

6.2.2. District Centre Zone Code

6.2.2.1 Application

This code applies to development where the code is identified as applicable in the table of assessment for the District centre zone and development is within the district centre zone as identified on the zoning maps contained within Schedule 2.

When using this code, reference should be made to 5.3.2 and where applicable, 5.3.3 located in Part 5.

6.2.2.2 Purpose

The purpose of the district centre zone is to provide for a large variety of uses and activities to service a district of the local government area, including, for example, administrative, business, community, cultural, entertainment, professional, residential or retail uses or activities.

The overall outcomes sought for the District centre zone code are as follows:

- (1) To provide for a centre that is readily accessible, integrated and well-designed, forms vibrant focal points for the community as well as a range of services and facilities that are appropriate to their respective function and catchments. This promotes the efficient provision of services and contributes to the quality of life, character and identity of the community.
- (2) A mix of retail, commercial, administrative, community, cultural and entertainment activities are provided that support surrounding residential areas.
- (3) Residential development, short-term accommodation and tourist accommodation is provided at an appropriate scale and integrates with and enhances the character and amenity of the locality.
- (4) Where appropriate, service industry uses may be located in the District centre zone.
- (5) Mixed use development is supported within the District centre zone and contributes to developing a sense of place by encouraging active frontages and quality urban design outcomes that enhances the character and amenity of the locality.
- (6) Uses such as showroom, garden centre, hardware and trade supplies, outdoor sales, agricultural supplies, warehouse and bulk landscaping supplies are only supported where located in the following areas:
 - (i) where on the southern side of the Warrego highway/Murilla street, Miles; or
 - (ii) where on the Leichhardt highway, Miles.
- (7) Uses such as bar, hotel and nightclub entertainment facility are only supported where located in the following areas:
 - (i) where on the northern side of the Warrego highway/Murilla street, between Dawson street and Dogwood street, Miles.
- (8) Development within the District centre zone does not compromise the viability, role and or functioning of higher order centres as outlined in the Western Downs Activity Centre Network.

Editor's note - This provision is only applicable to accepted development - Impact assessment.
- (9) Development achieves and maintains accessible, well-serviced and well-designed communities by ensuring development provides for quality urban design outcomes that are complementary to and consistent with the character and amenity and the locality. Development is designed to create legible public spaces that reinforce local identity and create a sense of place that is reflective of the centre.
- (10) A minimum residential density of 28 dwellings per hectare is achieved and development has a predominant low to medium rise built form of up to four (4) storeys in height.

- (11) Non-centre activities may be appropriate where the development demonstrates that the use is compatible and consistent with the character and amenity of the District centre zone and supports and reinforces the role of the District centre zone (consideration will also be required to be given to (19)).
- (12) Any proposed reconfiguring of lots must facilitate allotments to ensure that battle-axe allotments are not created and that the location of any proposed future development will allow for the front entrance of the building to address the street. Any proposed reconfiguration should take into account the direction of prevailing winds to ensure climate-responsive building design.
- (13) Development provides for an efficient pattern of development that creates walkable, permeable and legible communities that are integrated with active transport networks (such as the existing road network, cycleway and pedestrian footpath networks) and are well connected to activity centres, employment nodes, open space and recreation areas and community facilities. Development provides for a high level of amenity that is complementary to the built form typology and landscape character of the District centre zone.
- (14) Development is undertaken in an orderly and sequential manner to facilitate connection to the existing infrastructure network whilst being compatible with planned network upgrades and expansions.
- (15) Ecologically significant features including waterways, wetlands and significant vegetation are retained and buffered from the impacts of development or where appropriate, vegetation is integrated within the development to ensure the long term protection of these features.
- (16) Development is located and designed to achieve ecological sustainability by ensuring that the proposed development incorporates the objectives and principles of energy efficiency, water conservation, water quality management and the principles Crime Prevention through Environment Design (CPTED).
- (17) Places, buildings or items of heritage character or heritage significance are protected and enhanced by development to preserve the historic character, amenity and identity of the locality
- (18) Development responds to land constraints such as topography, bushfire and does not impact on the flood capacity or impede the flood conveyance function of land. Development is not located where it will increase the number of people or structures at risk of natural hazards.
- (19) Where development is **not** consistent with the purpose and intent of the District centre zone, overriding community need will need to be demonstrated as well as valid planning justification provided as to why the proposed use cannot be reasonably established in a more appropriate zone.

Temporary uses are supported in the zone. Refer to **Table 1.7.1 - Temporary use limitations** under section **1.7 Local government administrative matters**.

Consistent development within the District centre zone includes the following:

<ul style="list-style-type: none"> • Adult store • Agricultural supplies store • Bar • Bulk landscape supplies • Caretaker's accommodation • Car wash • Child care centre • Club • Community care centre • Community residence • Community use • Dwelling house • Dwelling unit • Emergency services 	<ul style="list-style-type: none"> • Food and drink outlet • Function facility • Garden centre • Hardware and trade supplies • Health care services • Home based business • Hotel • Indoor sport and recreation • Multiple dwelling • Nightclub entertainment facility • Office • Outdoor sales • Outdoor sport and recreation 	<ul style="list-style-type: none"> • Park • Parking station • Place of worship • Residential care facility • Resort complex • Retirement facility • Service industry • Shop • Shopping centre • Short-term accommodation • Showroom • Telecommunications facility • Theatre • Veterinary services • Warehouse
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Inconsistent development within the District centre zone includes the following:

<ul style="list-style-type: none"> • Air services • Animal husbandry • Animal keeping • Aquaculture • Brothel • Cemetery • Crematorium • Cropping • Detention facility • Dual occupancy • Educational establishment • Environment facility • Extractive industry • Funeral parlour • High impact industry • Hospital • Intensive animal industry 	<ul style="list-style-type: none"> • Intensive horticulture • Landing • Low impact industry • Major electrical infrastructure • Major sport, recreation and entertainment facility • Marine industry • Market • Medium impact industry • Motor sport facility • Nature-based tourism • Non-resident workforce accommodation • Outstation • Permanent plantation • Port services • Relocatable home park 	<ul style="list-style-type: none"> • Renewable energy facility • Research and technology industry • Roadside stall • Rooming accommodation • Rural industry • Rural workers' accommodation • Sales office • Service station • Special industry • Substation • Tourist attraction • Tourist park • Transport depot • Utility installation • Wholesale nursery • Winery
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Development listed as an inconsistent use can be considered on its merits where it reflects the purpose and intent of the planning scheme.

6.2.2.3 Assessment benchmarks

Part A - Criteria for accepted and assessable development

Table 6.2.2.1 - District centre zone code

Performance Outcomes	Acceptable Outcomes
For accepted, accepted subject to requirements and assessable development (code, code (fast tracked) and impact)	
Building Height	
<p>PO1 A low to medium-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; and (d) the height of buildings on adjoining premises. 	<p>AO1 Development has a maximum building height of 13 metres above natural ground level and no more than four (4) 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 100% of the total 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 350m² of the total site area.</p> <p>AO3.2 Accommodation density is a minimum of 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>
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 equal to or less than two storeys in height have a minimum setback of 3 metres to the primary road frontage.</p> <p>AO4.2 Buildings equal to or less than two storeys in height have a zero setback to Murilla Street.</p> <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 equal to or less than two storeys in height may be built to the side boundary.</p>

Performance Outcomes	Acceptable Outcomes
	<p>AO4.5 Buildings and structures have a minimum rear boundary clearance of 3 metres.</p>
	<p>AO4.6 All storeys of a building above two storeys have a minimum setback of:</p> <ul style="list-style-type: none"> (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) 4 metres plus 0.5 metres for every 3 metres (or part thereof) for buildings greater than 7.5 metres in height. <p>Where adjoining a dwelling AO4.7 Buildings and structures have a minimum side boundary clearance of 2 metres</p>
Site cover	
<p>PO5 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>AO5 Site cover is a maximum of 90% 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 District centre zone.</p>	<p>AO6.1 Building elements are consistent with development in the District centre zone having regard to:</p> <ul style="list-style-type: none"> (a) roof form and pitch; (b) eaves and awnings; (c) façade articulation, including balconies; and (d) building materials, colours and textures. <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>
Active Frontages	
<p>PO7 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>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.</p> <p>AO7.2 Large expanses of un-articulated walls abutting the public domain contain display windows, showcases or other architectural features to add visual interest.</p>

Performance Outcomes	Acceptable Outcomes
	<p>AO7.3 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>
Awnings	
<p>PO8 Awnings are provided on all street frontages and must be designed:</p> <ul style="list-style-type: none"> (c) to a height and finish consistent with surrounding development; (d) to provide continuous pedestrian shelter; and (e) with regard to existing street trees. 	<p>AO8.1 Development provides awnings for pedestrian shelter on the following roads:</p> <ul style="list-style-type: none"> (a) Murilla street/Warrego highway; and (b) Leichhardt highway. <p>AO8.2 Pedestrian shelter:</p> <ul style="list-style-type: none"> (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; (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 kerblines to enable street trees to be planted and grow, or 0.6 metres inside the kerblines where trees are established. <p>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.</p>
Mixed Use Residential Development	
<p>PO9 Mixed use development promotes active street frontages and provides high standards of amenity, privacy and security for residents and visitors.</p>	<p>Where part of a Mixed Use Development</p> <p>AO9.1 Dwellings are located in a storey above any storey at ground level.</p> <p>AO9.2 Separate entry points are provided and clearly defined to commercial and residential uses occupying the same site.</p>

Performance Outcomes	Acceptable Outcomes
	<p>AO9.3 Entry to residential uses is via a secure entry point accessed from the primary road frontage.</p> <p>AO9.4 Safe and secure parking areas are provided for dwellings that are clearly marked, easily accessible and separate from non-residential building users.</p>
	<p>AO9.5 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"> (a) providing vehicle loading/unloading and refuse storage/collection facilities within enclosed service yards or courtyards; (b) limiting service vehicle loading/unloading to between the hours of: <ul style="list-style-type: none"> (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.
<p>PO10 Service facilities are provided to meet the needs of residents and are sited and designed in an unobtrusive and convenient manner.</p>	<p>AO10 Each dwelling is provided with an open air clothes drying facility that is a minimum of 8m² 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>
Landscaping	
<p>PO11 Landscaping protects and enhances the character and amenity of the zone and adjoining areas.</p>	<p>AO11.1 A minimum of one (1) shade tree is provided for every six car parking spaces.</p> <p>AO11.2 A densely planted landscape buffer with a minimum width of one (1) metre minimum is 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</p> <p>AO11.3 A solid fence having a minimum height of 1.8 metres is provided on the boundary.</p> <p>Note- not applicable where a built to boundary wall is provided in accordance with A04.4.</p>

Performance Outcomes	Acceptable Outcomes
	<p>Where:</p> <ul style="list-style-type: none"> • On the southern side of the Warrego Highway/Murilla Street, Miles; or • On the Leichhardt Highway, Miles <p>AO11.4 A landscaping strip with a minimum width of two (2) metres is provided to all road frontages.</p> <p>Note- pedestrian and vehicular access areas are excluded except to the extent that AO11.2 applies.</p>
Amenity Protection	
<p>PO12 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>AO12 No acceptable outcome.</p>
<p>PO13 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>AO13 No acceptable outcome.</p>
<p>PO14 Lighting enhances the safety of the District Centre whilst protecting sensitive receiving environments from undue glare or light overspill.</p>	<p>AO14.1 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>AO14.2 Lighting does not exceed 8.0 lux at 1.5 metres beyond the boundary of the site.</p>
<p>Where adjoining land in a Residential zone category</p> <p>PO15 Development must not detract from the amenity of the local area having regard to:</p> <ul style="list-style-type: none"> (a) operating hours; and (b) the loading and unloading of goods. 	<p>Where adjoining land in a Residential zone category</p> <p>AO15.1 Operating hours are restricted to between 7.00am and 9.00pm.</p> <p>AO15.2 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>AO15.3</p>

Performance Outcomes	Acceptable Outcomes
	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 6.2.2.2 - Construction Phase - Stormwater Management Design Objectives	AO17 Development achieves objectives as specified in Table 6.2.2.2 - Construction Phase - Stormwater Management Design Objectives
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 6.2.2.2 - 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 are 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"> 1. Determine appropriate sediment control measures using: <ul style="list-style-type: none"> • 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: <ul style="list-style-type: none"> • design storm for sediment basin sizing is 80th% five-day event or similar 3. 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"> 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	<ol style="list-style-type: none"> 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.