1} Where within a wastewater area, the development is connected to the Council's reticulated wastewater system in accordance with SC6.3 PSP No.3 Engineering Standards – Water and Wastewater Infrastructure. OR PO _{5.2} Waste water systems and connections are designed and constructed in accordance with SC6.3 PSP No.3 Engineering Standards - Water and Wastewater Infrastructure.

Table 6.5.2:2 – Medium Impact Industry Zone Code – Assessment benchmarks for assessable development

Performance outcomes	Acceptable outcomes
Use	
PO₁ The zone accommodates medium impact industrial uses and compatible uses: (a) which are of a similar nature having regard to scale, nature of activity and potential impacts; or (b) which directly support the industrial functions of the zone. Non-industrial uses do not compromise the use of land for industry purposes or are for recreation uses that require buffering from sensitive land uses.	AO_{1.1} Uses which are consistent with the intent of the zone include: (a) agricultural supplies store; (b) bulk landscape supplies; (c) caretakers accommodation; (d) emergency services; (e) landing; (f) low impact industry; (g) major electricity infrastructure; (h) medium impact industry; (i) parking station; (j) sales office; (k) service industry; (l) service station; (m) substation; (n) telecommunications facility; (o) transport depot ; (p) utility installation where for distribution of local utility services and does not involve bulk storage, generation and/or treatment; and (q) warehouse.

⁶⁸ Amended on 19 August 2016

Performance outcomes	Acceptable outcomes
	AO_{1.2} Uses which are inconsistent with the intent of the zone include: (a) accommodation activities (other than caretakers accommodation); (b) entertainment activities; (c) market; (d) recreation activities; (e) rural activities (other than agricultural supplies store and rural industry); and (f) business activities other than those listed in AO_{1.1}.
PO₂ Direct sales to the public as part of industry activities occurs at a scale that is ancillary to and has a direct nexus with the industry conducted on the site.	AO_{2.1} Direct sales to the public as part of industry activities are restricted to the sale of items produced on site. and AO_{2.2} The sales area associated with industry activities does not exceed 10% of the total GFA of the premises.
PO₃ Office space provided as part of industry activities is ancillary, subordinate and directly related to the industry activity conducted on the site.	No acceptable outcome provided.
Effects of development	
PO₄ Development minimises potential conflicts with, or impacts on, other uses having regard to vibration, odour⁶⁹, dust and other emissions to air.	AO_{4.1} Development achieves the air quality design objectives set out in the <i>Environmental Protection (Air) Policy 2008</i>. AO_{4.2} Development that involves the storage of materials on site that are capable of generating air contaminants either by wind or when disturbed are managed by: (a) being wholly enclosed in storage bins; or (b) a watering program so material cannot become airborne.
PO₅ Development prevents or minimises the generation of any noise so that: (a) nuisance is not caused to adjoining premises or other nearby sensitive land uses; and (b) desired ambient noise levels in residential areas are not exceeded.	AO_{5.1} Development achieves the noise generation levels set out in the <i>Environmental Protection (Noise) Policy 2008</i>.

⁶⁹ Odour reports, when required, address the draft Environmental Protection Agency guideline 'A procedure to assess the risk of odour nuisance from proposed developments'.

Performance outcomes	Acceptable outcomes
PO ₆ Outdoor lighting does not adversely affect the amenity of adjoining properties or create a traffic hazard on adjacent roads.	AO_{6.1} Light emanating from any source complies with <i>Australian Standard AS4282 Control of the Obtrusive Effects of Outdoor Lighting</i>. AO_{6.2} 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>.
PO ₇ Development provides for the collection, treatment and disposal of liquid wastes or sources of contamination such that off-site releases of contaminants do not occur. ⁷⁰	AO_{7.1} Areas where potentially contaminating substances are stored or used, are: (a) roofed and sealed with concrete, asphalt or similar impervious substance and bunded; and (b) located in an area free of flood in a 1 in 100 year flood event. AO_{7.2} Provision is made for spills to be bunded and retained on site for removal and disposal by an approved means. AO_{7.3} Roof water is piped away from areas of potential contamination.
PO ₈ The site layout responds sensitively to on-site and surrounding topography, drainage patterns, utility services, access, vegetation and adjoining land use, such that:	No acceptable outcome is nominated.
(a) any earthworks are minimised; (b) the retention of natural drainage lines is maximised; (c) the retention of existing vegetation is maximised; (d) damage or disruption to sewer, stormwater and water infrastructure is avoided; and (e) there is adequate buffering, screening and separation to sensitive land uses.	
PO ₉ Site layout facilitates the security of people and property having regard to:	AO_{9.1} Site Layout provides the following characteristics: (a) visitor Parking is located adjacent to the office component of the building; and (b) separate pedestrian entry to the site and building from vehicular entry and manoeuvring areas.
(a) opportunities for casual surveillance and sightlines; (b) exterior building designs which promote safety; (c) adequate definition of uses and ownership; (d) adequate lighting; (e) appropriate way-finding mechanisms (e.g. signage); (f) minimisation of entrapment locations; and (g) building entrances, loading and storage areas being well lit and lockable after hours.	

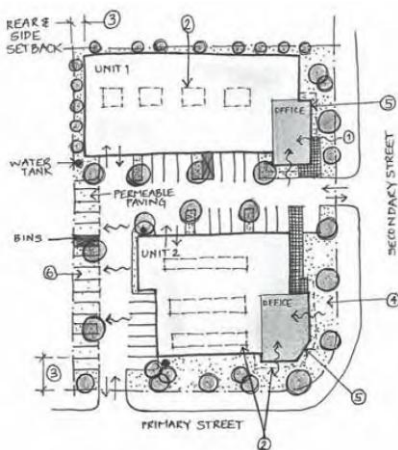
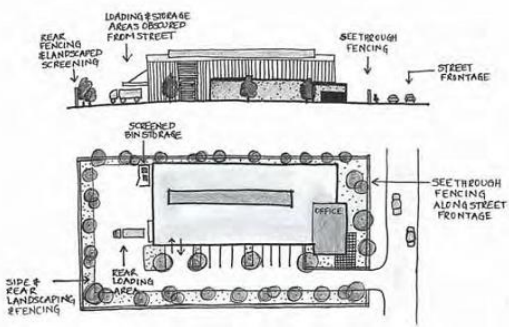
⁷⁰ Applicants should also have regard to the Works Code, the Integrated Water Management Code and other relevant legislative, industry and licensing requirements.

Toowoomba Regional Planning Scheme
Part 6 – Zones,
6.5 – Industry Zones Category

Performance outcomes	Acceptable outcomes
PO ₁₀ Development is designed to incorporate graffiti-prevention measures.	AO _{10.1} Building design and layout incorporates the following features where practical: (a) designs with an absence of 'natural ladders'; (b) minimal unbroken vertical surface areas; and (c) graffiti-deterrent surface treatments.⁷¹
PO ₁₁ Development is designed and managed so that it provides appropriate protection for community safety and health, and avoids unacceptable risk to life and property.	No acceptable outcome is nominated.
Built form	
PO ₁₂ Where adjoining non-industrial zoned land, development: (a) is of a scale and layout generally compatible with the character of the nearby non-industrial area; and (b) provides adequate separation, buffering and screening so that the privacy and amenity of adjoining premises are not adversely affected.	AO _{12.1} Building height does not exceed 10m where the site adjoins non-industrial zoned land, except where the site adjoins land in the Rural Zone and the building is separated from an existing dwelling house on the adjoining land by at least 10m. AO _{12.2} New buildings, active outdoor use areas, site access and car parking, servicing or outdoor storage areas are set back from any boundary adjoining non-industrial premises a minimum of 6m. AO _{12.3} Within the setback area provided under AO _{11.2} , both of the following are provided: (a) a minimum 1.8m high solid timber, brick or masonry fence; and (b) a densely planted landscape strip, having a minimum width of 3m⁷². AO _{12.4} Where adjoining non-industrial zoned land, all external areas are landscaped and sealed. AO _{12.5} Where adjoining non-industrial zone land, buildings or other structures do not result in overshadowing of living room windows or private or communal open space of any residential premises, or of any useable public open space, for more than three (3) hours between 9:00 am and 3:00 pm on 21 June, or for more than 20% than existing.

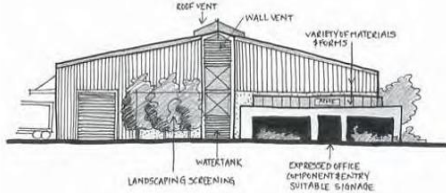
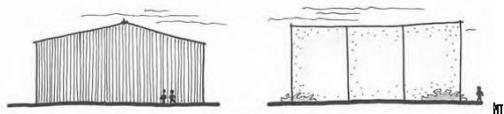
⁷¹ Amended on 27 April 2018

⁷² Landscaping is to be provided to a standard specified in the Landscape Code and Planning Scheme Policy No. 9 Landscape Guidelines.

Performance outcomes	Acceptable outcomes
PO ₁₃ Development has a high quality appearance and makes a positive contribution to the character of the area having regard to orientation of buildings to the street and incorporation of way-finding elements.	AO_{13.1} The unarticulated length of external walls along a road frontage does not exceed 15m. AO_{13.2} Where applicable, ancillary office space and sales area of each building is sited on and oriented towards the primary street frontage.  AO_{13.3} Pedestrian entries: (a) are visible from the street and visitor car parking areas and are separate to vehicle access points; (b) incorporate sun and rain shelter, such as overhangs or awnings, that are a minimum of 900mm wide from the external building face to the outermost projection; and (c) are defined by human scale design elements (such as, doors, windows, awnings, a portico, landscaping, etc). AO_{13.4} If provided, fencing to road frontages or between site entries and building entries is provided as open mesh fencing in black or galvanised steel. Screening and Fencing 

Performance outcomes	Acceptable outcomes
PO ₁₄ Building setbacks facilitate significant landscaping at the front of the site and provide a consistent building setback line with other premises in the streetscape.	AO _{14.1} Buildings have the following minimum front boundary setbacks: (a) 6m or half the height of the building (whichever is greater) from a primary street frontage or a secondary street frontage to a regional arterial or sub-arterial road; and (b) 2m from a secondary street frontage that is not a regional arterial or sub-arterial road.
PO ₁₅ Landscaping is provided to enhance the appearance of the development and unsightly components are screened.	AO _{15.1} Landscaping is provided ⁷³ along all road frontages of the site, for a minimum width of: (a) 3m along any other regional arterial or sub-arterial roads; or (b) 2m along any other road frontage. AO _{15.2} Outdoor work, storage (including bin storage) and servicing areas are: (a) not located adjacent to any road frontage; and (b) screened from public view by either: (i) a 1.8m high solid wall or fence, constructed in materials and colours compatible with the main building on site; or (ii) mature landscaping that has the same effect as a 1.8m high wall. AO _{15.3} A minimum of 5% of the site is used to provide landscaping.
PO ₁₆ At important intersections distinctive buildings are established which act as gateway markers.	No acceptable outcome is nominated.

⁷³ Landscaping is to be provided to a standard specified in the Landscape Code and Planning Scheme Policy No. 9 Landscape Guidelines.

Performance outcomes	Acceptable outcomes
PO₁₇ A variety of building materials, textures and colours, building elements, articulation and landscaping are used to provide visual interest. Examples for PO₁₇ Building Form Legibility  Appropriate Building Forms  Inappropriate Building Forms 	AO_{17.1} The unarticulated length of external walls does not exceed 15m where: (a) facing a road frontage; or (b) visible from a residential area or public open spaces. Development achieves articulation through the use of variation in textures, colours, finishes and landscaping. AO_{17.2} Variation of building form and elevation is appropriate to the building's internal function.

6.5.3 High Impact Industry Zone Code⁷⁴

6.5.3.1 Application

This code applies to assessable development:-

- (1) within the High Impact Industry Zone as identified on the zoning maps contained within Schedule 2 (Mapping); and
- (2) identified as requiring assessment against the High Impact Industry Zone Code by the tables of assessment in Part 5 (Tables of assessment).

6.5.3.2 Purpose and overall outcomes

- (1) The purpose of the High Impact Industry Zone Code is to provide for high impact industry uses:
 - (a) it may include non-industrial and business uses that support the industrial activities where they do not compromise the long-term use of the land for industrial purposes; and
 - (b) activities considered appropriate in this zone are defined as High Impact Industry in the schedule of definitions.

The limited supply of land within this zone is not taken up by industrial or industry related uses that are able to be accommodated in other locations and that it is protected from encroachment by incompatible land uses.

- (2) The overall outcomes sought for the zone code are as follows:
 - (a) a range of industrial uses that satisfy the intent of the zone will be facilitated;
 - (b) residential uses are not located within close proximity to the industrial uses and activities in the zone;
 - (c) Medium Impact Industry and rural industry uses may be appropriate where they are not detrimentally affected by or compromise the operations of High Impact Industry uses;
 - (d) offices and direct sales are only provided as part of industry activities where ancillary and subordinate to industry activities occurring on the site;
 - (e) development is located, designed and managed to maintain safety to people, avoid significant adverse effects on the natural environment and minimise impacts on adjacent non-industrial land;
 - (f) development is designed to incorporate sustainable practices including maximising energy efficiency, water conservation and encourages sustainable transport use;
 - (g) development is reflective of and responsive to the environmental constraints of the land;
 - (h) the scale, character and built form of development contributes to a high standard of amenity;
 - (i) development has access to development infrastructure, including utility installations and essential services;
 - (j) the viability of both existing and future industry uses, particularly high impact industry uses that are difficult to accommodate in other zones due to their potential emissions and impacts, are protected from the intrusion of incompatible uses;
 - (k) adverse impacts on natural features and processes both on-site and on adjoining areas are minimised through location, design, operation and management of development; and
 - (l) development is adequately separated from sensitive land uses to minimise the likelihood of environmental harm or environmental nuisance occurring.

⁷⁴ Amended on 3 November 2014

6.5.3.3 Requirements for accepted development and assessment benchmarks for assessable development

Table 6.5.3:1 – High Impact Industry Zone Code – Requirements for accepted development and assessment benchmarks for assessable development

Performance outcomes		Acceptable outcomes	
Caretaker's accommodation			
PO ₁	Development provides for the accommodation of a caretaker and their family members in a manner that: (a) does not compromise the productivity of the use; (b) is safe and comfortable for the amenity of residents; and (c) has regard to the landscape and private recreation needs of the residents.	AO _{1.1}	A caretaker's accommodation is: (a) separated from significant levels of emissions (adverse to human health or amenity) generated by the use/s of the site by at least 20m; (b) provided with a private landscape and recreation area which: (i) is directly accessible from a habitable room; (ii) if at ground level, has a minimum area of 16m ² with minimum dimensions of 4m; and (iii) if a balcony, a veranda or a deck, has a minimum ⁷⁵ area of 8m ² with minimum dimensions of 2.4m. AO _{1.2} No more than one (1) caretaker's accommodation unit is established.
Building Work (not associated with a Material Change of Use)			
PO ₂	Provision is made for on-site vehicle parking to meet the demand likely to be generated by the development and to avoid on-street parking where that would adversely impact on the safety or capacity of the road network or unduly impact on local amenity.	PO _{2.1}	Car parking is provided in accordance with the Transport, Access and Parking Code.
PO ₃	Landscaping makes a positive contribution to the site and the amenity of the surrounding area and existing landscaping is not diminished.	PO _{3.1}	No reduction of previously approved landscaping areas is to occur.
PO ₄	Stormwater resulting from roofed areas is collected and discharged in a manner that does not adversely affect the stability of buildings or the use of adjacent land.	PO _{4.1}	Roof water is collected and discharged in accordance with SC6.2 PSP No. 2 – Engineering Standards – Roads and Drainage Infrastructure. ⁷⁶
PO ₅	Wastewater treatment and disposal is provided that is appropriate for the level of demand generated, protects public health and avoids environmental harm.	PO _{5.1}	Where within a wastewater area, the development is connected to the Council's reticulated wastewater system in accordance with SC6.3 PSP No.3 Engineering Standards – Water and Wastewater Infrastructure.
		OR	
		PO _{5.2}	Waste water systems and connections are designed and constructed in accordance with SC6.3 PSP No.3 Engineering Standards - Water and Wastewater Infrastructure.

⁷⁵ Amended on 27 April 2018

⁷⁶ Amended on 19 August 2016

Table 6.5.3:2 – High Impact Industry Zone Code – Assessment benchmarks for assessable development

Performance outcomes		Acceptable outcomes	
Uses			
PO ₁	The zone accommodates high impact industrial uses and compatible uses: (a) which are of a similar nature having regard to scale, nature of activity and potential impacts; or (b) which directly support the industrial functions of the zone. Non-industrial uses do not compromise the use of land for industry purposes.	AO _{1.1}	Uses which are consistent with the intent of the zone include: (a) caretakers accommodation; (b) emergency services; (c) high impact industry; (d) landing; (e) major electricity infrastructure; (f) rural industry; (g) sales office; (h) service station; (i) special industry (j) substation; (k) telecommunications facility; (l) utility installation where for distribution of local utility services and does not involve bulk storage, generation and/or treatment; and (m) warehouse.⁷⁷
		AO _{1.2}	Uses which are inconsistent with the intent of the zone include: (a) accommodation activities (other than caretakers accommodation); (b) entertainment activities; (c) low impact industry (d) market; (e) medium impact industry (f) recreation activities; (g) rural activities (other than rural industry); (h) service industries; and (i) business activities other than those listed in AO_{1.1}.⁷⁸
PO ₂	Direct sales to the public as part of industry activities occurs at a scale that is ancillary to and has a direct nexus with the industry conducted on the site.	AO _{2.1}	Direct sales to the public as part of industry activities are restricted to the sale of items produced on site. and
		AO _{2.2}	The sales area associated with industry activities does not exceed 10% of the total GFA of the premises.

⁷⁷ Amended on 27 April 2018

⁷⁸ Amended on 27 April 2018

Performance outcomes	Acceptable outcomes
PO ₃ Office space provided as part of industry activities is ancillary, subordinate and is directly related to the industry activity conducted on the site.	No acceptable outcome provided.
Effects of development	
PO ₄ Development minimises potential conflicts with, or impacts on, other uses having regard to vibration, odour ⁷⁹ , dust and other emissions to air.	AO_{4.1} Development achieves the air quality design objectives set out in the <i>Environmental Protection (Air) Policy 2008</i>. AO_{4.2} Development that involves the storage of materials on site that are capable of generating air contaminants either by wind or when disturbed are managed by: (a) being wholly enclosed in storage bins; or (b) a watering program so material cannot become airborne.
PO ₅ Development prevents or minimises the generation of any noise so that:	AO _{5.1} Development achieves the noise generation levels set out in the <i>Environmental Protection (Noise) Policy 2008</i> .
(a) nuisance is not caused to adjoining premises or other nearby sensitive land uses; and (b) desired ambient noise levels in residential areas are not exceeded.	
PO ₆ Outdoor lighting does not adversely affect the amenity of adjoining properties or create a traffic hazard on adjacent roads.	AO_{6.1} Light emanating from any source complies with <i>Australian Standard AS4282 Control of the Obtrusive Effects of Outdoor Lighting</i>. AO_{6.2} 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>.
PO ₇ Development provides for the collection, treatment and disposal of liquid wastes or sources of contamination such that off-site releases of contaminants do not occur. ⁸⁰	AO_{7.1} Areas where potentially contaminating substances are stored or used, are: (a) roofed and sealed with concrete, asphalt or similar impervious substance and bunded; and (b) located in an area free of flood in a 1 in 100 year flood event. AO_{7.2} Provision is made for spills to be bunded and retained on site for removal and disposal by an approved means. AO_{7.3} Roof water is piped away from areas of potential contamination.

⁷⁹ Odour reports, when required, address the draft Environmental Protection Agency guideline 'A procedure to assess the risk of odour nuisance from proposed developments'.

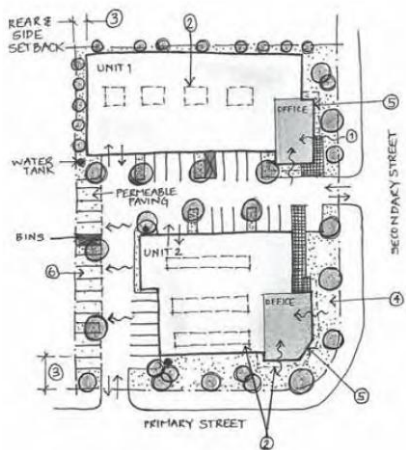
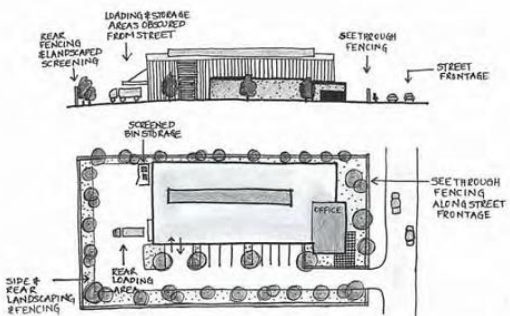
⁸⁰ Applicants should also have regard to the Works Code, the Integrated Water Management Code and other relevant legislative, industry and licensing requirements.

Performance outcomes	Acceptable outcomes
PO₈ The site layout responds sensitively to on-site and surrounding topography, drainage patterns, utility services, access, vegetation and adjoining land use, such that: (a) any earthworks are minimised; (b) the retention of natural drainage lines is maximised; (c) the retention of existing vegetation is maximised; (d) damage or disruption to sewer, stormwater and water infrastructure is avoided; and (e) there is adequate buffering, screening and separation to sensitive land uses.	No acceptable outcome is nominated.
PO₉ Site layout facilitates the security of people and property having regard to: (a) opportunities for casual surveillance and sightlines; (b) exterior building designs which promote safety; (c) adequate definition of uses and ownership; (d) adequate lighting; (e) appropriate way-finding mechanisms (e.g. signage); (f) minimisation of entrapment locations; and (g) building entrances, loading and storage areas being well lit and lockable after hours.	AO_{9.1} Site Layout provides the following characteristics: (a) visitor Parking is located adjacent to the office component of the building; and (b) separate pedestrian entry to the site and building from vehicular entry and manoeuvring areas.
PO₁₀ Development is designed to incorporate graffiti-prevention measures.	AO_{10.1} Building design and layout incorporates the following features where practical: (a) designs with an absence of 'natural ladders'; (b) minimal unbroken vertical surface areas; and (c) graffiti-deterrent surface treatments.⁸¹
PO₁₁ Development is designed and managed so that it provides appropriate protection for community safety and health, and avoids unacceptable risk to life and property.	No acceptable outcome is nominated.

⁸¹ Amended on 27 April 2018

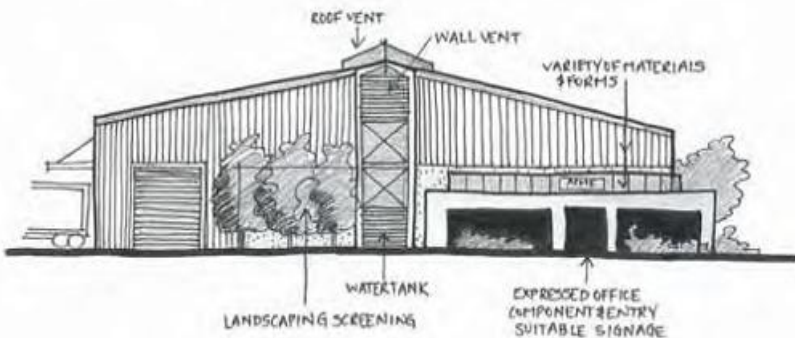
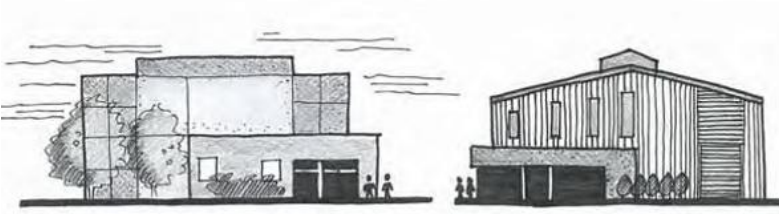
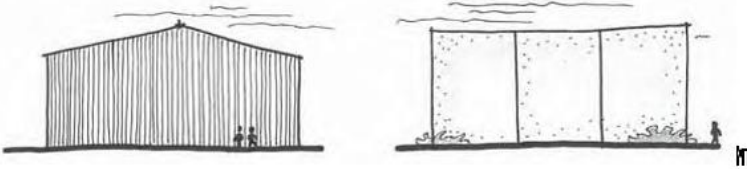
Performance outcomes	Acceptable outcomes
Built form	
PO₁₂ Where adjoining non-industrial zoned land, development: (a) is of a scale and layout generally compatible with the character of the nearby non-industrial area; and (b) provides adequate separation, buffering and screening so that the privacy and amenity of adjoining premises are not adversely affected.	AO_{12.1} Building height does not exceed 10m where the site adjoins non-industrial zoned land, except where the site adjoins land in the Rural Zone and the building is separated from an existing dwelling house on the adjoining land by at least 10m. AO_{12.2} New buildings, active outdoor use areas, site access and car parking, servicing or outdoor storage areas are set back from any boundary adjoining non-industrial premises a minimum of 6m. AO_{12.3} Within the setback area provided under AO_{12.2}, both of the following are provided: (a) a minimum 1.8m high solid timber, brick or masonry fence; and (b) a densely planted landscape strip, having a minimum width of 3m.⁸² AO_{12.4} Where adjoining non-industrial zoned land, all external areas are landscaped and sealed. AO_{12.5} Where adjoining non-industrial zoned land, buildings or other structures do not result in overshadowing of living room windows or private or communal open space of any residential premises, or of any useable public open space, for more than three (3) hours between 9:00 am and 3:00 pm on 21 June, or for more than 20% than existing.

⁸² Landscaping is to be provided to a standard specified in the Landscape Code and Planning Scheme Policy No. 9 Landscape Guidelines.

Performance outcomes	Acceptable outcomes
PO₁₃ Development has a high quality appearance and makes a positive contribution to the character of the area having regard to orientation of buildings to the street and incorporation of way-finding elements.	AO_{13.1} The unarticulated length of external walls along a road frontage does not exceed 15m. AO_{13.2} Where applicable, ancillary office space and, sales area, of each building is sited on and oriented towards the primary street frontage.  AO_{13.3} Pedestrian entries: (a) are visible from the street and visitor car parking areas and are separate to vehicle access points; (b) incorporate sun and rain shelter, such as overhangs or awnings, that are a minimum of 900mm wide from the external building face to the outermost projection; and (c) are defined by human scale design elements (such as, doors, windows, awnings, a portico, landscaping, etc). AO_{13.4} If provided, fencing to road frontages or between site entries and building entries is provided as open mesh fencing in black or galvanised steel. Screening and Fencing 

Performance outcomes	Acceptable outcomes
PO ₁₄ Building setbacks facilitate significant landscaping at the front of the site and providing a consistent building setback line with other premises in the streetscape.	AO _{14.1} Buildings have the following minimum front boundary setbacks: (a) 10m from a primary street frontage where the site is located in the High Impact Industry Zone; (b) otherwise 6m or half the height of the building (whichever is greater) from a primary street frontage or a secondary street frontage to a regional arterial or sub-arterial road; and (c) 3m from a secondary street frontage that is not a regional arterial or sub-arterial road.
PO ₁₅ Landscaping is provided to enhance the appearance of the development and unsightly components are screened.	AO _{15.1} Landscaping is provided ⁸³ along all road frontages of the site, for a minimum width of: (a) 5m along any other regional arterial or sub-arterial roads; or (b) 3m along any other road frontage. AO _{15.2} Outdoor work, storage (including bin storage) and servicing areas are: (a) not located adjacent to any road frontage; and (b) screened from public view by either: (i) a 1.8m high solid wall or fence, constructed in materials and colours compatible with the main building on site; or (ii) mature landscaping that has the same effect as a 1.8m high wall. AO _{15.3} A minimum of 5% of the site is used to provide landscaping.
PO ₁₆ At important intersections distinctive buildings are established which act as gateway markers.	No acceptable outcome is nominated.
PO ₁₇ A variety of building materials, textures and colours, building elements, articulation and landscaping are used to provide visual interest.	AO _{17.1} The unarticulated length of external walls does not exceed 15m where: (a) facing a road frontage; or (b) visible from a residential area or public open spaces. Development achieves articulation through the use of variation in textures, colours, finishes and landscaping. AO _{17.2} Variation of building form and elevation is appropriate to the building's internal function.

⁸³ Landscaping is to be provided to a standard specified in the Landscape Code and Planning Scheme Policy No. 9 Landscape Guidelines.

Performance outcomes	Acceptable outcomes
Examples for PO ₁₇	
Building Form Legibility  Appropriate Building Forms  Inappropriate Building Forms 	

6.6 Other Zones Category

6.6.1 Community Facilities Zone Code⁸⁴

6.6.1.1 Application

This code applies to assessable development:-

- (1) within the Community Facilities Zone as identified on the zoning maps contained within Schedule 2 (Mapping); and
- (2) identified as requiring assessment against the Community Facilities Zone Code by the tables of assessment in Part 5 (Tables of assessment).

6.6.1.2 Purpose and overall outcomes

- (1) The purpose of the Community Facilities Zone Code is to provide for community related activities and facilities whether under public or private ownership. These may include provision of municipal services, public utilities, government installations, hospitals and schools, transport and telecommunication networks and community infrastructure of an artistic, social or cultural nature.

The zone facilitates the effective operation and optimum accessibility of community related activities.

- (2) The overall outcomes sought for the zone code are as follows:
 - (a) development is located in highly accessible locations and is sympathetic in scale, height and bulk with that of surrounding developments or designed to ensure that where of a greater scale, height and bulk to surrounding development the visual impacts are addressed through the use of setbacks, building form, landscaping and other means;
 - (b) development provides opportunities for co-location of community activities to create identifiable community nodes;
 - (c) development is integrated with surrounding land uses through permeable and legible connections;
 - (d) land within the zone remains available to accommodate community related activities;
 - (e) development is designed to incorporate sustainable practices including maximising energy efficiency, water conservation and encourages sustainable transport use;
 - (f) uses and works are located, designed and managed to avoid significant adverse effects on the natural environment and minimise impacts on adjacent land;
 - (g) adverse impacts on natural features and processes, both on-site and on adjoining areas, are avoided and any unavoidable impacts are minimised through location, design, operation and management of development;
 - (h) development will be provided with a level of development infrastructure, including utility installations that is appropriate to the use; and
 - (i) development is designed to consider CPTED principles and encourage public transport accessibility and active transport modes of walking and cycling.

Education Precinct

- (3) The overall outcome of the Education Precinct within the Community Facilities Zone is that:
 - (a) the primary use of the land is for educational establishment and related ancillary purposes including staff and student accommodation.

Higher Education Precinct

⁸⁴ Amended on 3 November 2014

- (4) The overall outcome of the Higher Education Precinct within the Community Facilities Zone is that:
- (a) the primary use of the land is for higher education and related purposes, including staff and student accommodation, limited convenience retailing, entertainment and community activities that support students and employees;
 - (b) the built form of the development is primarily a garden campus style with landscaped spaces provided between buildings;
 - (c) the built form of the development may be of a higher intensity than that in surrounding zones in recognition of the function and particular operational aspects of development; and
 - (d) development is designed to encourage public transport accessibility and active transport modes of walking and cycling.

Hospital Precinct

- (5) The overall outcome of the Hospital Precinct within the Community Facilities Zone is that:
- (a) the primary use of the land is for hospital and allied health uses, including education and research uses, staff accommodation, and limited convenience retailing and community uses that support employees and visitors;
 - (b) the built form of the development is a garden campus style with buildings up to 6 storeys in height that open onto courtyards;
 - (c) development is designed to provide clear legibility within the precinct and to identify points of arrival/destination at key public areas of the hospital; and
 - (d) development is designed to encourage public transport accessibility and active transport modes of walking and cycling.

Government Precinct

- (6) The overall outcome of the Government Precinct within the Community Facilities Zone is that:
- (a) the primary use of land is for special uses and works that are owned or operated by Federal, State or Local Government, which may include municipal services, public utilities, community facilities and transport networks;
 - (b) the form of the development is specific to the facility in recognition of particular operational, functional and locational criteria of government functions; and
 - (c) the viability of government related facilities is protected by excluding development that may prejudice the on-going operation and expansion of existing uses or the development of new facilities.

Other Community Purposes Precinct

- (7) The overall outcome of Other Community Purposes Precinct within the Community Facilities Zone is that:
- (a) the primary use of land is for community purposes where the land is not in government ownership. This includes Community Uses (e.g., community halls, museums and art galleries) Cemeteries, Outdoor Sport and Recreation or Major Sports and Recreation facilities (e.g., showgrounds) and works associated with these activities; and
 - (b) the viability of community purpose facilities is protected by excluding development that may prejudice the on-going operation and expansion of existing uses or the development of new facilities.

6.6.1.3 Requirements for accepted development and assessment benchmarks for assessable development

Table 6.6.1:1 – Community Facilities Zone – Requirements for accepted development and assessment benchmarks for assessable development

Performance outcomes		Acceptable outcomes	
Scale and character			
PO ₁	Buildings and structures are consistent with the scale of existing buildings and structures in the area.	AO _{1.1}	In the Higher Education Precinct, Buildings and structures have a maximum height of three (3) storeys or 12.5m from ground level.
		AO _{1.2}	In the Hospital Precinct, building and structures have a maximum height of six (6) storeys from ground level
		AO _{1.3}	In other precincts, buildings and structures have a maximum height of two (2) storeys or 8.5m from ground level.
Amenity			
PO ₂	Development provides adequate separation, buffering and screening from residential premises so that the privacy and amenity of such premises are not adversely affected.	AO _{2.1}	Buildings are set back from any boundary adjoining a residential premises a minimum of 3m or half the height of the building, whichever is the greater.
		AO _{2.2}	Active outdoor use areas, site access and car parking, servicing or outdoor storage areas are set back from any boundary adjoining a residential premises a minimum of 3m.
		AO _{2.3}	Where buildings, car parking, servicing or storage areas are proposed within 10m of any boundary adjoining a residential premises, the following is provided: (a) a minimum 1.8m high solid timber, brick or masonry fence; or (b) a densely planted landscape strip, having a minimum width of 3m.
PO ₃	Where provided, outdoor lighting does not adversely affect the amenity of adjoining properties or create a traffic hazard on adjacent roads.	AO _{3.1}	Light emanating from any source complies with <i>Australian Standard AS4282 Control of the Obtrusive Effects of Outdoor Lighting</i> .
		AO _{3.2}	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> .

Performance outcomes		Acceptable outcomes	
Caretaker's accommodation			
PO ₄	Development provides for the accommodation of a caretaker and their family members involved in the running of a non-residential use, in a manner that: (a) does not compromise the productivity of the use; (b) is safe and comfortable for the amenity of residents; and (c) has regard to the landscape and private recreation needs of the residents.	AO _{4.1}	A caretaker's accommodation is: (a) separated from significant levels of emissions (adverse to human health or amenity) generated by the use/s of the site by at least 6m; (b) provided with a private landscape and recreation area which: (i) is directly accessible from a habitable room; and (ii) if at ground level, has a minimum area of 16m² with minimum dimensions of 4m; and (iii) if a balcony, a veranda or a deck, has a minimum⁸⁵ area of 8m² with minimum dimensions of 2.4m.
		AO _{4.2}	No more than one (1) caretaker's accommodation is established per non-residential use.
Non residential uses – Scale of use where involving the reuse of an existing building			
PO ₅	The non-residential use is of a scale and intensity that is compatible with the character of the streetscape and the residential appearance of the locality.	AO _{5.1}	The use: (a) is carried out in an existing building; (b) only increases the Gross Floor Area of the building by a maximum of 25m²; (c) is a single tenancy only; and (d) does not involve outdoor dining.
Non-residential uses – noise amenity			
PO ₆	The non-residential use does not adversely impact on the amenity of the surrounding residential land uses and/or residential streetscape character.	AO _{6.1}	New building plant or air-conditioning equipment is located central to the building and screened from view of the street or adjoining residential uses.
PO ₇	Hours of operation are controlled so that the non-residential use does not impact on the amenity or privacy of adjoining residential uses.	AO _{7.1}	Where involving a shop or food outlet, the use does not operate outside the hours of 6:00 am to 7:00 pm.
		AO _{7.2}	Non-residential uses (except for shop and food outlet) do not create audible noise between the hours of 7:00 pm and 6:00 am.

⁸⁵ Amended on 27 April 2018

Performance outcomes	Acceptable outcomes
Non-residential uses – privacy and screening	
PO ₈ Non-residential uses provide adequate separation, buffering and screening from adjoining residential premises so that the privacy and amenity of residential premises is protected.	AO _{8.1} A 2m wide vegetated buffer is provided to any vehicle movement and parking areas that adjoin a residential boundary. AO _{8.2} A 1.8m high solid screen fence and 1.5m wide strip of screen landscaping are provided along all boundaries shared with an adjoining residential use. AO _{8.3} Windows that have direct views into adjoining residential buildings are provided with fixed screening that is a maximum of 75% transparent to obscure views into the adjoining residential building and maintain privacy for those residents.
PO ₉ Refuse storage areas screened from the streetscape and/or adjoining residential uses.	AO _{9.1} Refuse storage areas are located behind the front building line and are screened from view from the streetscape and/or adjoining residential uses by a 1.8m high solid screen fence.
Non-residential uses – outdoor lighting	
PO ₁₀ Outdoor lighting for non-residential uses maintains the amenity of the surrounding residential area and does not adversely impact the safety for vehicles or pedestrians on the adjoining street as a result of light emissions, either directly or by reflection.	AO _{10.1} Outdoor lighting for non-residential uses is restricted to low level security lighting only. AO _{10.2} Outdoor lighting is designed, installed and maintained in accordance with the parameters and requirements of AS4282 – <i>Control of the Obtrusive Effects of Outdoor Lighting</i> .
Non-residential uses – impact on road network	
PO ₁₁ Non-residential uses are located on major roads and do not introduce non-residential traffic into local streets.	AO _{11.1} Non-residential uses have frontage and vehicle access to a Regional Arterial, Sub-Arterial or Distributor Road and vehicle access to the development does not occur from a local street.
Building Work (not associated with a Material Change of Use)	
PO ₁₂ Provision is made for on-site vehicle parking to meet the demand likely to be generated by the development and to avoid on-street parking where that would adversely impact on the safety or capacity of the road network or unduly impact on local amenity.	PO _{12.1} Car parking is provided in accordance with the Transport, Access and Parking Code.
PO ₁₃ Landscaping makes a positive contribution to the site and the amenity of the surrounding area and existing landscaping is not diminished.	PO _{13.1} No reduction of previously approved landscaping areas is to occur.
PO ₁₄ Stormwater resulting from roofed areas is collected and discharged in a manner that does not adversely affect the stability of buildings or the use of adjacent land.	PO _{14.1} Roof water is collected and discharged in accordance with SC6.2 PSP No. 2 – Engineering Standards – Roads and Drainage Infrastructure. ⁸⁶

⁸⁶ Amended on 19 August 2016

Performance outcomes	Acceptable outcomes
PO ₁₅ Wastewater treatment and disposal is provided that is appropriate for the level of demand generated, protects public health and avoids environmental harm.	PO_{15.1} Where within a wastewater area, the development is connected to the Council's reticulated wastewater system in accordance with SC6.3 PSP No.3 Engineering Standards – Water and Wastewater Infrastructure. OR PO_{15.2} Waste water systems and connections are designed and constructed in accordance with SC6.3 PSP No.3 Engineering Standards - Water and Wastewater Infrastructure.

Table 6.6.1:2 – Community Facilities Zone – assessment benchmarks for assessable development

Performance outcomes	Acceptable outcomes
Uses	
PO ₁ The zone accommodates a range of community related activities and uses which directly support them.	AO_{1.1} Uses which are consistent with the intent of the zone include: (a) accommodation activities where for staff or student accommodation in the Education Precinct; (b) caretakers accommodation; (c) cemetery in the Government or Other Community Purposes Precincts; (d) child care centre; (e) community residence; (f) community use; (g) educational establishment in the Education or Government Precincts; (h) emergency services in the Government or Other Community Purposes Precincts; (i) home based business; (j) landing; (k) major electricity infrastructure; (l) substation; (m) telecommunications facility; and (n) utility installation. AO_{1.2} Uses which are inconsistent with the intent of the zone include: (a) entertainment activities; (b) industry activities; and (c) rural activities.
PO ₂ Non community related activities directly support the community related activity on the site and are ancillary in scale and nature.	No acceptable outcome is nominated.
PO ₃ When a community related activity ceases operation, the land is redeveloped for an alternative community related activity.	No acceptable outcome is nominated.

Performance outcomes	Acceptable outcomes
PO ₄ Non-community related development does not prejudice the on-going operation and expansion of existing uses or the development of new community related activities.	No acceptable outcome is nominated.
Built form	
PO ₅ To the extent practical, the scale of development responds sensitively to surrounding development, which may include transitioning of building height to match that of the surrounding area at site boundaries, the articulation and variation of building lines or the provision of setbacks and landscaping to reduce the impacts of the development.	No acceptable outcome is nominated.
PO ₆ Development provides adequate separation, buffering and screening from land in a residential or rural residential zone so that the privacy and amenity of such premises are not adversely affected.	AO_{6.1} Buildings are set back from any boundary adjoining land in a residential or rural residential zone a minimum of 3m or half the height of the building, whichever is the greater. AO_{6.2} Active outdoor use areas, site access and car parking, servicing or outdoor storage areas are set back from any boundary adjoining land in a residential or rural residential zone a minimum of 3m. AO_{6.3} Where buildings, car parking, servicing or storage areas are proposed within 10m of any boundary adjoining land in a residential or rural residential zone, the following is provided: (a) a minimum 1.8m high solid timber, brick or masonry fence; or (b) a densely planted landscape strip, having a minimum width of 3m. AO_{6.4} Buildings or other structures do not result in overshadowing of living room windows or private or communal open space of any residential premises on land in a residential or rural residential zone, or of any useable public open space, for more than three (3) hours between 9:00 am and 3:00 pm on 21 June, or for more than 20% than existing.
PO ₇ The front building setback is consistent with the prevailing front setbacks in the street.	AO_{7.1} Where the site has frontage to a collector or local road, buildings are set back from that frontage: (a) within 20% of the average front setback of adjoining buildings; or (b) where there are no adjoining buildings, 4m. AO_{7.1} Where the site has frontage to a road other than a collector or local road, buildings are set back from that frontage by 6m.

Performance outcomes	Acceptable outcomes
PO₈ The site layout responds sensitively to on-site and surrounding topography, drainage patterns, utility services, access, vegetation and adjoining land use, such that: (a) any earthworks are minimised; (b) the retention of natural drainage lines is maximised; (c) the retention of existing vegetation is maximised; (d) damage or disruption to services is avoided; and (e) there is adequate buffering, screening and separation to sensitive land uses.	No acceptable outcome is nominated.
PO₉ Where appropriate, development facilitates pedestrian and open space connections through the neighbourhood.	No acceptable outcome is nominated.
Amenity and safety	
PO₁₀ Site layout facilitates the security of people and property having regard to: (a) opportunities for casual surveillance and sightlines; (b) exterior building designs which promote safety; (c) adequate definition of uses and ownership; (d) adequate lighting; (e) appropriate way-finding mechanisms (e.g. signage); (f) minimisation of entrapment locations; and (g) building entrances, loading and storage areas being well lit and lockable after hours.	No acceptable outcome is nominated.
PO₁₁ Development is designed to incorporate graffiti-prevention measures.	AO_{11.1} Building design and layout incorporates the following features where practical: (a) designs with an absence of 'natural ladders'; (b) minimal unbroken vertical surface areas; and (c) graffiti-deterrent surface treatments.⁸⁷
PO₁₂ Development maintains a high level of amenity within the site and for surrounding areas, having regard to noise, odour, lighting, access to sunlight, privacy and outlook.	No acceptable outcome is nominated.

⁸⁷ Amended on 27 April 2018

6.6.2 Emerging Community Zone Code⁸⁸

6.6.2.1 Application

This code applies to assessable development:-

- (1) within the Emerging Community Zone as identified on the zoning maps contained within Schedule 2 (Mapping); and
- (2) identified as requiring assessment against the Emerging Community Zone Code by the tables of assessment in Part 5 (Tables of assessment).

6.6.2.2 Purpose and overall outcomes

- (1) The purpose of the Emerging Community Zone Code is to:
 - (a) identify land that is intended for an urban purpose in the future; and
 - (b) protect land that is identified for an urban purpose in the future from incompatible uses; and
 - (c) provide for the timely conversion of non-urban land to urban purposes.
- (2) Future development in the Emerging Community Zone:
 - (a) creates an integrated and compact urban form;
 - (b) establishes safe, attractive and walkable communities;
 - (c) provides for a wide choice of housing and accessible community services; and
 - (d) avoids areas within the Emerging Community Zone that are unsuited to urban development because of their natural, scenic or cultural values.
- (3) Any development which occurs in the interim maintains the suitability and capacity for future urban development of a predominantly residential nature.
- (4) The overall outcomes sought for the zone code are as follows:
 - (a) Development for new communities
 - (i) occurs after detailed land use master planning and infrastructure planning of areas within the zone has been undertaken;
 - (ii) is guided by and achieves the outcomes of the relevant Local Plan;
 - (iii) occurs in a logical pattern that facilitates the timely and cost efficient provision of infrastructure and supports the staged release of land;
 - (iv) dual occupancy development is dispersed throughout residential neighbourhoods and does not become the dominant housing form in the street;⁸⁹
 - (v) a high level of integration with existing and future urban development is achieved having regard to movement networks, open space and recreational facilities, centres and community infrastructure;
 - (vi) urban development in accordance with a master planning process provides for a variety and diversity of housing types and achieves a minimum dwelling yield of 15 dwellings per hectare net;
 - (vii) movement networks are established to promote active transport (walking and cycling) and public transport;
 - (viii) development retains and protects significant environmental, topographic, scenic and cultural features and values;
 - (ix) development provides for sufficient buffering to existing or intended non urban or incompatible uses in surrounding areas;

⁸⁸ Amended on 3 November 2014

⁸⁹ Amended on 29 November 2019

- (b) Interim development:
- (i) which is, or has the potential to become, incompatible with future urban development of the area does not occur;
 - (ii) consists of detached dwelling houses, caretakers accommodation and home based business on large lots
 - (iii) is compatible with the existing semi-rural character and urban uses.

6.6.2.3 Requirements for accepted development and assessment benchmarks for assessable development

Table 6.6.2:1 – Emerging Community Zone Code – Requirements for accepted development and assessment benchmarks for assessable development

Performance outcomes		Acceptable outcomes	
General			
PO ₁	Setbacks are provided within new non-residential development to: (a) avoid potential nuisance to existing and future neighbours; (b) protect residential amenity within and external to the zone; (c) protect the functioning of existing uses and activities; and (d) maintain the local streetscape or landscape character.	AO _{1.1}	Non-residential buildings, animal enclosures, storage facilities and waste disposal areas are setback the following distances: (a) from any dwelling on surrounding land in the Emerging Community or Rural Zone - 50m; and (b) from any land included in a residential zone or the Rural Residential zone - 100m.
PO ₂	Development maintains the existing semi-rural character, and does not adversely impact on the future urban character and form of the locality, having regard to the likely scale and visibility of existing and likely future buildings.	AO _{2.1}	Development is of a low density consisting of dwelling house, caretakers accommodation and home based business on separate large lots.
		AO2.2	Building height (other than for silos, windmills and similar structures) does not exceed two (2) storeys or 10.5m in height above natural ground level.

Performance outcomes		Acceptable outcomes	
Caretaker's accommodation			
PO ₃	Development provides for the accommodation of a caretaker involved in the running of a non-urban use, and their family members in a manner that: (a) does not compromise the productivity or operations of the primary use of the land; (b) is safe and comfortable for the amenity of residents; and (c) has regard to the landscape and private recreation needs of the residents.	AO _{3.1}	A caretaker's accommodation unit is: (a) separated from significant levels of emissions (adverse to human health or amenity) generated by the non-residential use/s of the site by at least 6m; (b) provided with private landscape and recreation area which: (i) is directly accessible from a habitable room; and (ii) if at ground level has a minimum area of 16m ² with minimum dimensions of 4m; and (iii) if a balcony, a veranda or deck, has a minimum ⁹⁰ area of 8m ² with minimum dimensions of 2.4m. AO _{3.2} No more than one (1) caretaker's accommodation unit is established per non-residential use.
Cropping being forestry			
PO ₄	Forestry is established, maintained and operated in a manner that protects the amenity of the locality.	AO _{4.1}	Use of equipment and machinery and haulage associated with forestry is restricted to: (a) Monday to Saturday – 7:00 am -7 00 pm; and (b) Sunday and Public Holidays – 8:00 am – 7:00 pm. AO _{4.2} Forestry does not occur on land having slopes steeper than 15%.
PO ₅	Daily truck movements from harvesting activities are limited to avoid adverse traffic impacts on the road network.	AO _{5.1}	Truck movements associated with the use do not exceed four (4) return trips per day.
PO ₆	Forestry is established, maintained and harvested in a manner that maintains the environmental integrity, catchment values and the ecological values of the site.	AO _{6.1}	Land is not left in a disturbed and exposed condition and is rehabilitated following harvesting. ⁹¹
Roadside stall			
PO ₇	The display and sale of agricultural produce does not impact negatively upon the amenity, character or safety of rural areas and the safety and efficiency of roads.	AO _{7.1}	Any structure used for the sale of goods or produce is limited to 10m ² gross floor area. AO _{7.2} Access to the structure is via the primary property access point. AO _{7.3} Produce sold is grown or produced on the land on which the road side stall is erected.

⁹⁰ Amended on 27 April 2018

⁹¹ A program of progressive rehabilitation including re-establishing and stabilising drainage flow paths, mulching and spreading forest wastes not used for commercial purposes may be required.

Performance outcomes		Acceptable outcomes	
Building Work (not associated with a Material Change of Use)			
PO ₈	Provision is made for on-site vehicle parking to meet the demand likely to be generated by the development and to avoid on-street parking where that would adversely impact on the safety or capacity of the road network or unduly impact on local amenity.	PO _{8.1}	Car parking is provided in accordance with the Transport, Access and Parking Code.
PO ₉	Landscaping makes a positive contribution to the site and the amenity of the surrounding area and existing landscaping is not diminished.	PO _{9.1}	No reduction of previously approved landscaping areas is to occur.
PO ₁₀	Stormwater resulting from roofed areas is collected and discharged in a manner that does not adversely affect the stability of buildings or the use of adjacent land.	PO _{10.1}	Roof water is collected and discharged in accordance with SC6.2 PSP No. 2 – Engineering Standards – Roads and Drainage Infrastructure. ⁹²
PO ₁₁	Wastewater treatment and disposal is provided that is appropriate for the level of demand generated, protects public health and avoids environmental harm.	PO _{11.1}	Where within a wastewater area, the development is connected to the Council's reticulated wastewater system in accordance with SC6.3 PSP No.3 Engineering Standards – Water and Wastewater Infrastructure.
		OR	
		PO _{11.2}	Waste water systems and connections are designed and constructed in accordance with SC6.3 PSP No.3 Engineering Standards - Water and Wastewater Infrastructure.

⁹² Amended on 19 August 2016

Table 6.6.2:2 – Emerging Community Zone Code – Assessment benchmarks for assessable development

Performance outcomes		Acceptable outcomes	
Master Planning (New communities)			
PO ₁	New communities comply with a master plan for the locality based on detailed site investigations which provides a context and ensures development: (a) contributes to a logical pattern and sequence of development and infrastructure; (b) facilitates efficient use of land and infrastructure; (c) complies with the relevant Local Plan where located in a local plan area; (d) facilitates integration with existing and future urban development, having regard to movement networks, open space networks and accessibility to community infrastructure; (e) responds to constraints and natural values on the site and mitigates any impacts on areas of ecological significance ; (f) provides for a range of lots that enables a variety and diversity of housing types, which achieve a dwelling yield of 15 dwellings per hectare net; (g) establishes movement networks that support and promote walking, cycling and public transport.	AO _{1.1}	A Master Plan is prepared in accordance with SC6.4 PSP No. 4 Master Planning.⁹³

⁹³ Amended on 27 April 2018

Performance outcomes		Acceptable outcomes	
Uses prior to master planning (Interim development)			
PO ₂	Unless otherwise specified as part of an approved master plan ⁹⁴ , the zone primarily accommodates a limited range of rural activities and other uses that do not prejudice the long term urban development potential of the land.	AO _{2.1}	Unless otherwise specified as part of an approved master plan, uses which are consistent with the intent of the zone include: (a) animal husbandry; (b) caretaker's accommodation; (c) cropping; (d) dwelling house; (e) educational establishment; (f) emergency services; (g) home based business; (h) major electricity infrastructure; (i) outdoor sport and recreation; (j) place of worship; (k) roadside stall if for products from a rural use on or adjacent to the site; and (l) substation. AO _{2.2} Unless otherwise specified as part of an approved master plan, uses which are inconsistent with the intent of the zone include: (a) accommodation activities (other than dwelling houses); (b) business activities; (c) entertainment activities; (d) industry activities; and (e) rural activities (other than those listed in AO _{1.1}).
PO ₃	Development does not limit or preclude the long term use of the site or nearby land for urban purposes, having regard to the scale and nature of the activity and its likely impacts.	No acceptable outcome is nominated.	
Effects of development (New communities and interim development)			
PO ₄	Development does not unduly impact on the amenity, character or other values of the locality, having regard to: (a) the scale, siting and design of buildings and structures; (b) visibility from roads and other public view points, screening vegetation and landscaping; (c) the natural landform and avoidance of visual scarring; and (d) noise, odour and other emissions.	No acceptable outcome is nominated.	

⁹⁴ A master plan may be prepared by the applicant and submitted as part of the development application or prepared by Council in advance of, or in parallel with, development proposals.

Performance outcomes	Acceptable outcomes
PO₅ The site layout responds sensitively to on-site and surrounding topography, drainage patterns, utility services, access, vegetation and adjoining land uses, such that: (a) any hazards to people or property are avoided; (b) any earthworks are minimised; (c) the retention of natural drainage lines is maximised; (d) the retention of existing vegetation is maximised; (e) damage or disruption to sewer, stormwater and water infrastructure is avoided; and (f) there is adequate buffering, screening or separation to adjoining development.	No acceptable outcome is nominated.
PO₆ Roads and other infrastructure are of a sufficient capacity to accommodate the demands generated by the development.	No acceptable outcome is nominated.

6.6.3 Extractive Industry Zone Code⁹⁵

6.6.3.1 Application

This code applies to assessable development:-

- (1) within the Extractive Industry Zone as identified on the zoning maps contained within Schedule 2 (Mapping); and
- (2) identified as requiring assessment against the Extractive Industry Zone Code by the tables of assessment in Part 5 (Tables of assessment).

6.6.3.2 Purpose and overall outcomes

- (1) The purpose of the Extractive Industry Zone Code is to provide for the extraction and/or processing of natural resources such as sand, gravel, quarry rock, clay and soil.

Development such as the storage, processing, treatment and transportation facilities may be provided in the Extractive Industry Zone where such development is ancillary to the resource extraction.

Key Resource Areas under the State Planning Policy December 2013, within the Region are protected from inappropriate development and are protected for future development optimal utilisation of the resource.
- (2) The purpose of the zone will be achieved through the following overall outcomes:
 - (a) the establishment of extractive industry operations is facilitated, provided that the significant environmental impacts of such operations are contained within the site;
 - (b) an effective buffer is maintained between extractive industry operations and existing and future sensitive land uses;
 - (c) development is located, designed and managed to maintain safety to people, avoid significant adverse effects on the natural environment and minimise impacts on adjacent non-industrial land;
 - (d) development is designed to incorporate sustainable practices including maximising energy efficiency, water conservation and encourages sustainable transport use;
 - (e) development is reflective of and responsive to the environmental constraints of the land;
 - (f) development has access to development infrastructure, including utility installations and essential services;
 - (g) the viability of existing and future industrial uses and operations are protected from the intrusion of incompatible uses; and
 - (h) development for an extractive industry provides for the progressive rehabilitation of the premises on those parts where resource extraction and ancillary activities are no longer occurring.

⁹⁵ Amended on 3 November 2014

6.6.3.3 Requirements for accepted development and assessment benchmarks for assessable development

Table 6.6.3:1 – Extractive Industry Zone Code – Requirements for accepted development and assessment benchmarks for assessable development

Performance outcomes		Acceptable outcomes	
Caretaker's accommodation			
PO ₁	Development provides for the accommodation of a caretaker and their family members in a manner that: (a) does not compromise the productivity of the use; (b) is safe and comfortable for the amenity of residents; and (c) has regard to the landscape and private recreation needs of the residents.	AO _{1.1}	A caretaker's accommodation is: (a) separated from significant levels of emissions (adverse to human health or amenity) generated by the use/s of the site by at least 20m; (b) provided with a private landscape and recreation area which: (i) is directly accessible from a habitable room; (ii) if at ground level, has a minimum area of 16m ² with minimum dimensions of 4m; and (iii) if a balcony, a veranda or a deck, has a minimum ⁹⁶ area of 8m ² with minimum dimensions of 2.4m. AO _{1.2} No more than one (1) caretaker's accommodation unit is established.
Building Work (not associated with a Material Change of Use)			
PO ₂	Provision is made for on-site vehicle parking to meet the demand likely to be generated by the development and to avoid on-street parking where that would adversely impact on the safety or capacity of the road network or unduly impact on local amenity.	PO _{2.1}	Car parking is provided in accordance with the Transport, Access and Parking Code.
PO ₃	Landscaping makes a positive contribution to the site and the amenity of the surrounding area and existing landscaping is not diminished.	PO _{3.1}	No reduction of previously approved landscaping areas is to occur.
PO ₄	Stormwater resulting from roofed areas is collected and discharged in a manner that does not adversely affect the stability of buildings or the use of adjacent land.	PO _{4.1}	Roof water is collected and discharged in accordance with SC6.2 PSP No. 2 – Engineering Standards – Roads and Drainage Infrastructure. ⁹⁷
PO ₅	Wastewater treatment and disposal is provided that is appropriate for the level of demand generated, protects public health and avoids environmental harm.	PO _{5.1}	Where within a wastewater area, the development is connected to the Council's reticulated wastewater system in accordance with SC6.3 PSP No.3 Engineering Standards – Water and Wastewater Infrastructure.
		OR	
		PO _{5.2}	Waste water systems and connections are designed and constructed in accordance with SC6.3 PSP No.3 Engineering Standards - Water and Wastewater Infrastructure.

⁹⁶ Amended on 27 April 2018

⁹⁷ Amended on 19 August 2016

Table 6.6.3:2 – Extractive Industry Zone Code – assessment benchmarks for assessable development

Performance outcomes		Acceptable outcomes	
Uses			
PO ₁	The zone accommodates extractive industry and only those other uses that are compatible with the operation of extractive industry.	AO _{1.1}	Uses which are consistent with the intent of the zone include: (a) caretaker's accommodation; (b) animal husbandry; (c) cropping; (d) extractive industry; (e) landing; (f) major electricity infrastructure; and (g) substation.
		AO _{1.2}	Uses which are inconsistent with the intent of the zone include: (a) accommodation activities (other than caretakers accommodation); (b) business activities; (c) entertainment activities; (d) market; (e) recreation activities; and (f) industry activities.
PO ₂	Development other than extractive industry does not reduce or preclude the potential for extractive industry on the land.	No acceptable outcome is nominated.	
Effects of development			
PO ₃	Extractive industries are separated from accommodation activities (other than caretaker's accommodation) and other sensitive land uses ⁹⁸ to avoid potential for nuisance or complaint.	AO _{3.1}	The resource/processing area of extractive industry is: (a) not located in the separation area set out in the State Planning Policy; and (b) is separated from accommodation activities (other than caretaker's accommodation) and other sensitive land uses: (i) 1,000m where extractive industry involves blasting or crushing (namely rock); and (ii) 200m for any other extractive industry;

⁹⁸ "Sensitive land use" is defined by the Planning Regulation 2017

Performance outcomes		Acceptable outcomes
PO ₄	The design, operation and staging of the extractive industry use: (a) promotes the efficient extraction of economic resources; (b) minimises vibration, noise, dust, lighting and other impacts on the surrounding area; (c) protects the natural environment; and (d) results in optimal future land use and land form after extraction is completed. ⁹⁹	No acceptable outcome is nominated.
PO ₅	Development is designed and managed so that it provides appropriate protection for community safety and health and avoids unacceptable risk to life and property.	No acceptable outcome is nominated.
Haulage		
PO ₆	The transportation of materials from the site occurs with minimal impacts upon the environment, the road system and premises along the haulage route.	AO _{6.1} The development has road access that: (a) is of a standard sufficient to carry traffic of the nature that the extractive industry use would be likely to generate; (b) does not cause adverse impacts on the premises along the haulage route, in particular due to the effects of dust and noise; and (c) does not compromise traffic safety in the area.

⁹⁹ Demonstration of compliance with PO₄ is likely to require the submission of reports, prepared by suitably qualified persons, that include:

- (a) survey drawings of the existing site and plans showing the proposed staging of extraction and rehabilitation and development in stages of on-site access, operational infrastructure, stockpiling areas, other storage and servicing areas and water management;
- (b) geological and geotechnical information about the resource, and description and evaluation of alternatives considered for the exploitation of the resource;
- (c) specification of all machinery, including vehicles, intended to be employed on the site;
- (d) an evaluation of the need for the development, including markets and proposed rates of extraction;
- (e) plans for progressive planting and site rehabilitation, including demonstration of visual impact over time;
- (f) proposed methods of removing material or refuse from the site; and
- (g) an Environmental Management Plan that addresses all issues relevant to the performance outcome.

6.6.4 Limited Development (Constrained Land) Zone Code¹⁰⁰

6.6.4.1 Application

This code applies to assessable development:-

- (1) within the Limited Development (Constrained Land) Zone as identified on the zoning maps contained within Schedule 2 (Mapping); and
- (2) identified as requiring assessment against the Limited Development (Constrained Land) Zone Code by the tables of assessment in Part 5 (Tables of assessment).

6.6.4.2 Purpose and overall outcomes

- (1) The purpose of the zone is to identify land known to be significantly affected by one or more development constraints (such as past or future mining activities, flooding, land contamination, defence requirements, historical subdivisions and buffer areas). Such constraints pose severe restrictions on the ability of the land to be developed for urban purposes.

This zone and code identifies and limits development on land that is unsuitable for further development as a result of:

- (a) multiple environmental development constraints (such as slope and soil stability, significant vegetation and bushfire); and
 - (b) historic subdivisions which are remote, lack urban services or are otherwise unsuitable for additional development.
- (2) The overall outcomes sought for the zone code are as follows:
 - (a) the limited potential for development is reflected in the limited range and intensity of land uses that can occur;
 - (b) new uses, buildings/structures and works reflect a low intensity non-urban nature and are provided with an appropriate level of infrastructure and access;
 - (c) where development can occur, it is of a low intensity and scale and is compatible with, and responsive to, the environmental and other development constraints of the land (such as slope and soil stability, significant vegetation and bushfire); and
 - (d) adverse impacts of land use, both on-site and on adjoining areas, are avoided and any unavoidable impacts are minimised through location, design, operation and management.

¹⁰⁰ Amended on 3 November 2014

6.6.4.3 Requirements for accepted development and assessment benchmarks for assessable development

Table 6.6.4:1 – Limited Development (Constrained Land) Zone Code – Requirements for accepted development and assessment benchmarks for assessable development

Performance outcomes		Acceptable outcomes	
General			
PO ₁	Setbacks are provided to: (a) avoid potential nuisance to neighbours; (b) protect residential amenity; and (c) maintain the local streetscape or landscape character.	AO _{1.1}	Non-residential buildings, animal enclosures, storage facilities and waste disposal areas are setback the following distances from any: (a) dwelling on surrounding land in the Limited Development (Constrained Land) Zone or the Rural Zone - 50m; and (b) land included in a residential zone or the Rural Residential zone - 100m.
PO ₂	Development does not adversely impact on the character of the locality, having regard to the scale and visibility of buildings.	AO _{2.1}	Building height (other than for silos, windmills and similar structures) does not exceed 2 (two) storeys or 10.5m in height above natural ground level.
Roadside stalls ¹⁰¹			
PO ₃	The display and sale of agricultural produce does not impact negatively upon the amenity, character or safety of rural areas and the safety and efficiency of roads.	AO _{3.1}	Any structure used for the sale of goods or produce is limited to 10m ² gross floor area.
		AO _{3.2}	Access to the structure is via the primary property access point.
		AO _{3.3}	Produce sold is grown or produced on the land on which the road side stall is erected.
Building Work (not associated with a Material Change of Use)			
PO ₄	Provision is made for on-site vehicle parking to meet the demand likely to be generated by the development and to avoid on-street parking where that would adversely impact on the safety or capacity of the road network or unduly impact on local amenity.	PO _{4.1}	Car parking is provided in accordance with the Transport, Access and Parking Code.
PO ₅	Landscaping makes a positive contribution to the site and the amenity of the surrounding area and existing landscaping is not diminished.	PO _{5.1}	No reduction of previously approved landscaping areas is to occur.
PO ₆	Stormwater resulting from roofed areas is collected and discharged in a manner that does not adversely affect the stability of buildings or the use of adjacent land.	PO _{6.1}	Roof water is collected and discharged in accordance with SC6.2 PSP No. 2 – Engineering Standards – Roads and Drainage Infrastructure. ¹⁰²

¹⁰¹ Roadside stalls within the road corridor of a State-controlled road are subject to the TMR Roadside vending on State-controlled roads – Guideline and require an Ancillary Works and Encroachments approval from the Department of Transport and Main Roads.

¹⁰² Amended on 19 August 2016

Performance outcomes	Acceptable outcomes
PO ₇ Wastewater treatment and disposal is provided that is appropriate for the level of demand generated, protects public health and avoids environmental harm.	PO_{7.1} Where within a wastewater area, the development is connected to the Council's reticulated wastewater system in accordance with SC6.3 PSP No.3 Engineering Standards – Water and Wastewater Infrastructure. OR PO_{7.2} Waste water systems and connections are designed and constructed in accordance with SC6.3 PSP No.3 Engineering Standards - Water and Wastewater Infrastructure.

Table 6.6.4:2 – Limited Development (Constrained Land) Zone Code – Assessment benchmarks for assessable development

Performance outcomes	Acceptable outcomes
Cropping being forestry	
PO ₁ Forestry is established, maintained and operated in a manner that protects the amenity of the locality.	AO_{1.1} Use of equipment and machinery and haulage associated with forestry is restricted to: (a) Monday to Saturday – 7:00 am - 7:00 pm; and (b) Sunday and Public Holidays – 8:00 am – 7:00 pm. AO_{1.2} Forestry does not occur on land having slopes steeper than 15%.
PO ₂ Adverse consequences of road traffic from harvesting activities on the road network are avoided.	AO _{2.1} Truck movements associated with the use do not exceed four (4) return trips per day.
PO ₃ Forestry is established, maintained and harvested in a manner that maintains the environmental integrity, catchment values and the ecological values of the site.	AO _{3.1} Land is not left in a disturbed and exposed condition and is rehabilitated following harvesting. ¹⁰³

¹⁰³ A program of progressive rehabilitation including re-establishing and stabilising drainage flow paths, mulching and spreading forest wastes not used for commercial purposes may be required.

Performance outcomes		Acceptable outcomes
Uses		
PO ₄	The zone primarily accommodates a limited range of rural activities and other non urban and low intensity activities.	AO_{4.1} Uses which are consistent with the intent of the zone include: (a) animal husbandry; (b) cropping; (c) home based business; (d) major electricity infrastructure; (e) roadside stalls; and (f) substation. AO_{4.2} Uses which are inconsistent with the intent of the zone include: (a) accommodation activities; (b) business activities; (c) entertainment activities; (d) industry activities; (e) rural activities (other than those listed in AO_{4.1}); and (f) recreation activities.
PO ₅	Development is small scale and low intensity.	No acceptable outcome is nominated.
PO ₆	Development is compatible with the area's constraints and values.	No acceptable outcome is nominated.
Effects of development		
PO ₇	Development does not unduly impact on the amenity and character of the locality, having regard to: (a) the scale, siting and design of buildings and structures; (b) visibility from roads and other public view points, screening vegetation and landscaping; (c) the natural landform and avoidance of visual scarring; and (d) noise, odour and other emissions.	No acceptable outcome is nominated.
PO ₈	Development is designed and managed so that it provides appropriate protection for community safety and health, and avoids unacceptable risk to the environment, life and property.	No acceptable outcome is nominated.
PO ₉	Roads and other infrastructure are of a sufficient capacity to accommodate the demands generated by the development.	No acceptable outcome is nominated.

6.6.5 Mixed Use Zone Code¹⁰⁴

6.6.5.1 Application

This code applies to assessable development:-

- (1) within the Mixed Use Zone as identified on the zoning maps contained within Schedule 2 (Mapping); and
- (2) identified as requiring assessment against the Mixed Use Zone Code by the tables of assessment in Part 5 (Tables of assessment).

6.6.5.2 Purpose and overall outcomes

- (1) The purpose of the zone is to provide a mixture of development including service industry, business, retail, residential and Low Impact Industrial uses.
In addition the code aims to:
 - (a) facilitate development that provides a compact urban form;
 - (b) encourage development that contributes to the 'green city image' and integrates with open space and major pedestrian links between the principal centre and surrounding localities;
 - (c) ensure building height, scale and density assists in the realisation of compact and sustainable development, without compromising the primacy of the principal centre;
 - (d) facilitate a mix of uses that increases the intensity and diversity of activity within the zone;
 - (e) promote a mix of employment opportunities;
 - (f) facilitate development that activates street frontages where appropriate;
 - (g) promotes safe and efficient public transport use, walking and cycling;
 - (h) ensure new development complements and preserves existing heritage and character of Toowoomba City; and
 - (i) provide residential development at an appropriate scale and integrated with the other uses in the zone.
- (2) The overall outcomes sought for the zone code are as follows ¹⁰⁵:
 - (a) a mix of uses and activities which support and do not compromise the role and function of the principal centre and which include retail uses that serve a local need, commercial, tourism, industry and residential uses that are provided in accordance with the particular intent for each precinct where applicable;
 - (b) shops (being department stores, discount department stores, discount variety stores or other shops of similar scale) and large scale shopping centres are not located within the Mixed Use Zone;
 - (c) service industries and low impact industries which that have a high standard of building presentation and clean operation are facilitated within the zone;
 - (d) a variety of development types and forms are facilitated including a mix of uses vertically integrated within buildings, and single uses mixed horizontally throughout the zone;
 - (e) a diversity of building types that contribute to a high standard of amenity through appropriate scale, character and built form;
 - (f) building setbacks to street frontages clearly define streetscape and provide an improved quality of streetscape generally;
 - (g) development at 'gateway' or key entry locations includes landmark buildings with a public realm that makes a positive contribution to the legibility and urban structure of the surrounding area;
 - (h) development is designed to incorporate sustainable practices;

¹⁰⁴ Amended on 3 November 2014

¹⁰⁵ The code within the University District Local Plan also has specific provisions relating to mixed use development.

- (i) development is designed to engage with the street level where appropriate through land use and built form responses;
 - (j) development is reflective of and responsive to the environmental features of the land; and
 - (k) development has access to development infrastructure including utility installations and essential services.
- (3) The purpose of the Mixed Use Zone will further be achieved through the following overall outcomes for particular precincts:

Parkland Living Precinct

- (a) Development of land within the Neighbourhood Character Overlay should be consistent with the requirements of the Neighbourhood Character Overlay Code¹⁰⁶
- (b) The precinct includes predominantly residential and commercial uses, with residential uses capitalising on the amenity and north facing orientation of sites overlooking East Creek and Queens Park.
- (c) Development provides improved east west pedestrian connections through the precinct.

City South Precinct

- (a) Development of land within the Neighbourhood Character Overlay should be consistent with the requirements of the Neighbourhood Character Overlay Code¹⁰⁷
- (b) The precinct provides employment and residential opportunities which benefit from their proximity to the Principal Centre Zone and other surrounding precincts.
- (c) The precinct includes a range of bulky goods/showrooms, service industry, commercial and residential uses.
- (d) The precinct is an employment hub which includes commercial development and the consolidation and intensification of service industry and bulky goods/showroom uses.
- (e) High exposure sites are developed for predominantly commercial uses that support the surrounding precincts.
- (f) Development capitalises on the amenity and landscape of St Luke's churchyard;
- (g) Development provides improved pedestrian connections through the precinct.

West Creek Precinct

- (a) Development of land within the Neighbourhood Character Overlay should be consistent with the requirements of the Neighbourhood Character Overlay Code¹⁰⁸
- (b) The precinct is an employment hub which consolidates and intensifies service industries, low impact industry and bulky goods/showrooms.
- (c) Development capitalises on the amenity and proximity of sites overlooking west creek and activates the corridor edges.
- (d) Development provides improved pedestrian connections through the precinct.
- (e) Different forms of residential development offer a range of accommodation.
- (f) Development provides for strong pedestrian connections and safe crossing points between built form and green spaces (including a network of bridges and paths).
- (g) High quality streetscape treatment is provided at the interface of the precinct with the Principal Centre Zone.

¹⁰⁶ Amended on 27 April 2018

¹⁰⁷ Amended on 27 April 2018

¹⁰⁸ Amended on 27 April 2018

Railyards Precinct

- (a) The precinct is to develop as an 'urban village' being an integrated and master-planned urban environment, incorporating a mix of uses such as:
 - (i) residential uses, including affordable housing and short-term accommodation;
 - (ii) a mixed use convenience centre, incorporating a supermarket and supporting shops and commercial uses such as food and drink outlets and offices; and
 - (iii) community facilities such as child care centres, medical centres and indoor sport and recreation that are facilitated within the parkland area.
- (b) Development of land within the Neighbourhood Character Overlay should be consistent with the requirements of the Neighbourhood Character Overlay Code¹⁰⁹
- (c) Development includes a range of high quality residential housing types.
- (d) Uses within the precinct are complementary to the uses in the adjacent Principal Centre Zone and do not compete with the primacy of the principal centre.
- (e) Development maximises access to and integration with the open space area of the precinct.
- (f) Development is sited to create a number of view corridors or green wedges that extend from the open space to Ruthven Street and Bellevue Street.
- (g) Development includes active streets and spaces which integrate with the open space areas.
- (h) Development includes a high quality streetscape and public open space network that comprises continuous/linked public spaces and parks that are designed to be safe, comfortable and well landscaped.
- (i) Development provides improved pedestrian connections through the precinct.
- (j) Development includes the adaptive reuse of heritage buildings for community or low level commercial operations.
- (k) Development on the foundry site provides for a diverse range of housing types integrated with local shops and food and drink outlets.
- (l) Development on the gasworks site provides for residential development.
- (m) Development is designed to incorporate contemporary architecture which responds sensitively to nearby heritage values and features.
- (n) Development provides a grid network of streets.
- (o) Parking is concealed in basements or in the centre of development blocks areas do not dominate the precinct and open space.

Health Support Precinct

- (a) The precinct provides for uses that support or are aligned with the Toowoomba Hospital, such as health care services, shops and food and drink outlets.
- (b) The precinct provides a range of housing types such as short-term accommodation.
- (c) Development capitalises on the amenity of sites overlooking West Creek to provide integrative opportunities.
- (d) Development provides improved pedestrian connections through the precinct.

¹⁰⁹ Amended on 27 April 2018

6.6.5.3 Requirements for accepted development and assessment benchmarks for assessable development

Table 6.6.5:1 – Mixed Use Zone Code – Requirements for accepted development and assessment benchmarks for assessable development

Performance outcomes	Acceptable outcomes
Non-residential uses – Scale of use where involving the reuse of an existing building	
PO ₁ The non-residential use is of a scale and intensity that is compatible with the character of the streetscape and the residential appearance of the locality.	AO _{1.1} The use: (a) is carried out in an existing building; and (b) only increases the Gross Floor Area of the building by a maximum of 25m².
Non-residential uses – Noise amenity	
PO ₂ The non-residential use does not adversely impact on the amenity of the surrounding residential land uses and/or the intended residential streetscape character.	AO _{2.1} New building plant or air-conditioning equipment is located central to the building and screened from view of the street or adjoining residential uses.
PO ₃ Hours of operation are controlled so that the non-residential use does not impact on the amenity or privacy of adjoining residential uses.	AO _{3.1} Non-residential uses do not create audible noise between the hours of 7:00 pm and 6:00 am.
Non-residential uses – Privacy and screening	
PO ₄ Non-residential uses provide adequate separation, buffering and screening from adjoining residential premises so that the privacy and amenity of residential premises is protected.	AO _{4.1} A 1.8m high solid screen fence and 1.5m wide strip of screen landscaping are provided along all boundaries shared with an adjoining residential use.
PO ₅ Refuse storage areas screened from the streetscape and/or adjoining residential uses.	AO _{5.1} Refuse storage areas are located behind the front building line and are screened from view from the streetscape and/or adjoining residential uses by a 1.8m high solid screen fence.
Non-residential uses – Outdoor lighting	
PO ₆ Outdoor lighting for non-residential uses maintains the amenity of the surrounding residential area and does not adversely impact the safety for vehicles or pedestrians on the adjoining street as a result of light emissions, either directly or by reflection.	AO _{6.1} Outdoor lighting for non-residential uses is restricted to low level security lighting only.
	AO _{6.2} Outdoor lighting is designed, installed and maintained in accordance with the parameters and requirements of AS4282 – <i>Control of the Obtrusive Effects of Outdoor Lighting</i> .
Building Work (not associated with a Material Change of Use)	
PO ₇ Provision is made for on-site vehicle parking to meet the demand likely to be generated by the development and to avoid on-street parking where that would adversely impact on the safety or capacity of the road network or unduly impact on local amenity.	PO _{7.1} Car parking is provided in accordance with the Transport, Access and Parking Code.

Performance outcomes	Acceptable outcomes
PO ₈ Landscaping makes a positive contribution to the site and the amenity of the surrounding area and existing landscaping is not diminished.	PO _{8.1} No reduction of previously approved landscaping areas is to occur.
PO ₉ Stormwater resulting from roofed areas is collected and discharged in a manner that does not adversely affect the stability of buildings or the use of adjacent land.	PO _{9.1} Roof water is collected and discharged in accordance with SC6.2 PSP No. 2 – Engineering Standards – Roads and Drainage Infrastructure. ¹¹⁰
PO ₁₀ Wastewater treatment and disposal is provided that is appropriate for the level of demand generated, protects public health and avoids environmental harm.	PO _{10.1} Where within a wastewater area, the development is connected to the Council's reticulated wastewater system in accordance with SC6.3 PSP No.3 Engineering Standards – Water and Wastewater Infrastructure. OR PO _{10.2} Waste water systems and connections are designed and constructed in accordance with SC6.3 PSP No.3 Engineering Standards - Water and Wastewater Infrastructure.

Table 6.6.5:2 – Mixed Use Zone Code – Assessment benchmarks for assessable development

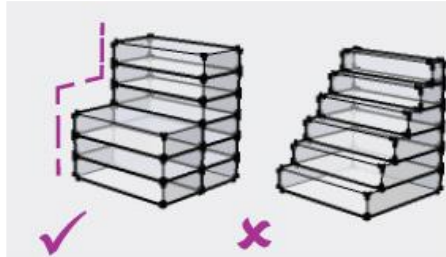
Performance outcomes	Acceptable outcomes
Building Height and Scale	
PO ₁ Building heights contribute towards compact and sustainable development and urban form and: (a) visually reinforce the primacy of the Principal Centre Zone; (b) assist in the legibility of the zone; (c) allow for a visual transition between the height and scale of existing or new built fabric outside the zone; (d) reflect the intent of the precinct in which the site is located; (e) are located in proximity to a transport interchange or facility; (f) terminate a key vista or view or mark a specific landmark; (g) define gateway locations as identified on the relevant precinct structure plans (Figures 6.6.5:2, 4 and 5); and (h) are cognisant of the local topography, allowing for views between the major ridges.	AO _{1.1} Development does not exceed the building heights shown in Figure 6.6.5:1 Building heights.

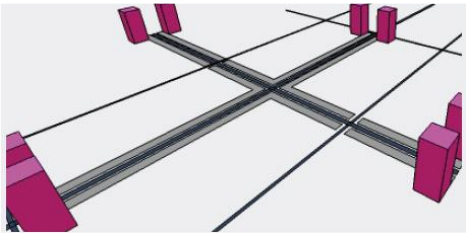
¹¹⁰ Amended on 19 August 2016

Performance outcomes	Acceptable outcomes
Figure 6.6.5:1 Building Heights^{111,112}	
PO₂ Building scale and density of development makes efficient use of land and is consistent with the purpose and overall outcomes of the zone and the precinct in which the development is located.	No acceptable outcome is nominated.

¹¹¹ Council may require a height analysis be prepared and lodged with a development application to support heights over those recommended in Figure 6.6.5:1 Building heights.

¹¹² Amended on 27 April 2018

Performance outcomes	Acceptable outcomes
PO₃ Building massing contributes to the creation of an attractive and distinctive built form in keeping with the purpose of and overall outcome sought for the zone and the precinct in which the development is located.	In partial fulfilment of the performance outcome: AO_{3.1} Development of 6 or more storeys provides: (a) where built form steps, one (1) or two (2) clear and distinct steps rather than gradual stepping at each level. The following diagram illustrates this outcome. 
Building setbacks	
PO₄ Building setbacks: (a) create a desirable, pedestrian friendly environment at street level; (b) maintain a sense of open space and pedestrian scale in public and pedestrian areas; (c) enable the creation of an active frontage and interface with the street, especially along key frontages identified in the precinct structure plans Figures 6.6.5:2, 4 and 5; (d) maintain the continuity of facades especially along key frontages identified in precinct structure plans Figures 6.6.5:2, 4 and 5; (e) respond positively to heritage elements in the streetscape; (f) maintain or enhance significant views and vistas; (g) provide for strong and consistent built edges along street frontages; (h) are complementary to the role and function of the streets; (i) provide continuity with adjoining setbacks; (j) are sufficient to minimise overshadowing of adjoining premises; (k) provide adequate separation from residential uses; and	In partial fulfilment of the performance outcome: AO_{4.1} Buildings are set back the following distances from the street frontage: (a) if located in the Residential Mixed Use designation of a precinct structure plan (Figures 6.6.5:2, 4 and 5), and overlooks open space: 4m; (b) if located along a key frontage as identified in a precinct structure plan; 2m minimum and 4m maximum; (c) if fronting Ruthven Street: (i) 1-3 storeys: built to boundary; (ii) above three (3) storeys - 10m. (d) in all other locations, 4m minimum; and 6m maximum. AO_{4.2} Buildings are set back the following distances from the side boundaries: (a) habitable rooms of adjoining buildings are separated by a minimum of 9m; (b) along key frontages as identified in precinct structure plans Figures 6.6.5:2, 4 and 5, built to boundary for a max distance of 15m from front of lot, thereafter 2m for 1-3 storeys and 5m above three (3) storeys;

Performance outcomes	Acceptable outcomes
(l) ensure existing and any possible future buildings are well separated from each other to allow light penetration, air circulation and privacy, and to ensure windows are not built out by adjoining buildings.	(c) 3m, or 6m where involving bulky goods/showrooms, service industry or low impact industry, or half the height of the building at that point, whichever is the greater, along the common boundary with any residential use or zone, and where involving a residential component, habitable rooms of adjoining buildings are to be separated by a minimum of 9m; (d) in other locations, for first three (3) storeys - 2m, above three (3) storeys - 5m; AO_{4.3} Buildings are set back the following distances from the rear of the boundary: (a) habitable rooms of adjoining buildings are separated by a minimum of 9m; (b) 6m or half the height of the building at that point, whichever is the greater, along the common boundary with any residential uses or zone, provided that habitable rooms of adjoining buildings are separated by a minimum of 9m.
Built Form and Public Realm	
PO₅ Development on key frontages identified in the precinct structure plans (Figures 6.6.5:2, 4 and 5) provides: (a) high quality street interface and presentation; (b) built form with a high level of physical and visual permeability in the built form; (c) articulated built form; (d) active frontages; (e) canopy tree planting; and (f) high quality street furniture.	AO_{5.1} Development on a key frontage: (a) includes active uses and design at street level; (b) provides pedestrian access at grade; (c) provides for basement or half basement car parking or parking at the rear of the building; and (d) provides shade and weather protection such as awnings over footpaths.
PO₆ Development at gateways, identified on the precinct structure plans (Figures 6.6.5:2, 4 and 5) provides landmark buildings which contribute to legibility and orientation through, for example, height, built form response, highest quality design, landscape or public art. The following diagram illustrates this outcome  Landmark buildings at gateways	No acceptable outcome is nominated.

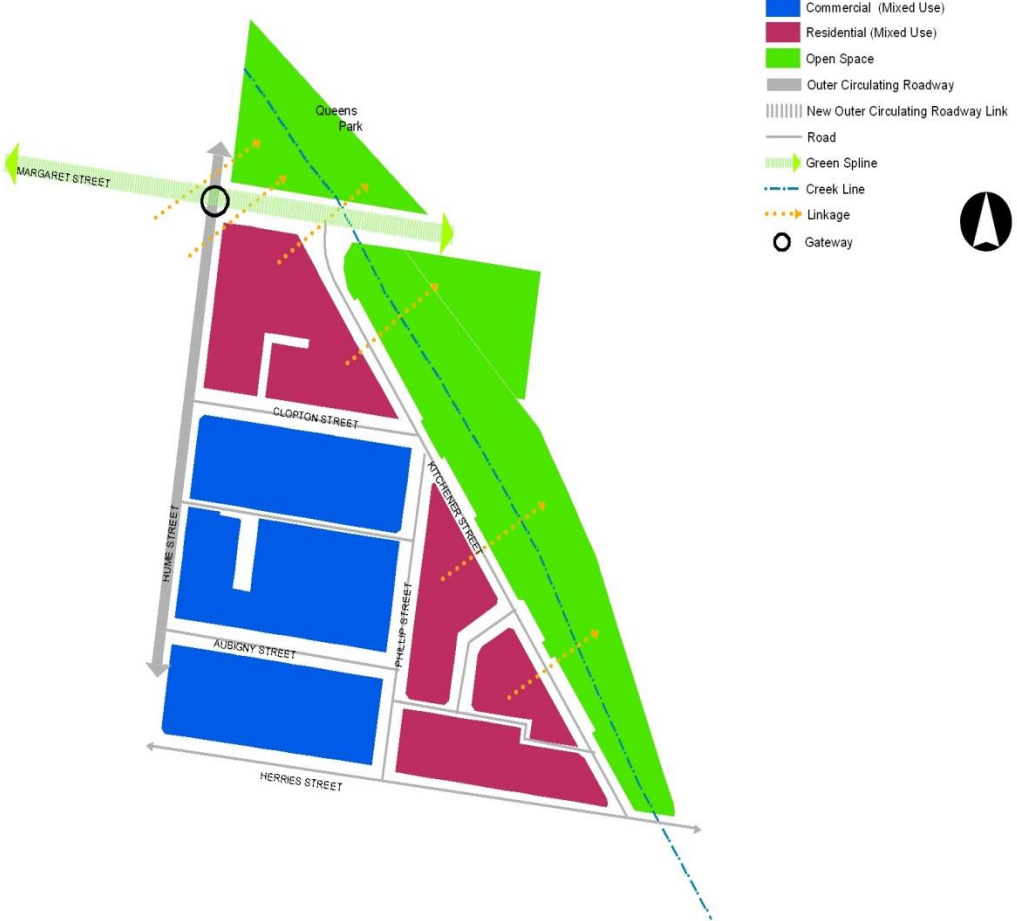
Performance outcomes	Acceptable outcomes
PO ₇ Buildings are designed with flexible layouts to enable occupancy by different uses over time.	AO _{7.1} Buildings have floor to ceiling heights generally in accordance with the following: (a) ground level: 3m minimum to allow for commercial and/or retail uses; and (b) all other floors: 2.7m minimum.
PO ₈ Building entrances on key frontages identified in the precinct structure plans (Figures 6.6.5:2, 4 and 5) and in development which includes a residential component contribute to the creation of safe, active and vibrant streets and are designed to contribute positively to the amenity and aesthetic quality of the street.	AO _{8.1} Development provides individual entries from the street to all ground floor dwellings and small offices and retail premises. AO _{8.2} For residential development on sites with over 20m of street frontage, building entrance are provided a minimum of every 20m. AO _{8.3} Development provides conveniently located circulation cores with access provided either directly from the street frontage or through a foyer with direct access from the street frontage. AO _{8.4} Development provides entrances with unobstructed sight lines and visual connections between the street, the entry, foyers and circulation areas at all times of day and night. AO _{8.5} Development integrates elements such as signs, post boxes, street numbers, landscaping, car parking and gates to access ways as part of the overall building design. AO _{8.6} Development provides secure, private and separate access for different land uses.
PO ₉ Development does not include any blank side facades visible from the street or a public space.	AO _{9.1} The design of the side facades of a building which are visible from public spaces, or key frontages or gateways as identified in the precinct structure plans (Figures 6.6.5:2, 4 and 5) includes design details such as windows, openings, doors, projections, balconies, awnings, articulation and variations in materials, textures and colours, to a minimum depth of 6m from the street frontage or frontage to a public space.
PO ₁₀ Development maximises the amenity of inhabitants contributes to the garden city image of Toowoomba by addressing and actively engaging with street frontages and public spaces.	In partial fulfilment of the performance outcome: AO _{10.1} Development that is adjacent to or overlooking public spaces: (a) addresses these spaces with balconies, terraces, windows and doors to activate the edges; (b) are oriented to take advantage of views to these spaces; and (c) includes uses in accordance with the intent of the precinct in which the site is located.

Performance outcomes	Acceptable outcomes
PO₁₁ Roof forms and spaces are designed as an integral part of the design and function of the building, contributing to the architectural quality and articulation of the skyline, the overall composition of the building form and the use of the building. For all buildings: (a) plant or lift equipment, vents and other technical equipment including solar or water collectors are integrated into the overall design of the building and do not disrupt the roof profile; and (b) the design of roof profile provides articulation and considers the view from the street, surrounding higher buildings and distant views.	In partial fulfilment of the performance outcome: AO_{11.1} Building design provides for activation of the roof spaces for recreation and amenity space through the incorporation of features such as windows, skylights, roof terraces and roof gardens which take advantage of the access to sunlight and distant views.
PO₁₂ Buildings are finished with high quality materials, which: (a) contribute to the character of the zone and the precinct; (b) reflect a sense of place, context and setting; (c) are selected for their durability; and (d) are easily maintained and do not readily stain, discolour or deteriorate.	No acceptable outcome is nominated.
PO₁₃ Development involving a residential component contributes towards a safe public realm with good surveillance, whilst ensuring residential amenity, access to views and outlook, and a sufficient degree of privacy.	In partial fulfilment of the performance outcome: AO_{13.1} Living areas and entrances are oriented towards adjoining streets and public spaces. AO_{13.2} Level changes to the street level are provided which allow views from residential units whilst limiting views into these units. AO_{13.3} Unit design provides transition elements such as balconies and terraces from the public realm to semi-public space, private outdoor space and private space.
PO₁₄ Development on key frontages as identified in the precinct structure plans Figures 6.6.5:1 - 6 provides entrances, windows and openings on the ground level which provide interaction between the internal uses and activity on the street.	In partial fulfilment of the performance outcome: AO_{14.1} Development with non-residential uses on the ground level provides a minimum of 50% transparent material on the ground floor façade. AO_{14.2} Development provides views into any arcades and communal courtyards and gardens within the development.

Performance outcomes	Acceptable outcomes
PO₁₅ Development involving a residential component contributes towards a safe public realm by providing: (a) good surveillance; (b) residential amenity; (c) access to views and outlook; (d) sufficient degree of privacy; and (e) clear demarcation between the public realm and private residential spaces.	AO_{15.1} Living areas and entrances are oriented towards adjoining streets and public spaces. AO_{15.2} Unit design provides transition elements such as balconies and terraces from the public realm to semi-public space, private outdoor space and private space. AO_{15.3} Development includes level changes to the street level which allow views from residential units whilst limiting views from the public realm into these units. AO_{15.4} Development provides a low height fence or wall, or continuous landscape or planting element along the length of the interface with the public realm, with gates, entrances and crossovers as required. AO_{15.5} Fences, walls and other elements used to define the interface with the public realm: (a) are designed and constructed with high quality materials; (b) include a level of transparency which maintains visibility and natural surveillance of the public environment whilst providing adequate privacy; (c) maintain visibility from front balconies, terraces and gardens onto the street; and (d) minimise direct views from the street into residential dwellings.
PO₁₆ Development contributes to the garden city image of Toowoomba through the provision of private, communal or public amenity space which: (a) is provided in a variety of forms such as terraces, balconies, publicly accessible arcades, landscaped courtyards and communal gardens; (b) is provided at a variety of different levels; (c) is attractive, accessible and usable in a range of weather conditions throughout the year; and (d) includes areas for planting and the establishment of green elements such as green/planted walls, landscaped roofs and terraces and gardens.	AO_{16.1} For development containing a residential component: (a) all dwelling units have access to a private open space such as a balcony, terrace, landscaped courtyard with a minimum dimension of 3m; and (b) a private communal garden is provided which: (i) is a minimum of 20% of the site area; (ii) has a minimum dimension of 3m; (iii) may be provided in a maximum of two distinct areas; and (iv) must allow for planting if provided at podium level.
PO₁₇ Where bulky goods/showrooms, or service industry are proposed, development: (a) provides for clustering of buildings; (b) integrates car park areas, access points; (c) contributes to a contemporary urban environment; and (d) includes other commercial uses above ground level where practical.	No acceptable outcome is nominated.

Performance outcomes	Acceptable outcomes
Sustainability and amenity	
PO₁₈ Noise emissions, light, odour and vibrations must be adequately controlled and attenuated so they do not cause environmental harm or nuisance, or unreasonably affect the amenity of sensitive land uses. <i>Note: Sensitive land uses which may be affected are defined in Schedule 1 of the State Planning Policy 5/10 Air, Noise and Hazardous Materials and include child care centre, community care centre, dwelling house, educational establishment, health care services, hospital, rooming accommodations, multiple dwelling, office, residential care facility, retirement facility, short-term accommodation and tourist park.</i>	No acceptable outcome is nominated.
PO₁₉ Development minimises the impact of shadows cast on adjoining lots and buildings and provides public spaces, including parks, plazas, squares and open spaces with adequate sun penetration.	AO_{19.1} Development ensures that adjoining facades and public spaces have a minimum of three (3) hours of direct sunshine between 9:00 am and 3:00 pm on 21 June or does not cast additional shadows for more than 20% longer than existing.
PO₂₀ The design and location of private and communal amenity space in a residential development maximises access to sunlight and provides protection from westerly winds.	AO_{20.1} Balconies, terraces and communal gardens are located with a north easterly orientation. AO_{20.2} Balconies, terraces and communal gardens receive a minimum of three (3) hours of direct sunshine on all days of the year. AO_{20.3} Screening elements or similar are located on the south-westerly orientation but do not block views to adjoining amenity areas.
PO₂₁ Development involving a residential component provides residents of the site and surrounding land with a high level of privacy whilst providing residents with a reasonable outlook.	AO_{21.1} Habitable rooms of adjoining buildings are separated by at least 9m. AO_{21.2} Where habitable room windows look directly at habitable room windows in an adjacent dwelling within 2m at ground floor level or 9m at levels above ground floor, privacy is protected by: (a) sill heights a minimum 1.5m above floor level; or (b) fixed opaque glazing in any part of the window below 1.5m above floor level; or (c) fixed external screens; or (d) fencing to a minimum 1.5m above ground floor level (only applies to overlooking from windows at ground floor level); or (e) where screening of decks and balconies is required, it is solid translucent screens, or perforated panels, or trellises that are permanent and durable and have a maximum of 25% openings.

Performance outcomes	Acceptable outcomes
PO₂₂ Development which includes retail, bulky goods/showrooms, service industries or low impact industry does not unreasonably impact on the amenity of residential zones or uses.	AO_{22.1} For development which includes retail, bulky goods/showrooms, service industries and low impact industry and which shares a boundary with a residential zone or use; (a) outdoor activities of low impact industry are restricted to between 7:00 am and 6:00 pm Monday to Saturday; (b) car parking areas do not adjoin any residential premises; (c) no vehicular access point is located closer than 10m to a boundary that adjoins a residential premises; (d) outdoor loading/ unloading and storage areas are sited or screened so as not to be visible from any adjacent premises used for residential purposes; (e) a minimum 1.8m high acoustic and visual screen fence is provided along the common boundary with any residential zone or use; and (f) bin storage and collection areas are located at least 5m from any common boundary with any residential use or zone.
Parkland Living Precinct	
PO₂₃ Development accords with the land use direction provided by the Parkland Living Precinct Structure Plan, Figure 6.6.5:2, in particular development in the: (a) Residential (Mixed Use) area accommodates predominantly residential development, supported by a mix of other uses including commercial uses and ancillary retail uses, with commercial uses only occurring as part of a mixed use building; and (b) Commercial (mixed use) area provides predominantly commercial office and other intensive employment generating uses supported by a mix of other uses.	AO_{23.1} In the areas shown on Parkland Living Structure Plan: Figure 6.6.5:2 as residential (mixed use) development provides no more than 30% of the gross floor area of the proposal for non residential uses. AO_{23.2} In the areas shown on Parkland Living Precinct Structure Plan: Figure 6.6.5:2 as commercial (mixed use), development provides no more than 30% of the gross floor area of the proposal for residential uses.

Performance outcomes	Acceptable outcomes
Figure 6.6.5:2 Parkland Living Precinct Structure Plan 	
PO₂₄ Development provides improved connectivity by providing new linkages including: (a) improved east-west connections through the precinct to East Creek and Queens Park; and (b) improvements to the public realm that enhance these connections.	AO_{24.1} Development provides improved linkages in locations shown on Parkland Living Precinct Structure Plan: Figure 6.6.5:2 Parkland Living Precinct Structure Plan.
PO₂₅ Development capitalises on the north east facing orientation of sites overlooking East Creek and Queens Park.	No acceptable outcome is nominated.
PO₂₆ Car parks and service areas are designed to be discrete with respect to their size, location and impact on the open space and key frontages.	AO_{26.1} Parking is provided as: (a) basement or half basement car parking; or (b) above (but not at) ground level; or (c) in the centre of development sites.

Performance outcomes	Acceptable outcomes
City South Precinct	
PO₂₇ Development accords with the land use direction provided by the City South Precinct Structure Plan, Figure 6.6.5:3, in particular: (a) development in the Residential (Mixed Use) area capitalises on the amenity and landscape of St Luke's churchyard, delivering predominantly residential development which is: (i) oriented to capitalise on the climatic orientation and churchyard views; (ii) provided in a parklike setting to visually define the space and provide surveillance over the churchyard grounds; and (iii) designed to have a building appearance that is sympathetic to the church building, for example. taking a strong 'cloister' form. (b) development in the commercial (mixed use) area provides predominantly commercial office and other intensive employment generating uses supported by a mix of other uses and is oriented to front: (i) Herries Street; (ii) James Street, from the laneway west of Neil Street to Hume Street; and (iii) Neil Street and Hume Street. (c) The bulky goods/showrooms and service industries area provides for larger format retail relating. for example, furniture, whitegoods and electrical retailers, with office uses above; and (d) The commercial/residential area provides a mix of commercial and residential uses to form a 'live / work' environment, with commercial uses on the lower levels, with a strong relationship with the street, and residential uses on the upper levels.	In partial fulfilment of the performance outcome: AO_{27.1} In the areas shown on the City South Precinct Structure Plan: Figure 6.6.5:3 as: (a) residential (mixed use), development provides no more than 30% of the gross floor area of the proposal for non residential uses; (b) commercial (mixed use), development provides no more than 30% of the gross floor area of the proposal for residential uses; and (c) commercial/residential, development provides commercial uses on the lower two levels with residential uses on the upper levels, .with no more than 30% of the gross floor area of the proposal used for non residential uses.

Performance outcomes	Acceptable outcomes
Figure 6.6.5:3 City South Precinct Structure Plan	
PO₂₈ Development provides improved connectivity by providing new linkages including improved: (a) east west pedestrian connections through the precinct towards West Creek and the hospital support precinct; (b) north south connections to the Principal Centre Zone.	AO_{28.1} Development provides improved linkages to St Luke's churchyard at the corner of Herries and Ruthven Streets, in locations shown on City South Precinct Structure Plan: Figure 6.6.5:3.

Performance outcomes	Acceptable outcomes
West Creek Precinct	
PO₂₉ Development accords with the land use direction provided by the West Creek Precinct Structure Plan, Figure 6.6.5:4, in particular the precinct provides: (a) bulky goods/showrooms, service industries and low impact industry, with the bulky goods/showrooms and service industries providing for larger format retail relating to, for example, furniture, whitegoods and electrical retailers, with office uses above; (b) development in the Residential (Mixed Use) area provides predominantly residential development supported by a mix of other uses including commercial uses and ancillary retail uses, with commercial uses only occurring as part of a mixed use building; and (c) development in the commercial (mixed use) area provides predominantly commercial office and other intensive employment generating uses supported by a mix of other uses.	In partial fulfilment of the performance outcome: AO_{29.1} In the areas shown on the West Creek Precinct Structure Plan: Figure 6.6.5:4 as: (a) residential (mixed use), development provides no more than 30% of the gross floor area of the proposal for non residential uses; and (b) commercial (mixed use), development provides no more than 30% of the gross floor area of the proposal for residential uses.

Performance outcomes	Acceptable outcomes
Figure 6.6.5:4 West Creek Precinct Structure Plan 	
PO₃₀ Development capitalises on the amenity of sites overlooking West Creek to deliver residential development which: (a) is oriented towards the open space; (b) activates the edges of the open space; (c) is designed to intersperse fingers of green space between buildings providing views of the open space from surrounding streets; (d) provides surveillance; and (e) provides a sense of spatial definition to the open space.	No acceptable outcomes are nominated.

Performance outcomes	Acceptable outcomes
PO ₃₁ Car parks and service areas are designed to be discrete with respect to their size, location and impact on the open space and key frontages.	In partial fulfilment of the performance outcome: AO _{31.1} Parking is provided as: (a) basement or half basement car parking; or (b) above (but not at) ground level; or (c) in the centre of development sites.
PO ₃₂ Development provides improved connectivity by providing new linkages including: (a) improved east west pedestrian connections through the precinct towards West Creek and towards the community purpose site; (b) improved north south pedestrian connections through the precinct to the Principal Centre Zone.	AO _{32.1} Development provides improved linkages in locations shown on West Creek Precinct Structure Plan: Figure 6.6.5:4.
Railyards Precinct	
PO ₃₃ Development accords with the land use direction provided by the Railyards Precinct Structure Plan, Figure 6.6.5:5, in particular: (a) development in the Residential (Mixed Use) area provides predominantly residential development supported by a mix of other uses including commercial uses and ancillary retail uses, with commercial uses only occurring as part of a mixed use building; (b) development in the commercial (Mixed Use) area provides predominantly commercial office and other intensive employment generating uses supported by a mix of other uses; (c) development includes a range of housing types supported by local retail and services as well food and drink outlets.	No acceptable outcome is nominated.



Performance outcomes	Acceptable outcomes
PO₃₄ Development capitalises on the amenity of sites overlooking the open space to deliver residential development which: (a) is oriented towards the open space; (b) activates the edges of the open space; (c) is designed to intersperse fingers of green space between buildings providing views of the open space from surrounding streets; (d) provides surveillance; and (e) provides a sense of spatial definition to the open space.	No acceptable outcome is nominated.
PO₃₅ Car parks and service areas are designed to be discrete with respect to their size, location and impact on the open space and key frontages.	AO_{35.1} Parking is provided as: (a) basement or half basement car parking; or (b) above (but not at) ground level; or (c) in the centre of development sites OR AO_{35.2} Where it is not possible to comply with AO_{37.1}, surface parking is allowed in accordance with the following: (a) number of surface parking spaces is limited to a maximum of 10 car parks or 20% coverage of the site whichever is the lesser; (b) is located within an attractive, high quality landscape court that includes: (i) planting zones and significant tree planting, shrubbery and green/planted walls; and (ii) the use of surface materials that allows for rainwater infiltration. (c) is located either: (i) behind active uses at key frontages; or (ii) to the side of buildings and takes up no more than 40% of the lot frontage; or at the rear of the block. AO_{35.3} Screening of car parks does not result in blank walls or areas of minimal use, activity or occupation along key frontages.
PO₃₆ Development provides improved connectivity by providing new linkages including: (a) improved east-west linkages through the precinct between future open space and development sites; (b) improved north-south linkages through the precinct to the Principal Centre Zone.	AO_{36.1} Development provides improved linkages in locations shown on Railyards Precinct Structure Plan: Figure 6.6.5:5.

Performance outcomes	Acceptable outcomes
PO ₃₇ Where located on land that is affected by environmental emissions generated by an operational rail corridor, sensitive development mitigates noise impacts on the development generated by the railway.	No acceptable outcome nominated.
Health Support Precinct	
PO ₃₈ Development accords with the land use direction provided by the Health Support Precinct Structure Plan, Figure 6.6.5:6, in particular the precinct accommodates health care services and short-term accommodation that support the function of the adjacent hospital, residential development and commercial development, with commercial development only occurring as part of a mixed use building.	AO _{38.1} Development in the Residential (Mixed use) area provides no more than 30% of the gross floor area of the proposal for non residential uses.
Figure 6.6.5:6 Health Support Precinct Structure Plan	
PO ₃₉ Development provides improved connectivity to providing new linkages including: (a) improved east west linkages through the precinct to West Creek corridor; and (b) improvements to the public realm that enhance these connections.	AO _{39.1} Development provides improved linkages in locations shown Health Support Precinct Structure Plan: Figure 6.6.5:6.
PO ₄₀ Car parking is designed so as not to dominate the interface with the creek corridor.	AO _{40.1} Parking is provided as: (a) basement or half basement; or (b) above (but not at) ground level; or (c) in the centre of development sites.

6.6.6 Rural Zone Code¹¹³

6.6.6.1 Application

This code applies to assessable development:-

- (1) within the Rural Zone as identified on the zoning maps contained within Schedule 2 (Mapping); and
- (2) identified as requiring assessment against the Rural Zone Code by the tables of assessment in Part 5 (Tables of assessment).

6.6.6.2 Purpose and overall outcomes

- (1) The purpose of the zone is to:
 - (a) provide for a wide range of rural uses including cropping, intensive horticulture, intensive animal industries, animal husbandry, animal keeping and other primary production activities;
 - (b) provide opportunities for non rural uses that are compatible with agriculture, the environment, and the landscape character of the rural area where they do not compromise the long term use of the land for rural purposes; and
 - (c) protect or manage significant natural features, resources, and processes, including the capacity for primary production.

In addition, the zone code aims to:

- (a) protect the productive capacity of all rural land for rural use;
 - (b) protect water quality and the ecological and hydrological processes of waterways and wetlands;
 - (c) protect the landscape character and its associated visual and scenic amenity;
 - (d) minimise the potential for conflict between rural uses and other uses;
 - (e) provide for the establishment of appropriately scaled agri- and eco-tourism activities that are based on farm life or primary production in the locality, or on the scenic or environmental values of the locality;
 - (f) provide for intensive animal industries including feedlots, piggeries and poultry farms; and
 - (g) protect rural land from fragmentation that diminishes its productive capacity.
- (2) The overall outcomes sought for the zone code are as follows:
 - (a) areas used or suitable for primary production are conserved and are not further fragmented;
 - (b) the establishment of a wide range of rural pursuits is facilitated, including cropping, intensive horticulture, intensive animal industries, animal husbandry and animal keeping and other compatible primary production uses;
 - (c) uses that require isolation from urban areas as a consequence of their impacts, such as noise or odour, may be appropriate where land use conflicts are minimised;
 - (d) development incorporates sustainable land management and other sustainable practices that maximise energy efficiency, water conservation and encourages sustainable transport use;
 - (e) development contributes to the amenity and landscape character of the area;
 - (f) the establishment of non rural activities that are directly associated with and subordinate to rural production, natural resources and landscape amenity is facilitated in a manner that minimises land use conflicts and is compatible with the character and environmental values of the locality. Suitable activities may include small-scale outdoor recreation, tourism facilities, short-term accommodation, home based businesses, and produce sales;
 - (g) rural industries are facilitated where:

¹¹³ Amended on 3 November 2014

- (i) associated with rural production in the immediate vicinity;
- (ii) avoiding or minimising adverse impacts on the amenity of the locality;
and
- (iii) compatible with the infrastructure in the locality.
- (h) natural features such as creeks, gullies, waterways, wetlands and bushland are retained, managed, enhanced and provided with appropriate buffers from development;
- (i) adverse impacts of land use, both on-site and on adjoining areas, are avoided and any unavoidable impacts are minimised through location, design, operation and management;
- (j) existing intensive animal industries are protected from the intrusion of non rural activities such as small-scale outdoor recreation and tourism facilities;
- (k) the viability of both existing and future rural uses and activities are protected from the intrusion of incompatible uses; and
- (l) development has access to development infrastructure including utility installations and essential services.

100 Hectare Precinct

- (3) The overall outcome of the 100 Hectare Precinct within the Rural Zone is that the productive, natural and landscape values of highly fragmented rural land are preserved by the prevention of further fragmentation by reconfiguring a lot creating inappropriate lot sizes that do not support these outcomes.

200 Hectare Precinct

- (4) The overall outcome of the 200 Hectare Precinct within the Rural Zone is that the productive, natural and landscape values of rural land which is relatively unfragmented are preserved by the prevention of fragmentation by reconfiguring a lot creating inappropriate lot sizes that do not support these outcomes.

Heinemann Road Transport Precinct

- (5) The overall outcome of the Heinemann Road Transport Precinct within the Rural Zone is that:
 - (a) the precinct provides for the establishment of transport and associated logistics uses that capitalise on the strategic location of the precinct close to the regional road network system and Toowoomba; and
 - (b) the scale, character and built form of development contributes to a high standard of amenity.

6.6.6.3 Requirements for accepted development and assessment benchmarks for assessable development

Table 6.6.6:1 – Rural Zone Code – Requirements for accepted development and assessment benchmarks for assessable development

Performance outcomes		Acceptable outcomes	
General			
PO ₁	Setbacks are provided to: (a) avoid potential nuisance to neighbours; (b) protect residential amenity; and (c) maintain the local landscape character.	AO _{1.1}	Non-residential buildings, animal enclosures, storage facilities and waste disposal areas are setback the following distances from any: (a) dwelling on adjoining land in the Rural Zone - 50m; (b) land included in the low Density Residential, Low-medium Density Residential, Township, Emerging Community or the Rural Residential Zones - 100m.
PO ₂	Development does not adversely impact on the character of the locality, having regard to the scale and visibility of buildings.	AO _{2.1}	Building height (other than for silos, windmills and similar farming infrastructure) does not exceed two (2) storeys or 10.5m in height above natural ground level.
Roadside Stalls and Shops			
PO ₃	The display and sale of goods does not impact negatively upon the amenity, character or safety of rural areas and the safety and efficiency of roads.	AO _{3.1}	Any structure used for the sale of goods or produce is limited to 25m ² gross floor area.
		AO _{3.2}	Access to the structure is via the primary property access point.
		AO _{3.3}	Produce or goods sold are grown, made or produced on or adjacent to the land on which the road side stall is erected.
Dwelling House			
PO ₄	Dwellings have safe, all weather road access.	AO _{4.1}	Formed road access is provided to the dwelling.
PO ₅	An adequate, safe and reliable supply of potable and general use water is provided.	AO _{5.1}	The dwelling is connected to a rainwater tank with a capacity of at least 45,000 litres.
PO ₆	Wastewater generated on site is treated and disposed of in a sustainable manner.	AO _{6.1}	Wastewater is treated and disposed of in accordance with the <i>Queensland Plumbing and Wastewater Code (QPW)</i> .
PO ₇	The location of any dwelling does not compromise the continued operation of an existing or approved intensive animal industry, extractive industry or other uses that are incompatible with residential development.	AO _{7.1}	The dwelling is located at least 1,000m from an existing or approved intensive animal industry operation.
		AO _{7.2}	The dwelling is separated from an extractive industry by at least: (a) 500m from a hard rock extractive industry; (b) 200m from a sand and gravel extractive industry; and (c) 100m from a haul route.
		AO _{7.3}	The dwelling is setback from site boundaries by 50m.

Performance outcomes		Acceptable outcomes	
Caretaker's Accommodation			
PO ₈	Development provides for the accommodation of a caretaker, and their family members, in a manner that: (a) does not compromise the productivity of use; (b) is safe and comfortable for the amenity residents; and (c) has regard to the landscape and private recreation needs of the residents.	AO _{8.1}	A caretaker's accommodation is: (a) separated from significant levels of emissions (adverse to human health or amenity) generated by the use/s of the site by at least 6m; (b) provided with a private landscape and recreation area which: (i) is directly accessible from a habitable room; and (ii) if at ground level, has a minimum area of 16m ² with minimum dimensions of 4m; and (iii) if a balcony, a veranda or a deck, has a minimum ¹¹⁴ area of 8m ² with minimum dimensions of 2.4m. AO _{8.2} No more than one (1) caretaker's accommodation is established per non-residential use.
Noise Amenity			
PO ₉	The use does not adversely impact on the amenity of the surrounding residential land uses and/or residential streetscape character.	AO _{9.1}	New building plant or air-conditioning equipment is located central to the building and screened from view of the street or nearby residential uses.
Outdoor Lighting			
PO ₁₀	Outdoor lighting maintains the amenity of the surrounding area and does not adversely impact the safety for vehicles or pedestrians on the adjoining street as a result of light emissions, either directly or by reflection.	AO _{10.1}	Outdoor lighting is restricted to low level security lighting only.
		AO _{10.2}	Outdoor lighting is designed, installed and maintained in accordance with the parameters and requirements of AS4282 – <i>Control of the Obtrusive Effects of Outdoor Lighting</i> .
Building Work (not associated with a Material Change of Use)			
PO ₁₁	Provision is made for on-site vehicle parking to meet the demand likely to be generated by the development and to avoid on-street parking where that would adversely impact on the safety or capacity of the road network or unduly impact on local amenity.	PO _{11.1}	Car parking is provided in accordance with the Transport, Access and Parking Code.
PO ₁₂	Landscaping makes a positive contribution to the site and the amenity of the surrounding area and existing landscaping is not diminished.	PO _{12.1}	No reduction of previously approved landscaping areas is to occur.
PO ₁₃	Stormwater resulting from roofed areas is collected and discharged in a manner that does not adversely affect the stability of buildings or the use of adjacent land.	PO _{13.1}	Roof water is collected and discharged in accordance with SC6.2 PSP No. 2 – Engineering Standards – Roads and Drainage Infrastructure. ¹¹⁵

¹¹⁴ Amended on 27 April 2018

¹¹⁵ Amended on 19 August 2016

Performance outcomes	Acceptable outcomes
PO ₁₄ Wastewater treatment and disposal is provided that is appropriate for the level of demand generated, protects public health and avoids environmental harm.	PO_{14.1} Where within a wastewater area, the development is connected to the Council's reticulated wastewater system in accordance with SC6.3 PSP No.3 Engineering Standards – Water and Wastewater Infrastructure. OR PO_{14.2} Waste water systems and connections are designed and constructed in accordance with SC6.3 PSP No.3 Engineering Standards - Water and Wastewater Infrastructure.

Table 6.6.6:2 – Rural Zone Code – Assessment benchmarks for assessable development

Performance outcomes	Acceptable outcomes
Cropping being Forestry	
PO ₁ Forestry is established, maintained and operated in a manner that protects the amenity of the locality.	AO_{1.1} Use of equipment and machinery and haulage associated with forestry is restricted to: (a) Monday to Saturday – 7:00 am - 7:00 pm; and (b) Sunday and Public Holidays – 8:00 am – 7:00 pm. AO_{1.2} Forestry does not occur on land having slopes steeper than 15%.
PO ₂ Adverse consequences of road traffic from harvesting activities on the road network are avoided.	No acceptable outcome is nominated.
PO ₃ Forestry is established, maintained and harvested in a manner that maintains the environmental integrity, catchment values and the ecological values of the site.	AO _{3.1} Land is not left in a disturbed and exposed condition, and is rehabilitated following harvesting. ¹¹⁶

¹¹⁶ A program of progressive rehabilitation including re-establishing and stabilising drainage flow paths, mulching and spreading forest wastes not used for commercial purposes may be required.

Performance outcomes	Acceptable outcomes
Uses	
PO₄ The zone primarily accommodates rural activities and related ancillary uses or compatible uses consistent with the values and features of the zone including its rural production capacity, natural resources and scenic landscape amenity.	AO_{4.1} Uses which are consistent with the intent of the zone include: (a) rural activities; (b) dwelling house where associated with rural activities; (c) caretaker's accommodation; (d) emergency services; (e) home based business; (f) major electricity infrastructure; (g) nature-based tourism; (h) outstation; (i) rural works' accommodation; (j) substation; (k) transport depot (where in the Heinemann Road Transport Precinct); and¹¹⁷ (l) warehouse (where in the Heinemann Road Transport Precinct and for the overnight storage of trucks and other road transport vehicles and the temporary storage of goods awaiting reshipment). AO_{4.2} Uses which are inconsistent with the intent of the zone include: (a) business activities; (b) accommodation activities (other than dwelling houses and short-term accommodation); (c) entertainment activities; (d) industry activities other than rural industry and extractive industry activities and industries requiring isolation from urban areas; and (e) recreation activities.
PO₅ Rural industries are established only where associated with rural production in the immediate vicinity.	No acceptable outcome is nominated.
PO₆ Tourism and recreation related uses are established only where they are small in scale and are directly associated with rural production, natural resources and landscape amenity in the immediate vicinity.	No acceptable outcome is nominated.
Rural Character	
PO₇ Buildings are have a low rise, rural character.	AO_{7.1} Building height (other than for silos, windmills and similar farming infrastructure) does not exceed two (2) storeys or 10.5m in height above natural ground level.

¹¹⁷ Amended on 27 April 2018

Performance outcomes		Acceptable outcomes
PO ₈	Development does not unduly impact on the rural amenity and character of the locality, having regard to: (a) the scale, siting and design of buildings and structures; (b) visibility from roads and other public view points, screening vegetation and landscaping; and (c) the natural landform and avoidance of visual scarring; (d) noise, odour and other emissions.	No acceptable outcome is nominated.
PO ₉	Roads and other infrastructure are of a sufficient capacity to accommodate the demands generated by the development.	No acceptable outcome is nominated.
Rural Viability and Managing Conflicts		
PO ₁₀	Development does not restrict the ongoing operation or viability of nearby rural uses.	No acceptable outcome is nominated.
PO ₁₁	Development that may be sensitive to the spray drift, odour, noise, dust, smoke and ash potentially associated with agricultural activities is adequately separated or buffered to avoid significant conflict. ¹¹⁸	No acceptable outcome is nominated.
Site Layout		
PO ₁₂	The site layout responds sensitively to on-site and surrounding topography, drainage patterns, utility services, access, vegetation and adjoining land use, such that: (a) any hazards to people or property are avoided; (b) any earthworks are minimised; (c) the retention of natural drainage lines is maximised; (d) the retention of existing vegetation and biodiversity values is maximised; (e) damage or disruption to sewer, stormwater and water infrastructure is avoided; and (f) there is adequate buffering, screening or separation to adjoining development.	No acceptable outcome is nominated.
Precincts		
PO ₁₃	Development in the 100ha Precinct: (a) does not involve the creation of additional lots smaller than 100ha; (b) maintains the productive capacity of the land; and (c) maintains the natural and scenic landscape values of the land.	No acceptable outcome is nominated.

¹¹⁸ To demonstrate compliance with this performance outcome, applicants should have regard to the SPP 1/92 Planning Guidelines: Separating Agricultural and Residential Land Uses.

Performance outcomes	Acceptable outcomes
PO ₁₄ Development in the 200ha Precinct: (a) does not involve the creation of additional lots smaller than 200ha; (b) maintains the productive capacity of the land; and (c) maintains the natural and landscape values of the land.	No acceptable outcome is nominated.

6.6.7 Rural Residential Zone Code¹¹⁹

6.6.7.1 Application

This code applies to assessable development:-

- (1) within the Rural Residential Zone as identified on the zoning maps contained within Schedule 2 (Mapping); and
- (2) identified as requiring assessment against the Rural Residential Zone Code by the tables of assessment in Part 5 (Tables of assessment).

6.6.7.2 Purpose and overall outcomes

- (1) The purpose of the zone is to provide for residential development on large lots where Local Government infrastructure and services may not be provided and where the intensity of residential development is generally dispersed. Development for large residential lots provides for a range of residential housing styles to meet the needs of the community. Development maintains a semi-rural landscape character and expansion of these localities does not occur.
- (2) The overall outcomes sought for the zone code are as follows:
 - (a) the development of large residential lots with limited provision of infrastructure and services is facilitated within this zone only;
 - (b) development within the zone preserves the environmental and topographical features of the land by integrating an appropriate scale of residential activities amongst these features;
 - (c) development avoids areas of ecological significance;
 - (d) development is designed to incorporate sustainable practices including maximising energy efficiency and encouraging sustainable transport use;
 - (e) natural features such as creeks, gullies, waterways, wetlands and vegetation and bushland are retained, enhanced and buffered from the impacts of development. Any unavoidable impacts are minimised through location, design, operation and management of the development;
 - (f) development provides a high level of residential amenity;
 - (g) non-residential uses may be appropriate where such uses meet the day to day convenience needs of the residential catchment in the zone or have a direct relationship and rely on the endemic characteristics of the land in which they are located. Non-residential uses are compatible with the semi-rural and low intensity residential character of the zone and are consistent with the following outcomes;
 - (i) non-residential uses are not located in areas with limited infrastructure and services necessary to meet the needs of the development;
 - (ii) low-impact activities such as small-scale eco-tourism and outdoor recreation are encouraged within the zone where the impacts of such uses can be minimised;
 - (iii) uses such as a shop, community use, health care services and veterinary services may be appropriate where the building form is of a scale consistent with the surrounding rural residential locality, and the use does not undermine the viability of other centres or services/facilities within the rural residential catchment of the use;
 - (iv) low intensity rural activities are appropriate where they do not adversely impact on the amenity of the surrounding locality and are consistent with the intended character of the zone; and

¹¹⁹ Amended on 3 November 2014

- (v) adverse impacts of land use, both on-site and from adjoining areas, are avoided and any unavoidable impacts are minimised through location, design, operation and management;
- (h) development has access to development infrastructure including utility installations and essential services.

4,000m² Precinct

- (3) The overall outcomes for this precinct are:
 - (a) provide for a very low density residential character located accessible and near to urban areas; and
 - (b) facilitate lots with a minimum lot size of 4,000m².

1 Hectare Precinct

- (4) The overall outcomes for this precinct are:
 - (a) provide for a semi-rural living environment, where development is subservient to and integrates with the natural or rural landscape; and
 - (b) facilitate lots with a minimum lot size of 1 hectare.

2 Hectare Precinct

- (5) The overall outcomes for this precinct are:
 - (a) provide for a generally rural amenity and character;
 - (b) facilitate lots with a minimum lot size of 2 hectares; and
 - (c) facilitate cropping and animal husbandry activities.

6.6.7.3 Requirements for accepted development and assessment benchmarks for assessable development

Table 6.6.7:1 – Rural Residential Zone Code – requirements for accepted development and assessment benchmarks for assessable development

Performance outcomes		Acceptable outcomes	
Animal husbandry and cropping uses			
PO ₁	Setbacks are provided to: (a) avoid potential nuisance to neighbours; (b) protect residential amenity; and (c) maintain the local streetscape or landscape character.	AO _{1.1}	Non-residential buildings, animal enclosures, storage facilities and waste disposal areas are setback 50m from any dwelling on surrounding land.
PO ₂	Development does not adversely impact on the amenity and character of the locality, having regard to the scale and visibility of buildings and structures.	AO _{2.1}	Building height does not exceed two (2) storeys or 8.5m in height above natural ground level.
PO ₃	Development does not adversely impact on the amenity and character of the locality, having regard to odour and other emissions.	AO _{3.1}	Cropping does not involve chemical spraying unless a 40m vegetated buffer is provided between crops and adjoining land.
Dwelling House			
PO ₄	Dwellings have safe, all weather road access.	AO _{4.1}	A formed access road is provided to the dwelling.
PO ₅	An adequate, safe and reliable supply of potable and general use water is provided.	AO _{5.1}	The dwelling is connected to a rainwater tank with a capacity of at least 45,000 litres where not connected to a reticulated water supply.

Performance outcomes	Acceptable outcomes
PO ₆ Wastewater generated on site is treated and disposed of in a sustainable manner.	AO _{6.1} Wastewater is treated and disposed of in accordance with the <i>Queensland Plumbing and Wastewater Code (QPW)</i> .
PO ₇ The location of any dwelling does not compromise the continued operation of an existing or approved intensive animal industry, extractive industry or other uses that are incompatible with residential development.	AO _{7.1} The dwelling is located at least 1,000m from an existing or approved intensive animal industry operation. AO _{7.2} The dwelling is separated from an extractive industry by at least: (a) 500m from a hard rock extractive industry; (b) 200m from a sand and gravel extractive industry; and (c) 100m from a haul route.
Caretaker's accommodation	
PO ₈ Development provides for the accommodation of a caretaker, and their family members, involved in the running of a non-residential use, in a manner that: (a) does not compromise the productivity of the use; (b) is safe and comfortable for the amenity of residents; and (c) has regard to the landscape and private recreation needs of the residents.	AO _{8.1} A caretaker's accommodation is: (a) separated from significant levels of emissions (adverse to human health or amenity) generated by the use/s of the site by at least 6m; (b) provided with a private landscape and recreation area which: (i) is directly accessible from a habitable room; and (ii) if at ground level, has a minimum area of 16m² with minimum dimensions of 4m; and (iii) if a balcony, a veranda or a deck, has a minimum¹²⁰ area of 8m² with minimum dimensions of 2.4m. AO _{8.2} No more than one (1) caretaker's accommodation is established per non-residential use.
Non-residential Uses – Scale of use involving an existing building	
PO ₉ The non-residential use is of a scale and intensity that: (a) is compatible with the character of the streetscape and the residential appearance of the locality; and (b) does not undermine the viability of other centres or services/facilities.	AO _{9.1} The use: (a) is carried out in an existing building; (b) only increases the Gross Floor Area of the building by a maximum of 25m²; (c) is a single tenancy only; and (d) does not involve outdoor dining.
Non-residential Uses – Noise Amenity	
PO ₁₀ The non-residential use does not adversely impact on the amenity of the surrounding residential land uses and/or residential streetscape character.	AO _{10.1} New building plant or air-conditioning equipment is located central to the building and screened from view of the street or adjoining residential uses.

¹²⁰ Amended on A7 April 2018

Performance outcomes	Acceptable outcomes
PO ₁₁ Hours of operation are controlled so that the non-residential use does not impact on the amenity or privacy of adjoining residential uses.	AO _{11.1} Where involving a shop or food and drink outlet, the use does not operate outside the hours of 6:00 am to 7:00 pm. AO _{11.2} Non-residential uses (except for shop and food outlet) do not create audible noise between the hours of 7:00 pm and 6:00 am.
Non-residential Uses – Privacy and Screening	
PO ₁₂ Non-residential uses provide adequate separation, buffering and screening from adjoining residential premises so that the privacy and amenity of residential premises is protected.	AO _{12.1} A 2m wide vegetated buffer is provided to any vehicle movement and parking areas that adjoin a residential boundary. AO _{12.2} A 1.8m high solid screen fence and 1.5m wide strip of screen landscaping are provided along all boundaries shared with an adjoining residential use. AO _{12.3} Windows that have direct views into adjoining residential buildings are provided with fixed screening that is a maximum of 75% transparent to obscure views into the adjoining residential building and maintain privacy for those residents.
PO ₁₃ Refuse storage areas screened from the streetscape and/or adjoining residential uses.	AO _{13.1} Refuse storage areas are located behind the front building line and are screened from view from the streetscape and/or adjoining residential uses by a 1.8m high solid screen fence.
Non-residential Uses – Outdoor Lighting	
PO ₁₄ Outdoor lighting for non-residential uses maintains the amenity of the surrounding residential area and does not adversely impact the safety for vehicles or pedestrians on the adjoining street as a result of light emissions, either directly or by reflection.	AO _{14.1} Outdoor lighting for non-residential uses is restricted to low level security lighting only. AO _{14.2} Outdoor lighting is designed, installed and maintained in accordance with the parameters and requirements of AS4282 – Control of the Obtrusive Effects of Outdoor Lighting.
Non-residential Uses – Impact on Road Network	
PO ₁₅ Non-residential uses are located on major roads and do not introduce non-residential traffic into local streets.	AO _{15.1} Non-residential uses have frontage and vehicle access to a Regional Arterial, Sub-Arterial or Distributor Road and vehicle access to the development does not occur from a local street.
Building Work (not associated with a Material Change of Use)	
PO ₁₆ Provision is made for on-site vehicle parking to meet the demand likely to be generated by the development and to avoid on-street parking where that would adversely impact on the safety or capacity of the road network or unduly impact on local amenity.	PO _{16.1} Car parking is provided in accordance with the Transport, Access and Parking Code.
PO ₁₇ Landscaping makes a positive contribution to the site and the amenity of the surrounding area and existing landscaping is not diminished.	PO _{17.1} No reduction of previously approved landscaping areas is to occur.

Performance outcomes	Acceptable outcomes
PO ₁₈ Stormwater resulting from roofed areas is collected and discharged in a manner that does not adversely affect the stability of buildings or the use of adjacent land.	PO _{18.1} Roof water is collected and discharged in accordance with SC6.2 PSP No. 2 – Engineering Standards – Roads and Drainage Infrastructure. ¹²¹
PO ₁₉ Wastewater treatment and disposal is provided that is appropriate for the level of demand generated, protects public health and avoids environmental harm.	PO _{19.1} Where within a wastewater area, the development is connected to the Council's reticulated wastewater system in accordance with SC6.3 PSP No.3 Engineering Standards – Water and Wastewater Infrastructure. OR PO _{19.2} Waste water systems and connections are designed and constructed in accordance with SC6.3 PSP No.3 Engineering Standards - Water and Wastewater Infrastructure.

¹²¹ Amended on 19 August 2016

Table 6.6.7:2 – Rural Residential Zone Code – assessment benchmarks for assessable development

Performance outcomes		Acceptable outcomes	
Uses			
PO ₁	The zone accommodates very low density forms of housing and other small-scale uses that service the day to day needs of local residents.	AO _{1.1}	Uses which are consistent with the intent of the zone include: (a) animal husbandry; (b) child care centre; (c) community residence; (d) cropping; (e) dwelling house; (f) emergency services; (g) health care services; (h) home based business; (i) major electricity infrastructure; (j) roadside stall; (k) rural works' accommodation; (l) shop; (m) substation; (n) veterinary services; and (o) recreation activities where for small scale outdoor sport and recreation uses.
		AO _{1.2}	Uses which are inconsistent with the intent of the zone include: (a) business activities (other than those listed in AO _{1.1}); (b) rural activities (other than animal husbandry, cropping and roadside stalls); (c) entertainment activities; (d) industry activities; and (e) recreation activities (other than small scale outdoor sport and recreation).
PO ₂	Non-residential uses: (a) provide for the day to day needs of the immediate rural residential community and do not undermine the viability of nearby centres; (b) have access to all necessary infrastructure and services; (c) are of a nature that is compatible with the semi-rural and low intensity residential character of the zone; (d) are in buildings of a scale that is consistent with the surrounding rural residential area; and (e) do not unduly detract from the amenity of nearby residences.	No acceptable outcome is nominated.	

Performance outcomes		Acceptable outcomes
Site Layout		
PO ₃	The site layout responds sensitively to on-site and surrounding topography, drainage patterns, utility services, access, vegetation and adjoining land use, such that: (a) any hazards to people or property are avoided; (b) any earthworks are minimised; (c) the retention of natural drainage lines is maximised; (d) the retention of existing vegetation is maximised; (e) damage or disruption to sewer, stormwater and water infrastructure is avoided; and (f) there is adequate buffering, screening or separation to adjoining development.	No acceptable outcome is nominated.
Amenity		
PO ₄	Development maintains a high level of residential amenity within the site and for surrounding areas, having regard to noise, odour, lighting, access to sunlight, privacy and outlook.	No acceptable outcome is nominated.
Stables		
PO ₅	Stables do not adversely affect the health and safety of residents of the site or adjoining premises and do not unduly impact on the amenity of the local area.	AO _{5.1} No horse is stabled closer than 15m to a residential building on an adjoining lot. AO _{5.2} Wastes are collected and disposed of daily. AO _{5.3} All food/waste holding areas and receptacles are contained and covered.
Precincts		
PO ₆	Development in the 4,000m ² precinct: (a) does not require the creation of lots smaller than 4,000m²; and (b) maintains a very low density residential character.	No acceptable outcome is nominated.
PO ₇	Development in the 1ha precinct: (a) does not require the creation of lots smaller than 1ha; (b) maintains the semi-rural character; and (c) is subservient to and integrates with the natural or rural landscape.	No acceptable outcome is nominated.
PO ₈	No acceptable outcome is nominated.	No acceptable outcome is nominated.
PO ₉	Effluent generated by a development is capable of being treated and disposed of on site.	No acceptable outcome is nominated.

6.6.8 Specialised Centre Zone Code¹²²

6.6.8.1 Application

This code applies to assessable development:-

- (1) within the Specialised Centre Zone as identified on the zoning maps contained within Schedule 2 (Mapping); and
- (2) identified as requiring assessment against the Specialised Centre Zone Code by the tables of assessment in Part 5 (Tables of assessment).

6.6.8.2 Purpose and overall outcomes

- (1) The purpose of the Specialised Centre Zone Code provides for one (or more) specialised uses and activities, and to facilitate the effective on-going operation of these activities.

The overall outcomes sought for the zone code are as follows:

- (a) land within the zone remains available to accommodate specific uses, generally to the exclusion of other uses that are incompatible with the operational characteristics and nature of the specific uses;
- (b) development is designed to incorporate sustainable practices including maximising energy efficiency, water conservation and encourages sustainable transport use such as public transport;
- (c) development does not compromise the viability, role and function of the hierarchy and network of centres;
- (d) natural features such as creeks, gullies, waterways, wetlands, habitats, vegetation and bushland are retained, enhanced and buffered from the impacts of adjacent uses and any unavoidable impacts are minimised through location, design, operation and management requirements.

Queensland Government Research Facility Precinct

- (1) The overall outcome of the Queensland Government Research Facility Precinct is:
 - (a) To facilitate the ongoing use and development of the Queensland Government Research Facility Centre for agricultural production systems research and for expansion of associated science, innovation and technology opportunities.

Toowoomba Airport Precinct

- (2) The overall outcomes of the Toowoomba Airport Precinct are:
 - (a) To facilitate the use of the land is as an airport, including general aviation, regional air emergency services, aviation communications and aviation training activities that are compatible with the primary use;
 - (b) uses and works for airport purposes are located, designed and managed to maintain safety to people, avoid significant adverse effects on the natural environment and minimise impacts on adjacent land.

Defence Facilities Precinct

- (3) The overall outcomes of the Defence Facilities Precinct is:
 - (a) to support the ongoing use of land for Department of Defence related purposes, including aviation, communications, administration, accommodation and recreation facilities for defence personnel.

Specialist Retail Centre Precinct

- (4) The overall outcome of the Specialist Retail Centre Precinct is:

¹²² Amended on 3 November 2014

- (a) development provides for the establishment of large format retailing including bulky goods/showrooms, garden centre, hardware and trade supplies but not including supermarkets, department stores or discount department stores;
- (b) the establishment of other business activities does not significantly reduce the area available for large format retailing and is limited to convenience retailing and food outlets/entertainment uses that support and are associated with the predominant large format retailing activities.

6.6.8.3 Requirements for accepted development and assessment benchmarks for assessable development

Table 6.6.8:1 – Specialised Centre Zone Code – Requirements for accepted development and assessment benchmarks for assessable development

Performance outcomes	Acceptable outcomes
Caretaker's accommodation	
PO₁ Development provides for the accommodation of a caretaker and their family members, involved in the running of a non-residential use, in a manner that: (a) does not compromise the productivity of the use; (b) is safe and comfortable for the amenity of residents; and (c) has regard to the landscape and private recreation needs of the residents.	AO_{1.1} A caretaker's accommodation is: (a) separated from significant levels of emissions (adverse to human health or amenity) generated by the use/s of the site by at least 6m; (b) provided with a private landscape and recreation area which: (i) is directly accessible from a habitable room; (ii) if at ground level, has a minimum area of 16m² with minimum dimensions of 4m; and (iii) if a balcony, a veranda or a deck, has a minimum¹²³ area of 8m² with minimum dimensions of 2.4m. AO_{1.2} No more than one (1) caretaker's accommodation is established per non-residential use.
General	
PO₂ Setbacks are provided to: (a) avoid potential nuisance to neighbours; (b) protect residential amenity; and (c) maintain the local streetscape or landscape character.	AO_{2.1} Non-residential buildings, animal enclosures, storage facilities and waste disposal areas are setback the following distances: (a) from any land included in a residential or Rural Residential Zone – 100m; (b) from any dwelling on surrounding land in the Rural Zone – 50m.
PO₃ Development does not adversely affect the character of the locality, having regard to the scale and visibility of buildings.	AO_{3.1} Building height (other than for silos, windmills and similar structures) does not exceed two (2) storeys or 10.5m above Ground Level.

¹²³ Amended on 27 April 2018

Performance outcomes		Acceptable outcomes	
Animal Keeping			
PO ₄	Animal keeping is sited, constructed and managed such that: (a) animals are securely housed; and (b) the use does not cause a nuisance beyond the site boundaries.	AO _{4.1}	The area of the land in which animals are kept is fenced to a minimum of 1.8m designed to prevent escape of animals.
		AO _{4.2}	Animal pens and/or enclosures are gravity drained to the effluent collection/treatment point.
		AO _{4.3}	Animals are kept in pens and/or enclosures between the hours of 6:00 pm to 7:00 am.
Building Work (not associated with a Material Change of Use)			
PO ₅	Provision is made for on-site vehicle parking to meet the demand likely to be generated by the development and to avoid on-street parking where that would adversely impact on the safety or capacity of the road network or unduly impact on local amenity.	PO _{5.1}	Car parking is provided in accordance with the Transport, Access and Parking Code.
PO ₆	Landscaping makes a positive contribution to the site and the amenity of the surrounding area and existing landscaping is not diminished.	PO _{6.1}	No reduction of previously approved landscaping areas is to occur.
PO ₇	Stormwater resulting from roofed areas is collected and discharged in a manner that does not adversely affect the stability of buildings or the use of adjacent land.	PO _{7.1}	Roof water is collected and discharged in accordance with SC6.2 PSP No. 2 – Engineering Standards – Roads and Drainage Infrastructure. ¹²⁴
PO ₈	Wastewater treatment and disposal is provided that is appropriate for the level of demand generated, protects public health and avoids environmental harm.	PO _{8.1}	Where within a wastewater area, the development is connected to the Council's reticulated wastewater system in accordance with SC6.3 PSP No.3 Engineering Standards – Water and Wastewater Infrastructure.
		OR	
		PO _{8.2}	Waste water systems and connections are designed and constructed in accordance with SC6.3 PSP No.3 Engineering Standards - Water and Wastewater Infrastructure.

¹²⁴ Amended on 19 August 2016

Table 6.6.8:2 – Specialised Centre Zone Code – Assessment benchmarks for assessable development

Performance outcomes		Acceptable outcomes	
Uses			
PO ₁	Development protects and does not prejudice the on-going operation and/or expansion of specific uses accommodated in this zone.	AO _{1.1}	Uses that are consistent with the intent of the Queensland Government Research Facility Precinct include: (a) where associated with research and science innovation purposes the following: (i) animal husbandry; (ii) aquaculture; (iii) car wash (iv) cropping; (v) education establishment; (vi) intensive horticulture; (vii) major electricity infrastructure; (viii) market (ix) substation (x) veterinary services; and (xi) winery.
		AO _{1.2}	Uses that are inconsistent with the intent of the Queensland Government Research Facility Precinct include: (a) offices that do not support the research activities of the precinct; (b) shops and shopping centre; (c) food and drink outlets; (d) sport and recreation uses; (e) residential uses; and (f) industry uses.
		AO _{1.3}	Uses that are consistent with the intent of the Toowoomba Airport Precinct include: (a) where associated with aviation purposes the following: (i) air services; (ii) car wash (iii) educational establishment; (iv) emergency services. (v) food and drink outlets; (vi) major electricity infrastructure; (vii) office; (viii) service and low impact industry; (ix) shop; and (x) substation.

Performance outcomes	Acceptable outcomes
	AO_{1.4} Uses that are inconsistent with the intent of the Toowoomba Airport Precinct include: (a) uses that are not associated with the aviation operations of the airport; (b) showrooms; and (c) industry. AO_{1.5} Uses that are inconsistent with the Defence Force Precinct include: (a) shops and shopping centres that do not provide a direct service to defence personnel accommodated the site; (b) business activities; (c) entertainment facilities that do not provide a direct service to defence personnel accommodated on site; and (d) industry activities. AO_{1.6} Uses that are consistent with the intent of the Defence Facilities Precinct include: (a) accommodation, recreation and community activities uses for defence personnel and their families; (b) offices associated with the defence operations; (c) aviation and telecommunications facilities associated with defence operations; (d) educational establishment associated with defence operations; (e) health care services for defence personnel and their families; and (f) veterinary services associated with the defence operations.

Performance outcomes	Acceptable outcomes
PO₂ Development provides adequate separation, buffering and screening from land in a residential or Rural Residential Zone so that the privacy and amenity of such premises are not adversely affected.	AO_{2.1} Buildings are set back from any boundary adjoining land in a residential or Rural Residential Zone a minimum of 3m or half the height of the building, whichever is the greater. AO_{2.2} Active outdoor use areas, site access and car parking, servicing or outdoor storage areas are set back from any boundary adjoining land in a residential or Rural Residential Zone a minimum of 3m. AO_{2.3} Where buildings, car parking, servicing or storage areas are proposed within 10m of any boundary adjoining land in a residential or Rural Residential Zone, the following is provided: (a) a minimum 1.8m high solid timber, brick or masonry fence; or (b) a densely planted landscape strip, having a minimum width of 3m. AO_{2.4} Buildings or other structures do not result in overshadowing of living room windows or private or communal open space of any residential premises on land in a residential or Rural Residential Zone, or of any useable public open space, for more than three (3) hours between 9:00 am and 3:00 pm on 21 June, or for more than 20% than existing.
PO₃ The site layout responds sensitively to on-site and surrounding topography, drainage patterns, utility services, access, vegetation and adjoining land use, such that: (a) any earthworks are minimised; (b) the retention of natural drainage lines is maximised; (c) the retention of existing vegetation is maximised; (d) damage or disruption to services is avoided; and (e) there is adequate buffering, screening and separation to sensitive land uses.	No acceptable outcome is nominated.

Performance outcomes		Acceptable outcomes
PO ₄	Site layout facilitates the security of people and property having regard to: (a) opportunities for casual surveillance and sightlines; (b) exterior building designs which promote safety; (c) adequate definition of uses and ownership; (d) adequate lighting; (e) appropriate way-finding mechanisms (e.g. signage); (f) minimisation of entrapment locations; and (g) building entrances, loading and storage areas being well lit and lockable after hours.	No acceptable outcome is nominated.
PO ₅	Development is designed to incorporate graffiti-prevention measures.	AO _{5.1} Building design and layout incorporates the following features where practical: (a) designs with an absence of 'natural ladders'; (b) minimal unbroken vertical surface areas; and (c) graffiti-deterrent surface treatments where adjoining public places.¹²⁵
PO ₆	Development maintains a high level of amenity within the site and for surrounding areas, having regard to noise, odour, lighting, access to sunlight, privacy and outlook.	No acceptable outcome is nominated.
Role and Function		
PO ₇	Building size and scale is consistent with the role, function and character of the centre, and provides an appropriate interface with the scale and character of any proximate residential areas.	No acceptable outcome is nominated.
PO ₈	The front building setback is consistent with the prevailing setbacks in the street and is sufficient for the convenient movement of pedestrians and appropriate landscaping.	AO _{8.1} Buildings are set back: (a) within 20% of the average front setback of adjoining buildings; or (b) where there are no adjoining buildings, 6m. AO _{8.2} A minimum 3m wide landscaped strip is provided along all street frontages. ¹²⁶

¹²⁵ Amended on 27 April 2018

¹²⁶ The Landscaping Code and Planning Scheme Policy No. 9 sets out additional requirements for landscaping.

Performance outcomes		Acceptable outcomes
PO ₉	Side and rear building setbacks: (a) enhance the appearance and character of streets and buildings; (b) are appropriate to the scale of the development and the character of the locality; (c) are sufficient to minimise overshadowing and overlooking of adjoining premises; and (d) provide adequate separation and buffering from residential premises. ¹²⁷	AO _{9.1} A side setback of not less than 3m or half the height of the building at that point, whichever is the greater; is provided along the common boundary with any residential use or zone. AO _{9.2} A rear setback of not less than 6m or half the height of the building at that point, whichever is the greater; is provided along the common boundary with any residential use or zone. AO _{9.3} A minimum 1.8m high acoustic and visual screen fence is provided along the common boundary with any residential use or zone. AO _{9.4} Bin storage and collection areas are located at least 10m from any boundary.
PO ₁₀	Buildings are designed to a high aesthetic standard and to integrate with and enhance the locality, having regard to historic character, built form, open space, landscaping and the public realm.	No acceptable outcome is nominated.
PO ₁₁	The site layout responds sensitively to on-site and surrounding topography, drainage patterns, utility services, access, vegetation and adjoining land use, such that: (a) any hazards to people or property are avoided; (b) any earthworks are minimised; (c) the retention of natural drainage lines is maximised; (d) the retention of existing vegetation is maximised; (e) damage or disruption to sewer, stormwater and water infrastructure is avoided; and (f) there is adequate buffering, screening or separation to adjoining development.	No acceptable outcome is nominated.
Amenity and Safety		
PO ₁₂	Development maintains a high level of amenity within the site and for surrounding areas, having regard to noise, odour, lighting, access to sunlight, privacy and outlook.	No acceptable outcome is nominated.

¹²⁷ The Landscaping Code sets out additional requirements for the provision of landscaping.

Performance outcomes	Acceptable outcomes
PO₁₃ Site layout facilitates the security of people and property having regard to: (a) opportunities for casual surveillance and sightlines; (b) exterior building designs which promote safety; (c) adequate definition of uses and ownership; (d) adequate lighting; (e) appropriate way-finding mechanisms (e.g. signage); (f) minimisation of entrapment locations; and (g) building entrances, loading and storage areas being well lit and lockable after hours.	No acceptable outcome is nominated.
PO₁₄ Development is designed to incorporate graffiti-prevention measures.	AO_{14.1} Building design and layout incorporates the following features where practical: (a) designs with an absence of 'natural ladders'; (b) minimal unbroken vertical surface areas; and (c) graffiti-deterrent surface treatments.¹²⁸
PO₁₅ Any loading/unloading areas and outdoor storage areas are screened from public view.	AO_{15.1} Outdoor loading/unloading and storage areas are sited or screened so as not to be visible from any public place or adjacent premises used for residential purposes.

¹²⁸ Amended on 27 April 2018

6.6.9 Township Zone Code¹²⁹

6.6.9.1 Application

This code applies to assessable development:-

- (1) within the Township Zone as identified on the zoning maps contained within Schedule 2 (Mapping); and
- (2) identified as requiring assessment against the Township Zone Code by the tables of assessment in Part 5 (Tables of assessment).

6.6.9.2 Purpose and overall outcomes

- (1) The purpose of the Township Zone Code is to provide for small to medium-size service centres located within a rural area.
Development provides for a mix of uses specific to the locality¹³⁰ including residential, retail, business, education, industrial, community purpose, recreation and open space which support the needs of the local rural community.
Tourist facilities such as tourist attractions and short-term accommodation may be appropriate in specified localities¹³¹.
- (2) The overall outcomes sought for the zone code are as follows:
 - (a) a range of retail, commercial, industrial, administrative and cultural uses are provided that:
 - (i) are of a scale appropriate to serve the needs of the community and does not adversely affect the viability of other centres;
 - (ii) are conveniently located and accessible to residents and visitors;
 - (iii) are co-located with existing non-residential activities is preferred to reinforce a community focus/node, such as a main street; and
 - (iv) do not have adverse impacts on surrounding residential uses are minimised.
 - (b) a range of residential dwelling types are provided which reflect local housing needs and are developed at residential densities that are lower than that for other urban settlement areas;
 - (c) dual occupancy development is dispersed throughout residential neighbourhoods and does not become the dominant housing form in the street;¹³²
 - (d) development protects and enhances the unique local or historic character of a town in a predominantly rural area;
 - (e) development services the needs of both local residents, residents of the surrounding rural area and visitors;
 - (f) development is designed to incorporate sustainable practices including maximising energy efficiency, water conservation and encourages sustainable transport use;
 - (g) development is reflective of and responsive to the environmental constraints of the land;
 - (h) community facilities and infrastructure which directly supports the local community are facilitated;

¹²⁹ Amended on 3 November 2014

¹³⁰ Amended on 21 August 2020

¹³¹ Amended on 21 August 2020

¹³² Amended on 29 November 2019

- (i) development has access to a range of development infrastructure, including utility installations and essential services but may not include all forms of urban services, particularly reticulated wastewater;
- (j) development provides a high level of amenity; and
- (k) development is facilitated where it has a direct relationship with the local or historic character of the town.

Flood Management Precinct¹³³

- (3) Variations to the above overall outcomes within the Flood Management precinct of the Township zone are:
 - (a) In Cooyar:
 - (i) vacant lots are not developed for residential purposes;
 - (ii) subdivision of land to create additional urban lots does not occur and amalgamation of lots is encouraged to facilitate non-urban use;
 - (iii) the resilience of existing residential uses is improved through redevelopment that complies with the flood planning level and structural design requirements prescribed for this location;
 - (iv) vulnerable uses are not located in this Precinct.
 - (b) In Jondaryan, Maclagan and Quinalow:
 - (i) residential uses are limited to Dwelling houses that comply with the flood planning level and structural design requirements prescribed for each of these locations;
 - (ii) the resilience of existing residential uses is improved through redevelopment that complies with the flood planning level and structural design requirements prescribed for each of these locations; and
 - (iii) vulnerable uses are not located in this Precinct;

¹³³ Amended on 21 August 2020

6.6.9.3 Requirements for accepted development and assessment benchmarks for assessable development

Table 6.6.9:1 – Township Zone Code – Requirements for accepted development and assessment benchmarks for assessable development

Performance outcomes	Acceptable outcomes
Caretaker's accommodation	
PO₁ Development provides for the accommodation of a caretaker, and their family members, involved in the running of a non-residential use, in a manner that: (a) does not compromise the productivity of the use; (b) is safe for the residents; and (c) has regard to the landscape and private recreation needs of the residents.	AO_{1.1} A caretaker's accommodation is: (a) separated from significant levels of emissions (adverse to human health or amenity) generated by the use/s of the site by at least 6m; (b) provided with a private landscape and recreation area which: (i) is directly accessible from a habitable room; (ii) if at ground level, has a minimum area of 16m² with minimum dimensions of 4m; and (iii) if a balcony, a veranda or a deck, has a minimum¹³⁴ area of 8m² with minimum dimensions of 2.4m. AO_{1.2} No more than one (1) caretaker's accommodation is established per non-residential use.
Non-residential uses	
PO₂ The amenity of the locality is not unreasonably affected as a result of the activity.	AO_{2.1} Hours of operation are limited to 7:00 am to 7:00 pm Monday to Saturday.
PO₃ Development has a high quality appearance and makes a positive contribution to the character of the area.	AO_{3.1} Outdoor work, storage (including bin storage) and servicing areas are: (a) not located adjacent to any road frontage; and (b) screened from public view by either: (i) a 1.8m high solid wall or fence, constructed in materials and colours compatible with the main building on site; or (ii) mature landscaping that has the same effect as a 1.8m high wall. AO_{3.2} All external areas are either landscaped or sealed.
PO₄ Development minimises potential conflicts with, or impacts on, other uses having regard to vibration, odour¹³⁵, dust or other emissions.	AO_{4.1} Development achieves the air quality design objectives set out in the <i>Environmental Protection (Air) Policy 2008</i>.

¹³⁴ Amended on 27 April 2018

¹³⁵ Odour reports, when required, address the draft Environmental Protection Agency guideline 'A procedure to assess the risk of odour nuisance from proposed developments'.

Performance outcomes	Acceptable outcomes
PO₅ Development prevents or minimises the generation of any noise so that: (a) nuisance is not caused to adjoining premises or other nearby sensitive land uses; and (b) desired ambient noise levels in residential areas are not exceeded.	AO_{5.1} Development achieves the noise generation levels set out in the <i>Environmental Protection (Noise) Policy 2008</i>.
PO₆ Outdoor lighting does not adversely affect the amenity of adjoining properties or create a traffic hazard on adjacent roads.	AO_{6.1} Light emanating from any source complies with Australian Standard <i>AS4282 Control of the Obtrusive Effects of Outdoor Lighting</i>. AO_{6.2} Outdoor lighting is provided in accordance with Australian Standard <i>AS 1158.1.1 – Road Lighting – Vehicular Traffic (Category V) Lighting – Performance and Installation Design Requirements</i>.
PO₇ Development provides for the collection, treatment and disposal of liquid wastes or sources of contamination such that off-site releases of contaminants do not occur.¹³⁶	AO_{7.1} Areas where potentially contaminating substances are stored or used, are: (a) roofed and sealed with concrete, asphalt or similar impervious substance and bunded; and (b) located in a flood free area of a 1 in 100 year flood event. AO_{7.2} Provision is made for spills to be bunded and retained on site for removal and disposal by an approved means. AO_{7.3} Roof water is piped away from areas of potential contamination.
Non-Residential Uses – Scale of use where involving the reuse of an existing building	
PO₈ The non-residential use is of a scale and intensity that is compatible with the character of the streetscape and the residential appearance of the locality.	AO_{8.1} The use: (a) is carried out in an existing building; (b) only increases the Gross Floor Area of the building by a maximum of 25m²; (c) is a single tenancy only; and (d) does not involve outdoor dining.
Non-Residential Uses – Noise Amenity	
PO₉ The non-residential use does not adversely impact on the amenity of the surrounding residential land uses and/or residential streetscape character.	AO_{9.1} New building plant or air-conditioning equipment is located central to the building and screened from view of the street or adjoining residential uses.
PO₁₀ Hours of operation are controlled so that the non-residential use does not impact on the amenity or privacy of adjoining residential uses.	AO_{10.1} Where involving a shop or food outlet, the use does not operate outside the hours of 6:00 am to 7:00 pm. AO_{10.2} Non-residential uses (except for shop and food outlet) do not create audible noise between the hours of 7:00 pm and 6:00 am.

¹³⁶ Applicants should also have regard to the Works Code, the Integrated Water Management Code and other relevant legislative, industry and licensing requirements.

Performance outcomes	Acceptable outcomes
Non-Residential Uses – Privacy and Screening	
PO ₁₁ Non-residential uses provide adequate separation, buffering and screening from adjoining residential premises so that the privacy and amenity of residential premises is protected.	AO _{11.1} A 2m wide vegetated buffer is provided to any vehicle movement and parking areas that adjoin a residential boundary. AO _{11.2} A 1.8m high solid screen fence and 1.5m wide strip of screen landscaping are provided along all boundaries shared with an adjoining residential use. AO _{11.3} Windows that have direct views into adjoining residential buildings are provided with fixed screening that is a maximum of 75% transparent to obscure views into the adjoining residential building and maintain privacy for those residents.
PO ₁₂ Refuse storage areas screened from the streetscape and/or adjoining residential uses.	AO _{12.1} Refuse storage areas are located behind the front building line and are screened from view from the streetscape and/or adjoining residential uses by a 1.8m high solid screen fence.
Non-Residential Uses – Outdoor Lighting	
PO ₁₃ Outdoor lighting for non-residential uses maintains the amenity of the surrounding residential area and does not adversely impact the safety for vehicles or pedestrians on the adjoining street as a result of light emissions, either directly or by reflection.	AO _{13.1} Outdoor lighting for non-residential uses is restricted to low level security lighting only. AO _{13.2} Outdoor lighting is designed, installed and maintained in accordance with the parameters and requirements of AS4282 – <i>Control of the Obtrusive Effects of Outdoor Lighting</i> .
Non-Residential Uses – Impact on Road Network	
PO ₁₄ Non-residential uses are located on major roads and do not introduce non-residential traffic into local streets.	AO _{14.1} Non-residential uses have frontage and vehicle access to a Regional Arterial, Sub-Arterial or Distributor Road and vehicle access to the development does not occur from a local street.
Outdoor Activities and Storage The following provisions apply to accepted development subject to requirement uses for: Agricultural Supplies, Garden Centre, Hardware and Trade Supplies, Low Impact Industry, Rural Industry, Service Industry and Warehouse.	

Performance outcomes	Acceptable outcomes
PO ₁₅ The use does not adversely impact the amenity of adjoining residences or streetscape by way of noise, emissions or visible industrial activities.	AO_{15.1} All outdoor storage and use areas are located behind the front building line, and: (a) are screened from the street by a solid 1.5m high screen fence; and (b) a 1.5m wide landscaping area is provided along the full frontage of the site except driveway crossovers. AO_{15.2} The use does not involve outdoor storage of more than 30m³ exposed stockpiles of raw or processed material. AO_{15.3} Where adjoining a residential use: (a) buildings have no openings, except for an office, storage room, lunch room or an amenities area that faces an adjoining residential use; and (b) all work associated with the use is conducted indoors.
Building Work (not associated with a Material Change of Use)	
PO ₁₆ Provision is made for on-site vehicle parking to meet the demand likely to be generated by the development and to avoid on-street parking where that would adversely impact on the safety or capacity of the road network or unduly impact on local amenity.	PO _{16.1} Car parking is provided in accordance with the Transport, Access and Parking Code.
PO ₁₇ Landscaping makes a positive contribution to the site and the amenity of the surrounding area and existing landscaping is not diminished.	PO _{17.1} No reduction of previously approved landscaping areas is to occur.
PO ₁₈ Stormwater resulting from roofed areas is collected and discharged in a manner that does not adversely affect the stability of buildings or the use of adjacent land.	PO _{18.1} Roof water is collected and discharged in accordance with SC6.2 PSP No. 2 – Engineering Standards – Roads and Drainage Infrastructure. ¹³⁷
PO ₁₉ Wastewater treatment and disposal is provided that is appropriate for the level of demand generated, protects public health and avoids environmental harm.	PO_{19.1} Where within a wastewater area, the development is connected to the Council's reticulated wastewater system in accordance with SC6.3 PSP No.3 Engineering Standards – Water and Wastewater Infrastructure. OR PO_{19.2} Waste water systems and connections are designed and constructed in accordance with SC6.3 PSP No.3 Engineering Standards - Water and Wastewater Infrastructure.

¹³⁷ Amended on 19 August 2016

Table 6.6.9:2 – Township Zone Code – Assessment benchmarks for assessable development

Performance outcomes		Acceptable outcomes	
Uses			
PO ₁	The zone accommodates low density forms of housing and other uses that service the needs of visitors and residents of the township and its rural catchment.	AO _{1.1} ¹³⁸	Uses which are consistent with the intent of the zone include: (a) business activities; (b) caretaker's accommodation if not in the Flood Management Precinct; (c) car wash; (d) child care centre if not in the Flood Management Precinct; (e) club; (f) community care centre if not in the Flood Management Precinct; (g) community residence if not in the Flood Management Precinct; (h) community use if not in the Flood Management Precinct; (i) dwelling house if not in the Flood Management Precinct; (j) dual occupancy if not in the Flood Management Precinct; (k) educational establishment if not in the Flood Management Precinct; (l) emergency services if not in the Flood Management Precinct; (m) funeral parlour; (n) health care services; (o) home based business; (p) indoor sport and recreation; (q) low impact industry; (r) major electricity infrastructure; (s) nature-based tourism; (t) outdoor sport and recreation; (u) outstation; (v) place of worship; (w) roadside stalls; (x) rural industry; (y) substation; (z) theatre; (aa) veterinary services; (bb) warehouse; (cc) wholesale nursery; and (dd) winery.

¹³⁸ Amended on 21 August 2020

Performance outcomes	Acceptable outcomes
	AO_{1.2} Uses which are inconsistent with the intent of the zone include: (a) rural activities (other than those listed in AO_{1.1}); (b) high impact or special industry; and (c) recreation activity being a major sport, recreation and entertainment facility or motor sport facility.
PO₂ Non-residential uses: (a) are of a scale appropriate to serve the needs of the visitors and residents of the township and its rural catchment, and which does not adversely affect the viability of other centres; (b) are located on the town's main street or are co-located with non residential activities of a similar nature; (c) are in buildings of a scale that is consistent with the surrounding area; and (d) do not unduly detract from the amenity of nearby residences.	No acceptable outcome is nominated.
PO₃ Accommodation activities other than caretaker's accommodation, community residence and dwelling house reflect the residential scale and density of the surrounding area.	AO_{3.1} The number of dwellings on the site does not exceed one per 500m² where within a wastewater area. AO_{3.2} Where not within a wastewater area, the number of dwellings does not exceed one per 500m² and the on-site waste water treatment and disposal is provided which complies with SC6.3 PSP No. 3 – <i>Engineering Standards – Water and Waste Water Infrastructure</i>. For the purposes of calculating density the area used for on-site waste water treatment and disposal is not included. AO_{3.3} The site has a minimum frontage of 12m.
Built Form	
PO₄ Buildings are of a height which is consistent with the character of the township, and which do not unduly reduce privacy or access to sunlight on adjoining land.	AO_{4.1} Buildings have a maximum height of two (2) storeys or 8.5m above ground level.
PO₅ Site coverage: (a) ensures development maximises on-site infiltration and minimises the additional burden on drainage infrastructure; (b) reduces the visual impact of additional hard surface areas; and (c) respects the character of the township and responds to the features of the site.	<i>For accommodation activities (other than dwelling house and dual occupancy):</i> AO_{5.1} Site cover does not exceed 60% of the site area. <i>For other development:</i> AO_{5.2} Site cover does not exceed 50%.

Performance outcomes	Acceptable outcomes
PO₆ The front building setback is consistent with the prevailing front setbacks in the street.	AO_{6.1} Where the site has frontage to a collector or local road, buildings are set back from that frontage: (a) within 20% of the average front setback of adjoining buildings; or (b) where there are no adjoining buildings, 4m. AO_{6.2} Where the site has frontage to a road other than a collector or local road: (a) residential buildings are set back from that frontage in accordance with the Queensland Development Code. (b) non-residential buildings are set back from that frontage by 6m.
PO₇ Side and rear building setbacks: (a) enhance the appearance and character of streets and buildings; (b) are appropriate to the scale of the development and the character of the township; (c) provide for adequate daylight for habitable rooms and open space areas on and adjoining the site; (d) are sufficient to minimise overshadowing and overlooking of adjoining premises; and (e) provide adequate separation and buffering between residential and non residential premises.	<i>For accommodation activities (other than dwelling house and dual occupancy):</i> AO_{7.1} Buildings are built to side boundaries where: (a) a maximum height of 3m; and (b) a maximum length of 9m. OR AO_{7.2} Buildings are set back from a side boundary in accordance with Table 6.6.9:3 AO_{7.3} Buildings are set back a minimum of 4m from a rear boundary. <i>For other development:</i> No acceptable outcome is nominated.
PO₈ Buildings are designed to a high aesthetic standard and to integrate with and enhance the locality, having regard to historic character, built form, open space, landscaping and the public realm.	No acceptable outcome is nominated.
PO₉ The site layout responds sensitively to on-site and surrounding topography, drainage patterns, utility services, access, vegetation and adjoining land use, such that: (a) any hazards to people or property are avoided; (b) any earthworks are minimised; (c) the retention of natural drainage lines is maximised; (d) the retention of existing vegetation is maximised; (e) damage or disruption to sewer, stormwater and water infrastructure is avoided; and (f) there is adequate buffering, screening or separation to adjoining development.	No acceptable outcome is nominated.

Performance outcomes		Acceptable outcomes
Amenity and Safety		
PO ₁₀	Development maintains a high level of amenity within the site and for surrounding areas, having regard to noise, odour, lighting, access to sunlight, privacy and outlook.	No acceptable outcome is nominated.
PO ₁₁	Site layout facilitates the security of people and property having regard to: (a) opportunities for casual surveillance and sightlines; (b) exterior building designs which promote safety; (c) adequate definition of uses and ownership; (d) adequate lighting; (e) appropriate way-finding mechanisms (e.g. signage); (f) minimisation of entrapment locations; and (g) building entrances, loading and storage areas being well lit and lockable after hours.	No acceptable outcome is nominated.
PO ₁₂	Development is designed to incorporate graffiti-prevention measures.	AO _{12.1} Building design and layout incorporates the following features where practical: (a) designs with an absence of 'natural ladders'; (b) minimal unbroken vertical surface areas; and (c) graffiti-deterrent surface treatments.¹³⁹

Table 6.6.9:3 – Side Boundary Setbacks

Width of lot frontages								
10m – 12.4m		12.5 – 14.9m		15 – 19.9m		20m +		All lots
Ground floor (up to 3.5m high)	First floor (up to 7.5m high)	Ground floor (up to 3.5m high)	First floor (up to 7.5m high)	Ground floor (up to 3.5m high)	First floor (up to 7.5m high)	Ground floor (up to 3.5m high)	First floor (up to 7.5m high)	Above 7.5m
0.9m	0.9m	1m	1m	1m	1.5m	1.2m	2m	2m

¹³⁹ Amended on 27 April 2018