

6.2.4 Township Zone Code

Table 6.2.4.1 - Township 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) building character and appearance; (d) the height of buildings on adjoining premises; and (e) slope. 	<p>AO1.1 Residential development has a maximum building height of 8.5 metres above natural ground level and no more than two (2) storeys.</p> <p>OR</p>	
	<p>AO1.2 Development is for Business activities, Centre activities, Low Impact Industry or Service Industry and has a maximum building height of 10 metres above natural ground level and no more than two (2) storeys.</p> <p>Note- Where not located in accordance with A07.1 the maximum building height is 8.5 metres above ground level and two storeys.</p>	
Accommodation density		
<p>PO2 Accommodation density and Residential density is consistent with the prevailing character and density of the locality.</p>	<p>AO2.1 Residential density does not exceed one dwelling per lot.</p>	
	<p>AO2.2 Accommodation density is a maximum of one accommodation unit per 500m² of the site area.</p>	
	<p>AO2.3 Where development is for a dwelling unit, it must be within an existing building.</p>	

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Setbacks		
<p>PO3 Building setbacks are appropriate having regard to:</p> <ul style="list-style-type: none"> (a) overshadowing; (b) privacy and overlooking; (c) building character and appearance; and (d) the primary road frontage setbacks of adjoining premises. 	<p>Where for a Dwelling House AO3.1 The Queensland Development Code setbacks apply to all buildings and structures on lots greater or less than 450m² as applicable.</p>	
	<p>Where for all other uses AO3.2 Buildings and structures have a minimum setback of 6 metres to the primary road frontage.</p> <p>OR</p>	
	<p>AO3.3 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>AO3.4 Buildings and structures have a minimum side boundary clearance of 2.5 metres.</p>	
	<p>AO3.5 Buildings and structures have a minimum rear boundary clearance of 6 metres.</p>	
Site Cover		
<p>PO4 The site cover must allow efficient use of the site and the scale of buildings and structures do not dominate the premises having regard to the</p>	<p>AO4.1 Site cover is a maximum of 50% of the total site area.</p>	

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appropriate provision of: (a) private open space; and (b) landscaping.	A04.2 Structures ancillary to but other than a dwelling are restricted to a maximum cumulative floor area of 90m ² . Note- A04.2 excludes balconies and verandahs where connected to a dwelling.	
Landscaping		
PO5 Where in the Bunya Mountains, Landscaping contributes to the protection and enhancement of local character, Protected Areas and Significant Vegetation.	A05 Landscaping does not include plant species identified in Part 6 - Standards for design and construction of landscaping and public parks of Schedule 2 - Design and construction standards.	
For assessable development (code, code (fast tracked) and impact)		
Building Appearance		
PO6 Development must be complementary to and integrate with the existing character and visual amenity of the township.	A06.1 Building elements are consistent with development in the township having regard to: (a) roof form and pitch; (b) eaves and awnings; (c) façade articulation, including verandahs; and (d) building materials, colours and textures.	
	A06.2 Building services, equipment, and operational areas are screened so as not to be visible from the road and other public areas.	

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Business activities, Centre activities, Low Impact Industry and Service Industry		
<p>PO7 Development is located to encourage the consolidation of Business activities, Centres activities, Low Impact Industry and Service Industry uses.</p>	<p>AO7.1 Business activities, Centre activities, Low Impact Industry and Service Industry development is located fronting:</p> <ul style="list-style-type: none"> (a) Bunya highway and Dennis street (South of Bunya highway), Bell; (b) Warrego highway, Brigalow, Dulacca, Macalister, Drillham and Warra; (c) Leichhardt highway (east-west), Condamine; (d) Sybil street, Glenmorgan; (e) Moffat street and Dalby-Cooyar road, Kaimkillenbun; (f) High street, Kogan; (g) Dalby-Jandowae road, Jimbour; (h) Sara street (north of Payne street), Meandarra; and (i) Adventure way, Moonie. 	
	<p>AO7.2 Bunya Mountains Tourist Precinct Tourism related development, including tourist attractions, short term accommodation and food and drink outlets are supported.</p>	

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<p>PO8 Centres activities, Business activities, Low Impact Industry and Service Industry uses are of a scale that:</p> <ul style="list-style-type: none"> (a) meet the daily needs of the township; (b) do not negatively impact the character and amenity of the area; (c) is compatible with surrounding development; and (d) do not compromise the viability of the Western Downs activity centre network 	<p>AO8 Business activities, Centres activities, Low Impact Industry and Service Industry development are restricted to a maximum gross floor area of 150m² per lot.</p>	
<p>Where adjoining a Dwelling or Residential Zone category PO9 Development must not detract from the amenity of the local area having regard to operating hours.</p>	<p>Where adjoining a Dwelling or Residential Zone category AO9.1 Operating hours are restricted to between 7.00am and 6.00pm.</p>	
	<p>AO9.2 Loading and unloading of goods is restricted to between the following hours:</p> <ul style="list-style-type: none"> (a) 7.00am and 6.00pm Monday to Friday; (b) 8.00am and 5.00pm Saturdays. 	
	<p>AO9.3 No unloading or loading occurs on Sundays and public holidays.</p>	
Amenity Protection		
<p>PO10 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) lighting; (d) advertising devices; 	<p>AO10 No acceptable outcome.</p>	

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(e) visual amenity; (f) privacy; (g) odour; or (h) emissions.		
PO11 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) lighting; (e) advertising devices; (f) visual amenity; (g) privacy; (h) odour; or (i) emissions.	AO11 No acceptable outcome.	
Water Quality Management		
PO12 Development protects environmental values and facilitates the achievement of water quality objectives for Queensland waters.	AO12 No acceptable outcome.	
PO13 Development achieves the storm water management design objectives specified in Table 6.2.4.2 - Construction Phase - Stormwater Management Design Objectives	AO13 Development achieves objectives as specified in Table 6.2.4.2 - Construction Phase - Stormwater Management Design Objectives	

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Performance Outcomes	Acceptable Outcomes	Proposed Solution Explanation of how the development addresses the Acceptable Outcome and/or Performance Outcome.
<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 6.2.4.2 - 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.