

6.2.3 Local Centre Zone Code

Table 6.2.3.1 - Local 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		
<p>PO1 A low rise built form is maintained having regard to:</p> <ul style="list-style-type: none"> (a) overshadowing; (b) privacy and overlooking; (c) local building character and appearance; and (d) the height of buildings on adjoining premises. 	<p>AO1 Development has a maximum building height of 8.5 metres above natural ground level and no more than two (2) storeys.</p>	
Gross floor area		
<p>PO2 The scale and bulk of the built form is complementary to existing development in the locality.</p>	<p>AO2 Development has a maximum gross floor area of 75% of the site area.</p>	
Accommodation density		
<p>PO3 The density of residential accommodation activities:</p> <ul style="list-style-type: none"> (a) contributes to housing choice and affordability; (b) takes advantage of proximity to centre activities; and (c) is sympathetic to the prevailing character of the locality. 	<p>AO3.1 Residential density is a minimum of one dwelling per 500m² of the total site area.</p>	
	<p>AO3.2 Accommodation density is greater than one dwelling per 250m² of the total site area.</p>	
	<p>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 50m².</p>	
	<p>AO3.4 Where development is for a dwelling unit, it must be within an existing building.</p>	

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Setbacks		
<p>PO4 Building setbacks are appropriate having regard to:</p> <ul style="list-style-type: none"> (a) overshadowing; (b) crime prevention; (c) privacy and overlooking; (d) local building character and appearance; and (e) the setbacks of adjoining premises. 	<p>AO4.1 Buildings and structures have a minimum setback of 3 metres to the primary road frontage.</p>	
	<p>AO4.2 Buildings have a zero setback to the primary road frontage of the following streets:</p> <ul style="list-style-type: none"> (a) Day street, Tara; (b) Fry street, Tara; (c) High street, Jandowae; (d) George street, Jandowae; (e) Royd street, Wandoan (between East street and West street); and (f) Lawton street, Wandoan (between Royd street and Moore street). 	
	<p>AO4.3 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>AO4.4 Buildings may be built to the side boundary.</p>	
	<p>AO4.5 Buildings and structures have a minimum rear boundary clearance of 3 metres.</p>	
	<p>Where adjoining land in a Residential Zone category AO4.6 Buildings and structures have a minimum side and rear boundary clearance of 3 metres</p>	

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Site cover		
<p>PO5 The site cover must ensure efficient use of the site in a manner that complements the traditional character and streetscape of the Local centre zone.</p>	<p>A05 Site cover is a maximum of: (a) for a single storey building - 75% of the total site area; or (b) for a 2 storey building - 50% of the total site area.</p>	
For assessable development (code, code (fast tracked) and impact)		
Building appearance		
<p>PO6 Development is complementary to and integrates with the existing character and visual amenity of the Zone.</p>	<p>AO6.1 Building elements are consistent with development in the Local centre having regard to: (a) roof form and pitch; (b) eaves and awnings; (c) façade articulation, including balconies; (d) building materials, colours and textures; and (e) clothes drying facilities being screened from public view.</p>	
	<p>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.</p>	
Landscaping		
<p>PO7 Landscaping: (a) protects and enhances the character and amenity of the centre; and (b) is designed and maintained to provide informal surveillance and clear sight lines on accessways and to other public spaces.</p>	<p>AO7.1 A minimum of one (1) shade tree is provided for every six car parking spaces.</p>	
	<p>AO7.2 A densely planted landscape buffer with a minimum width of one (1) metre minimum is</p>	

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	<p>provided to all vehicle movement and car parking areas adjacent to buildings and site boundaries.</p> <p>Where adjoining land in a Residential zone category AO7.3</p> <p>A solid fence having a minimum height of 1.8 metres is provided on the shared boundary.</p>	
Amenity Protection		
<p>PO8 Development must not detract from the amenity of the local area, having regard to:</p> <ul style="list-style-type: none"> (a) noise; (b) traffic; (c) advertising devices; (d) visual amenity; (e) privacy; (f) odour; or (g) emissions. 	<p>AO8 No acceptable outcome.</p>	
<p>PO9 Development must take into account and seek to ameliorate any existing negative environmental impacts, having regard to:</p> <ul style="list-style-type: none"> (a) noise; (b) hours of operation; (c) traffic; (d) advertising devices; (e) visual amenity; (f) privacy; (g) odour; or (h) emissions. 	<p>AO9 No acceptable outcome.</p>	

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<p>PO10 Lighting enhances the safety of the Local Centre whilst protecting sensitive receiving environments from undue glare or light overspill.</p>	<p>AO10.1 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>AO10.2 Lighting does not exceed 8.0 lux at 1.5 metres beyond the boundary of the site.</p>	
<p>PO11 Where adjoining land in a Residential zone category 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.</p>	<p>AO11.1 Where adjoining land in a Residential zone category Operating hours are restricted to between 7.00am and 9.00pm.</p>	
	<p>AO11.2 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.</p>	
	<p>AO11.3 No unloading or loading occurs on Sundays and public holidays</p>	
Water Quality Management		
<p>PO12 Development protects environmental values and facilitates the achievement of water quality objectives for Queensland waters.</p>	<p>AO12 No acceptable outcome.</p>	

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<p>PO13 Development achieves the storm water management design objectives specified in Table 6.2.3.2 - Construction Phase - Stormwater Management Design Objectives</p>	<p>AO13 Development achieves objectives as specified in Table 6.2.3.2 - Construction Phase - Stormwater Management Design Objectives</p>	
<p>PO14 Land for urban purposes is located in areas which avoid or minimise the disturbance to natural drainage, areas subject to erosion risk and groundwater.</p>	<p>AO14 No acceptable outcome.</p>	
<p>PO15 Land for urban purpose is located, designed, constructed and managed to avoid impacts arising from altered stormwater quality or flow.</p>	<p>AO15 No acceptable outcome.</p>	

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Table 6.2.3.2 - Construction Phase - Stormwater Management Design Objectives

Issue		Design Objectives
Drainage control	Temporary drainage works	<ol style="list-style-type: none"> Design life and design storm for temporary drainage works: <ul style="list-style-type: none"> 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. Design capacity excludes minimum 150mm freeboard. Temporary culvert crossing - minimum 1 in 1-year SRI hydraulic capacity.
Erosion control	Erosion control measures	<ol style="list-style-type: none"> Minimise exposure of disturbed soils at any time. Divert water run-off from undisturbed areas around disturbed areas. Determine the erosion risk rating using local rainfall erosivity, rainfall depth, soil-loss rate or other acceptable methods. Implement erosion control methods corresponding to identified erosion risk rating.
Sediment control	Sediment control measures Design storm for sediment control basins Sediment basin dewatering	<ol style="list-style-type: none"> Determine appropriate sediment control measures using: <ul style="list-style-type: none"> potential soil loss rate, or monthly erosivity, or average monthly rainfall Collect and drain stormwater from disturbed soils to sediment basin for design storm event: <ul style="list-style-type: none"> design storm for sediment basin sizing is 80th% five-day event or similar Site discharge during sediment basin dewatering: <ul style="list-style-type: none"> 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	<ol style="list-style-type: none"> Avoid wind-blown litter; remove gross pollutants. Ensure there is no visible oil or grease sheen on released waters. Dispose of waste containing contaminants at authorised facilities.
Waterway stability and flood flow management	Changes to the natural waterway hydraulics and hydrology	<ol style="list-style-type: none"> 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.