

6.2 Zone codes

6.2.1 Major Centre Zone

6.2.1.1 Application

This code applies to development where the code is identified as being applicable in the table of assessment for the Major centre zone and development is within the Major 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.

6.2.1.2 Purpose

The purpose of the major centre zone is to provide for a large variety of uses and activities to service a part 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 Major 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 the 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 broad range of higher order retail, commercial, administrative, community, cultural and entertainment activities are provided.
- (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 Major centre zone.
- (5) Mixed use development is supported within the Major 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, outdoor sales, agricultural supplies and warehouse are only supported where located in the following areas:
 - (i) where on Nicholson street between Drayton street and Curtis street, Dalby; or
 - (ii) where on Drayton street between Myall Street and Winton Street West, Dalby; or
 - (iii) where on Warrego Highway between Wambo Street and Carmichael Street, Chinchilla; or
 - (iv) where on Chinchilla Street, between Colamba street and Heeney Street, Chinchilla.
- (7) Uses such as bar, hotel and nightclub entertainment facility are only supported where located in the following areas:
 - (i) the area bounded by Drayton street, Condamine street, Roche street; and Marble street, Dalby; or
 - (ii) Heeney street, between Railway street and Hypatia Street, Chinchilla; or
 - (iii) Chinchilla street, between Heeney street and Helena Street, Chinchilla.
- (8) Development along Heeney Street contributes to the character and amenity of the major centre by ensuring the protection and enhancement of the existing street trees.
- (9) Development along Marble Street is orientated to take advantage of and overlook the Myall creek recreation area.

- (10) 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.
- (11) A minimum residential density of 40 dwellings per hectare is achieved and development has a predominant low to medium rise built form of up to six (6) storeys in height.
- (12) Non-centre activities may be appropriate where the development demonstrates that the use is compatible and consistent with the character and amenity of the Major centre zone and supports and reinforces the role of the Major centre zone (consideration will also be required to be given to (20)).
- (13) 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.
- (14) 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 Major centre zone.
- (15) 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.
- (16) 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.
- (17) 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).
- (18) 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
- (19) 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.
- (20) Where development is **not** consistent with the purpose and intent of the Major 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 Major centre zone includes the following:

<ul style="list-style-type: none"> • Adult store • Agricultural supplies store • Bar • Caretaker's accommodation • Car wash • Child care centre • Club • Community care centre • Community residence • Community use • Dwelling house • Dwelling unit • Emergency services • Food and drink outlet 	<ul style="list-style-type: none"> • 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 • Park 	<ul style="list-style-type: none"> • 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 Major centre zone includes the following:

<ul style="list-style-type: none"> • Air services • Animal husbandry • Animal keeping • Aquaculture • Brothel • Bulk landscape supplies • 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.

6.2.1.3 Assessment benchmarks

Part A - Criteria for accepted and assessable development

Table 6.2.1.1 - Major 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 20 metres above natural ground level and no more than six (6) storeys.</p>
Gross Floor Area	
<p>PO2 The scale of the built form in the Major centre zone is compatible with existing development in the locality.</p>	<p>AO2 Development has a maximum gross floor area of 150% 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 existing character and amenity of the locality. 	<p>AO3.1 Residential density is a minimum of one dwelling per 250m² of the total site area.</p> <p>AO3.2 Accommodation density is a minimum of one accommodation unit per 100m² 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 the primary road frontage of the following streets:</p> <ul style="list-style-type: none"> (a) Archibald street, Dalby; (b) Condamine street, Dalby; (c) Cunningham street, Dalby; (d) Marble street, Dalby; (e) New street, Dalby; (f) Patrick street, Dalby; (g) Roche street, Dalby; (h) Stuart street, Dalby; (i) Heeney street, Chinchilla; and (j) Bell street, Chinchilla.

Performance Outcomes	Acceptable Outcomes
	<p>AO4.3 Building setback to the primary road frontage is equal to or greater than the setback of a building on an adjoining premises.</p> <p>AO4.4 Buildings equal to or less than two storeys in height may be built to the side boundary.</p> <p>AO4.5 All storeys above two storeys are set back a minimum 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) 3 metres plus 0.5 metre for every 3 metres (or part thereof) for buildings greater than 7.5 metres in height. <p>Where adjoining a dwelling house</p> <p>AO4.6 All buildings and structures have a minimum rear boundary setback of 3 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 Major 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 Major centre zone.</p>	<p>AO6.1 Building elements are consistent with development in the Major 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 interconnection between internal and external spaces, appropriate to the local climate.</p>	<p>Where:</p> <ul style="list-style-type: none"> • In the area bounded by the following streets: <ul style="list-style-type: none"> ○ Drayton Street, ○ Condamine Street ○ Roche Street; and ○ Marble Street, Dalby; or • Heeney Street, between Railway Street and Hypatia Street, Chinchilla; or

Performance Outcomes	Acceptable Outcomes
	<ul style="list-style-type: none"> • Chinchilla Street, between Heeney Street and Helena Street, Chinchilla. <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> <p>AO7.3 All buildings have an entry visible from the primary road frontage and the building has windows or balconies that face 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"> (a) to a height and finish consistent with surrounding development; (b) to provide continuous pedestrian shelter; and 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) Archibald street, Dalby; (b) Condamine street, Dalby; (c) Cunningham street, Dalby; (d) Marble street, Dalby; (e) New street, Dalby; (f) Patrick street, Dalby; (g) Roche street, Dalby; (h) Stuart street, Dalby; (i) Heeney street, Chinchilla; and (j) Bell street, Chinchilla. <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 kerbline to enable

Performance Outcomes	Acceptable Outcomes
	street trees to be planted and grow, or 0.6 metres inside the kerbline 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 Development	
<p>PO9 Mixed use development promotes active 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> <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 and 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>

Performance Outcomes	Acceptable Outcomes
Landscaping	
<p>PO11 Landscaping protects and enhances the character and amenity of the Major centre 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 is provided to all vehicle movement and car parking areas adjacent to buildings and site boundaries.</p> <p>AO11.3 Any landscaping or street trees on the primary road frontage that are removed or damaged are to be replaced with a mature aged tree.</p> <p>Where adjoining land in a Residential zone category</p> <p>AO11.4 A solid acoustic screen fence with 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> <p>Where on:</p> <ul style="list-style-type: none"> • Nicholson street between Drayton street and Curtis street, Dalby; or • Drayton street between Myall Street and Winton Street West, Dalby; or • Warrego Highway between Wambo Street and Carmichael Street, Chinchilla; or • Chinchilla Street, between Colamba street and Heeney Street, Chinchilla. <p>AO11.5 A landscaping strip with a minimum width of one (1) metre 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; 	<p>AO13 No acceptable outcome.</p>

Performance Outcomes	Acceptable Outcomes
(b) hours of operation; (c) traffic; (d) advertising devices; (e) visual amenity; (f) privacy; (g) odour; or (h) emissions.	
PO14 Lighting enhances the safety of the Major centre zone whilst protecting sensitive receiving environments from undue glare or light overspill.	AO14.1 Lighting is provided to the building frontage, pedestrian access areas, vehicle movement and car parking areas. Note - Compliance can be demonstrated through application of the Crime Prevention through Environmental Design (CPTED) principles. AO14.2 Lighting does not exceed 8.0 lux at 1.5 metres beyond the boundary of the site.
Where adjoining land in a Residential zone category PO15 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.	Where adjoining land in a Residential zone category AO15.1 The operating hours of business activities and centres activities are restricted to between 7.00am and 9.00pm. AO15.2 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. AO15.3 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 6.2.1.2 - Construction Phase - Stormwater Management Design Objectives	AO17 Development achieves objectives as specified in Table 6.2.1.2 - 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.

Performance Outcomes	Acceptable Outcomes
<p>PO19 Land for urban purpose is located, designed, constructed and managed to avoid impacts arising from altered stormwater quality or flow.</p>	<p>AO19 No acceptable outcome.</p>

Table 6.2.1.2 - 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	<p>Sediment control measures</p> <p>Design storm for sediment control basins</p> <p>Sediment basin dewatering</p>	<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.

