6.2.1 Major Centre Zone Code

Table 6.2.1.1 - Major centre zone code

Performance Outcomes	Acceptable Outcomes	Proposed Solution Explanation of how the development addresses the Acceptable Outcome and/or Performance Outcome.
For accepted, accepted subject to requirements and assessable development (code, code (fast tracked) and impact)		
Building Height		
PO1 A low to medium-rise built form is maintained having regard to: (a) overshadowing; (b) privacy and overlooking; (c) building character and appearance; and (d) the height of buildings on adjoining premises.	**AO1** Development has a maximum building height of 20 metres above natural ground level and no more than six (6) storeys.	
Gross Floor Area		
PO2 The scale of the built form in the Major centre zone is compatible with existing development in the locality.	**AO2** Development has a maximum gross floor area of 150% of the total site area.	
Accommodation Density		
PO3 The density of residential accommodation activities: (a) contributes to housing choice and affordability; (b) takes advantage of proximity to centre activities; and (c) is sympathetic to the existing character and amenity of the locality.	**AO3.1** Residential density is a minimum of one dwelling per 250m² of the total site area.	
	AO3.2 Accommodation density is a minimum of one accommodation unit per 100m² of the total site area.	
	AO3.3 Where development is for a dwelling house and includes building work or minor building work the maximum additional gross floor area is to be no more than 50m^2.	

Performance Outcomes	Acceptable Outcomes	Proposed Solution Explanation of how the development addresses the Acceptable Outcome and/or Performance Outcome.
Setbacks		
PO4 Building setbacks are appropriate having regard to: (a) overshadowing; (b) crime prevention; (c) privacy and overlooking; (d) local building character and appearance; and (e) the setbacks of adjoining premises.	**AO4.1** Buildings equal to or less than two storeys in height have a minimum setback of 3 metres to the primary road frontage.	
	AO4.2 Buildings equal to or less than two storeys in height have a zero setback to the primary road frontage of the following streets: (a) Archibald street, Dalby; (b) Condamine street, Dalby; (c) Cunningham street, Dalby; (d) Marble street, Dalby; (e) New street, Dalby; (f) Patrick street, Dalby; (g) Roche street, Dalby; (h) Stuart street, Dalby; (i) Heeney street, Chinchilla; and (j) Bell street, Chinchilla.	
	AO4.3 Building setback to the primary road frontage is equal to or greater than the setback of a building on an adjoining premises.	
	AO4.4 Buildings equal to or less than two storeys in height may be built to the side boundary.	

Performance Outcomes	Acceptable Outcomes	Proposed Solution Explanation of how the development addresses the Acceptable Outcome and/or Performance Outcome.
	AO4.5 All storeys above two storeys are set back a minimum of: (a) 6 metres to the primary road frontage; (b) 3 metres to side and rear boundaries (for buildings up to 7.5 metres in height); (c) 3 metres plus 0.5 metre for every 3 metres (or part thereof) for buildings greater than 7.5 metres in height.	
	Where adjoining a dwelling house **AO4.6** All buildings and structures have a minimum rear boundary setback of 3 metres.	
Site cover		
PO5 The site cover must ensure efficient use of the site in a manner that complements the existing character, amenity and streetscape of the Major centre zone.	**AO5** Site cover is a maximum of 90% of the total site area.	
For assessable development (code, code (fast tracked) and impact)		
Building appearance		
PO6 Development is complementary to and integrates with the existing character and visual amenity of the Major centre zone.	**AO6.1** Building elements are consistent with development in the Major centre zone having regard to: (a) roof form and pitch; (b) eaves and awnings; (c) façade articulation, including balconies; and (d) building materials, colours and textures.	

Performance Outcomes	Acceptable Outcomes	Proposed Solution Explanation of how the development addresses the Acceptable Outcome and/or Performance Outcome.
	AO6.2 Building services, equipment, and operational areas are screened so as not to be visible from the road and other public areas and adjoining residences.	
Active frontages		

PO7
Buildings present an activated, pedestrian friendly and human scale facade. Where ground levels abut pedestrian places, there is a strong visual and physical interconnection between internal and external spaces, appropriate to the local climate.
	Where:
	• **In the area bounded by the following streets:**
	  ○ **Drayton Street,**
	  ○ **Condamine Street**
	  ○ **Roche Street; and**
	  ○ **Marble Street, Dalby; or**
	• **Heeney Street, between Railway Street and Hypatia Street, Chinchilla; or**
	• **Chinchilla Street, between Heeney Street and Helena Street, Chinchilla.**
	AO7.1
	The length of wall does not exceed 15 metres in one plane without being offset by a minimum of 1.0 metre of building articulation which could be achieved by either decks, balconies, verandahs and/or other projections.	

	AO7.2 Large expanses of un-articulated walls abutting the public domain contain display windows, showcases or other architectural features to add visual interest.	

Performance Outcomes	Acceptable Outcomes	Proposed Solution Explanation of how the development addresses the Acceptable Outcome and/or Performance Outcome.
	AO7.3 All buildings have an entry visible from the primary road frontage and the building has windows or balconies that faces the primary road frontage and secondary road frontage (where applicable).	
Awnings		
PO8 Awnings are provided on all street frontages and must be designed: (a) to a height and finish consistent with surrounding development; (b) to provide continuous pedestrian shelter; and with regard to existing street trees.	**AO8.1** Development provides awnings for pedestrian shelter on the following roads: (a) Archibald street, Dalby; (b) Condamine street, Dalby; (c) Cunningham street, Dalby; (d) Marble street, Dalby; (e) New street, Dalby; (f) Patrick street, Dalby; (g) Roche street, Dalby; (h) Stuart street, Dalby; (i) Heeney street, Chinchilla; and (j) Bell street, Chinchilla.	
	AO8.2 Pedestrian shelter: (a) does not interfere with the safe and efficient flow of pedestrians; (b) is continuous across the frontage/s of a site; (c) where not cantilevered, includes posts that are located 450mm from the face of the kerb; (d) has 0.5 metre clearance to any tree trunk and main branches; (e) aligns to provide continuity with shelter on adjoining sites, including existing awnings where the footpath has been widened; (f) is a minimum 3.2 metres and generally not more than 4.2 metres above pavement height;	

Performance Outcomes	Acceptable Outcomes	Proposed Solution Explanation of how the development addresses the Acceptable Outcome and/or Performance Outcome.
	(g) extends from the face of the building or the property line; (h) does not extend past a vertical plane 1.5 metres inside the kerbline to enable street trees to be planted and grow, or 0.6 metres inside the kerbline where trees are established.	
	AO8.3 Awnings are lit with a lighting system provided according to AS4282—Control of the Obtrusive Effects of Outdoor Lighting, while being a minimum of 20 lux at footpath level.	
Mixed Use Development		
PO9 Mixed use development promotes active frontages and provides high standards of amenity, privacy and security for residents and visitors.	**Where part of a Mixed Use Development AO9.1** Dwellings are located in a storey above any storey at ground level.	
	AO9.2 Separate entry points are provided and clearly defined to commercial and residential uses occupying the same site.	
	AO9.3 Entry to residential uses is via a secure entry point accessed from the primary road frontage.	
	AO9.4 Safe and secure parking areas are provided for dwellings that are clearly marked, easily accessible and separate from non- residential building users.	

Performance Outcomes	Acceptable Outcomes	Proposed Solution Explanation of how the development addresses the Acceptable Outcome and/or Performance Outcome.
	AO9.5 Undesirable visual, noise and odour impacts to streets, public, communal and private open space areas and residential dwelling units are minimised by: (a) providing vehicle loading/unloading and refuse storage/collection facilities within enclosed service yards or courtyards; (b) limiting service vehicle loading and unloading to between the hours of: i. 7.00am and 6.00pm Monday to Friday; ii. 8.00am and 5.00pm Saturdays; and (c) building services, plant and equipment utilise noise attenuation measures.	
PO10 Service facilities are provided to meet the needs of residents and are sited and designed in an unobtrusive and convenient manner.	**AO10** Each dwelling is provided with an open air clothes drying facility that is a minimum of 8m^2 and located in an external, ventilated and convenient location that is screened from public view. Note- clothes drying areas are to be provided in addition to private open space or communal open space areas.	
Landscaping		
PO11 Landscaping protects and enhances the character and amenity of the Major centre zone and adjoining areas.	**AO11.1** A minimum of one (1) shade tree is provided for every six car parking spaces.	

Performance Outcomes	Acceptable Outcomes	Proposed Solution Explanation of how the development addresses the Acceptable Outcome and/or Performance Outcome.
	AO11.2 A densely planted landscape buffer with a minimum width of one (1) metre is provided to all vehicle movement and car parking areas adjacent to buildings and site boundaries.	
	AO11.3 Any landscaping or street trees on the primary road frontage that are removed or damaged are to be replaced with a mature aged tree.	
	Where adjoining land in a Residential zone category **AO11.4** A solid acoustic screen fence with a minimum height of 1.8 metres is provided on the boundary. Note- not applicable where a built to boundary wall is provided in accordance with A04.4.	
	Where on: • **Nicholson street between Drayton street and Curtis street, Dalby; or** • **Drayton street between Myall Street and Winton Street West, Dalby; or** • **Warrego Highway between Wambo Street and Carmichael Street, Chinchilla; or** • **Chinchilla Street, between Colamba street and Heeney Street, Chinchilla.** **AO11.5** A landscaping strip with a minimum width of one (1) metre is provided to all road frontages. Note- pedestrian and vehicular access areas are excluded except to the extent that AO11.2 applies.	

Performance Outcomes	Acceptable Outcomes	Proposed Solution Explanation of how the development addresses the Acceptable Outcome and/or Performance Outcome.
Amenity Protection		
PO12 Development must not detract from the amenity of the local area, having regard to: (a) noise; (b) traffic; (c) advertising devices; (d) visual amenity; (e) privacy; (f) odour; or (g) emissions.	**AO12** No acceptable outcome.	
PO13 Development must take into account and seek to ameliorate any existing negative environmental impacts, having regard to: (a) noise; (b) hours of operation; (c) traffic; (d) advertising devices; (e) visual amenity; (f) privacy; (g) odour; or (h) emissions.	**AO13** No acceptable outcome.	
PO14 Lighting enhances the safety of the Major centre zone whilst protecting sensitive receiving environments from undue glare or light overspill.	**AO14.1** Lighting is provided to the building frontage, pedestrian access areas, vehicle movement and car parking areas. Note - Compliance can be demonstrated through application of the Crime Prevention through Environmental Design (CPTED) principles.	

Performance Outcomes	Acceptable Outcomes	Proposed Solution Explanation of how the development addresses the Acceptable Outcome and/or Performance Outcome.
	AO14.2 Lighting does not exceed 8.0 lux at 1.5 metres beyond the boundary of the site.	
Where adjoining land in a Residential zone category **PO15** Development must not detract from the amenity of the local area having regard to: (a) operating hours; and (b) the loading and unloading of goods.	**Where adjoining land in a Residential zone category** **AO15.1** The operating hours of business activities and centres activities are restricted to between 7.00am and 9.00pm.	
	AO15.2 Loading and unloading of goods is restricted to between the following hours: (a) 7.00am and 6.00pm Monday to Friday; (b) 8.00am and 5.00pm Saturdays.	
	AO15.3 No unloading or loading occurs on Sundays and public holidays.	
Water Quality Management		
PO16 Development protects environmental values and facilitates the achievement of water quality objectives for Queensland waters.	**AO16** No acceptable outcome.	
PO17 Development achieves the storm water management design objectives specified in **Table 6.2.1.2 - Construction Phase - Stormwater Management Design Objectives**	**AO17** Development achieves objectives as specified in **Table 6.2.1.2 - Construction Phase - Stormwater Management Design Objectives**	

Performance Outcomes	Acceptable Outcomes	Proposed Solution Explanation of how the development addresses the Acceptable Outcome and/or Performance Outcome.
PO18 Land for urban purposes is located in areas which avoid or minimise the disturbance to natural drainage, areas subject to erosion risk and groundwater.	**AO18** No acceptable outcome.	
PO19 Land for urban purpose is located, designed, constructed and managed to avoid impacts arising from altered stormwater quality or flow.	**AO19** No acceptable outcome.	

Table 6.2.1.2 - Construction Phase - Stormwater Management Design Objectives

Issue		Design Objectives
Drainage control	Temporary drainage works	1. Design life and design storm for temporary drainage works: • Disturbed area open for < 12 months - 1 in 2-year ARI event. • Disturbed area open for 12-24 months - 1 in 5-year ARI event. • Disturbed area open for >24 months - 1 in 10-year ARI event. 2. Design capacity excludes minimum 150mm freeboard. 3. Temporary culvert crossing - minimum 1 in 1-year SRI hydraulic capacity.
Erosion control	Erosion control measures	1. Minimise exposure of disturbed soils at any time. 2. Divert water run-off from undisturbed areas around disturbed areas. 3. Determine the erosion risk rating using local rainfall erosivity, rainfall depth, soil-loss rate or other acceptable methods. 4. Implement erosion control methods corresponding to identified erosion risk rating.
Sediment control	Sediment control measures Design storm for sediment control basins Sediment basin dewatering	1. Determine appropriate sediment control measures using: • potential soil loss rate, or • monthly erosivity, or • average monthly rainfall 2. Collect and drain stormwater from disturbed soils to sediment basin for design storm event: • design storm for sediment basin sizing is 80th% five-day event or similar 3. Site discharge during sediment basin dewatering: • TSS < 50 mg/L TSS, and • Turbidity not >10% receiving waters turbidity, and • pH 6.5–8.5
Water quality	Litter and other waste, hydrocarbons and other contaminants	1. Avoid wind-blown litter; remove gross pollutants. 2. Ensure there is no visible oil or grease sheen on released waters. 3. Dispose of waste containing contaminants at authorised facilities.
Waterway stability and flood flow management	Changes to the natural waterway hydraulics and hydrology	1. For peak flow for the 1-year and 100-year ARI event, use constructed sediment basins to attenuate the discharge rate of stormwater from the site.