

Zone: Major Centre

This Code applies to development where the Code is identified as being applicable in the table of assessment for the Major Centre Zone and development is within the Major Centre Zone as identified on the Zoning maps contained within Schedule 2.

When using this Code, reference should be made to 5.3.2 and where applicable, 5.3.3 located in part 5.

PURPOSE

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.

The overall outcomes sought for the Major Centre Zone Code are as follows:

1. To provide for a centre that is readily accessible, integrated and well-designed, forms vibrant focal points for the community as well as a range of services and facilities that are appropriate to the respective function and catchments. This promotes the efficient provision of services and contributes to the quality of life, character and identity of the community.
2. A broad range of higher order retail, commercial, administrative, community, cultural and entertainment activities are provided.
3. Residential development, short-term accommodation and tourist accommodation is provided at an appropriate scale and integrates with and enhances the character and amenity of the locality.
4. Where appropriate, service industry uses may be located in the Major Centre Zone.
5. Mixed use development is supported within the Major Centre Zone and contributes to developing a sense of place by encouraging active frontages and quality urban design outcomes that enhances the character and amenity of the locality.
6. Uses such as showroom, garden centre, outdoor sales, agricultural supplies and warehouse are only supported where located in the following areas:
 - (i) where on Nicholson Street between Drayton Street and Curtis Street, Dalby; or
 - (ii) where on Drayton Street between Myall Street and Winton Street West, Dalby; or
 - (iii) where on Warrego Highway between Wambo Street and Carmichael Street, Chinchilla; or
 - (iv) where on Chinchilla Street, between Colamba Street and Heeney Street, Chinchilla.
7. Uses such as bar, hotel and nightclub entertainment facility are only supported where located in the following areas:
 - (i) the area bounded by Drayton Street, Condamine Street, Roche Street; and Marble Street, Dalby; or
 - (ii) Heeney Street, between Railway Street and Hypatia Street, Chinchilla; or
 - (iii) Chinchilla Street, between Heeney Street and Helena Street, Chinchilla.
8. Development along Heeney Street contributes to the character and amenity of the Major Centre by ensuring the protection and enhancement of the existing street trees.
9. Development along Marble Street is orientated to take advantage of and overlook the Myall creek recreation area.
10. Development achieves and maintains accessible, well-serviced and well-designed communities by ensuring development provides for quality urban design outcomes that are complementary to and consistent with the character and amenity and the locality. Development is designed to create legible public spaces that reinforce local identity and create a sense of place that is reflective of the centre.
11. A minimum residential density of 40 dwellings per hectare is achieved and development has a predominant low to medium rise built form of up to six (6) storeys in height.
12. Non-centre activities may be appropriate where the development demonstrates that the use is compatible and consistent with the character and amenity of the Major Centre Zone and supports and reinforces the role of the Major Centre Zone (consideration will also be required to be given to (20)).
13. Any proposed reconfiguring of lots must facilitate allotments to ensure that battleaxe allotments are not created and that the location of any proposed future dwelling will allow for the front entrance of the building to address the street. Any proposed reconfiguration should take into account the direction of prevailing winds to ensure climate-responsive building design.
14. Development provides for an efficient pattern of development that creates walkable, permeable and legible communities that are integrated with active transport networks (such as the existing road network, cycleway and pedestrian footpath networks) and are well connected to activity centres, employment nodes, open space and recreation areas and community facilities. Development provides for a high level of amenity that is complementary to the built form typology and landscape character of the Major Centre Zone.
15. Development is undertaken in an orderly and sequential manner to facilitate connection to the existing infrastructure network whilst being compatible with planned network upgrades and expansions.
16. Ecologically significant features including waterways, wetlands and significant vegetation are retained and buffered from the impacts of development or where appropriate, vegetation is integrated within the development to ensure the long-term protection of these features.
17. Development is located and designed to achieve ecological sustainability by ensuring that the proposed development incorporates the objectives and principles of energy efficiency, water conservation, water quality management and the principles Crime Prevention through Environment Design (CEPTED).
18. Places, buildings or items of heritage character or heritage significance are protected and enhanced by development to preserve the historic character, amenity and identity of the locality.
19. Development responds to land constraints such as topography, bushfire and does not impact on the flood capacity or impede the flood conveyance function of land. Development is not located where it will increase the number of people or structures at risk of natural hazards.
20. Where development is not consistent with the purpose and intent of the Major Centre Zone, overriding community need will need to be demonstrated as well as valid planning justification provided as to why the proposed use cannot be reasonably established in a more appropriate Zone.

Zone: Major Centre

WE WOULD LIKE TO SEE

<p>Food and drink outlet</p>	<p>Mixed use development</p>	<p>Service industry</p>	<p>Shop</p> <p>SUPERMARKET</p>	<p>Shopping centre</p>	<p>Short-term accommodation</p>
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WE WILL CONSIDER

<p>Emergency services</p>	<p>Function facility</p>	<p>Nightclub entertainment facility</p>	<p>Retirement facility</p>	<p>Showroom</p>	<p>Telecommunications facility</p>
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WE WOULD PREFER NOT TO SEE

<p>Educational establishment</p>	<p>Environment facility</p>	<p>Low impact industry</p>	<p>Rooming accommodation</p>	<p>Service station</p>	<p>Special industry</p>
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AS PART OF YOUR DEVELOPMENT WE WILL ASSESS

<p>Minimum lot size and frontage</p> <p>Minimum area 400m²</p> <p>Minimum frontage of 10m</p>	<p>Building height</p> <p>Maximum 20m above natural ground level and no more than six storeys.</p>	<p>Gross floor area</p> <p>Maximum gross floor area of 150% of the total site area</p>	<p>Residential density</p> <p>Minimum of one dwelling per 250m² of the site area.</p>	
<p>Setbacks</p> <p>rear</p> <p>side</p> <p>front</p>	<p>Site cover</p> <p>Maximum 90% of the total site area</p>	<p>Landscaping</p>	<p>Amenity protection</p>	<p>Water quality management</p>

FOR MORE INFORMATION

Visit: www.wdrc.qld.gov.au
 Contact: Planning Dept on (07) 4679 4000
 Email: info@wdrc.qld.gov.au
 and request an appointment with a Planning Officer

The contents of this information sheet have been prepared in order to assist residents to understand the Western Downs Planning Scheme 2017 incorporating Amendment 1. This information is a general overview only. For full details in relation to the applicable provisions of the Planning Scheme that affect proposed development, please refer to the Western Downs Planning Scheme 2017 incorporating Amendment 1.

