

Part 6 Zones

6.1 Preliminary

- (1) Zones organise the planning scheme area in a way that facilitates the location of preferred or acceptable land uses.
- (2) Zones are mapped and included in Schedule 2.
- (3) The categories of development and assessment for development in a zone are in Part 5.
- (4) Assessment benchmarks for zones are contained in a zone code.
- (5) A precinct may be identified for part of a zone.
- (6) Precinct provisions are contained in the zone code.
- (7) Each zone code identifies the following:
 - (a) the purpose of the code
 - (b) the overall outcomes that achieve the purpose of the code.
 - (c) the performance outcomes that achieve the overall outcomes and the purpose of the code.
 - (d) the acceptable outcomes that achieve the performance and overall outcome and the purpose of the code.
- (8) The following are the zone codes for the planning scheme:
 - (a) Centre zones
 - (i) Major centre
 - (ii) District centre
 - (iii) Local centre
 - (iv) Township
 - (b) Industry zones
 - (i) Low impact industry
 - (ii) Medium impact industry
 - (iii) High impact industry
 - (c) Residential zones
 - (i) Low density residential
 - (ii) Medium density residential
 - (d) Rural zones
 - (i) Rural zone
 - (ii) Rural residential zone
 - (e) Other zones
 - (i) Community facilities
 - (ii) Recreation and open space zone

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: (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> <p>Where adjoining a dwelling house 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: (a) roof form and pitch; (b) eaves and awnings; (c) façade articulation, including balconies; and (d) building materials, colours and textures.</p> <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.

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 kerbline to enable 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 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.

6.2.3 Local centre zone

6.2.3.1 Application

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

6.2.3.2 Purpose

The purpose of the Local centre zone is to provide for -

- (a) a limited variety of commercial, community and retail activities to service local residents; and
- (b) other uses and activities that integrate with, and enhance, the local centre, including, for example, entertainment, shopping or residential uses.

The overall outcomes sought for the Local 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 range of convenience retail, commercial, community and residential uses is provided that supports the local community.
 - (3) Non-related business and centre activities are considered appropriate within the Local centre zone, where the use is compatible with the scale, nature, character, intensity, and amenity of the zone and where impacts can be appropriately mitigated or managed and where the character and amenity of the zone is not compromised.
 - (4) Accommodation activities within the Local centre zone are limited to caretaker's accommodation and dwelling units where they are ancillary to and support the predominant business function of the zone.
 - (5) Short-term accommodation within the Local centre zone is supported where it is provided at an appropriate scale that integrates with and enhances the character and amenity of the locality.
 - (6) Industry uses are limited to those small scale service industries that serve the day to day needs of businesses and employees in the Local centre zone and have a similar built form to shops and offices within the centre. Any industry uses that are considered to negatively impact upon or detract from the character and amenity or the functioning of the local Centre, will be considered to be inconsistent with the purpose and overall outcomes of the code.
 - (7) 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.
 - (8) Development within the Local 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) A minimum residential density of 20 dwellings per hectare is achieved and development has a low rise built form of up to two (2) storeys in height.

- (10) 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.
- (11) 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 Local centre zone.
- (12) 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.
- (13) 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.
- (14) 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).
- (15) 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
- (16) 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.
- (17) Where development is **not** consistent with the purpose and intent of the Local 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 Local 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 • Dual occupancy • Dwelling house • Dwelling unit • Educational Establishment • Emergency services • Food and drink outlet 	<ul style="list-style-type: none"> • Function facility • Funeral parlour • Garden centre • Hardware and trade supplies • Health care services • Home based business • Hotel • Indoor sport and recreation • Low impact industry • 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 • Rooming accommodation • Service industry • Service station • Shop • Shopping centre • Short-term accommodation • Showroom • Telecommunications facility • Theatre • Veterinary services • Warehouse
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Inconsistent development within the Local 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 • Environment facility • Extractive industry • High impact industry • Hospital • Intensive animal industry • Landing 	<ul style="list-style-type: none"> • Major electricity infrastructure • Major sport, recreation and entertainment facility • Marine industry • Market • Intensive horticulture • Marine Industry • Medium impact industry • Motor sport facility • Nature-based tourism • Non-resident workforce accommodation • Outstation • Permanent plantation • Place of worship • Port services 	<ul style="list-style-type: none"> • Relocatable home park • Renewable energy facility • Research and technology industry • Roadside stall • Rural industry • Rural workers' accommodation • Sales office • 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.

6.2.3.3 Assessment benchmarks

Part A - Criteria for accepted and assessable development

Table 6.2.3.1 - Local 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 rise built form is maintained having regard to:</p> <ul style="list-style-type: none"> (a) overshadowing; (b) privacy and overlooking; (c) local building character and appearance; and (d) the height of buildings on adjoining premises. 	<p>AO1 Development has a maximum building height of 8.5 metres above natural ground level and no more than two (2) 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 75% of the 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 500m² of the total site area.</p> <p>AO3.2 Accommodation density is greater than 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> <p>AO3.4 Where development is for a dwelling unit, it must be within an existing building.</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 and structures have a minimum setback of 3 metres to the primary road frontage.</p> <p>AO4.2 Buildings have a zero setback to the primary road frontage of the following streets:</p> <ul style="list-style-type: none"> (a) Day street, Tara; (b) Fry street, Tara; (c) High street, Jandowae; (d) George street, Jandowae; (e) Royd street, Wandoan (between East street and West street); and (f) Lawton street, Wandoan (between Royd street and Moore street).

Performance Outcomes	Acceptable Outcomes
	<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 may be built to the side boundary.</p> <p>AO4.5 Buildings and structures have a minimum rear boundary clearance of 3 metres.</p> <p>Where adjoining land in a Residential Zone category</p> <p>AO4.6 Buildings and structures have a minimum side and rear boundary clearance of 3 metres</p>
Site cover	
<p>PO5 The site cover must ensure efficient use of the site in a manner that complements the traditional character and streetscape of the Local centre zone.</p>	<p>AO5 Site cover is a maximum of:</p> <ul style="list-style-type: none"> (a) for a single storey building - 75% of the total site area; or (b) for a 2 storey building - 50% of the total site area.
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 Zone.</p>	<p>AO6.1 Building elements are consistent with development in the Local centre having regard to:</p> <ul style="list-style-type: none"> (a) roof form and pitch; (b) eaves and awnings; (c) façade articulation, including balconies; (d) building materials, colours and textures; and (e) clothes drying facilities being screened from public view. <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>
Landscaping	
<p>PO7 Landscaping:</p> <ul style="list-style-type: none"> (a) protects and enhances the character and amenity of the centre; and (b) is designed and maintained to provide informal surveillance and clear sight lines on access ways and to other public spaces. 	<p>AO7.1 A minimum of one (1) shade tree is provided for every six car parking spaces.</p> <p>AO7.2 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>

Performance Outcomes	Acceptable Outcomes
	<p>Where adjoining land in a Residential zone category AO7.3</p> <p>A solid fence having a minimum height of 1.8 metres is provided on the shared boundary.</p>
Amenity Protection	
<p>PO8</p> <p>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>AO8</p> <p>No acceptable outcome.</p>
<p>PO9</p> <p>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>AO9</p> <p>No acceptable outcome.</p>
<p>PO10</p> <p>Lighting enhances the safety of the Local Centre whilst protecting sensitive receiving environments from undue glare or light overspill.</p>	<p>AO10.1</p> <p>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>AO10.2</p> <p>Lighting does not exceed 8.0 lux at 1.5 metres beyond the boundary of the site.</p>
<p>PO11</p> <p>Where adjoining land in a Residential zone category</p> <p>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>AO11.1</p> <p>Where adjoining land in a Residential zone category</p> <p>Operating hours are restricted to between 7.00am and 9.00pm.</p> <p>AO11.2</p> <p>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>AO11.3</p> <p>No unloading or loading occurs on Sundays and public holidays.</p>
Water Quality Management	
PO12	AO12

Performance Outcomes	Acceptable Outcomes
Development protects environmental values and facilitates the achievement of water quality objectives for Queensland waters.	No acceptable outcome.
PO13 Development achieves the storm water management design objectives specified in Table 6.2.3.2 - Construction Phase - Stormwater Management Design Objectives	AO13 Development achieves objectives as specified in Table 6.2.3.2 - Construction Phase - Stormwater Management Design Objectives
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.	AO14 No acceptable outcome.
PO15 Land for urban purpose is located, designed, constructed and managed to avoid impacts arising from altered stormwater quality or flow.	AO15 No acceptable outcome.

Table 6.2.3.2 - 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.

6.2.4 Township zone code

6.2.4.1 Application

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

6.2.4.2 Purpose

The purpose of the Township zone code is to provide for -

- (a) small to medium urban areas located in a rural area; and
- (b) a variety of uses and activities to service local residents, including, for example, business, community, education, industrial, open space, recreation, residential or retail uses or activities; and
- (c) tourist attractions and short-term accommodation, if appropriate for the area.

The overall outcomes sought for the Township 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 range of residential, retail, commercial, industrial, tourist, community and cultural uses are provided that:
 - (i) are of a scale appropriate to serve the needs of the community;
 - (ii) are conveniently located and accessible to residents and visitors;
 - (iii) are co-located with existing non-residential activities to re-inforce a community focus/node;
 - (iv) do not have adverse impacts on surrounding residential uses;
 - (3) The dominant use within the Township zone is typically a detached dwelling house, however, residential dwelling types that reflect local needs and densities and are lower than that of higher order zones may be appropriate.
 - (4) Residential dwelling types are responsive to the existing character and amenity of the locality.
 - (5) Development within the locality, services the needs of local residents, residents of the surrounding rural catchment and visitors.
 - (6) The residential amenity of the locality is protected by sensitive design and siting of non-residential uses and buffering between potentially and/or conflicting land uses.
 - (7) Tourism related development, including tourist attractions, short term accommodation and food and drink outlets are supported where located in the Bunya Mountain tourist precinct.
 - (8) Development within the township 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) A maximum residential density of 20 dwellings per hectare is achieved and development has a low rise built form of up to two (2) storeys in height.
 - (10) 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.

- (11) 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 Township zone.
- (12) Development is connected to available urban infrastructure networks or is provided with suitable onsite potable water supply and a sustainable waste water disposal system to ensure the protection and maintenance of environmental health and human wellbeing and safety
- (13) Where development is connected to available infrastructure networks, 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.
- (13) 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.
- (14) 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).
- (15) 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
- (16) 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.
- (17) Where development is **not** consistent with the purpose and intent of the Township 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 Township 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 • Dual occupancy • Dwelling house • Dwelling unit • Educational Establishment • Emergency services • Food and drink outlet • Function facility 	<ul style="list-style-type: none"> • Funeral parlour • Garden centre • Hardware and trade supplies • Health care services • Home based business • Hotel • Indoor sport and recreation • Low impact industry • Multiple dwelling • Nature-based tourism • Office • Outdoor sales • Outdoor sport and recreation • Park • Parking station • Place of worship • Residential care facility • Resort complex 	<ul style="list-style-type: none"> • Retirement facility • Rooming accommodation • Sales office • Service industry • Service station • Shop • Shopping centre • Short-term accommodation • Showroom • Substation • Telecommunications facility • Theatre • Tourist attraction • Tourist park • Transport depot • Utility installation • Veterinary services • Warehouse
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Inconsistent development within the Township zone includes the following:

<ul style="list-style-type: none"> • Air services • Animal husbandry • Animal keeping • Aquaculture • Brothel • Cemetery • Crematorium • Cropping • Detention facility • Environment facility • Extractive industry • High impact industry • Hospital • Intensive animal industry • Intensive horticulture 	<ul style="list-style-type: none"> • Landing • Major electricity infrastructure • Major sport, recreation and entertainment facility • Marine industry • Market • Medium impact industry • Motor sport facility • Nightclub entertainment facility • Non-resident workforce accommodation • Outstation 	<ul style="list-style-type: none"> • Permanent plantation • Place of worship • Port services • Relocatable home park • Renewable energy facility • Research and technology industry • Roadside stall • Rural industry • Rural workers' accommodation • Special industry • 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.

6.2.4.3 Assessment benchmarks

Part A - Criteria for accepted and assessable development

Table 6.2.4.1 - Township 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-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. OR 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>
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. OR 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>

Performance Outcomes	Acceptable Outcomes
	<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 appropriate provision of: (a) private open space; and (b) landscaping.</p>	<p>AO4.1 Site cover is a maximum of 50% of the total site area.</p> <p>AO4.2 Buildings and structures ancillary to a dwelling are restricted to a cumulative floor area of 90m².</p> <p>Note- A04.2 excludes balconies and verandahs where connected to a dwelling.</p>
Landscaping	
<p>PO5 Where in the Bunya Mountains, Landscaping contributes to the protection and enhancement of local character, Protected Areas and Significant Vegetation.</p>	<p>AO5 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.</p>
For assessable development (code, code (fast tracked) and impact)	
Building Appearance	
<p>PO6 Development must be complementary to and integrate with the existing character and visual amenity of the township.</p>	<p>AO6.1 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.</p> <p>AO6.2 Building services, equipment, and operational areas are screened so as not to be visible from the road and other public areas.</p>
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: (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>

Performance Outcomes	Acceptable Outcomes
	<p>AO7.2 Bunya Mountains Tourist Precinct Tourism related development, including tourist attractions, short term accommodation and food and drink outlets are supported.</p>
<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; (e) visual amenity; (f) privacy; (g) odour; or (h) emissions. 	<p>AO10 No acceptable outcome.</p>
<p>PO11 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) lighting; (e) advertising devices; (f) visual amenity; (g) privacy; (h) odour; or (i) emissions. 	<p>AO11 No acceptable outcome.</p>

Performance Outcomes	Acceptable Outcomes
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
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.	AO14 No acceptable outcome.
PO15 Land for urban purpose is located, designed, constructed and managed to avoid impacts arising from altered stormwater quality or flow.	AO15 No acceptable outcome.

Table 6.2.4.2 - Construction Phase - Stormwater Management Design Objectives

Issue		Design Objectives
Drainage control	Temporary drainage works	1. 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. 2. Design capacity excludes minimum 150mm freeboard. 3. Temporary culvert crossing - minimum 1 in 1-year SRI hydraulic capacity.
Erosion control	Erosion control measures	1. Minimise exposure of disturbed soils at any time. 2. Divert water run-off from undisturbed areas around disturbed areas. 3. Determine the erosion risk rating using local rainfall erosivity, rainfall depth, soil-loss rate or other acceptable methods. 4. 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.

6.2.5 Low Impact Industry Zone

6.2.5.1 Application

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

6.2.5.2 Purpose

The purpose of the Low Impact Industry zone code is to provide for -

- (a) service industry and low impact industry; and
- (b) other uses and activities that -
 - (i) support industry activities; and
 - (ii) do not compromise the future use of premises for industry activities.

Activities considered appropriate in this zone are defined as low impact industry or service industry in the schedule of definitions.

The overall outcomes sought for the Low impact industry zone code are as follows:

- (1) The zone primarily accommodates a range of small scale industrial uses which have low levels of potential impacts on surrounding uses and often provide services to the general public.
- (2) Other non-industrial uses occur where they are ancillary to or directly support the industrial functions of the zone. Office and direct sales are only established where ancillary to an industrial activity on the site.
- (3) Where appropriate, uses that involve the sale of bulk items, require large outdoor storage and display areas and have the potential for adverse impacts due to odour and/or dust can be facilitated in the Low Impact Industry zone:
 - (i) Agricultural supplies;
 - (ii) Bulk Landscaping supplies;
 - (iii) Garden centres;
 - (iv) Hardware and trade supplies;
 - (v) (v) Outdoor sales; and
 - (vi) (vi) Wholesale nurseries.
- (4) The viability of both existing and future industrial uses are protected from the intrusion of incompatible land uses. Medium impact industry, high impact industry and special industry uses, due to their likely negative impacts on environmental values, wellbeing and safety are not located within the Low Impact Industry zone;
- (5) Non-industrial activities do not compromise the viability of the Western Downs Activity Centre Network and are located where they do not impact adversely on the role and function of the Low Impact Industry zone.

Editor's note - This provision is only applicable to Accepted development - Impact assessment.

- (6) Any interface between industrial uses and sensitive land uses is designed and managed to minimise adverse impacts.
- (7) 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.

- (8) Development provides for a high level of amenity and high quality built form that is complementary to and enhances the existing built form typology and landscape character of the Low Impact Industry zone.
- (9) 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.
- (10) 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.
- (11) 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).
- (12) 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.
- (13) 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.
- (14) Where development is **not** consistent with the purpose and intent of the Low impact industry 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 Low impact industry zone includes the following:

<ul style="list-style-type: none"> • Agricultural supplies store • Aquaculture • Bulk landscape supplies • Caretaker's accommodation • Car wash • Educational Establishment • Emergency services • Food and drink outlet • Garden centre 	<ul style="list-style-type: none"> • Hardware and trade supplies • Indoor sport and recreation • Low impact industry • Outdoor sales • Major electricity Infrastructure • Park • Research and technology industry • Rural industry 	<ul style="list-style-type: none"> • Funeral parlour • Service industry • Service station • Substation • Telecommunications facility • Transport depot • Utility installation • Veterinary services • Warehouse • Wholesale nursery
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Inconsistent development within the Low impact industry zone includes the following:

<ul style="list-style-type: none"> • Adult store • Air services • Animal husbandry • Animal keeping • Bar • Brothel • Cemetery • Child care centre • Club • Community care centre • Community residence • Community use • Crematorium • Cropping • Detention facility • Dual occupancy • Dwelling house • Dwelling unit • Environment facility • Extractive industry • Function facility • Health care services • High impact industry • Home based business 	<ul style="list-style-type: none"> • Hospital • Hotel • Intensive animal industry • Intensive horticulture • Landing • Major sport, recreation and entertainment facility • Marine industry • Market • Medium impact industry • Motor sport facility • Multiple dwelling • Nature-based tourism • Nightclub entertainment facility • Non-resident workforce accommodation • Office • Outdoor sport and recreation • Outstation • Parking station • Permanent plantation 	<ul style="list-style-type: none"> • Place of worship • Port services • Relocatable home park • Renewable energy facility • Residential care facility • Resort complex • Retirement facility • Roadside stall • Rooming accommodation • Rural workers' accommodation • Sales office • Shop • Shopping centre • Short-term accommodation • Showroom • Special industry • Theatre • Tourist attraction • Tourist park • 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.

6.2.5.3 Assessment benchmarks

Part A - Criteria for accepted and assessable development

Table 6.2.5.1 - Low Impact Industry 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 The height of buildings and structures does not adversely impact upon the character of the area or the amenity of surrounding development having regard to:</p> <ul style="list-style-type: none"> (a) overshadowing; (b) privacy and overlooking; (c) views and vistas; (d) building character and appearance; and (e) building mass and scale. 	<p>AO1 Buildings and structures have a maximum building height of 10 metres above natural ground level and no more than two (2) storeys.</p>
Site cover and use area	
<p>PO2 The scale of buildings and structures contributes to the amenity of the Low Impact Industry zone, provides adequate space for onsite landscaping and car parking and is compatible with existing development in the area.</p>	<p>AO2 Site cover is a maximum of 75% of the total site area.</p>
<p>PO3 The viability of industrial uses is not to be adversely impacted by the retail sale of goods.</p>	<p>AO3.1 Any on site retail sales are integral and subservient to the predominant industrial use.</p> <p>AO3.2 The onsite retail and display area does not exceed 10% or 150m² of the gross floor area of the premises, whichever is the lesser.</p>
Setbacks	
<p>PO4 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) are consistent with the primary road frontage setbacks of adjoining premises. 	<p>AO4.1 Buildings and structures have a minimum setback of 6 metres to the primary road frontage. OR</p> <p>AO4.2 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>AO4.3 Buildings and structures have a minimum rear boundary clearance of 3 metres.</p> <p>AO4.4 Buildings and structures have a minimum side boundary clearance of 2 metres.</p>

Performance Outcomes	Acceptable Outcomes
	<p>Where adjoining land in a Residential zone category</p> <p>AO4.5 A minimum setback of 5 metres is provided along the common boundary.</p> <p>AO4.6 The setback area must incorporate screening and include a minimum of: (a) a densely planted landscaped strip with a minimum width of 2 metres; and (b) a 2 metre high solid fence.</p>
Landscaping	
<p>PO5 Development incorporates landscaping to enhance the appearance of the development and contribute to the character and amenity of the Low impact industrial zone.</p>	<p>AO5.1 A landscaping strip with a minimum width of 2 metres is provided to all road frontages.</p>
For assessable development (code, code (fast tracked) and impact)	
Building materials and design	
<p>PO6 Buildings are designed and oriented to be safely accessible, with entrances clearly visible and identifiable from the street frontage.</p>	<p>AO6.1 The ancillary office or public reception of a building used for industrial purposes is sited and oriented towards the principal road frontage.</p> <p>AO6.2 The pedestrian entry to buildings is separated from vehicle parking and maneuvering areas.</p> <p>AO6.3 Buildings provide lighting along access routes, in building entrances, site entries, car parking areas and other movement areas used after dark.</p>
<p>PO7 The external wall of a building facing a road frontage incorporates horizontal or vertical articulation, variation in building materials, use of solid and void, shadow detail and colour to visually soften and break up the visual bulk of the building.</p>	<p>AO7 External walls on a street frontage have a maximum unarticulated length of 15 metres.</p>
<p>PO8 Building finishes incorporate high quality external materials that integrate with existing development and enhance the amenity of the locality.</p>	<p>AO8 No acceptable outcome.</p>
Environment	
<p>PO9 Development does not generate or emit noise, odour, smoke, ash or other particulate emissions that would cause environmental harm or expose adjoining properties to negative impacts on human health, amenity and wellbeing.</p>	<p>AO9 No acceptable outcome.</p>

Performance Outcomes	Acceptable Outcomes
<p>PO10 Development provides for the collection, treatment and disposal of toxic or dangerous industrial waste products (including liquid and solid wastes) to prevent the off-site release of contaminants.</p>	<p>AO10.1 Development that involves the use or storage of materials that are capable of windborne distribution are wholly enclosed in storage bins, covered with tarps or other removable coverings, or managed through a watering program to suppress airborne emissions.</p> <p>AO10.2 Storage areas for potentially toxic or dangerous liquid wastes are: (a) located under a roof with an impervious floor; (b) bunded with provision to ensure spills are contained on site; and (c) regularly cleaned of waste products by an approved means.</p>
<p>PO11 Development involving, storage and disposal of hazardous material and hazardous chemicals, dangerous goods and flammable or combustible substances, is to be located and managed to avoid and mitigate potential adverse impacts on surrounding uses, and minimise the health and safety risks to communities and individuals.</p>	<p>AO11 No acceptable outcome.</p>
Non-industrial uses	
<p>PO12 Non-industrial uses are not located within the Low Impact Industry zone unless it can be demonstrated that such uses: (a) are ancillary to or are compatible with industrial uses; or (b) directly support industries and employees in the zone; and (c) do not compromise the ongoing operation and use of the zone for low impact industry purposes.</p>	<p>AO12 No acceptable outcome.</p>
Amenity protection	
<p>PO13 Development must not detract from the amenity of the local area, 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.</p>	<p>AO13 No acceptable outcome.</p>
<p>PO14 Development must take into account and seek to ameliorate any existing negative environmental impacts, having regard to: (a) noise;</p>	<p>AO14 No acceptable outcome.</p>

Performance Outcomes	Acceptable Outcomes
(b) hours of operation; (c) traffic; (d) lighting; (e) advertising devices; (f) visual amenity; (g) privacy; (h) odour; or (i) emissions.	
<p>PO15 Development must not detract from the amenity of the local area having regard to: (a) operating hours; and the loading and unloading of goods.</p>	<p>AO15.1 Uses operate 24 hours a day, 7 days a week.</p> <p>Where adjoining land in a Residential zone category or located within 300 meters of a sensitive receptor</p> <p>AO15.2 Operating hours are restricted to between 6.00am and 6.00pm.</p> <p>AO15.3 Loading and unloading of goods is restricted to between the following hours: (a) 6.00am and 6.00pm Monday to Friday; (b) 6.00am and 12.00pm (noon) Saturdays.</p> <p>AO15.4 No unloading or loading occurs on Sundays and public holidays</p>
Water Quality Management	
<p>PO16 Development protects environmental values and facilitates the achievement of water quality objectives for Queensland waters.</p>	<p>AO16 No acceptable outcome.</p>
<p>PO17 Development achieves the storm water management design objectives specified in Table 6.2.5.2 - Construction Phase - Stormwater Management Design Objectives</p>	<p>AO17 Development achieves objectives as specified in Table 6.2.5.2 - Construction Phase - Stormwater Management Design Objectives</p>
<p>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.</p>	<p>AO18 No acceptable outcome.</p>
<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 6.2.5.2 - Construction Phase - Stormwater Management Design Objectives

Issue		Design Objectives
Drainage control	Temporary drainage works	1. 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. 2. Design capacity excludes minimum 150mm freeboard. 3. Temporary culvert crossing - minimum 1 in 1-year SRI hydraulic capacity.
Erosion control	Erosion control measures	1. Minimise exposure of disturbed soils at any time. 2. Divert water run-off from undisturbed areas around disturbed areas. 3. Determine the erosion risk rating using local rainfall erosivity, rainfall depth, soil-loss rate or other acceptable methods. 4. Implement erosion control methods corresponding to identified erosion risk rating.
Sediment control	Sediment control measures Design storm for sediment control basins Sediment basin dewatering	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	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	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.

6.2.6 Medium Impact Industry Zone

6.2.6.1 Application

This code applies to development where the code is identified as applicable in the table of assessment for the Medium Impact Industry zone and development is within the Medium impact industry 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 Medium impact industry zone is to provide for -

- (a) Medium impact industry; and
- (b) other uses and activities that -
 - (i) support industry activities; and
 - (ii) do not compromise the future use of premises for industry activities.

Activities considered appropriate in this zone are defined as Medium impact industry in the schedule of definitions.

The overall outcomes sought for the Medium impact industry zone code are as follows:

- (1) The zone accommodates a wide range of industrial uses that are likely to have some potential for off-site impacts and other uses which require larger sites that also require separation from sensitive land uses.
- (2) Other non-industrial uses occur where they are ancillary to or directly support the industrial functions of the zone. Office and direct sales are only established where ancillary to an industrial activity on the site.
- (3) The impacts of development are managed to ensure public health and safety achieve acceptable levels of amenity for nearby sensitive land uses. New residential uses are not to be located within close proximity to the industrial uses and activities in the zone.
- (4) High impact industry and special industry uses, due to their likely negative impacts on environmental values, wellbeing and safety are generally not supported within the Medium Impact Industry zone.
- (5) Intensification of a lawful and existing High Impact industry may be appropriate where off-site impacts can be mitigated or managed and where they comply with separation distances to minimise impacts on sensitive land uses.
- (6) The following uses that involve the sale of bulk items, require large outdoor storage and display areas and have the potential for adverse impacts due to odour and/or dust are facilitated:
 - (i) Agricultural supplies;
 - (ii) Bulk landscaping supplies;
 - (iii) Garden centres;
 - (iv) Hardware and trade supplies;
 - (v) Outdoor sales;
 - (vi) Wholesale nurseries.
- (7) Low impact industry uses may be appropriate where they are not detrimentally affected by or compromise the operations of medium impact industry uses.
- (8) Best practice emissions mitigation technologies are employed to reduce environmental impacts, and the occurrence and/or severity of off-site emissions.

- (9) The viability of both existing and future industry uses is protected from the intrusion of incompatible uses.
- (10) Non-industrial activities do not compromise the viability of the Western Downs Activity Centre Network and are located where they do not impact adversely on the role and function of the Medium Impact Industry zone.

Editor's note - This provision is only applicable to Accepted development - Impact assessment.

- (11) 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.
- (12) Development provides for a high level of amenity and high quality built form that is complementary to and enhances the existing built form typology and landscape character of the Medium Impact Industry zone.
- (13) 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.
- (14) 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.
- (15) 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).
- (16) 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
- (17) 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.
- (18) Where development is **not** consistent with the purpose and intent of the Medium impact industry 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 Medium impact industry zone includes the following:

<ul style="list-style-type: none"> • Agricultural supplies store • Bulk landscape supplies • Caretaker's accommodation • Car wash • Educational Establishment • Emergency services • Food and drink outlet • Funeral parlour 	<ul style="list-style-type: none"> • Garden centre • Hardware and trade supplies • Low impact industry • Major electricity infrastructure • Medium impact industry • Outdoor sales • Park • Research and technology industry 	<ul style="list-style-type: none"> • Rural industry • Service industry • Service station • Substation • Telecommunications facility • Transport depot • Utility installation • Warehouse
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Inconsistent development within the Medium impact industry zone includes the following:

<ul style="list-style-type: none"> • Adult store • Air services • Animal husbandry • Animal keeping • Aquaculture • Bar • Brothel • Cemetery • Child care centre • Club • Community care centre • Community residence • Community use • Crematorium • Cropping • Detention facility • Dual occupancy • Dwelling house • Dwelling unit • Environment facility • Extractive industry • Function facility • Health care services • High impact industry • Home based business • Hospital 	<ul style="list-style-type: none"> • Hotel • Indoor sport and recreation • Intensive animal industry • Intensive horticulture • Landing • Major sport, recreation and entertainment facility • Marine industry • Market • Motor sport facility • Multiple dwelling • Nature-based tourism • Nightclub entertainment facility • Non-resident workforce accommodation • Office • Outdoor sport and recreation • Outstation • Parking station • Permanent plantation • Place of worship 	<ul style="list-style-type: none"> • Port services • Relocatable home park • Renewable energy facility • Residential care facility • Resort complex • Retirement facility • Roadside stall • Rooming accommodation • Rural workers' accommodation • Sales office • Shop • Shopping centre • Short-term accommodation • Showroom • Special industry • Theatre • Tourist attraction • Tourist park • Veterinary services • 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.

6.2.6.3 Assessment benchmarks

Part A - Criteria for accepted and assessable development

Table 6.2.6.1 - Medium impact industry 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 The height of buildings and structures does not adversely impact upon the character of the area or the amenity of surrounding development having regard to:</p> <ul style="list-style-type: none"> (a) overshadowing; (b) privacy and overlooking; (c) views and vistas; (d) building character and appearance; and (e) building massing and scale. 	<p>AO1 Development has a maximum building height of 12 metres above natural ground level and no more than two (2)storeys.</p>
Site cover	
<p>PO2 The scale of buildings and structures contributes to the amenity of the zone, provides adequate space for onsite landscaping and car parking, and is compatible with existing development in the area.</p>	<p>AO2 Site cover is a maximum of 75% of the total site area.</p>
<p>PO3 The viability of industrial uses is not to be adversely impacted by the retail sale of goods.</p>	<p>AO3.1 Any on site retail sales are integral and subservient to the predominant industrial use.</p> <p>AO3.2 The onsite retail and display area does not exceed 10% or 150m² of the gross floor area of the premises, whichever is the lesser.</p>
Setbacks	
<p>PO4 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) are consistent with the primary road frontage setbacks of adjoining premises. 	<p>AO4.1 Buildings and structures have a minimum setback of 6 metres to the primary road frontage.</p> <p>OR</p> <p>AO4.2 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>AO4.3 Buildings and structures have a minimum rear boundary clearance of 3 metres.</p> <p>AO4.4 Buildings and structures have a minimum side boundary clearance of 2 metres.</p>

Performance Outcomes	Acceptable Outcomes
	<p>Where adjoining land in a Residential zone category</p> <p>AO4.5 A minimum setback of 10 metres is provided along the common boundary.</p> <p>AO4.6 The setback area must incorporate screening to ensure that habitable rooms and private open space are not visible from any industrial building or operations area associated with the industrial use and consists of:</p> <ul style="list-style-type: none"> (a) a landscaped strip of at least 3 metres in width with dense plantings; and (b) a 2 metre high solid fence.
Landscaping	
<p>PO5 Development incorporates landscaping to enhance the appearance of the development and contribute to the character and amenity of the local area.</p>	<p>AO5.1 Landscaping with a minimum width of 2 metres is provided to all road frontages.</p>
For assessable development (code, code (fast tracked) and impact)	
Building materials and design	
<p>PO6 Buildings are designed and oriented to be safely accessible, with entrances clearly visible and identifiable from the street frontage.</p>	<p>AO6.1 The ancillary office, retail and display or public reception of a building used for industrial purposes is sited and oriented towards the principal road frontage.</p> <p>AO6.2 The pedestrian entry to buildings is separated from vehicle parking and maneuvering areas.</p>
<p>PO7 The external wall of a building facing a road frontage incorporates horizontal or vertical articulation, variation in building materials, use of solid and void, and shadow detail and colour to visually soften and break up the visual bulk of the building.</p>	<p>AO7 External walls on a road frontage have a maximum unarticulated length of 15 metres.</p>
<p>PO8 Building finishes incorporate high quality external materials that integrate with existing development and enhance the amenity of the locality.</p>	<p>AO8 No acceptable outcome.</p>
Environment	
<p>PO9 Development does not generate or emit noise, odour, smoke, ash or other particulate emissions that would cause environmental harm or expose adjoining properties to negative impacts on human health, amenity and wellbeing.</p>	<p>AO9.1 Medium-impact industry land uses are separated a minimum of 250 metres from an accommodation activity or land in a Residential zone category. Note- 'accommodation activity' in this instance is taken to exclude a Caretakers accommodation, where integral and subservient to a lawful industrial land use.</p>

Performance Outcomes	Acceptable Outcomes
	<p>AO9.2 High impact industry and Special industry land uses are not located in the Medium- impact Industry zone.</p>
<p>PO10 Development provides for the collection, treatment and disposal of toxic or dangerous industrial waste products (including liquid and solid wastes) to prevent the off-site release of contaminants.</p>	<p>AO10.1 Development that involves the use or storage of materials that are capable of windborne distribution are wholly enclosed in storage bins, covered with tarps or other removable coverings, or managed through a watering program to suppress airborne emissions.</p> <p>AO10.2 Storage areas for potentially toxic or dangerous liquid wastes are: (a) located under a roof with an impervious floor; (b) banded with provision to ensure spills are contained on site; and regularly cleaned of waste products by an approved means.</p>
<p>PO11 Development involving, storage and disposal of hazardous material and hazardous chemicals, dangerous goods and flammable or combustible substances, is to be located and managed to avoid and mitigate potential adverse impacts on surrounding uses, and minimise the health and safety risks to communities and individuals.</p>	<p>AO11 No acceptable outcome.</p>
Non-industrial uses	
<p>PO12 Non-industrial uses are not located within the zone unless it can be demonstrated that such uses:- (a) are ancillary to or are compatible with industrial uses; or (b) directly support industries and employees in the zone; and do not compromise the ongoing operation and use of the zone for medium impact industry purposes.</p>	<p>AO12 No acceptable outcome.</p>
<p>PO13 Non-industrial uses are designed and located to protect occupants and visitors from adverse impacts from air and noise emissions and potential exposure to hazardous materials.</p>	<p>AO13 No acceptable outcome.</p>
Amenity Protection	
<p>PO14 Development must not detract from the amenity of industrial area, having regard to: (a) noise; (b) hours of operation; (c) traffic; (d) lighting; (e) advertising devices; (f) visual amenity; (g) privacy;</p>	<p>AO14 No acceptable outcome.</p>

Performance Outcomes	Acceptable Outcomes
(h) odour; or (i) emissions.	
<p>PO15 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) lighting; (e) advertising devices; (f) visual amenity; (g) privacy; (h) odour; or (i) emissions. 	<p>AO15 No acceptable outcome.</p>
Water Quality Management	
<p>PO16 Development protects environmental values and facilitates the achievement of water quality objectives for Queensland waters.</p>	<p>AO16 No acceptable outcome.</p>
<p>PO17 Development achieves the storm water management design objectives specified in Table 6.2.6.2 - Construction Phase - Stormwater Management Design Objectives</p>	<p>AO17 Development achieves objectives as specified in Table 6.2.6.2 - Construction Phase - Stormwater Management Design Objectives</p>
<p>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.</p>	<p>AO18 No acceptable outcome.</p>
<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 6.2.6.2 - Construction Phase - Stormwater Management Design Objectives

Issue	Design Objectives	
Drainage control	Temporary drainage works	1. 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. 2. Design capacity excludes minimum 150mm freeboard. 3. Temporary culvert crossing - minimum 1 in 1-year SRI hydraulic capacity.
Erosion control	Erosion control measures	1. Minimise exposure of disturbed soils at any time. 2. Divert water run-off from undisturbed areas around disturbed areas. 3. Determine the erosion risk rating using local rainfall erosivity, rainfall depth, soil-loss rate or other acceptable methods. 4. Implement erosion control methods corresponding to identified erosion risk rating.
Sediment control	Sediment control measures Design storm for sediment control basins Sediment basin dewatering	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	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	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.

6.2.7 High Impact Industry Zone Code

6.2.7.1 Application

This code applies to development where the code is identified as applicable in the table of assessment for the High Impact Industry zone and development is within the High Impact Industry 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.

6.2.7.2 Purpose

The purpose of the High Impact Industry zone is to provide for -

- (a) high impact industry; and
- (b) other uses and activities that -
 - (i) support industry activities; and
 - (ii) do not compromise the future use of premises for industry activities.

The overall outcomes sought for the High Impact Industry zone are as follows:

- (1) The zone accommodates a wide range of industrial uses that are likely to have significant adverse off-site impacts and other uses which require larger sites that also require separation from sensitive land uses.
- (2) Other non-industrial uses occur where they are ancillary to or directly support the industrial functions of the zone. Office and direct sales are only established where ancillary to an industrial activity on the site.
- (3) The impacts of development are managed to ensure public health and safety achieve acceptable levels of amenity for nearby sensitive land uses.
- (4) Development has access to appropriate infrastructure and essential services. Existing and future industry uses are protected from the intrusion of incompatible uses.
- (5) New residential uses are not to be located within close proximity to the industrial uses and activities in the zone.
- (6) Best practice emissions mitigation technologies are employed to reduce environmental impacts, and the occurrence and/or severity of off-site emissions.
- (7) Industrial activity is facilitated where it is appropriately located and designed to protect industrial activities from encroachment by nonindustrial uses.
- (8) Development has access to the appropriate level of transport infrastructure (for example railways, motorways, airports and seaports).
- (9) Development is designed to maximise energy efficiency and water conservation.
- (10) Non-industrial activities do not compromise the viability of the Western Downs Activity Centre Network and are located where they do not impact adversely on the role and function of the High Impact Industry zone.

Editor's Note: This Overall Outcome is only applicable to Accepted Development – Impact Assessment.
- (11) Reconfiguring of lots must be designed to ensure that battleaxe allotments are not created and to allow the front entrances of buildings to address the street. Any proposed reconfiguration should take into account the direction of prevailing winds to ensure climate-responsive building design.

- (12) Development provides for a high level of amenity and high quality built form that is complementary to and enhances the existing built form typology and landscape character of the High Impact Industry zone.
- (13) 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.
- (14) 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.
- (15) 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).
- (16) 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.
- (17) 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.
- (18) Where development is **not** consistent with the purpose and intent of the High impact industry zone, overriding community need will need to be demonstrated as well as valid planning justification to establish 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 High Impact Industry zone includes the following:

<ul style="list-style-type: none"> • Caretaker's accommodation • Crematorium • Food and drink outlet - <i>where serving the needs of the local workforce</i> • High impact industry • Low impact industry 	<ul style="list-style-type: none"> • Major electricity infrastructure • Medium impact industry • Office - <i>where ancillary to other consistent development</i> • Research and technology industry • Rural industry 	<ul style="list-style-type: none"> • Service station • Special industry • Substation • Telecommunications facility • Transport depot • Utility installation • Warehouse
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Inconsistent development within the High Impact Industry zone includes the following:

<ul style="list-style-type: none"> • Adult store • Agricultural supplies store • Air services • Animal husbandry • Animal keeping • Aquaculture • Bar • Bulk landscape supplies • Brothel • Car wash • Cemetery • Child care centre • Club • Community care centre • Community residence • Community use • Cropping • Detention facility • Dual occupancy • Dwelling house • Dwelling unit • Educational Establishment • Emergency services • Environment facility • Extractive industry • Food and drink outlet 	<ul style="list-style-type: none"> • Function facility • Funeral parlour • Garden centre • Hardware and trade supplies • Health care services • Home based business • Hospital • Hotel • Indoor sport and recreation • Intensive animal industry • Intensive horticulture • Landing • Major sport, recreation and entertainment facility • Marine industry • Market • Motor sport facility • Multiple dwelling • Nature-based tourism • Nightclub entertainment facility • Non-resident workforce accommodation • Office • Outdoor sales • Outdoor sport and recreation 	<ul style="list-style-type: none"> • Outstation • Park • Parking station • Permanent plantation • Place of worship • Port services • Relocatable home park • Renewable energy facility • Residential care facility • Resort complex • Retirement facility • Roadside stall • Rooming accommodation • Rural workers' accommodation • Sales office • Service industry • Shop • Shopping centre • Short-term accommodation • Showroom • Theatre • Tourist attraction • Tourist park • Veterinary services • 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.

6.2.7.3 Assessment benchmarks

Part A - Criteria for accepted and assessable development

Table 6.2.7.1 - High impact industry 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 The height of buildings and structures does not adversely impact on the character of the area or the amenity of the surrounding development having regard to:</p> <ul style="list-style-type: none"> (a) overshadowing; (b) privacy and overlooking; (c) views and vistas; (d) building character and appearance; and (e) building massing and scale. 	<p>AO1 Development has a maximum building height of 18 metres above natural ground level and no more than four storeys.</p>
Site Cover	
<p>PO2 The scale of buildings and structures contributes to the amenity of the zone, provides adequate space for onsite landscaping and car parking, and is compatible with existing development in the area.</p>	<p>AO2 Site cover is a maximum of 75% of the total site area.</p>
<p>PO3 The viability of industrial uses is not to be adversely impacted by the retail sale of goods.</p>	<p>AO3.1 Any on site retail sales are integral and subservient to the predominant industrial use.</p> <p>AO3.2 The onsite retail and display area does not exceed 10% of the gross floor area of the premises or 150m², whichever is the lesser.</p>
Setbacks	
<p>PO4 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) are consistent with the primary road frontage setbacks of adjoining premises. 	<p>AO4.1 Buildings and structures have a minimum setback of 6 metres to the primary road frontage. OR</p> <p>AO4.2 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>AO4.3 Buildings and structures have a minimum rear boundary clearance of 3 metres.</p> <p>AO4.4 Buildings and structures have a minimum side boundary clearance of 2 metres.</p>

Performance Outcomes	Acceptable Outcomes
	<p>Where adjoining a sensitive land use</p> <p>AO4.5 A minimum setback of 10 metres is provided along the common boundary.</p> <p>AO4.6 The setback area must incorporate screening to ensure that habitable rooms and private open space are not visible from any industrial building or operations area associated with the industrial use and consists of:</p> <ul style="list-style-type: none"> (a) a landscaped strip of at least 3 metres in width with dense plantings; and (b) 2 metre high solid fence.
Landscaping	
<p>PO5 Development incorporates landscaping to enhance the appearance of the development and contribute to the character and amenity of the local area.</p>	<p>AO5 Landscaping with a minimum width of 2 metres is provided to all road frontages.</p>
For assessable development (code, code (fast tracked) and impact)	
Building materials and design	
<p>PO6 Buildings are designed and oriented to be safely accessible, with entrances clearly visible and identifiable from the street frontage.</p>	<p>AO6.1 The ancillary office, retail and display or public reception of a building used for industrial purposes is sited and oriented towards the principal road frontage.</p> <p>AO6.2 The pedestrian entry to buildings is separated from vehicle parking and manoeuvring areas.</p>
<p>PO7 The external wall of a building facing a road frontage incorporates horizontal or vertical articulation, variation in building materials, use of solid and void, and shadow detail and colour to visually soften and break up the visual bulk of the building.</p>	<p>AO7 External walls on a road frontage have a maximum unarticulated length of 15 metres.</p>
<p>PO8 Building finishes incorporate high quality external materials that integrate with existing development and enhance the amenity of the locality.</p>	<p>AO8 No acceptable outcome.</p>
Environment	
<p>PO9 Development does not generate or emit noise, odour, smoke, ash or other particulate emissions that would cause environmental harm or expose adjoining properties to negative impacts on human health, amenity and wellbeing.</p>	<p>AO9.1 High impact industry land uses are separated a minimum of 500 metres from an accommodation activity or land in a Residential zone category.</p> <p>Note- 'accommodation activity' in this instance is taken to exclude a Caretakers accommodation, where integral and subservient to a lawful industrial land use.</p>

Performance Outcomes	Acceptable Outcomes
<p>PO10 Development provides for the collection, treatment and disposal of toxic or dangerous industrial waste products (including liquid and solid wastes) to prevent the off-site release of contaminants.</p>	<p>AO10.1 Development that involves the use or storage of materials that are capable of windborne distribution are wholly enclosed in storage bins, covered with tarps or other removable coverings, or managed through a watering program to suppress airborne emissions.</p> <p>AO10.2 Storage areas for potentially toxic or dangerous liquid wastes are: (a) located under a roof with an impervious floor; (b) bunded with provision to ensure spills are contained on site; and (c) regularly cleaned of waste products by an approved means.</p>
<p>PO11 Development involving, storage and disposal of hazardous materials and hazardous chemicals, dangerous goods and flammable or combustible substances, is to be located and managed to avoid and mitigate potential adverse impacts on surrounding uses, and minimise the health and safety risks to communities and individuals.</p>	<p>AO11 No acceptable outcome.</p>
Non-industrial uses	
<p>PO12 Non-industrial uses are not located within the zone unless it can be demonstrated that such uses:- (a) are ancillary to or are compatible with industrial uses; or (b) directly support industries and employees in the zone; and (c) do not compromise the ongoing operation and use of the zone for high impact industry purposes; and (d) do not compromise the Western Downs Activity Centre Network.</p>	<p>AO12 No acceptable outcome.</p>
<p>PO13 Non-industrial uses are designed and located to protect occupants and visitors from adverse impacts from air and noise emissions and potential exposure to hazardous materials.</p>	<p>AO13 No acceptable outcome.</p>
Amenity Protection	

Performance Outcomes	Acceptable Outcomes
<p>PO14 Development must not detract from the amenity of the local area, having regard to:</p> <ul style="list-style-type: none"> (a) noise; (b) hours of operation; (c) traffic; (d) lighting; (e) advertising devices; (f) visual amenity; (g) privacy; (h) odour; or (i) emissions. 	<p>AO14 No acceptable outcome.</p>
<p>PO15 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) lighting; (e) advertising devices; (f) visual amenity; (g) privacy; (h) odour; or (i) emissions. 	<p>AO15 No acceptable outcome.</p>
Water Quality Management	
<p>PO16 Development protects environmental values and facilitates the achievement of water quality objectives for Queensland waters.</p>	<p>AO16 No acceptable outcome.</p>
<p>PO17 Development achieves the storm water management design objectives specified in Table 6.2.7.2 - Construction Phase - Stormwater Management Design Objectives</p>	<p>AO17 Development achieves objectives as specified in Table 6.2.7.2 - Construction Phase - Stormwater Management Design Objectives</p>
<p>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.</p>	<p>AO18 No acceptable outcome.</p>
<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 6.2.7.2 - Construction Phase - Stormwater Management Design Objectives

Issue		Design Objectives
Drainage control	Temporary drainage works	1. 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. 2. Design capacity excludes minimum 150mm freeboard. 3. Temporary culvert crossing - minimum 1 in 1-year SRI hydraulic capacity.
Erosion control	Erosion control measures	1. Minimise exposure of disturbed soils at any time. 2. Divert water run-off from undisturbed areas around disturbed areas. 3. Determine the erosion risk rating using local rainfall erosivity, rainfall depth, soil-loss rate or other acceptable methods. 4. Implement erosion control methods corresponding to identified erosion risk rating.
Sediment control	Sediment control measures Design storm for sediment control basins Sediment basin dewatering	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	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	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.

6.2.8 Low Density Residential Zone Code

6.2.8.1 Application

This code applies to development where the code is identified as applicable in the table of assessment for the Low Density Residential zone and development is within the Low Density Residential 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.

6.2.8.2 Purpose

The purpose of the Low Density Residential zone is to provide for -

- (a) a variety of low density dwelling types, including dwelling houses; and
- (b) community uses, and small-scale services, facilities and infrastructure, to support local residents.

The overall outcomes sought for the Low density residential zone code are as follows:

- (1) Low-rise, detached residential dwelling development is provided in a variety of styles and designs to meet the needs of the community by providing housing options that cater for different levels of affordability.
- (2) Dual occupancy and other residential activities such as residential care facility and retirement facility may be established where the scale and operation is compatible with, and does not detract from the residential character and amenity of the zone. Dual occupancy, residential care facilities and retirement facilities are to be located in walking distance of Centre zones.
- (3) Home based business activities may occur where these activities meet the daily needs of the immediate residential catchment, and the business activity is ancillary to the residential use and does not negatively impact the residential amenity of the area.
- (4) Community facilities, Open space and recreation uses which directly support the local community are facilitated. It is an expectation that new residential developments will establish in locations that enable them to be integrated with the existing neighbourhoods and to be in proximity to existing community facilities such as schools. Useable and functional open space is to be provided in residential neighbourhoods to meet the needs of the local community.
- (5) Small scale, non-residential uses are provided where they cater directly to community needs (such as convenience stores and child care facilities) and where the character and residential amenity of the locality is protected and enhanced. These non-residential uses are not to replicate the uses that exist in more appropriate zones, such as centre zones. Non-residential uses are small scale and incorporate design elements that are consistent with the surrounding residential development.
- (6) Development provides for quality urban design and is complementary to and consistent with the character and amenity and the locality. Development achieves and maintains accessible, well-serviced and well-designed communities.
- (7) Non-residential development within the low density residential zone does not compromise the viability, role and or functioning of higher order centres as outlined within the Western Downs activity centre network.

Editor's note - This provision is only applicable to Accepted development - Impact assessment.

- (8) A maximum residential density of 25 dwellings per hectare is achieved and development has a low rise built form of up to two (2) storeys in height.
- (10) 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 dwelling 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.

- (11) 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 Low density residential zone.
- (12) 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.
- (13) 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.
- (14) 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).
- (15) 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
- (16) 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.
- (17) Where development is **not** consistent with the purpose and intent of the Low density residential 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 Low density residential zone includes the following:

<ul style="list-style-type: none"> • Child care centre • Community care centre • Community residence • Community use • Dual occupancy 	<ul style="list-style-type: none"> • Dwelling house • Dwelling unit • Health care services • Home based business • Multiple dwelling 	<ul style="list-style-type: none"> • Park • Residential care facility • Retirement facility • Sales office • Utility installation
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Inconsistent development within the Low density residential zone includes the following:

<ul style="list-style-type: none"> • Adult store • Agricultural supplies store • Air services • Animal husbandry • Animal keeping • Aquaculture • Bar • Brothel • Bulk landscape supplies • Caretaker's accommodation • Car wash • Cemetery • Club • Crematorium • Cropping • Detention facility • Educational Establishment • Emergency services • Environment facility • Extractive industry • Food and drink outlet • Function facility • Funeral parlour • Garden centre • Hardware and trade supplies • High impact industry 	<ul style="list-style-type: none"> • Hospital • Hotel • Indoor sport and recreation • Intensive animal industry • Intensive horticulture • Landing • Low impact industry • Major electricity infrastructure • Major sport, recreation and entertainment facility • Marine industry • Market • Medium impact industry • Motor sport facility • Nature-based tourism • Nightclub entertainment facility • Non-resident workforce accommodation • Office • Outdoor sales • Outdoor sport and recreation • Outstation • Parking station • Permanent plantation • Place of worship • Port services 	<ul style="list-style-type: none"> • Relocatable home park • Renewable energy facility • Research and technology industry • Resort complex • Roadside stall • Rooming accommodation • Rural industry • Rural workers' accommodation • Service industry • Service station • Shop • Shopping centre • Short-term accommodation • Showroom • Special industry • Substation • Telecommunications facility • Theatre • Tourist attraction • Tourist park • Transport depot • Veterinary services • Warehouse • 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.

6.2.8.3 Assessment benchmarks

Part A - Criteria for accepted and assessable development

Table 6.2.8.1 - Low density residential 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-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. 	<p>AO1 Development has a maximum building height of 8.5 metres above natural ground level and no more than two storeys.</p>
Accommodation Density	
<p>PO2 Accommodation and residential density is consistent with the prevailing character and density of the locality.</p>	<p>AO2.1 Residential density is a maximum of one dwelling per 400m² of the site area.</p> <p>AO2.2 Accommodation density is a maximum of one accommodation unit per 200m² of the site area.</p>
Site Cover	
<p>PO3 The scale of buildings and structures do not dominate the premises having regard to amenity and the appropriate provision of:</p> <ul style="list-style-type: none"> (a) private open space; and (b) landscaping. 	<p>AO3.1 Site cover is a maximum of 50% of the total site area, unless a Development code provides an alternative maximum site cover.</p> <p>AO3.2 Buildings and structures ancillary to a dwelling are restricted to a cumulative floor area of 90m².</p> <p>Note- A03.2 excludes balconies and verandahs where connected to a dwelling.</p>
Setbacks	
<p>PO4 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</p> <p>AO4.1 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</p> <p>AO4.2 Buildings and structures have a minimum setback of 6 metres to the primary road frontage.</p> <p>AO4.3 Buildings and structures have a minimum setback of 4 metres to the secondary road frontage.</p> <p>AO4.4 Buildings and structures have minimum side and rear boundary clearance of:</p> <ul style="list-style-type: none"> (a) 1.5 metres where the height of that part is 4.5 metres or less; and

Performance Outcomes	Acceptable Outcomes
	<p>2.0 metres where the height of that part is greater than 4.5 metres but not more than 7.5 metres; and</p> <p>(c) 2.5 metres where the height of that part is greater than 7.5 metres but not more than 8.5 metres.</p>
<p>A05 Structures ancillary to the dwelling house, located forward of the building line, must be designed and constructed to be consistent with the architectural elements of the dwelling and achieve high quality design outcomes.</p> <p>Editor's note: structures include carports, shade structures, fences, sheds, garages, patios and the like.</p>	<p>A05 Enclosed ancillary structures are not located forward of the primary building line.</p>
For assessable development (code, code (fast tracked) and impact)	
Amenity Protection	
<p>PO6 Development must not detract from the amenity of the local area, having regard to:</p> <ul style="list-style-type: none"> (a) noise; (b) hours of operation; (c) traffic; (d) lighting; (e) advertising devices; (f) visual amenity; (g) privacy; (h) odour; or (i) emissions. 	<p>A06 No acceptable outcome.</p>
<p>PO7 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) lighting; (e) advertising devices; (f) visual amenity; (g) privacy; (h) odour; or (i) emissions. 	<p>A07 No acceptable outcome.</p>
<p>PO8 Buildings and street addresses are easily identified.</p>	<p>A08 Building entrances:</p> <ul style="list-style-type: none"> (a) are designed to address the street frontage; (b) are clearly defined; and (c) are well lit.
Water Quality Management	
<p>PO9 Development protects environmental values and facilitates the achievement of water quality objectives for Queensland waters.</p>	<p>A09 No acceptable outcome.</p>

Performance Outcomes	Acceptable Outcomes
<p>PO10 Development achieves the storm water management design objectives specified in Table 6.2.8.2 - Construction Phase - Stormwater Management Design Objectives</p>	<p>AO10 Development achieves objectives as specified in Table 6.2.8.2 - Construction Phase - Stormwater Management Design Objectives</p>
<p>PO11 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>AO11 No acceptable outcome.</p>
<p>PO12 Land for urban purpose is located, designed, constructed and managed to avoid impacts arising from altered stormwater quality or flow.</p>	<p>AO12 No acceptable outcome.</p>

Table 6.2.8.2 - 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.

6.2.9 Medium Density Residential Zone Code

6.2.9.1 Application

This code applies to development where the code is identified as applicable in the table of assessment for the Medium density residential zone and development is within the Medium density residential 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.

6.2.9.2 Purpose

The purpose of the Medium density residential zone code is to provide for -

- (a) medium density multiple dwellings; and
- (b) community uses, and small-scale services, facilities and infrastructure, to support local residents.

The overall outcomes sought for the Medium density residential zone code are as follows:

- (1) Low to medium-rise residential development is provided in a variety of styles and designs to meet the needs of the community by providing housing options that cater for different levels of affordability.
- (2) Mixed use development is supported where identified as a mixed use area on the applicable zoning map in Schedule 2.
- (3) Home based business activities may occur where these activities meet the daily needs of the immediate residential catchment and the business activity is ancillary to the residential use and does not negatively impact upon the residential amenity of the area.
- (4) Development provides for quality urban design outcomes that are complementary to and consistent with the existing scale, intensity, character and amenity and the locality. Development achieves and maintains accessible, well-serviced and well-designed communities. Higher density developments are in close proximity to public open space, centre zones and provide sufficient private open space to meet the private recreation needs of residents.
- (5) Community facilities, open space and recreation uses which directly support the local community are facilitated. It is expected, that new residential developments will establish in locations that enable them to be integrated with the existing neighbourhoods and to be in proximity to existing community facilities such as schools. Useable and functional open space is to be provided in residential neighbourhoods to meet the needs of the local community.
- (6) Small scale, non-residential uses are provided where they cater directly to community needs (such as convenience stores and child care facilities) and where the character and residential amenity is protected and enhanced. These non-residential uses are not to replicate the uses that exist in more appropriate zones, such as centre zones. In some locations it may be appropriate for non-residential uses to be clustered together as part of a mixed use development, however the scale of the development and the associated hard surfaces will be limited in order to minimise impacts on residential character and amenity. Non-residential uses are small scale and incorporate design elements that are consistent with the surrounding residential development.
- (7) Non-residential development, with the exception of a mixed use development, does not compromise the viability, role and or functioning of higher order centres as outlined within the Western Downs activity centre network.

Editor's note - This provision is only applicable to Accepted development - Impact assessment.

- (8) A minimum residential density of 25 dwellings per hectare is achieved and development has a low to medium rise built form of up to three (3) storeys in height, and six (6) storeys in height in areas identified as mixed use on the applicable zoning map in Schedule 2.
- (9) A maximum residential density of 50 dwellings per hectare is achieved.
- (10) 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.
- (11) 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 Medium density residential zone.
- (12) 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.
- (13) 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.
- (14) 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).
- (15) 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
- (16) 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.
- (17) Where development is **not** consistent with the purpose and intent of the Medium density residential 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 Medium density residential zone includes the following:

<ul style="list-style-type: none"> • Child care centre • Community care centre • Community residence • Community use • Dual occupancy • Dwelling house 	<ul style="list-style-type: none"> • Dwelling unit • Food and drink outlet • Health care services • Home based business • Multiple dwelling • Office 	<ul style="list-style-type: none"> • Park • Residential care facility • Retirement facility • Sales office • Shop • Utility installation
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Inconsistent development within the Medium density residential zone includes the following:

<ul style="list-style-type: none"> • Adult store • Agricultural supplies store • Air services • Animal husbandry • Animal keeping • Aquaculture • Bar • Brothel • Bulk landscape supplies • Caretaker's accommodation • Car wash • Cemetery • Club • Crematorium • Cropping • Detention facility • Educational Establishment • Emergency services • Environment facility • Extractive industry • Function facility • Funeral parlour • Garden centre • Hardware and trade supplies • High impact industry 	<ul style="list-style-type: none"> • Hospital • Hotel • Indoor sport and recreation • Intensive animal industry • Intensive horticulture • Landing • Low impact industry • Major electricity infrastructure • Major sport, recreation and entertainment facility • Marine industry • Market • Medium impact industry • Motor sport facility • Nature-based tourism • Nightclub entertainment facility • Non-resident workforce accommodation • Outdoor sales • Outdoor sport and recreation • Outstation • Parking station • Permanent plantation • Place of worship • Port services 	<ul style="list-style-type: none"> • Relocatable home park • Renewable energy facility • Research and technology industry • Resort complex • Roadside stall • Rooming accommodation • Rural industry • Rural workers' accommodation • Service industry • Service station • Shopping centre • Short-term accommodation • Showroom • Special industry • Substation • Telecommunications facility • Theatre • Tourist attraction • Tourist park • Transport depot • Veterinary services • Warehouse • 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.

6.2.9.3 Assessment benchmarks

Part A - Criteria for accepted and assessable development

Table 6.2.9.1 - Medium density residential 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; (d) the height of buildings on adjoining premises; and (e) slope. 	<p>AO1.1 Development has a maximum building height of 11 metres above ground level and no more than three (3) storeys.</p> <p>AO11 Development has a maximum building height of 20 metres above natural ground level and no more than six (6) storeys where identified in a mixed use area.</p>
Accommodation density	
<p>PO2 Accommodation density and residential density:</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 consistent with the prevailing character of the locality. 	<p>AO2.1 Residential density is a minimum of one dwelling per 400m² of the total site area.</p> <p>AO2.2 Residential density is a maximum of one dwelling per 200m² of the total site area.</p> <p>AO2.3 Development is for a dwelling house and includes building work or minor building work with a maximum additional gross floor area of 50m².</p> <p>AO2.4 Accommodation density is a maximum of accommodation unit per 100m² of the site area or 100 bedrooms per net hectare.</p>
Site Cover	
<p>PO3 The scale of buildings and structures do not dominate the premises having regard to amenity and the appropriate provision of:</p> <ul style="list-style-type: none"> (a) private open space; and (b) landscaping. 	<p>AO3.1 Site cover is a maximum of:</p> <ul style="list-style-type: none"> (a) for a single storey building - 60% of the total site area; (b) for a two (2) storey building - 50% of the total site area; (c) for a three (3) storey or more building - 40% of the total site area; or (d) unless a Development Code provides an alternative maximum site cover. <p>AO3.2 Buildings and structures ancillary to a dwelling are restricted to a cumulative floor area of 90m².</p> <p>Note- A03.2 excludes balconies and verandahs where connected to a dwelling.</p>

Performance Outcomes	Acceptable Outcomes
Setbacks	
<p>PO4 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</p> <p>AO4.1 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</p> <p>AO4.2 Buildings and structures have a minimum setback of 6 metres to the primary road frontage.</p> <p>AO4.3 Buildings and structures have a minimum setback of 4 metres to the secondary road frontage.</p> <p>AO4.4 Buildings and structures have a minimum side and rear boundary clearance of:</p> <ul style="list-style-type: none"> (a) 1.5 metres where the height of that part is 4.5 metres or less; and (b) 2.0 metres where the height of that part is greater than 4.5 metres but not more than 7.5 metres; and (c) 2.5 metres where the height of that part is greater than 7.5 metres.
Mixed Use Development	
<p>PO5 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>AO5.1 Dwellings are located in a storey above any storey at ground level.</p> <p>AO5.2 Separate entry points are provided and clearly defined to commercial and residential uses occupying the same site.</p> <p>AO5.3 Entry to residential uses is via a secure entry point accessed from the primary road frontage.</p> <p>AO5.4 Safe and secure parking areas are provided for dwellings that are clearly marked, easily accessible and separate from non- residential building users.</p> <p>AO5.5 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:

Performance Outcomes	Acceptable Outcomes
	<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.
For assessable development (code, code (fast tracked) and impact)	
Amenity Protection	
<p>PO6 Development must not detract from the amenity of the local area, having regard to:</p> <ul style="list-style-type: none"> (a) noise; (b) hours of operation; (c) traffic; (d) lighting; (e) advertising devices; (f) visual amenity; (g) privacy; (h) odour; or (i) emissions. 	<p>AO6 No acceptable outcome.</p>
<p>PO7 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) lighting; (e) advertising devices; (f) visual amenity; (g) privacy; (h) odour; or (i) emissions. 	<p>AO6 No acceptable outcome.</p>
Water Quality Management	
<p>PO8 Development protects environmental values and facilitates the achievement of water quality objectives for Queensland waters.</p>	<p>AO8 No acceptable outcome.</p>
<p>PO9 Development achieves the storm water management design objectives specified in Table 6.2.9.2 - Construction Phase - Stormwater Management Design Objectives</p>	<p>AO9 Development achieves objectives as specified in Table 6.2.9.2 - Construction Phase - Stormwater Management Design Objectives</p>
<p>PO10 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>AO10 No acceptable outcome.</p>
<p>PO11 Land for urban purpose is located, designed, constructed and managed to avoid impacts arising from altered stormwater quality or flow.</p>	<p>AO11 No acceptable outcome.</p>

Table 6.2.9.2 - Construction Phase - Stormwater Management Design Objectives

Issue		Design Objectives
Drainage control	Temporary drainage works	1. 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. 2. Design capacity excludes minimum 150mm freeboard. 3. Temporary culvert crossing - minimum 1 in 1-year SRI hydraulic capacity.
Erosion control	Erosion control measures	1. Minimise exposure of disturbed soils at any time. 2. Divert water run-off from undisturbed areas around disturbed areas. 3. Determine the erosion risk rating using local rainfall erosivity, rainfall depth, soil-loss rate or other acceptable methods. 4. Implement erosion control methods corresponding to identified erosion risk rating.
Sediment control	Sediment control measures Design storm for sediment control basins Sediment basin dewatering	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	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	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.

6.2.10 Rural Zone

6.2.10.1 Application

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

6.2.10.2 Purpose

The purpose of the rural zone is to:

- (a) Provide for rural uses and activities; and
- (b) Provide for other uses and activities that are compatible with -
 - (i) existing and future rural uses and activities; and
 - (ii) the character and environmental features of the zone; and
- (c) maintain the capacity of land for rural uses and activities by protecting and managing significant natural resources and processes.

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

- (1) The zone primarily accommodates cropping or animal husbandry and ancillary detached dwellings.
- (2) All rural land is protected from alienation and fragmentation. A lack of viability for existing farming operations and small holdings does not provide suitable and sufficient planning justification for further subdivision or uses for non-rural purposes.
- (3) Residential development within the rural zone only occurs to the extent that it supports and is ancillary to the productive use of the land. Urban and residential development is contained within designated zonings for such uses and will not be permitted to expand into rural areas.
- (4) New enterprises, such as rural service industries and tourism activities, are accommodated where:
 - (i) they are directly associated with rural production, a natural resource or the natural environment or need to be remote from urban uses as a result of their impacts;
 - (ii) the productive capacity of the land is not diminished and conflicts with existing and intended activities in the surrounding area are avoided.
 - (iii) the existing landscape and natural resource values of the land are maintained; and
 - (iv) the proposed use could not be more appropriately located in another zone.
- (5) Extractive resources and existing extractive operations on rural land are protected from encroachment from incompatible land uses;
- (6) The environmental, character and landscape values of all rural land are protected from encroachment by incompatible land uses;
- (7) Adequate separation and buffering is provided by new development in nearby or adjoining urban or rural residential zone land to ensure that encroachment, fragmentation or alienation of rural land by these uses is avoided.
- (8) Special industry uses that require separation distances from sensitive land uses are supported and encouraged to locate in areas identified as Special Industrial Areas.
- (9) 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 dwelling 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.

- (10) Development is connected to available urban infrastructure networks or is provided with suitable onsite potable water supply and a sustainable waste water disposal system to ensure the protection and maintenance of environmental health and human wellbeing and safety
- (11) 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.
- (12) 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).
- (13) 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
- (14) 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.
- (15) Where development is **not** consistent with the purpose and intent of the Rural 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 Rural zone includes the following:

<ul style="list-style-type: none"> • Animal husbandry • Animal keeping • Aquaculture • Caretaker's accommodation • Cemetery • Cropping • Community Residence • Dwelling house • Emergency services • Environment facility • Extractive industry • High impact industry • 	<ul style="list-style-type: none"> • Home based business • Intensive animal industry • Intensive horticulture • Major electricity infrastructure • Nature-based tourism • Outstation • Park • Permanent plantation • Renewable energy facility • Roadside stall • Rural industry • Rural workers' accommodation 	<ul style="list-style-type: none"> • Special industry • Substation • Telecommunications facility • Tourist attraction • Tourist park • Utility installation • Veterinary services • Wholesale nursery • Winery
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Inconsistent development within the Rural zone includes the following:

<ul style="list-style-type: none"> • Adult store • Agricultural supplies store • Air services • Bar • Brothel • Bulk landscape supplies • Car wash • Child care centre • Club • Community care centre • Community residence • Community use • Crematorium • Detention facility • Dual occupancy • Dwelling unit • Educational Establishment • Food and drink outlet • Function facility 	<ul style="list-style-type: none"> • Funeral parlour • Garden centre • Hardware and trade supplies • Health care services • Hospital • Hotel • Indoor sport and recreation • Landing • Low impact industry • Major sport, recreation and entertainment facility • Marine industry • Market • Medium impact industry • Motor sport facility • Multiple dwelling • Nightclub entertainment facility • Non-resident workforce accommodation • Office • Outdoor sales 	<ul style="list-style-type: none"> • Outdoor sport and recreation • Parking station • Place of worship • Port services • Relocatable home park • Research and technology industry • Residential care facility • Resort complex • Retirement facility • Rooming accommodation • Sales office • Service industry • Service station • Shop • Shopping centre • Short-term accommodation • Showroom • Theatre • Transport depot • Warehouse
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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.

6.2.10.3 Assessment benchmarks

Part A - Criteria for accepted and assessable development

Table 6.2.10.1 - Rural 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-rise built form is maintained having regard to existing landscape character values.</p>	<p>AO1 Development has a maximum building height of 10 metres above natural ground level and no more than two (2) storeys.</p> <p>Editor's Note - excluding windmills, silos and other rural structures ancillary to agricultural operations on site</p>
Accommodation Density	
<p>PO2 Accommodation density and Residential density is complementary and subordinate to the rural and natural landscape values of the area.</p>	<p>AO2.1 Residential density does not exceed one Dwelling house per lot.</p> <p>AO2.2 Residential density does not exceed two dwellings per lot and development is for: (a) Caretaker's accommodation and includes building work or minor building work with a maximum gross floor area of 100m²; or (b) Rural workers accommodation.</p>
Setbacks	
<p>PO3 Building setbacks are appropriate having regard to: (a) the rural character of the area; (b) overshadowing; (c) privacy and overlooking; and (d) the primary road frontage setbacks of adjoining premises.</p>	<p>AO3.1 Buildings and structures have a minimum setback of 20 metres to the primary road frontage.</p> <p>AO3.2 Buildings and structures have a minimum side and rear boundary clearance of 15 metres.</p>
<p>PO4 The location of any dwelling does not compromise the continued operation of an existing or approved intensive animal industry, extractive industry or other uses that are incompatible with residential development</p>	<p>AO4.1 The dwelling is located at least 1,000m from an existing or approved intensive animal industry operation.</p> <p>AO4.2 The dwelling is separated from an extractive industry by at least: (a) 500m from a hard rock extractive industry; (b) 200m from a sand and gravel extractive industry; and (c) 100m from a haul route.</p> <p>AO4.3 The dwelling is separated from a High impact industry use by a minimum of 500 metres.</p>

Performance Outcomes	Acceptable Outcomes
For assessable development (code, code (fast tracked) and impact)	
Amenity Protection	
<p>PO5 Development must not detract from the amenity of the local area, having regard to:</p> <ul style="list-style-type: none"> (a) noise; (b) hours of operation; (c) traffic; (d) lighting; (e) advertising devices; (f) visual amenity; (g) privacy; (h) odour; or (i) emissions. 	<p>AO5 No acceptable outcome.</p>
<p>PO6 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) lighting; (e) advertising devices; (f) visual amenity; (g) privacy; (h) odour; or (i) emissions. 	<p>AO6 No acceptable outcome.</p>
Water Quality Management	
<p>PO7 Development protects environmental values and facilitates the achievement of water quality objectives for Queensland waters.</p>	<p>AO7 No acceptable outcome.</p>
<p>PO8 Development achieves the storm water management design objectives specified in Table 6.2.10.2 - Construction Phase - Stormwater Management Design Objectives</p>	<p>AO8 Development achieves objectives as specified in Table 6.2.10.2 - Construction Phase - Stormwater Management Design Objectives</p>
<p>PO9 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>AO9 No acceptable outcome.</p>
<p>PO10 Land for urban purpose is located, designed, constructed and managed to avoid impacts arising from altered stormwater quality or flow.</p>	<p>AO10 No acceptable outcome.</p>

Table 6.2.10.2 - Construction Phase - Stormwater Management Design Objectives

Issue		Design Objectives
Drainage control	Temporary drainage works	1. 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. 2. Design capacity excludes minimum 150mm freeboard. 3. Temporary culvert crossing - minimum 1 in 1-year SRI hydraulic capacity.
Erosion control	Erosion control measures	1. Minimise exposure of disturbed soils at any time. 2. Divert water run-off from undisturbed areas around disturbed areas. 3. Determine the erosion risk rating using local rainfall erosivity, rainfall depth, soil-loss rate or other acceptable methods. 4. Implement erosion control methods corresponding to identified erosion risk rating.
Sediment control	Sediment control measures Design storm for sediment control basins Sediment basin dewatering	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	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	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.

6.2.11 Rural Residential Zone

6.2.11.1 Application

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

6.2.11.2 Purpose

The purpose of the Rural Residential zone code is to provide for residential uses and activities on large lots, including lots for which the local government has not provided infrastructure and services.

The overall outcomes sought for the Rural Residential zone code are as follows:

- (1) Residential development occurs in the form of dwelling houses, to the exclusion of other more intensive residential uses;
- (2) Lot sizes are sufficient to ensure the protection of environmental values and water quality objectives.
- (3) Further expansion of existing rural residential areas does not occur beyond those areas zoned for this purpose.
- (4) Home based businesses occur to an extent that does not unduly diminish the semi-rural residential amenity, having regard to noise, odour, dust, traffic and other impacts.
- (5) Non-residential uses occur within the zone where they primarily support the day-to-day needs of the immediate residential community and do not unreasonably detract from the residential amenity of the area.
- (6) Development is buffered from nearby rural land such that the productive use of the rural land is not constrained nor isolated or fragmented.

Rural Residential 4000 Precinct

- (7) A maximum net residential density of 2.5 dwellings per hectare is achieved in the Rural Residential 4000 Precinct;

Rural Residential 8000 Precinct

- (8) The Rural Residential 8000 Precinct accommodates very low density development in consideration of one or more of the following:
 - (i) presence of ecologically significant features or other ecological values;
 - (ii) future urban development potential;
 - (iii) development constraints including but not limited to flood, bushfire and landslide; and
 - (iv) a maximum net residential density of 1.25 dwellings per hectare is achieved in the Rural Residential 8000 Precinct.

Precinct 3 – Rural Residential 20000 Precinct

- (9) the Rural Residential 20000 Precinct accommodates very low density development in consideration of one or more of the following:
 - (i) water supply availability;
 - (ii) presence of ecologically significant features or other ecological values;
 - (iii) future urban development potential;

- (iv) development constraints including but not limited to flood, bushfire and landslide;
and
 - (v) a maximum net residential density of 0.5 dwellings per hectare is achieved in the Rural Residential 2000 Precinct.
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- (10) 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 dwelling 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.
 - (11) Development is connected to available urban infrastructure networks or is provided with suitable onsite potable water supply and a sustainable waste water disposal system to ensure the protection and maintenance of environmental health and human wellbeing and safety
 - (12) 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.
 - (13) 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).
 - (14) 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
 - (15) 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.
 - (16) Where development is **not** consistent with the purpose and intent of the Rural Residential 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 Rural residential zone includes the following:

<ul style="list-style-type: none"> • Animal husbandry • Animal keeping • Aquaculture • Community residence • Dwelling house • Emergency services 	<ul style="list-style-type: none"> • Home based business • Major electricity infrastructure • Outdoor sport and recreation • Park 	<ul style="list-style-type: none"> • Roadside stall • Substation • Telecommunications facility • Utility installation • Veterinary services
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Inconsistent development within the Rural residential zone includes the following:

<ul style="list-style-type: none"> • Adult store • Agricultural supplies store • Air services • Bar • Brothel • Bulk landscape supplies • Caretaker's accommodation • Car wash • Cemetery • Child care centre • Club • Community care centre • Community use • Crematorium • Cropping • Detention facility • Dual occupancy • Dwelling unit • Educational Establishment • Environment facility • Extractive industry • Food and drink outlet • Function facility • Funeral parlour • Garden centre • Hardware and trade supplies 	<ul style="list-style-type: none"> • Health care services • High impact industry • Hospital • Hotel • Indoor sport and recreation • Intensive animal industry • Intensive horticulture • Landing • Low impact industry • Major sport, recreation and entertainment facility • Marine industry • Market • Medium impact industry • Motor sport facility • Multiple dwelling • Nature-based tourism • Nightclub entertainment facility • Non-resident workforce accommodation • Office • Outdoor sales • Outstation • Parking station • Permanent plantation • Place of worship 	<ul style="list-style-type: none"> • Port services • Relocatable home park • Renewable energy facility • Research and technology industry • Residential care facility • Resort complex • Retirement facility • Rooming accommodation • Rural industry • Rural workers' accommodation • Sales office • Service industry • Service station • Shop • Shopping centre • Short-term accommodation • Showroom • Special industry • Theatre • Tourist attraction • Tourist park • Transport depot • Warehouse • 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.

6.2.11.3 Assessment benchmarks

Part A - Criteria for accepted and assessable development

Table 6.2.11.1 - Rural residential 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-rise built form is maintained having regard to existing landscape character values.</p>	<p>AO1 Development has a maximum building height of 8.5 metres above ground level and two (2) storeys.</p>
Accommodation density	
<p>PO2 Accommodation density and Residential density is complementary and subordinate to the semi-rural and natural landscape values of the area.</p>	<p>AO2.1 Residential density does not exceed one Dwelling house per lot.</p> <p>AO2.2 Residential density does not exceed two dwellings per lot and development is for a secondary dwelling with a maximum GFA of 80m².</p>
Setbacks	
<p>PO3 Building setbacks are appropriate having regard to: (a) the semi-rural character of the area; (b) overshadowing; (c) privacy and overlooking; and (d) the primary road frontage setbacks of adjoining premises.</p>	<p>AO3.1 Buildings and structures have a minimum setback of 15 metres to the primary road frontage.</p> <p>AO3.2 Buildings and structures have a minimum side and rear boundary clearance of 10 metres.</p>
Site cover	
<p>PO4 Development protects the semi-rural and natural landscape values of the area and is visually unobtrusive.</p>	<p>AO4.1 Site cover is a maximum of 20% of the total site area.</p> <p>Where in Precinct 1 - Rural Residential Precinct 4000</p> <p>AO4.2 Domestic outbuildings ancillary to a dwelling have a maximum floor area of 150m²; Note- A04.2 excludes balconies and verandahs where connected to a dwelling.</p> <p>AND</p> <p>AO4.3 Buildings and structures ancillary to a dwelling are restricted to a cumulative floor area of 200m².</p> <p>Where in Precinct 2 - Rural Residential Precinct 8000 and Precinct 3 - Rural Residential Precinct 20000</p> <p>AO4.4 Buildings and structures ancillary to a dwelling are restricted to a cumulative floor area of 200m².</p>

Performance Outcomes	Acceptable Outcomes
	Note- A04.2 excludes balconies and verandahs where connected to a dwelling.
For assessable development (code, code (fast tracked) and impact)	
Amenity Protection	
<p>PO5 Development must not detract from the amenity of the local area, having regard to:</p> <ul style="list-style-type: none"> (a) noise; (b) hours of operation; (c) traffic; (d) lighting; (e) advertising devices; (f) visual amenity; (g) privacy; (h) odour; or (i) emissions. 	<p>AO5 No acceptable outcome.</p>
<p>PO6 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) lighting; (e) advertising devices; (f) visual amenity; (g) privacy; (h) odour; or (i) emissions. 	<p>AO6 No acceptable outcome.</p>
Water Quality Management	
<p>PO7 Development protects environmental values and facilitates the achievement of water quality objectives for Queensland waters.</p>	<p>AO7 No acceptable outcome.</p>
<p>PO8 Development achieves the storm water management design objectives specified in Table 6.2.11.2 - Construction Phase - Stormwater Management Design Objectives</p>	<p>AO8 Development achieves objectives as specified in Table 6.2.11.2 - Construction Phase - Stormwater Management Design Objectives</p>
<p>PO9 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>AO9 No acceptable outcome.</p>
<p>PO10 Land for urban purpose is located, designed, constructed and managed to avoid impacts arising from altered stormwater quality or flow.</p>	<p>AO10 No acceptable outcome.</p>

Table 6.2.11.2 - Construction Phase - Stormwater Management Design Objectives

Issue		Design Objectives
Drainage control	Temporary drainage works	1. 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. 2. Design capacity excludes minimum 150mm freeboard. 3. Temporary culvert crossing - minimum 1 in 1-year SRI hydraulic capacity.
Erosion control	Erosion control measures	1. Minimise exposure of disturbed soils at any time. 2. Divert water run-off from undisturbed areas around disturbed areas. 3. Determine the erosion risk rating using local rainfall erosivity, rainfall depth, soil-loss rate or other acceptable methods. 4. Implement erosion control methods corresponding to identified erosion risk rating.
Sediment control	Sediment control measures Design storm for sediment control basins Sediment basin dewatering	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	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	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.

6.2.12 Community Facilities Zone Code

6.2.12.1 Application

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

6.2.12.2 Purpose

The purpose of the Community facilities zone is to provide for community-related uses, activities and facilities, whether publicly or privately owned, including, for example -

- (a) educational establishments; and
- (b) hospitals; and
- (c) transport and telecommunication networks; and
- (d) utility installations.

The overall outcomes sought for the Community facilities zone code are as follows:

- (1) The Community facilities zone accommodates community related facilities that are owned and/or operated by private enterprise or federal, state or local government agencies.
- (2) Community uses, are located in highly accessible locations and the built form is consistent and in keeping with the existing scale, height, amenity and character of surrounding development.
- (3) The long term viability of Community facilities are protected by ensuring proposed developments do not limit the ongoing operation of existing community facilities or prejudice the establishment of new community facilities.
- (4) Development provides opportunity for co-location of community activities and facilities in order to create identifiable community nodes.
- (5) Other complementary uses (not defined as community facilities) may occur within the zone, where community-related activities and facilities remain the dominant use and continue to effectively meet the needs of the community.
- (6) 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 community facilities zone.
- (7) 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.
- (8) 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.
- (9) 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).
- (10) 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

- (11) 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.
- (12) Where development is **not** consistent with the purpose and intent of the Community facilities 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 Community facilities zone includes the following:

<ul style="list-style-type: none"> • Caretaker's accommodation • Cemetery • Club • Child care centre • Community care centre • Community residence • Community use • Dwelling house • Educational Establishment • Emergency services 	<ul style="list-style-type: none"> • Environment facility • Food and drink outlet • Function facility • Funeral parlour • Health care services • Home based business • Hospital • Indoor sport and recreation • Nature-based tourism • Outdoor sport and recreation Park 	<ul style="list-style-type: none"> • Park • Place of worship • Relocatable home park • Renewable Energy Facility • Residential care facility • Retirement facility • Substation • Telecommunications facility • Theatre • Tourist attraction • Tourist park • Utility installation
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Inconsistent development within the Community facilities zone includes the following:

<ul style="list-style-type: none"> • Adult store • Agricultural supplies store • Air services • Animal husbandry • Animal keeping • Aquaculture • Bar • Brothel • Bulk landscape supplies • Car wash • Crematorium • Cropping • Detention facility • Dual occupancy • Dwelling unit • Extractive industry • Garden centre • Hardware and trade supplies • High impact industry • Hotel • Intensive animal industry 	<ul style="list-style-type: none"> • Intensive horticulture • Landing • Low impact industry • Major electricity infrastructure • Major sport, recreation and entertainment facility • Marine industry • Market • Medium impact industry • Motor sport facility • Multiple dwelling • Nightclub entertainment facility • Non-resident workforce accommodation • Office • Outdoor sales • Outstation • Parking station • Permanent plantation • Port services • 	<ul style="list-style-type: none"> • Research and technology industry • Resort complex • Roadside stall • Rooming accommodation • Rural industry • Rural workers' accommodation • Sales office • Service industry • Service station • Shop • Shopping centre • Short-term accommodation • Showroom • Special industry • Transport depot • Veterinary services • Warehouse • 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.

6.2.12.3 Assessment benchmarks

Part A - Criteria for accepted and assessable development

Table 6.2.12.1 - Community facilities zone code

Performance Outcome	Acceptable 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 and privacy of accommodation activities and land in a Residential zone category; (b) building character and appearance; and (c) the height of buildings on adjoining premises. 	<p>AO1 Development has a maximum building height of 9.5 metres above natural ground level and no more than two storeys.</p>
Gross Floor Area	
<p>PO2 The scale and bulk of built form is complementary to existing development in the locality.</p>	<p>AO2 Development has a maximum gross floor area of 50% of the site area</p>
Site Cover	
<p>PO3 The site coverage of all buildings and structures does not result in a built form that is bulky and visually intrusive.</p>	<p>AO3 Site cover is a maximum of:</p> <ul style="list-style-type: none"> (c) For a single storey building - 50% of the total site area; or (d) For a 2 or more storey building - 40% of the total site area.
Setbacks	
<p>PO4 Building setbacks are appropriate having regard to:</p> <ul style="list-style-type: none"> (a) efficient use of the site; (b) overshadowing; (c) privacy and overlooking; (d) building character and appearance; and (e) the primary road frontage setbacks of adjoining premises. 	<p>AO4.1 Buildings and structures have a minimum setback of 6 metres to the primary road frontage.</p> <p>OR</p> <p>AO4.2 Buildings and structures have a road frontage setback equal to or greater than the setback of an existing building on the premises.</p> <p>AO4.3 Buildings and structures have a minimum side and rear boundary clearance of 2.5 metres.</p> <p>Where adjoining land in a Residential Zone category</p> <p>AO4.4 Buildings and structures have a minimum side and rear boundary clearance of 3 metres</p>
For assessable development (code, code (fast tracked) and impact)	
Building appearance	
<p>PO5 Development must be complementary to and integrate with the existing character and visual amenity of the area.</p>	<p>AO5 Building services and equipment are screened so as not to be visible from the road and other public areas or adjoining residences.</p>

Performance Outcome	Acceptable Outcome
Landscaping	
<p>PO6 Landscaping is provided to contribute to the visual amenity of the premises and local area.</p>	<p>AO6.1 A minimum of one shade tree is provided for every six car parking spaces.</p> <p>AO6.2 A minimum planting space of 1.2m² is provided for every shade tree.</p> <p>AO6.3 A landscape buffer with a minimum width of 1 metre is provided to all vehicle movement and car parking areas adjacent to buildings and site boundaries.</p> <p>Where adjoining a Dwelling or a use in the Residential Zone category AO6.4 A 2 metre minimum landscape buffer is provided along the shared boundary.</p>
Non-discriminatory access	
<p>PO7 Non-discriminatory access must be provided to the building from the road.</p>	<p>AO7 Changes of level between the road and the building must comply with AS1428-Design for Access and Mobility.</p>
Amenity Protection	
<p>PO8 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; (e) visual amenity; (f) privacy; (g) odour; or (h) emissions. 	<p>AO8 No acceptable outcome.</p>
<p>PO9 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) lighting; (e) advertising devices; (f) visual amenity; (g) privacy; (h) odour; or (i) emissions. 	<p>AO9 No acceptable outcome.</p>
<p>Where adjoining land in a Residential Zone category PO10 Development must not detract from the amenity of the local area having regard to operating hours.</p>	<p>Where adjoining land in a Residential Zone category AO10.1 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.

Performance Outcome	Acceptable Outcome
	AO10.2 No unloading or loading occurs on Sundays and public holidays.
Water Quality Management	
PO11 Development protects environmental values and facilitates the achievement of water quality objectives for Queensland waters.	AO11 No acceptable outcome.
PO12 Development achieves the storm water management design objectives specified in Table 6.2.12.2 - Construction Phase - Stormwater Management Design Objectives	AO12 Development achieves objectives as specified in Table 6.2.12.2 - Construction Phase - Stormwater Management Design Objectives
PO13 Land for urban purposes is located in areas which avoid or minimise the disturbance to natural drainage, areas subject to erosion risk and groundwater.	AO13 No acceptable outcome.
PO14 Land for urban purpose is located, designed, constructed and managed to avoid impacts arising from altered stormwater quality or flow.	AO14 No acceptable outcome.

Table 6.2.12.2 - 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.

6.2.13 Recreation and Open Space Zone

6.2.13.1 Application

This code applies to development where the code is identified as applicable in the table of assessment for the Recreation and open space zone and development is within the Recreation and open space 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.

6.2.13.2 Purpose

The purpose of the Recreation and open space zone is to provide for -

- (a) a variety of cultural, educational, leisure, recreation and sporting uses and activities, including, for example -
 - (i) parks, playgrounds or playing fields for the use of residents and visitors; and
 - (ii) parks, or other areas, for the conservation of natural areas; and
- (b) facilities and infrastructure to support the uses and activities stated in paragraph (a).

The overall outcomes sought for the Recreation and open space zone code are as follows:

- (1) Local, district, regional and specialised sports parks provide for a variety of formal sporting activities and a range of training and competition infrastructure.
- (2) Development does not restrict public access and does not detract from the primary function of the site for sport and recreation activities.
- (3) Biodiversity and passive recreation values of protected areas are conserved;
- (4) Provision of a system of public open space, and embellishments appropriate to meet the outdoor recreational needs of Western Downs residents and visitors alike;
- (5) Facilitate informal sport and recreation activities consistent with community need and expectations.
- (6) 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 recreation and open space zone.
- (8) 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.
- (9) 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.
- (10) 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).
- (11) 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

- (12) 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.
- (13) Where development is **not** consistent with the purpose and intent of the Recreation and open space 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 Recreation and open space zone includes the following:

<ul style="list-style-type: none"> • Caretaker's accommodation • Cemetery • Child care centre • Club • Community care centre • Community residence • Community use • Dwelling house • Educational establishment 	<ul style="list-style-type: none"> • Emergency services • Environment facility • Food and drink outlet • Function facility • Funeral parlour • Health care services • Home based business • Hospital • Indoor sport and recreation • Nature-based tourism • Outdoor sport and recreation 	<ul style="list-style-type: none"> • Park • Place of worship • Relocatable home park • Residential care facility • Retirement facility • Substation • Telecommunications facility • Theatre • Tourist attraction • Tourist park • Utility installation
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Inconsistent development within the Recreation and open space zone includes the following:

<ul style="list-style-type: none"> • Adult store • Agricultural supplies store • Air services • Animal husbandry • Animal keeping • Aquaculture • Bar • Brothel • Bulk landscape supplies • Car wash • Crematorium • Cropping • Detention facility • Dual occupancy • Dwelling unit • Extractive industry • Garden centre • Hardware and trade supplies • High impact industry • Hotel • Intensive animal industry 	<ul style="list-style-type: none"> • Intensive horticulture • Landing • Low impact industry • Major electricity infrastructure • Major sport, recreation and entertainment facility • Marine industry • Market • Medium impact industry • Motor sport facility • Multiple dwelling • Nightclub entertainment facility • Non-resident workforce accommodation • Office • Outdoor sales • Outstation • Parking station • Permanent plantation • Port services • Renewable energy facility 	<ul style="list-style-type: none"> • Research and technology industry • Resort complex • Roadside stall • Rooming accommodation • Rural industry • Rural workers' accommodation • Sales office • Service industry • Service station • Shop • Shopping centre • Short-term accommodation • Showroom • Special industry • Transport depot • Veterinary services • Warehouse • 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.

6.2.13.3 Assessment benchmarks

Part A - Criteria for accepted and assessable development

Table 6.2.13.1 - Recreation and Open Space 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 Building height has regard to:</p> <ul style="list-style-type: none"> (a) the relevant features and prevailing character of the surrounding landscape; and (b) the role and function of the open space / recreation area. 	<p>AO1 Development has a maximum building height of 8.5 metres above natural ground level.</p>
Site Cover	
<p>PO2 Buildings and structures are of a scale that complements the character and amenity of the open space and recreation area.</p>	<p>AO2 Site cover is a maximum of 10% of the total site area.</p>
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>AO3.1 Buildings and structures have a minimum setback of 10 metres to the road frontage. OR AO3.2 Buildings and structures have road frontage setback equal to or greater than the setback of an existing building on the premises.</p> <p>AO3.3 Buildings and structures have a minimum side and rear boundary clearance of 6 metres.</p>
Landscaping	
<p>PO4 Landscaping is provided to:</p> <ul style="list-style-type: none"> (a) create opportunities for multiple use of the open space/recreation area; (b) lessen the visual impact of buildings and structures from the street and adjoining land uses; and (c) provide sun shading. 	<p>AO4.1 A minimum of one shade tree is provided for every ten car parking spaces.</p> <p>AO4.2 A minimum planting space of 1.2m² is provided for every shade tree.</p> <p>AO4.3 Where adjoining land in a Residential zone category or a residential use A landscape buffer with a minimum width of 2 metres is provided along the length of the shared boundary.</p>
For assessable development (code, code (fast tracked) and impact)	
Advertising Devices	
<p>PO5 Where for Outdoor sport and recreation Advertising devices do not cause significant detrimental impact on the visual amenity of the local area and primarily convey information relevant to the Outdoor sport and recreation use.</p>	<p>Where for Outdoor sport and recreation AO5.1 Advertising devices have the following characteristics:</p> <ul style="list-style-type: none"> (a) identifies the name of the sporting venue, forthcoming events and/or directional information; and

Performance Outcomes	Acceptable Outcomes
	<p>(b) not greater than 20% of the sign area is devoted to commercial advertising.</p> <p>Where the site fronts a State-controlled Road AO5.2</p> <p>Advertising devices along the road frontage are not illuminated.</p>
Business activities and Community activities	
<p>PO6 Business activities, limited to Food and drink outlet and Shop are of a scale that:</p> <ul style="list-style-type: none"> (a) meet the needs of the open space recreation area; (b) do not negatively impact the character and amenity of the area; (c) is compatible with surrounding development; and (d) does not compromise the viability of the Western Downs activity centre network. 	<p>AO6 Food and drink outlet and Shop development is restricted to a maximum gross floor area of 50m² within the open space / recreation area and these uses must only be in operation when the primary use is occurring on the site.</p>
<p>PO7 Where adjoining land in a Residential zone category Development must not detract from the amenity of the local area having regard to operating hours.</p>	<p>AO7 Where adjoining land in a Residential zone category Operating hours are restricted to between 7.00am and 10.00pm.</p>
Amenity Protection	
<p>PO8 Development must not detract from the amenity of the local area, having regard to:</p> <ul style="list-style-type: none"> (a) noise; (b) hours of operation; (c) traffic; (d) lighting; (e) advertising devices; (f) visual amenity; (g) privacy; (h) odour; or (i) emissions. 	<p>AO8 (In partial compliance of PO8) Lighting to sporting fields is to be provided in accordance with Australian Standards AS/NZS2560.2.3 and AS/NZS4282.</p>
<p>PO9 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) lighting; (e) advertising devices; (f) visual amenity; (g) privacy; (h) odour; or (i) emissions. 	<p>AO9 (In partial compliance of PO9) Lighting to sporting fields is to be provided in accordance with Australian Standards AS/NZS2560.2.3 and AS/NZS4282.</p>

Performance Outcomes	Acceptable Outcomes
Water Quality Management	
PO10 Development protects environmental values and facilitates the achievement of water quality objectives for Queensland waters.	AO10 No acceptable outcome.
PO11 Development achieves the storm water management design objectives specified in Table 6.2.13.2 - Construction Phase - Stormwater Management Design Objectives	AO11 Development achieves objectives as specified in Table 6.2.13.2 - Construction Phase - Stormwater Management Design Objectives
PO12 Land for urban purposes is located in areas which avoid or minimise the disturbance to natural drainage, areas subject to erosion risk and groundwater.	AO12 No acceptable outcome.
PO13 Land for urban purpose is located, designed, constructed and managed to avoid impacts arising from altered stormwater quality or flow.	AO13 No acceptable outcome.

Table 6.2.13.2 - Construction Phase - Stormwater Management Design Objectives

Issue		Design Objectives
Drainage control	Temporary drainage works	1. 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. 2. Design capacity excludes minimum 150mm freeboard. 3. Temporary culvert crossing - minimum 1 in 1-year SRI hydraulic capacity.
Erosion control	Erosion control measures	1. Minimise exposure of disturbed soils at any time. 2. Divert water run-off from undisturbed areas around disturbed areas. 3. Determine the erosion risk rating using local rainfall erosivity, rainfall depth, soil-loss rate or other acceptable methods. 4. 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.