

Part 7 Local plans

7.1 Preliminary

- (1) Local plans address matters at the local or district level and may provide more detailed planning for the zones.
- (2) Local plans are mapped and included in Schedule 2.
- (3) A Precinct may be identified for part of a local plan.
- (4) The categories of development and assessment for development in a local plan are in Part 5.9 Levels of assessment - Local plan.
- (5) Assessment benchmarks for local plans are contained in a local plan code.
- (6) Each local plan code identifies the following:
 - (a) the application of the local plan code
 - (b) the purpose of the local plan code
 - (c) the overall outcomes that achieve the purpose of the local plan code
 - (d) the performance outcomes that achieve the overall outcomes of the local plan code
 - (e) the acceptable outcomes that achieve the performance outcomes of the local plan code
- (7) The following are the local plan codes for the planning scheme:
 - (i) Western Downs Health Precinct local plan code

7.2 Local plan codes

7.2.1 Western Downs Health Precinct Code

7.2.1.1 Application

This code applies to assessing material change of use development applications for hospital, Health care services and other allied Health services as identified within the Western Downs Health Precinct as shown on mapping contained in Schedule 2 and identified as requiring assessment against the Western Downs Health Precinct code by the tables of assessment in Part 5.

Where using this code, reference should be made to 5.3.2 and, where applicable, section 5.3.3 located in part 5.

7.2.1.2 Purpose

- (1) The purpose of the code is to manage development that is within the areas identified as the Western Downs Health Precinct to ensure the continued efficient and effective operation and long term viability of these facilities.
- (2) The purpose of the Western Downs Health Precinct will be achieved through the following overall outcomes:
 - (a) the Precinct continues to be and will be the focus for public and private acute and allied Health services;
 - (b) the continued efficient and effective operation of the hospital is protected;
 - (c) the hospital has the highest scale and intensity of any use within the Precinct;
 - (d) the Western Downs Health Precinct accommodates Health centres, Health offices and Health care services, Health research and technology industries, accommodation and other activities that support or are otherwise considered to be ancillary to hospital, Health or Health activities.
 - (e) Development facilitates an active pedestrian environment within the Precinct which promotes connectivity within and adjoining the site.

7.2.1.3 Assessment benchmarks

Part A - Criteria for accepted and assessable development

Table 7.2.1.1 - Criteria for accepted and assessable Development

Performance outcomes	Acceptable outcomes
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; (h) connectivity of pedestrian and cyclist paths and spaces internal and external to the centre; and (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>	No acceptable Outcome.

Performance outcomes	Acceptable outcomes
<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
<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:</p> <ul style="list-style-type: none"> (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>Note - Applicants should have regard to Crime Prevention through Environmental Design Guidelines for Queensland</p>	No acceptable outcome.

Performance outcomes	Acceptable outcomes
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.
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. 	No acceptable outcome is nominated.
<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.
<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 	No acceptable outcome is nominated.

Performance outcomes	Acceptable outcomes
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>