

## 6.2.2 District Centre Zone Code

Table 6.2.2.1 - District centre zone code

| Performance Outcomes   | Acceptable Outcomes  | Proposed Solution<br>Explanation of how the development addresses the Acceptable Outcome and/or Performance Outcome. |
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| <b>For accepted, accepted subject to requirements and assessable development (code, code (fast tracked) and impact)</b>  |  |  |
| <b>Building Height</b>   |  |  |
| <p><b>PO1</b><br/>A low to medium-rise built form is maintained having regard to:<br/>(a) overshadowing;<br/>(b) privacy and overlooking;<br/>(c) building character and appearance; and<br/>(d) the height of buildings on adjoining premises.</p>                    | <p><b>AO1</b><br/>Development has a maximum building height of 13 metres above natural ground level and no more than four (4) storeys.</p>   |  |
| <b>Gross Floor Area</b>  |  |  |
| <p><b>PO2</b><br/>The scale and bulk of the built form is complementary to existing development in the locality.</p>   | <p><b>AO2</b><br/>Development has a maximum gross floor area of 100% of the total site area.</p>   |  |
| <b>Accommodation Density</b>   |  |  |
| <p><b>PO3</b><br/>The density of residential accommodation activities:<br/>(a) contributes to housing choice and affordability;<br/>(b) takes advantage of proximity to centre activities; and<br/>(c) is sympathetic to the prevailing character of the locality.</p> | <p><b>AO3.1</b><br/>Residential density is a minimum of one dwelling per 350m<sup>2</sup> of the total site area.</p>  |  |
|  | <p><b>AO3.2</b><br/>Accommodation density is a minimum of one dwelling per 250m<sup>2</sup> of the total site area.</p>  |  |
|  | <p><b>AO3.3</b><br/>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<sup>2</sup>.</p> |  |
| <b>Setbacks</b>  |  |  |
| <p><b>PO4</b><br/>Building setbacks are appropriate having regard to:<br/>(a) overshadowing;<br/>(b) crime prevention;</p>   | <p><b>AO4.1</b><br/>Buildings equal to or less than two storeys in height have a minimum setback of 3 metres to the primary road frontage.</p>   |  |

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| <p>(c) privacy and overlooking;<br/>                     (d) local building character and appearance; and<br/>                     (e) the setbacks of adjoining premises.</p>                            | <p><b>AO4.2</b><br/>                     Buildings equal to or less than two storeys in height have a zero setback to Murilla Street.</p>   |  |
|   | <p><b>AO4.3</b><br/>                     Where new development is located adjacent to an existing building, the primary road frontage setback is equal to or greater than the setback of the building on the adjoining site.</p>  |  |
|   | <p><b>AO4.4</b><br/>                     Buildings equal to or less than two storeys in height may be built to the side boundary.</p>   |  |
|   | <p><b>AO4.5</b><br/>                     Buildings and structures have a minimum rear boundary clearance of 3 metres.</p>   |  |
|   | <p><b>AO4.6</b><br/>                     All storeys of a building above two storeys have a minimum setback of:<br/>                     (a) 6 metres to the primary road frontage;<br/>                     (b) 3 metres to side and rear boundaries (for buildings up to 7.5 metres in height);<br/>                     (c) 4 metres plus 0.5 metres for every 3 metres (or part thereof) for buildings greater than 7.5 metres in height.</p> |  |
|   | <p><b>Where adjoining a dwelling</b><br/> <b>AO4.7</b><br/>                     Buildings and structures have a minimum side boundary clearance of 2 metres</p>   |  |
| <b>Site cover</b>   |   |  |
| <p><b>PO5</b><br/>                     The site cover must ensure efficient use of the site in a manner that complements the existing character, amenity and streetscape of the District centre zone.</p> | <p><b>AO5</b><br/>                     Site cover is a maximum of 90% of the total site area.</p>   |  |

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| <b>For assessable development (code, code (fast tracked) and impact)</b>   |   |  |
| <b>Building appearance</b>   |   |  |
| <p><b>PO6</b><br/>Development is complementary to and integrates with the existing character and visual amenity of the District centre zone.</p>   | <p><b>AO6.1</b><br/>Building elements are consistent with development in the District centre zone having regard to:<br/>(a) roof form and pitch;<br/>(b) eaves and awnings;<br/>(c) façade articulation, including balconies; and<br/>(d) building materials, colours and textures.</p> |  |
|  | <p><b>AO6.2</b><br/>Building services, equipment, and operational areas are screened so as not to be visible from the road and other public areas and adjoining residences.</p>   |  |
| <b>Active Frontages</b>  |   |  |
| <p><b>PO7</b><br/>Buildings present an activated, pedestrian friendly and human scale facade. Where ground levels abut pedestrian places, there is a strong visual and physical connection between internal and external spaces.</p> | <p><b>AO7.1</b><br/>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.</p>                                       |  |
|  | <p><b>AO7.2</b><br/>Large expanses of un-articulated walls abutting the public domain contain display windows, showcases or other architectural features to add visual interest.</p>  |  |

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|  | <p><b>AO7.3</b><br/>All buildings have an entry visible from the primary road frontage and the building has a window or balcony that faces the primary road frontage and secondary road frontage (where applicable).</p>   |  |
| <b>Awnings</b>   |  |  |
| <p><b>PO8</b><br/>Awnings are provided on all street frontages and must be designed:</p> <ul style="list-style-type: none"> <li>(a) to a height and finish consistent with surrounding development;</li> <li>(b) to provide continuous pedestrian shelter; and</li> <li>(c) with regard to existing street trees.</li> </ul> | <p><b>AO8.1</b><br/>Development provides awnings for pedestrian shelter on the following roads:</p> <ul style="list-style-type: none"> <li>(a) Murilla street/Warrego highway; and</li> <li>(b) Leichhardt highway.</li> </ul> <p><b>AO8.2</b><br/>Pedestrian shelter:</p> <ul style="list-style-type: none"> <li>(a) does not interfere with the safe and efficient flow of pedestrians;</li> <li>(b) is continuous across the frontage/s of a site;</li> <li>(c) where not cantilevered, includes posts that are located 450mm from the face of the kerb;</li> <li>(d) has 0.5 metre clearance to any tree trunk and main branches;</li> <li>(e) aligns to provide continuity with shelter on adjoining sites, including existing awnings where the footpath has been widened;</li> <li>(f) is a minimum 3.2 metres and generally not more than 4.2 metres above pavement height;</li> <li>(g) extends from the face of the building or the property line;</li> <li>(h) does not extend past a vertical plane 1.5 metres inside the kerblines to enable street trees to be planted and grow, or 0.6 metres inside the kerblines where trees are</li> </ul> |  |

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|   | <p>established.</p> <p><b>A08.3</b><br/>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.</p>  |  |
| <b>Mixed Use Residential Development</b>  |   |  |
| <p><b>PO9</b><br/>Mixed use development promotes active street frontages and provides high standards of amenity, privacy and security for residents and visitors.</p> | <p><b>Where part of a Mixed Use Development</b></p> <p><b>A09.1</b><br/>Dwellings are located in a storey above any storey at ground level.</p> <p><b>A09.2</b><br/>Separate entry points are provided and clearly defined to commercial and residential uses occupying the same site.</p> <p><b>A09.3</b><br/>Entry to residential uses is via a secure entry point accessed from the primary road frontage.</p> <p><b>A09.4</b><br/>Safe and secure parking areas are provided for dwellings that are clearly marked, easily accessible and separate from non-residential building users.</p> |  |

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|   | <p><b>AO9.5</b><br/>Undesirable visual, noise and odour impacts to streets, public, communal and private open space areas and residential dwelling units are minimised by:</p> <ul style="list-style-type: none"> <li>(a) providing vehicle loading/unloading and refuse storage/collection facilities within enclosed service yards or courtyards;</li> <li>(b) limiting service vehicle loading/unloading to between the hours of:               <ul style="list-style-type: none"> <li>(i) 7.00am and 6.00pm Monday to Friday;</li> <li>(ii) 8.00am and 5.00pm Saturdays; and</li> </ul> </li> <li>(c) building services, plant and equipment utilise noise attenuation measures.</li> </ul> |  |
| <p><b>PO10</b><br/>Service facilities are provided to meet the needs of residents and are sited and designed in an unobtrusive and convenient manner.</p> | <p><b>AO10</b><br/>Each dwelling is provided with an open air clothes drying facility that is a minimum of 8m<sup>2</sup> and located in an external, ventilated and convenient location that is screened from public view.</p> <p>Note- clothes drying areas are to be provided in addition to private open space or communal open space areas.</p>  |  |
| <b>Landscaping</b>  |   |  |
| <p><b>PO11</b><br/>Landscaping protects and enhances the character and amenity of the zone and adjoining areas.</p>                                       | <p><b>AO11.1</b><br/>A minimum of one shade tree is provided for every six car parking spaces.</p>  |  |

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|  | <p><b>AO11.2</b><br/>A densely planted landscape buffer with a minimum width of 1 metre minimum is provided to all vehicle movement and car parking areas adjacent to buildings and site boundaries.</p>  |  |
|  | <p><b>Where adjoining land in a Residential zone category</b><br/><b>AO11.3</b><br/>A solid fence having a minimum height of 1.8 metres is provided on the boundary.<br/><br/>Note- not applicable where a built to boundary wall is provided in accordance with A04.4.</p>   |  |
|  | <p><b>Where:</b></p> <ul style="list-style-type: none"> <li>• On the southern side of the Warrego Highway/Murilla Street, Miles; or</li> <li>• On the Leichhardt Highway, Miles</li> </ul> <p><b>AO11.4</b><br/>A landscaping strip with a minimum width of two (2) metres is provided to all road frontages.<br/><br/>Note- pedestrian and vehicular access areas are excluded except to the extent that AO11.2 applies.</p> |  |
| <b>Amenity Protection</b>  |   |  |
| <p><b>PO12</b><br/>Development must not detract from the amenity of the local area, having regard to:</p> <ul style="list-style-type: none"> <li>(a) noise;</li> <li>(b) traffic;</li> <li>(c) advertising devices;</li> <li>(d) visual amenity;</li> <li>(e) privacy;</li> <li>(f) odour; or</li> <li>(g) emissions.</li> </ul> | <p><b>AO12</b><br/>No acceptable outcome.</p>   |  |

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| <p><b>PO13</b><br/>Development must take into account and seek to ameliorate any existing negative environmental impacts, having regard to:</p> <ul style="list-style-type: none"> <li>(a) noise;</li> <li>(b) hours of operation;</li> <li>(c) traffic;</li> <li>(d) advertising devices;</li> <li>(e) visual amenity;</li> <li>(f) privacy;</li> <li>(g) odour; or</li> <li>(h) emissions.</li> </ul> | <p><b>AO13</b><br/>No acceptable outcome.</p>   |  |
| <p><b>PO14</b><br/>Lighting enhances the safety of the District Centre whilst protecting sensitive receiving environments from undue glare or light overspill.</p>  | <p><b>AO14.1</b><br/>Lighting is provided to the building frontage, pedestrian access areas, vehicle movement and car parking areas.</p> <p>Note: Compliance can be demonstrated through application of the Crime Prevention through Environmental Design (CPTED) principles.</p> |  |
|   | <p><b>AO14.2</b><br/>Lighting does not exceed 8.0 lux at 1.5 metres beyond the boundary of the site.</p>  |  |
| <p><b>Where adjoining land in a Residential zone category</b><br/><b>PO15</b><br/>Development must not detract from the amenity of the local area having regard to:</p> <ul style="list-style-type: none"> <li>(a) operating hours; and</li> </ul>  | <p><b>Where adjoining land in a Residential zone category</b><br/><b>AO15.1</b><br/>Operating hours are restricted to between 7.00am and 9.00pm.</p>  |  |



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| (b) the loading and unloading of goods.   | <b>AO15.2</b><br>Loading and unloading of goods is restricted to between the following hours:<br>(a) 7.00am and 6.00pm Monday to Friday;<br>(b) 8.00am and 5.00pm Saturdays. |  |
|   | <b>AO15.3</b><br>No unloading or loading occurs on Sundays and public holidays.  |  |
| <b>Water Quality Management</b>   |  |  |
| <b>PO16</b><br>Development protects environmental values and facilitates the achievement of water quality objectives for Queensland waters.                                       | <b>AO16</b><br>No acceptable outcome.  |  |
| <b>PO17</b><br>Development achieves the storm water management design objectives specified in <b>Table 6.2.2.2 - Construction Phase - Stormwater Management Design Objectives</b> | <b>AO17</b><br>Development achieves objectives as specified in <b>Table 6.2.2.2 - Construction Phase - Stormwater Management Design Objectives</b>                           |  |
| <b>PO18</b><br>Land for urban purposes is located in areas which avoid or minimise the disturbance to natural drainage, areas subject to erosion risk and groundwater.            | <b>AO18</b><br>No acceptable outcome.  |  |
| <b>PO19</b><br>Land for urban purpose is located, designed, constructed and managed to avoid impacts arising from altered stormwater quality or flow.                             | <b>AO19</b><br>No acceptable outcome.  |  |

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Table 6.2.2.2 - Construction Phase - Stormwater Management Design Objectives

| Issue   |   | Design Objectives   |
|---|---|---|
| <b>Drainage control</b>                             | Temporary drainage works  | <ol style="list-style-type: none"> <li>Design life and design storm for temporary drainage works: <ul style="list-style-type: none"> <li>Disturbed area open for &lt; 12 months - 1 in 2-year ARI event.</li> <li>Disturbed area open for 12-24 months - 1 in 5-year ARI event.</li> <li>Disturbed area open for &gt;24 months - 1 in 10-year ARI event.</li> </ul> </li> <li>Design capacity excludes minimum 150mm freeboard.</li> <li>Temporary culvert crossing - minimum 1 in 1-year SRI hydraulic capacity.</li> </ol>  |
| <b>Erosion control</b>                              | Erosion control measures  | <ol style="list-style-type: none"> <li>Minimise exposure of disturbed soils at any time.</li> <li>Divert water run-off from undisturbed areas around disturbed areas.</li> <li>Determine the erosion risk rating using local rainfall erosivity, rainfall depth, soil-loss rate or other acceptable methods.</li> <li>Implement erosion control methods corresponding to identified erosion risk rating.</li> </ol>   |
| <b>Sediment control</b>                             | <p>Sediment control measures</p> <p>Design storm for sediment control basins</p> <p>Sediment basin dewatering</p> | <ol style="list-style-type: none"> <li>Determine appropriate sediment control measures using: <ul style="list-style-type: none"> <li>potential soil loss rate, or</li> <li>monthly erosivity, or</li> <li>average monthly rainfall</li> </ul> </li> <li>Collect and drain stormwater from disturbed soils to sediment basin for design storm event: <ul style="list-style-type: none"> <li>design storm for sediment basin sizing is 80th% five-day event or similar</li> </ul> </li> <li>Site discharge during sediment basin dewatering: <ul style="list-style-type: none"> <li>TSS &lt; 50 mg/L TSS, and</li> <li>Turbidity not &gt;10% receiving waters turbidity, and</li> <li>pH 6.5–8.5</li> </ul> </li> </ol> |
| <b>Water quality</b>                                | Litter and other waste, hydrocarbons and other contaminants   | <ol style="list-style-type: none"> <li>Avoid wind-blown litter; remove gross pollutants.</li> <li>Ensure there is no visible oil or grease sheen on released waters.</li> <li>Dispose of waste containing contaminants at authorised facilities.</li> </ol>   |
| <b>Waterway stability and flood flow management</b> | Changes to the natural waterway hydraulics and hydrology  | <ol style="list-style-type: none"> <li>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.</li> </ol>   |