

7.2.1 Western Downs Health Precinct Local Plan Code

Table 7.2.1.1 - Criteria for accepted and assessable Development

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 and impact)		
Role and function		
<p>PO1 Development does not prejudice or detract from the primary function of the hospital that is identified within the Western Downs Health Precinct.</p>	No acceptable outcome.	
<p>PO2 Other uses occur within the Western Downs Health Precinct where they: (a) directly support or are directly aligned with the Western Downs Health Precinct; and (b) are other uses that are subordinate to that primary function.</p> <p>Note - Shops and convenience retail, food and drink outlets, and other services providing for the day-to-day needs of on-site businesses, workers, visitors or residents of the Precinct are considered to directly support the Western Downs Health Precinct.</p>	No acceptable outcome.	
Design and built form		
<p>PO3 Development within the Western Downs Health Precinct provides for: (a) efficient use of the available land; (b) a coherent and integrated built form, public realm and circulation networks; (c) central, accessible and attractive public spaces for people to congregate and interact; (d) continuity and complementarity of streetscape and landscape characteristics; (e) pedestrian friendly and visually interesting frontages to streets and public spaces; (f) optimum energy efficiency; (g) a compatible mix of uses;</p>	No acceptable outcome.	

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<p>(h) connectivity of pedestrian and cyclist paths and spaces internal and external to the centre; and</p> <p>(i) sensitive transitioning of built form and uses to surrounding land.</p> <p>Note - consideration should be given to applicants preparing a masterplan to demonstrate compliance with this performance outcome should the proposed development be of a scale and intensity that warrants a masterplan.</p>		
<p>PO4 Building setbacks and orientation provide for an attractive streetscape that is sympathetic to the existing characteristics of the local area.</p> <p>PO4.1 Building design is to ensure that the design, orientation and location of buildings within the site are sympathetic to existing buildings and structures.</p>	No acceptable outcome.	
<p>PO5 Development is sympathetic to the scale of surrounding buildings, avoids expanses of blank walls and includes features that contribute to an attractive streetscape.</p>	<p>AO5.1 The maximum length of any unarticulated wall is 15m, without a change in plane of at least 0.75m.</p>	
	<p>AO5.2 Landscaping is provided along the street frontage, including substantive planting along at least 50% of the length of the frontage.</p>	
<p>PO6 Streetscape treatments and street trees are provided along the street frontage to create a visually cohesive Precinct and enhance pedestrian amenity.</p>	No acceptable outcome.	

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<p>PO7 Building caps and rooftops create an attractive roof scape and screen plant and equipment.</p>	No acceptable outcome.	
<p>PO8 Built form maximises the use of natural ventilation, solar heating/cooling and water conservation through building orientation and design, landscaping, building materials and on-site infrastructure.</p>	No acceptable outcome.	
Crime prevention through environmental design		
<p>PO9 Development facilitates the security of people and property having regard to: (a) opportunities for casual surveillance and sight lines; (b) exterior building design that promotes safety; (c) adequate lighting; (d) appropriate signage and way finding mechanisms; (e) minimisation of entrapment locations; and (f) building entrances, loading and storage areas that are well lit and lockable after hours.</p> <p>Note - Applicants should have regard to Crime Prevention through Environmental Design Guidelines for Queensland</p>	No acceptable outcome.	
Accessibility		
<p>PO10 Convenient and legible connections are provided for pedestrians and cyclists to the site, particularly having regard to linkages with the open space network, centres and other community-related activities.</p>	No acceptable outcome is nominated.	

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Amenity		
<p>PO11 Development minimises impacts on surrounding land and provides for an appropriate level of amenity within the centre, having regard to:</p> <ul style="list-style-type: none"> (a) noise; (b) hours of operation; (c) traffic; (d) visual impact; (e) signage; (f) odour and emissions; (g) lighting; (h) access to sunlight; (i) privacy; and (j) outlook. 	<p>No acceptable outcome is nominated.</p>	
<p>PO12 Where provided, outdoor lighting does not adversely affect the amenity of adjoining properties or create a traffic hazard on adjacent roads.</p>	<p>AO12.1 Light emanating from any source complies with Australian Standard AS 4282 Control of the Obtrusive Effects of Outdoor Lighting.</p> <p>AO12.2 Outdoor lighting is provided in accordance with Australian Standard AS 1158.1.1 – Road Lighting – Vehicular Traffic (Category V) Lighting – Performance and Installation Design Requirements.</p>	
<p>PO13 Refuse storage areas and storage of goods or materials in open areas do not detract from the visual amenity of the local area or existing development on the site.</p>	<p>AO13.1 The open area used for the storage of refuse, vehicles, machinery, goods and materials used on the site is:</p> <ul style="list-style-type: none"> (a) located no closer than 3m from any boundary; and (b) are screened from view by a 1.8m high solid screen fence. 	

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<p>PO14 On-site landscaping is provided to:</p> <ul style="list-style-type: none"> (a) enhance the appearance of the development, particularly in car parking and service areas and in public spaces; and (b) contribute to pedestrian comfort through shade; and (c) to screen servicing components 	<p>No acceptable outcome is nominated.</p>	
Protection of natural values		
<p>PO15 The site layout, size and design of buildings and structures responds sensitively to on-site and surrounding topography, drainage patterns and ecological values by:</p> <ul style="list-style-type: none"> (a) minimising earthworks; (b) maximising retention of natural drainage patterns; (c) ensuring existing drainage capacity is not reduced; (d) maximising the retention of existing vegetation; and (e) providing buffers to protect the ecological functions of waterways; and protects environmental values and water quality objectives of receiving waters. 	<p>No acceptable outcome.</p>	