



Toowoomba Regional Council
Part 6 Zones ^{[1], [2]}

6.3.1 Principal Centre Zone Code ^[11]

Part 6 Zones ^{[1], [2]}

6.3 Centre zones category

6.3.1 Principal Centre Zone Code [11]

6.3.1.1 Application

This code applies to development:-

- (1) within the Principal Centre Zone as identified on the zoning maps contained within Schedule 2 (Mapping); and
- (2) identified as requiring assessment against the Principal Centre Zone Code by the tables of assessment in Part 5 (Tables of assessment).

6.3.1.2 Purpose and overall outcomes

- (1) The purpose of the Principal Centre Zone Code is to provide for the largest and most diverse mix of uses and activities that forms the core of an urban settlement.

It includes key concentrations of high-order retail, commercial, employment, residential, health services, administrative, civic, community, cultural, recreational and entertainment activities and other uses, which reinforce the primacy of the centre as the heart of Toowoomba and major service centre for the Region, capable of servicing the planning scheme area.

The most intense forms of development concentrate to facilitate a compact and sustainable mixed use centre that encourages the efficient use of resources and alternative transport modes, best practice built form and environmental outcomes, and strong social and cultural engagement. Development facilitates a mix of uses that increase the intensity and diversity of activity within the centre throughout the day and night creating an active and people-oriented environment that is safe, vibrant, attractive, connected and inclusive. Diverse and innovative built form outcomes contribute to the creation of the highest quality public realm with improved street facades, landscape treatments, and interaction with public spaces that strengthen the identity of Toowoomba City as a 'garden city'.

The heritage character of the centre is retained through the reuse of historic buildings and elements to support a rich and interesting environment.

Development mitigates the impact of the car, promotes public transport usage and creates an environment where pedestrians and cyclists have priority.

- (2) The overall outcomes sought for the zone code are as follows:

(a) Land Use

- (i) The mix of uses within the centre provides increased accessibility and choice, diverse employment opportunities and social mix, and increased levels and diversity of activity throughout the day and night, affording a more activated place with vibrancy at street level.
- (ii) The character and built form of development is characterised by recognisable retail, commercial and civic cores¹², while allowing for a mix of uses.

(b) Built Form

- (i) Development acknowledges and responds to the city's distinctive setting, culture, heritage and garden city character.
- (ii) Building height, scale and density assists in the realisation of compact and sustainable development, and reflects the different built form and uses intended for each core area¹³.
- (iii) The scale, character and built form of development incorporates diversity in building types.
- (iv) Built form contributes to the human scale of the key pedestrian streets of centre and particularly Margaret, Ruthven and Russell Streets.

(v)

Development creates attractive, pedestrian friendly and active frontages.

- (vi) Development integrates laneways, mid-block connections and incidental spaces to create safe and active pedestrian connections and spaces which present as visually engaging and fine grained urban form.
- (c) Public Realm
 - (i) Development contributes towards an attractive, comfortable, active, safe and responsive public realm that enriches the centre and defines a clear urban character.
- (d) Movement
 - (i) A balance between traffic movements and convenient and accessible car parking, and a safe, high quality pedestrian and cycling environment is achieved.
 - (ii) Development provides a place which is safe, easy and attractive to access and to move around, where pedestrians and cyclists have priority.
 - (iii) Development contributes towards a highly connected and permeable environment for pedestrians, which enriches the pedestrian experience, promotes walking and improves linkages within the centre and to surrounding areas.
- (e) Open Space
 - (i) Development retains and enhances the established green character of the centre.
 - (ii) Amenity is strengthened through landscape treatments and well located open space.
 - (iii) Development contributes towards an integrated, interconnected, and attractive open space system by actively addressing and responding to these spaces, strengthening linkages to and between them.
 - (iv) Development facilitates the creation of new open spaces, including a major new garden square as a focus for civic life, the reinforcement of the West Creek Corridor and a civic space surrounded by civic, community, recreation and cultural uses within the civic heart.
- (f) Sustainability
 - (i) Development provides sustainable outcomes including compact urban form, and maximises efficiencies in transport, energy, land use and infrastructure.
- (g) Development is supported by necessary infrastructure including utility installations to support the needs of the local community.

6.3.1.3 Requirements for accepted development and assessment benchmarks for assessable development

Table 6.3.1:1 – Principal Centre Zone Code – requirements for accepted development and assessment benchmarks for assessable development

Performance outcomes	Acceptable outcomes
Caretaker's accommodation	
PO ₁ Development provides for the accommodation of a caretaker, and their family members, involved in the running of a non-residential use, in a manner that: <ul style="list-style-type: none"> (a) does not compromise the productivity of the use; (b) is safe and comfortable for the amenity of residents; (c) has regard to the landscape and private recreation needs of the residents; and (d) does not impact on the function or amenity of the centre at street level. 	AO _{1.1} A caretaker's accommodation is: <ul style="list-style-type: none"> (a) separated from significant levels of emissions (adverse to human health or amenity) generated by the non-residential use of the site by at least 6m; (b) not located at ground floor level; (c) provided with a private landscape and recreation area which: <ul style="list-style-type: none"> (i) is directly accessible from a habitable room; and (ii) if provided as a balcony, a veranda or a deck, has a maximum area of 8m² with minimum dimensions of 2.4m. AO _{1.2} No more than one (1) caretaker's accommodation is established per non-residential use.
Building Work (not associated with a Material Change of Use)	

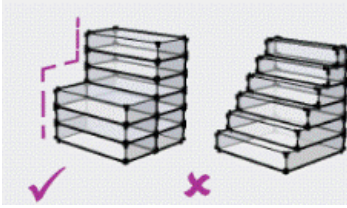
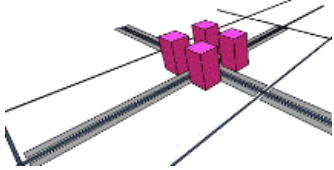
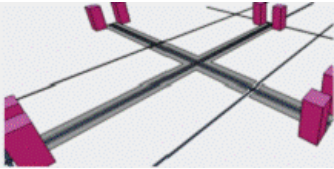
Performance outcomes	Acceptable outcomes
PO ₂ Provision is made for on-site vehicle parking to meet the demand likely to be generated by the development and to avoid on-street parking where that would adversely impact on the safety or capacity of the road network or unduly impact on local amenity.	AO _{2.1} Car parking is provided in accordance with the Transport, Access and Parking Code.
PO ₃ Landscaping makes a positive contribution to the site and the amenity of the surrounding area and existing landscaping is not diminished.	AO _{3.1} No reduction of previously approved landscaping areas is to occur.
PO ₄ Stormwater resulting from roofed areas is collected and discharged in a manner that does not adversely affect the stability of buildings or the use of adjacent land.	AO _{4.1} Roof water is collected and discharged in accordance with SC6.2 PSP No. 2 – Engineering Standards – Roads and Drainage Infrastructure. ¹⁴
PO ₅ Wastewater treatment and disposal is provided that is appropriate for the level of demand generated, protects public health and avoids environmental harm.	AO _{5.1} Where within a wastewater area, the development is connected to the Council’s reticulated wastewater system in accordance with SC6.3 PSP No.3 Engineering Standards – Water and Wastewater Infrastructure. OR AO _{5.2} Waste water systems and connections are designed and constructed in accordance with SC6.3 PSP No.3 Engineering Standards - Water and Wastewater Infrastructure.

Table 6.3.1:2 – Principal Centre Zone Code – assessment benchmarks for assessable development^[15]

Performance outcomes	Acceptable outcomes
Land Use	

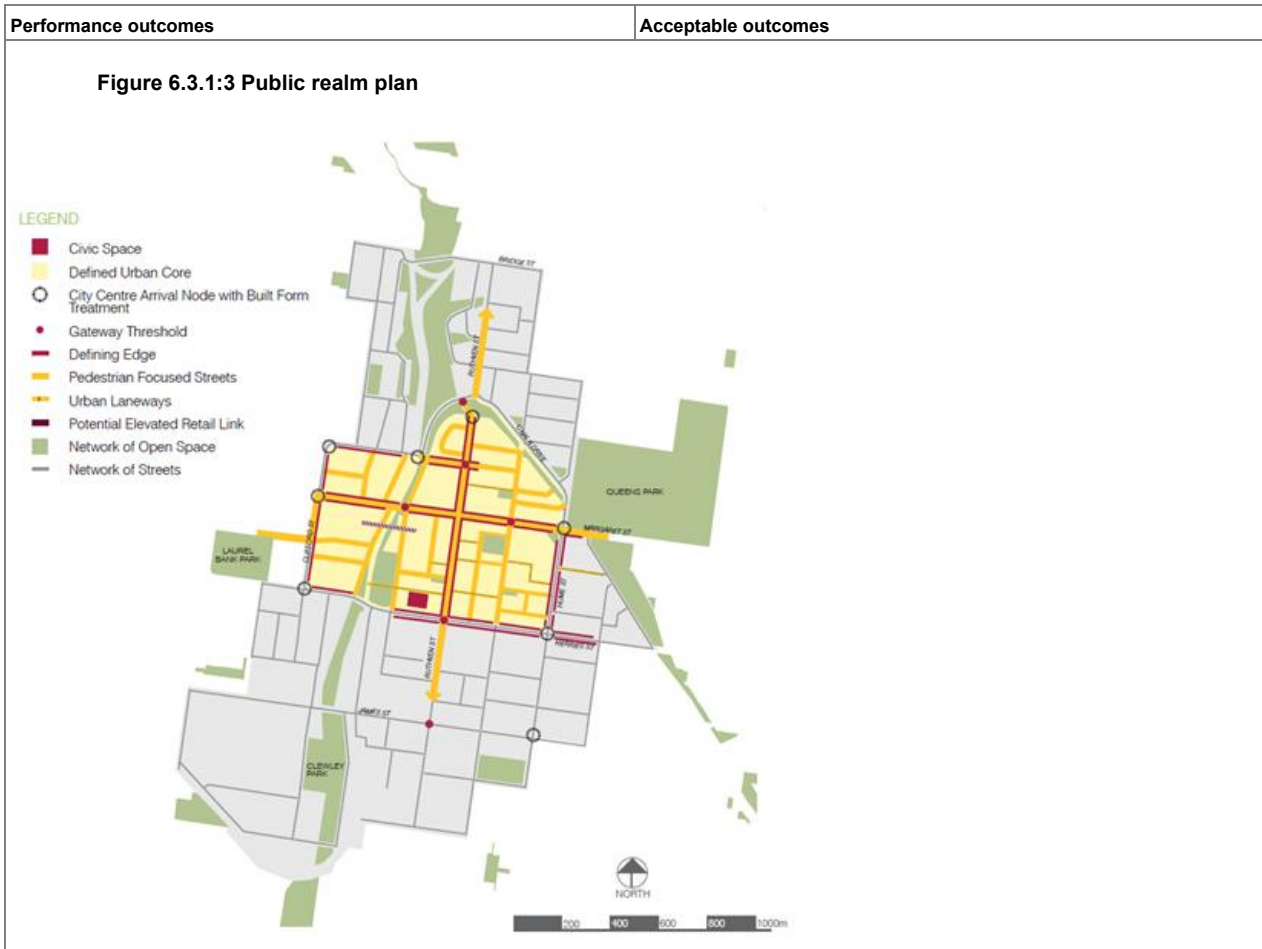
Performance outcomes	Acceptable outcomes
<p>PO₁ Development includes land uses which complement the purpose and overall outcomes sought for the centre, which create a safe, active, vibrant and inclusive environment throughout the day and night, and which are generally consistent with Figure 6.3.1:1 Structure Plan, including:</p> <ul style="list-style-type: none"> (a) a retail core, which provides: <ul style="list-style-type: none"> (i) retail uses supported by a mix of other uses, including commercial and residential uses; and (ii) the physical and cultural continuity of the historic Ruthven Street and Margaret Street as retail, social and civic destinations. (b) a commercial core, which provides: <ul style="list-style-type: none"> (i) predominantly commercial office and other intensive employment generating uses supported by a mix of other uses, set around a major new garden square which provides a focus for local civic life and which strengthens Toowoomba's 'garden city' image; and (ii) entertainment and arts uses, such as entertainment, conference facilities, gallery space and food and drink outlets. (c) a civic heart, which includes a mix of government administrative functions as well as community facilities and commercial offices; (d) a residential frame which: <ul style="list-style-type: none"> (i) provides predominantly residential development supported by a mix of other uses including commercial uses and ancillary retail uses, with commercial uses only occurring as part of a mixed use building; (ii) capitalises on the amenity of sites overlooking the open space to deliver residential development which: <ul style="list-style-type: none"> (A) is oriented towards the open space; (B) activates the edges of the open space; and (C) provides a sense of spatial definition to the open space. (e) a city centre core which: <ul style="list-style-type: none"> (i) provides a mix of retail and commercial uses including both vertical and horizontal mixes; (ii) provides residential uses; (iii) provides opportunities for bulky goods/showrooms and service industries particularly in the area bounded by Hill, Dent, Herries and Clifford Streets; and (iv) capitalises on the amenity of sites overlooking the open space to deliver residential development which: <ul style="list-style-type: none"> (A) is oriented towards the open space; (B) activates the edges of the open space; and (C) provides a sense of spatial definition to the open space. 	<p>In partial fulfilment of the performance outcome:</p> <p>AO_{1.1} Development in the retail core provides active frontages and uses such as shops, food and drink outlets and hotels located at ground level, especially along Margaret, Ruthven Streets and Russell Streets.</p> <p>AO_{1.2} Large format anchor stores such as supermarkets, department stores, mini-majors and other higher order developments in the retail core:</p> <ul style="list-style-type: none"> (a) are sleeved behind smaller shop front premises: or (b) actively address and integrate with the street frontage by having regular openings. <p>AO_{1.3} Development in the commercial core:</p> <ul style="list-style-type: none"> (a) consists of office-based activities as the predominant use; (b) contains no more than 40% of the gross floor area for residential use; (c) provides for active uses such as shops, food and drink outlets and hotels at ground level; and (d) includes large format shopping centres where the use: <ul style="list-style-type: none"> (i) actively integrates with the street frontage by having regular openings; or (ii) is sleeved with uses that activate the street frontage with uses including shops, food and drink outlets and hotels at the ground level. <p>AO_{1.4} Development in the civic heart provides for:</p> <ul style="list-style-type: none"> (a) public and publically accessible uses, such as libraries and community halls; and (b) active uses such as shops, food and drink outlets and hotels at ground level. <p>AO_{1.5} Development in the residential frame:</p> <ul style="list-style-type: none"> (a) is oriented to East Creek and Queens Park; and (b) provides no more than 40% of the gross floor area for retail or commercial uses with the balance of the gross floor area for residential uses. <p>AO_{1.6} Development results in mixed use area and provides:</p> <ul style="list-style-type: none"> (a) the bulky goods/showrooms and service industries with office uses above; and (b) active uses at ground level between the retail core and the railyards precinct of the Mixed Use Zone to the north.

Performance outcomes	Acceptable outcomes
<p>Figure 6.3.1:1 Structure Plan</p>	
<p>PO₂ Development retains the fine grain and diversity of uses and premises on the ground level of buildings along Margaret, Ruthven and Russell Streets and includes:</p> <ul style="list-style-type: none"> (a) uses that generate frequent high turnover activity such as fine grain retail, small commercial or office space and food and drink outlets; (b) providing individual tenancies that reflect the historical widths of the traditional lot pattern; and (c) individual access to each tenancy directly from the street. 	<p>In partial fulfilment of the performance outcome: AO_{2.1} The tenancy frontages and sizes on street frontages reflects historical lot pattern with a fine grain of premises and entries every 15m to 30m.</p> <p><i>Note: The Built Form Strategy Planning Scheme Policy provides guidance as to how to achieve this performance outcome.</i></p>
<p>Built Form and Public Realm</p>	
<p>PO₃ Buildings are designed with flexible layouts to enable occupancy by different uses over time.</p>	<p>In partial fulfilment of the performance outcome: AO_{3.1} Buildings have floor to ceiling heights in accordance with the following:</p> <ul style="list-style-type: none"> (a) ground level: 3m minimum to allow for commercial and retail uses; and (b) all other floors: 2.7m minimum.
<p>PO₄ Development (including where on amalgamated sites or large lots) retains the fine grain massing of buildings, by for example:</p> <ul style="list-style-type: none"> (a) reflecting the surrounding buildings, context and traditional lot pattern in the scale, proportion, setbacks and massing of building elements; (b) treating the site as a series of buildings, streets and spaces rather than a single, visually homogenous complex; (c) articulating the building envelope to reduce the overall massing of the building; and (d) articulating the building facade into a number of separate and discrete elements. 	<p>No acceptable outcome is nominated.</p> <p><i>Note: The Built Form Strategy Planning Scheme Policy provides guidance as to how to achieve this performance outcome.</i></p>

Performance outcomes	Acceptable outcomes
<p>PO₅ Building massing contributes to the creation of an attractive and distinctive built form in keeping with the purpose of and overall outcomes sought for the centre.</p>	<p>In partial fulfilment of the performance outcome: AO_{5.1} Where built form steps, one (1) or two (2) clear and distinct steps are provided rather than gradual stepping at each level.</p> <p>The following diagram illustrates this outcome:</p>  <p><i>Note: The Built Form Strategy Planning Scheme Policy provides guidance as to how to achieve this performance outcome.</i></p>
<p>PO₆ Development at key crossroads, and junctions and at nodes and gateways identified in Figure 6.3.1:3 Public Realm Plan, provide landmark buildings which contribute to legibility and orientation through, for example:</p> <ul style="list-style-type: none"> (a) height; (b) built form response; (c) highest quality design; (d) landscaping; (e) public art; and (f) the provision of a public/community facility or infrastructure. 	<p>No acceptable outcome is nominated.</p> <p><i>Note: The Built Form Strategy Planning Scheme Policy provides guidance as to how to achieve this performance outcome.</i></p>
<p>The following diagrams illustrate these location outcomes:</p>  <p>Central cluster at the key crossroads such as at Margaret and Ruthven Streets</p>  <p>Landmark buildings at gateways</p>	
<p>PO₇ Design of corner buildings reflect the importance of the corner within the overall urban context by, for example:</p> <ul style="list-style-type: none"> (a) reflecting the nature and character of the streets they front; (b) providing an individual response to sense of place; and (c) including fully designed facades with design details such as windows, openings, doors, projections and articulation. 	<p>In partial fulfilment of the performance outcome:</p> <ul style="list-style-type: none"> (a) development at the corner of two primary streets, identified in Figure 6.3.1:2 Primary and secondary street network, includes a corner feature and corner entry or two fully designed facades; (b) development at the corner of a primary street and a secondary street, identified in Figure 6.3.1:2 Primary and secondary street network or opening onto a public space, includes two fully designed facades with the dominant facade facing the primary street; and (c) development at the corner of a primary street identified in Figure 6.3.1:2 Primary and secondary street network includes one fully designed facade and a clearly subordinate one that also includes some opening and articulation. <p><i>Note: The Built Form Strategy Planning Scheme Policy provides guidance as to how to achieve this performance outcome.</i></p>

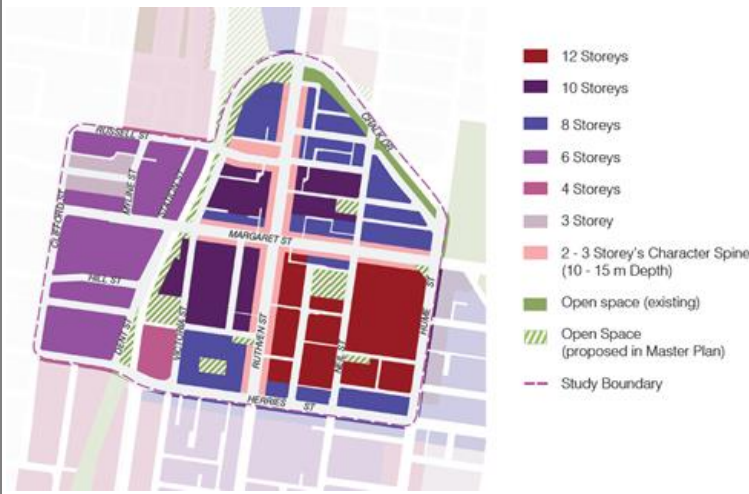
Performance outcomes	Acceptable outcomes
<p align="center">Figure 6.3.1:2 Primary and secondary street network</p> <p> Primary Street Grid Secondary Street Grid Douglas Street extension Study boundary </p>	
<p>PO₈ Development does not include any blank side facades which are visible from the street or a public space.</p>	<p>AO_{8.1} The design of the side facades of a building which are visible from the street or a public space provides design detail such as windows, openings, doors, projections, balconies, awnings, articulation and variations in materials and colours, to a minimum of 6m from the street frontage or frontage to a public space.</p> <p><i>Note: The Built Form Strategy Planning Scheme Policy provides guidance as to how to achieve this performance outcome.</i></p>
<p>PO₉ Development provides entrances, windows and openings on the ground level which provide interaction between the internal uses and activity on the street.</p>	<p>AO_{9.1} Development with non-residential uses on the ground level provides a minimum of 50% transparent material on the ground floor facade.</p> <p>AO_{9.2} Development provides views into any arcades and communal courtyards and gardens within the development.</p> <p><i>Note: The Built Form Strategy Planning Scheme Policy provides guidance as to how to achieve this performance outcome.</i></p>
<p>PO₁₀ Pedestrian entrances contribute to the creation of safe, active and vibrant streets and are designed to contribute positively to the amenity and aesthetic quality of the street.</p>	<p>AO_{10.1} Development provides individual entries from the street to all ground floor dwellings and small offices and retail premises.</p> <p>AO_{10.2} For residential development on sites with over 20m of street frontage, building entrance are provided a minimum of every 20m.</p> <p>AO_{10.3} Development provides conveniently located circulation cores with access provided either directly from the street frontage or through a foyer with direct access from the street frontage.</p> <p>AO_{10.4} Development provides entrances with unobstructed sight lines and visual connections between the street, the entry, foyers and circulation areas at all times of day and night.</p> <p>AO_{10.5} Development integrates elements such as signs, post boxes, street numbers, landscaping, car parking and gates to access ways as part of the overall building design.</p> <p>AO_{10.6} Development provides secure, private and separate access for different land use.</p> <p><i>Note: The Built Form Strategy Planning Scheme Policy provides guidance as to how to achieve this performance outcome.</i></p>

Performance outcomes	Acceptable outcomes
<p>PO₁₁ Development involving a residential component contributes towards a safe public realm by providing:</p> <ul style="list-style-type: none"> (a) good surveillance; (b) residential amenity; (c) access to views and outlook; (d) sufficient degree of privacy; and (e) clear demarcation between the public realm and private residential spaces. 	<p>AO_{11.1} Living areas and entrances are oriented towards adjoining streets and public spaces.</p> <p>AO_{11.2} Unit design provides transition elements such as balconies and terraces from the public realm to semi-public space, private outdoor space and private space.</p> <p>AO_{11.3} Development includes level changes to the street level which allow views from residential units whilst limiting views from the public realm into these units.</p> <p>AO_{11.4} Development other than development in the civic heart as shown in Figure 6.3.1:1 Structure Plan, provides a low height fence or wall, or continuous landscape or planting element along the length of the interface with the public realm, with gates, entrances and crossovers as required.</p> <p>AO_{11.5} Fences, walls and other elements used to define the interface with the public realm as outlined on AO_{11.4}:</p> <ul style="list-style-type: none"> (a) are designed and constructed with high quality materials; (b) include a level of transparency which maintains visibility and natural surveillance of the public environment whilst providing adequate privacy; (c) are consistent with the existing or desirable character of the street; (d) maintain visibility from front balconies, terraces and gardens onto the street; and (e) minimise direct views from the street into residential dwellings.
<p>PO₁₂ Where bulky goods/showrooms or service industry are proposed, development:</p> <ul style="list-style-type: none"> (a) provides for clustering of buildings; (b) integrates car park areas, access points and landscape areas where possible; (c) contributes to a contemporary urban environment; and (d) includes other commercial uses above ground level. 	<p>No acceptable outcome is nominated.</p>
<p>PO₁₃ Roof forms and spaces are designed as an integral part of the design and function of the building. For all buildings plant or lift equipment, vents and other technical equipment including solar or water collectors are integrated into the overall design of the building so that it does not disrupt the roof profile.</p>	<p>AO_{13.1} Building design provides for activation of the roof spaces for recreation and amenity space through the incorporation of features such as windows, skylights, roof terraces and roof gardens which take advantage of the access to sunlight and distant views.</p>
<p>PO₁₄ Roof forms are designed as an integral part of architectural quality and articulation of the skyline. The design of the roof profile provides articulation and considers the view from the street, surrounding higher buildings and distant views.</p>	<p>No acceptable outcome is nominated.</p>
<p>PO₁₅ Buildings are finished with high quality materials, which:</p> <ul style="list-style-type: none"> (a) contribute to the character of the centre; and (b) reflect a sense of place, context and setting. 	<p>No acceptable outcome is nominated.</p>
<p>PO₁₆ Development contributes to the achievement of the public realm elements shown on Figure 6.3.1:3 Public realm plan.</p>	<p>No acceptable outcome is nominated.</p>



Performance outcomes	Acceptable outcomes
<p>PO₁₉ Building heights contribute towards compact and sustainable development and urban form and:</p> <ul style="list-style-type: none"> (a) visually reinforce the primacy of the centre; (b) assist in the legibility of the centre, reflect the core's intended built form and land uses; (c) contribute to the human scale of Margaret, Ruthven and Russell Streets; (d) allow for a visual transition between the height and scale of existing or intended built fabric outside the centre; (e) contribute to the creation of a city centre skyline through the creation of a cluster; (f) are located in proximity to a transport interchange or facility; (g) terminate a key vista or view or mark a specific landmark; (h) define arrival nodes and gateway thresholds as identified on Figure 6.3.1:3: Public realm plan; (i) are cognisant of the local topography, allowing for views between the major ridges; and (j) are characterised by a slim and elegant building form. 	<p>AO_{19.1} Building heights are in accordance with the building heights shown in Figure 6.3.1:4 Building heights.^[16]</p> <p>AO_{19.2} Building heights along Ruthven Street and those parts of Margaret and Russell Streets which are indicated in Figure 6.3.1:4 Building heights as 2-3 storeys Character Spine (10m – 15m Depth) are articulated with 1 or 2 distinct steps that are setback a minimum of 10m from the frontage above podium level.</p> <p><i>Note: The Built Form Strategy Planning Scheme Policy provides guidance on this performance outcome. Council may require a height analysis to be prepared and lodged with a development application to support heights over those indicated on Figure 6.3.1:4 Building heights.</i></p>

Figure 6.3.1:4 Building heights



<p>PO₂₀ Building scale and density of development makes efficient use of land and is consistent with the purpose and overall outcomes sought for the centre.</p>	<p>No acceptable outcome is nominated.</p>
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Setbacks and Edge Treatment	
<p>PO₂₁ Building setbacks and edge treatments:</p> <ul style="list-style-type: none"> (a) create a desirable, pedestrian friendly environment at street level; (b) maintain a sense of open space and pedestrian scale in public and pedestrian areas; (c) enable the creation of an active frontage and interface with the street; (d) maintain the continuity of facades especially along primary key frontages; (e) respond positively to heritage elements in the streetscape; (f) maintain or enhance significant views and vistas; (g) are complementary to the role and function of the streets; (h) provide continuity with adjoining setbacks; (i) are sufficient to minimise overshadowing of adjoining premises; (j) provide adequate separation from residential uses; (k) ensure existing and any possible future buildings are well separated from each other to allow light penetration, air circulation and privacy, and to ensure windows are not built out by adjoining buildings; and (l) provide for strong and consistent built edges along street frontages. 	<p>AO_{21.1} Front, side and rear setbacks are provided on the Character Spine, Centre Frame, Parkland Living, Urban Avenue and Civic Quarter edges, as identified in Figure 6.3.1:5 Street edge conditions, in accordance with Table 6.3.1:3 Setbacks.</p> <p>AO_{21.2} Development includes street edge conditions generally as identified in Figures 6.3.1:6 to 6.3.1:12.</p>

Figure 6.3.1:5 Street edge conditions

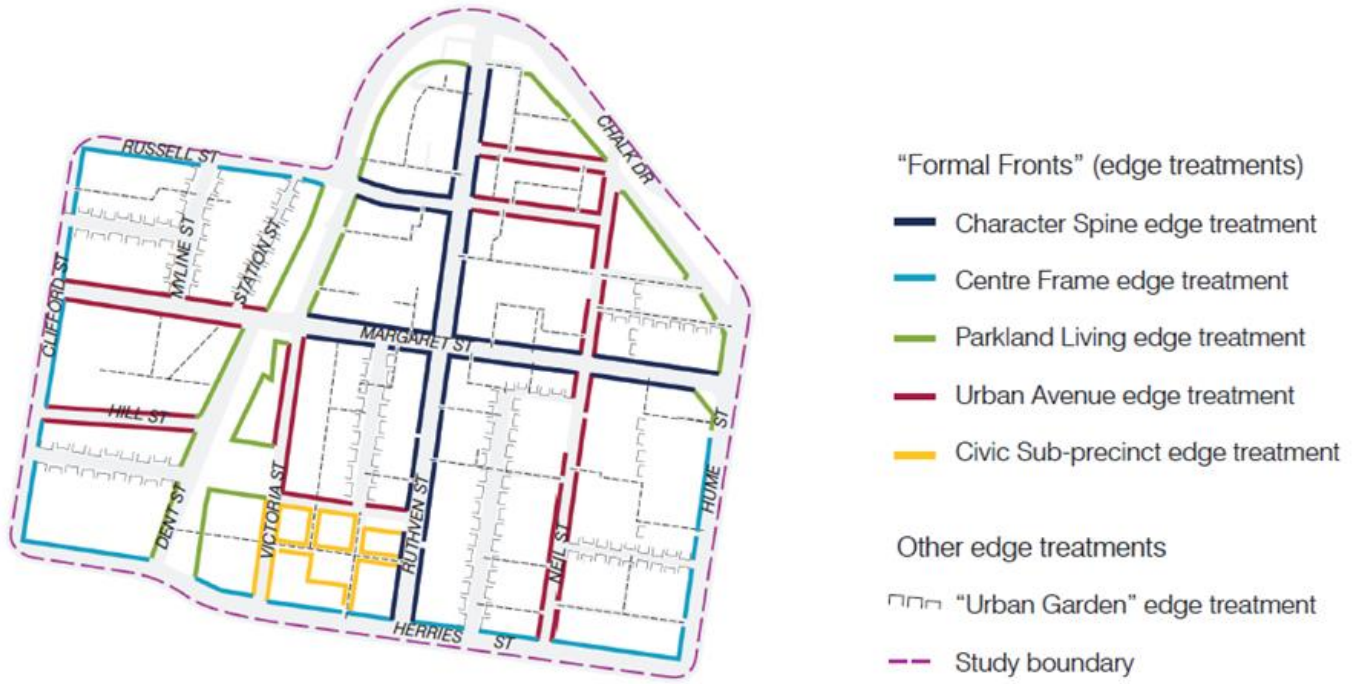


Figure 6.3.1:6 Character edge treatment

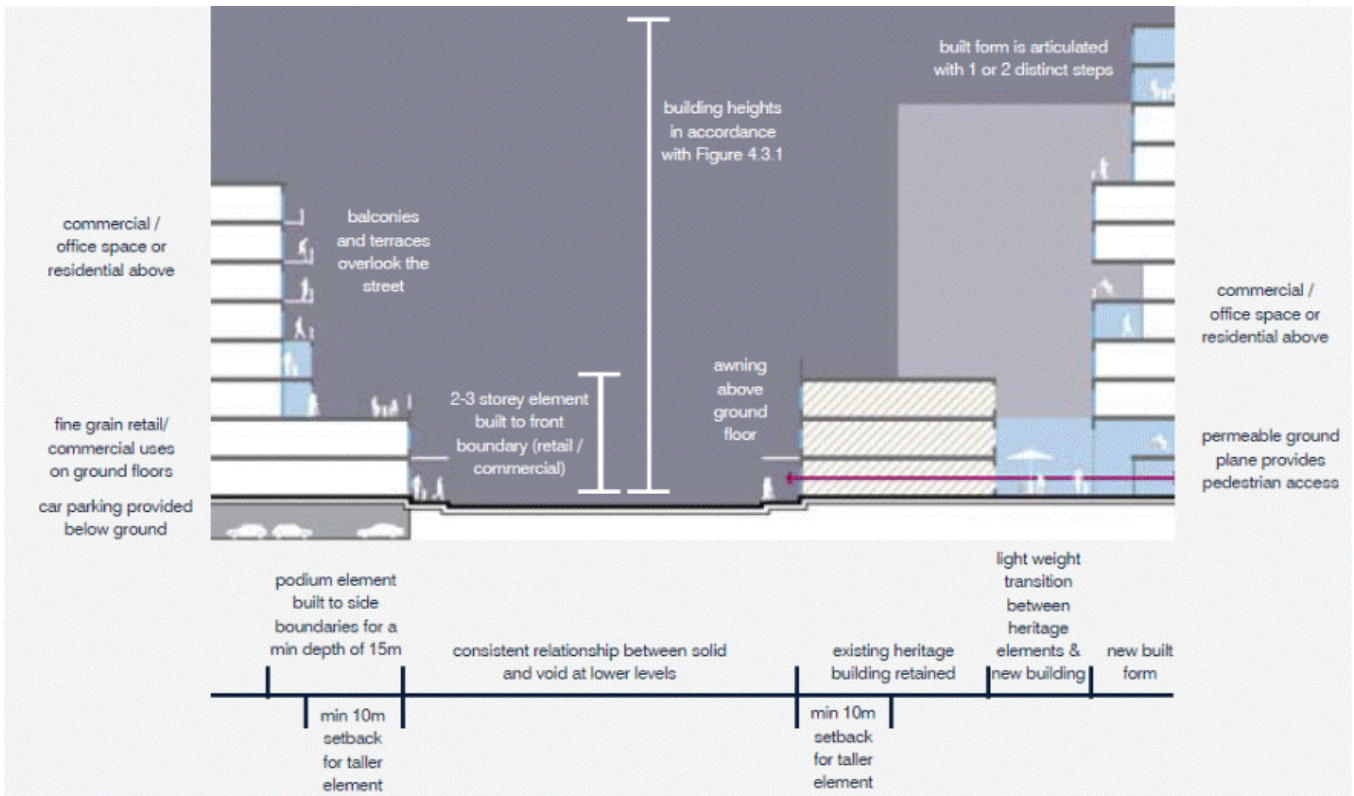


Figure 6.3.1:7 Centre frame edge treatment

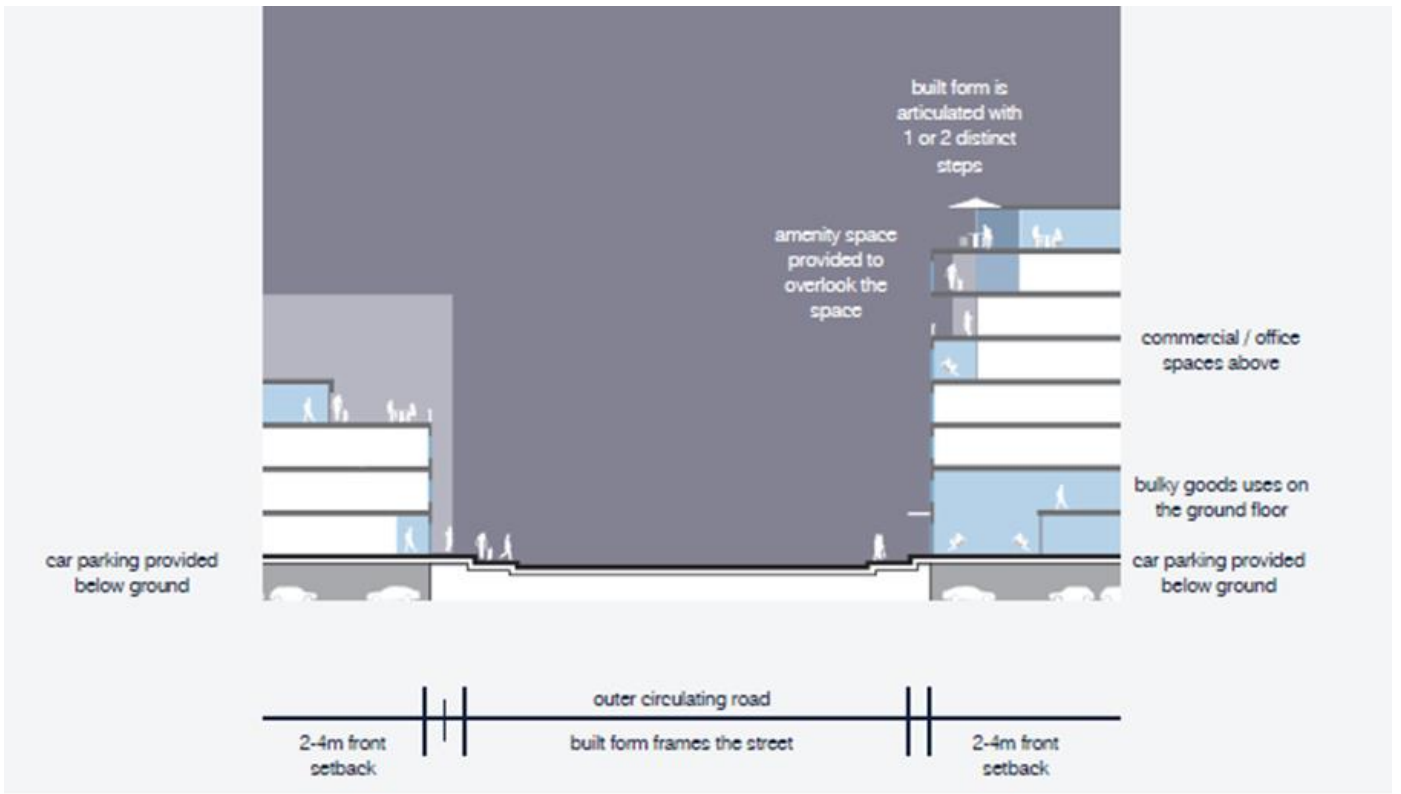


Figure 6.3.1:8 Parkland living edge treatment

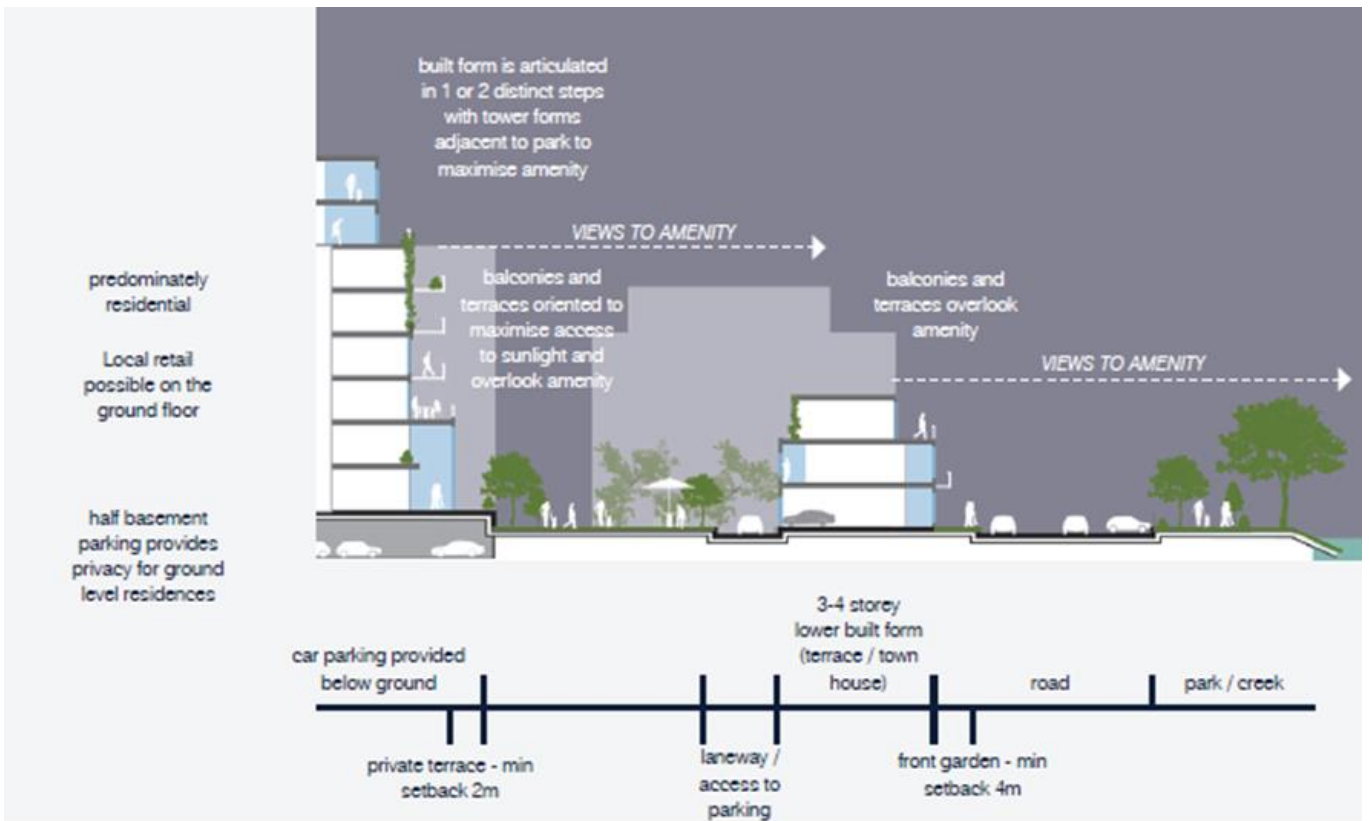


Figure 6.3.1:9 Urban avenues edge treatment

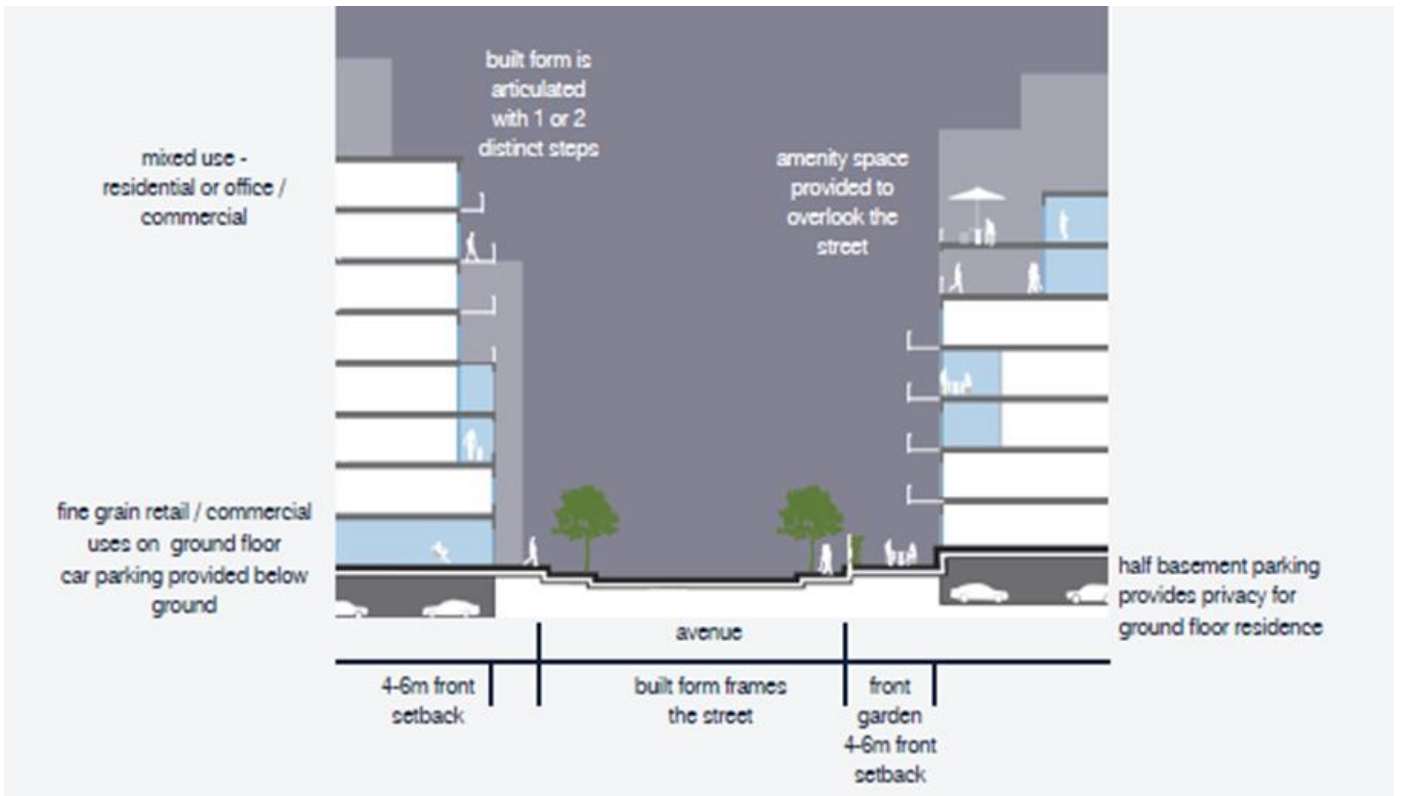


Figure 6.3.1:10 Civic Heart edge treatment



Performance outcomes	Acceptable outcomes
Open Space	
<p>PO₂₂ Development contributes to the garden city image of Toowoomba through the provision of private, communal or public amenity space which:</p> <ul style="list-style-type: none"> (a) is provided in a variety of forms such as terraces, balconies, publicly accessible arcades, landscaped courtyards and communal gardens; (b) is provided at a variety of different building levels; (c) are attractive, accessible and usable in a range of weather conditions throughout the year; and (d) includes areas for planting and the establishment of green elements such as green/planted walls, landscaped roofs and terraces, and gardens. 	<p>AO_{22.1} For development containing a residential component:</p> <ul style="list-style-type: none"> (a) all dwelling units are provided with a private amenity space such as a balcony, terrace or landscaped courtyard with a minimum dimension of 3m; and (b) a private communal garden is provided which: <ul style="list-style-type: none"> (i) is a minimum of 20% of the site area; (ii) has a minimum dimension of 3m; (iii) may be provided in a maximum of two distinct areas; and (iv) must allow for planting if provided at podium level. <p>AO_{22.2} Development within the Civic Heart, as identified in Figure 6.3.1:1 Structure Plan, provides open space at ground level which:</p> <ul style="list-style-type: none"> (a) has a minimum of 25% of site area; and (b) is designed as either an urban plaza or garden.

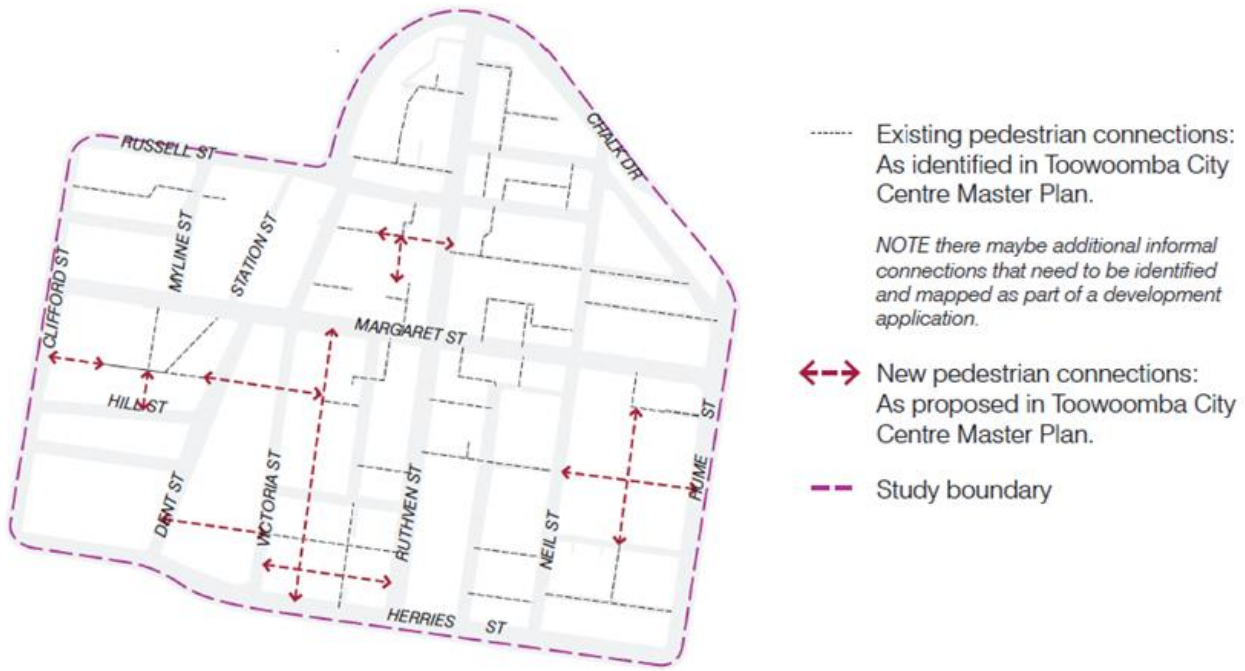
Performance outcomes	Acceptable outcomes
<p>PO₂₃ Development maximises the amenity of inhabitants and contributes to the garden city image of Toowoomba by addressing and actively engaging with the open space elements as identified on Figure 6.3.1:11: Open Space Plan including:</p> <ul style="list-style-type: none"> (a) the creation of a green spine/garden avenue along Margaret Street and a 'Main Street' along Ruthven Street, through for example, enhanced pedestrian amenity, landscaping and food and drink outlets, dining activity; (b) responding to open spaces in terms of activities at ground level and built form so as to provide surveillance and active spaces; and (c) the landscaping of streets, with significant tree planting at gateways and arrival nodes. 	<p>AO_{23.1} Development on sites fronting the Margaret Street green spine or streets in the green grid of streets as identified in Figure 6.3.1:11: Open Space Plan contribute to the role of these streets by providing quality landscaping treatments and street furniture along the street frontage.</p> <p>AO_{23.2} Development that is adjacent to or overlooking public spaces:</p> <ul style="list-style-type: none"> (a) addresses these spaces with balconies, terraces, windows and doors; (b) are oriented to take advantage of views to these spaces; and (c) includes active frontages and uses such as shops and food and drink outlets at ground level.

Figure 6.3.1:11 Open space plan



Performance outcomes	Acceptable outcomes
<p>Movement and Parking</p> <p>PO₂₄ Development in locations identified in Figure 6.3.1:12: Lanes, arcades and pedestrian links:</p> <ul style="list-style-type: none"> (a) provides a fine grain network of pedestrian links to facilitate and prioritise pedestrian movement and permeability; (b) retains and revitalises existing pedestrian connections, including informal connections, to create visual interest and activity; and (c) extends existing pedestrian connections to adjoining streets and lanes to create through-access and avoid dead ends. 	<p>AO_{24.1} New laneways:</p> <ul style="list-style-type: none"> (a) have a minimum width of 4m; and (b) are provided every 50m. <p><i>Note: The Built Form Strategy Planning Scheme Policy provides guidance as to how to achieve this performance outcome.</i></p>

Figure 6.3.1:12 Lanes, arcades and pedestrian links



Performance outcomes	Acceptable outcomes
<p>PO₂₅ Access to parking and servicing areas of the development does not detract from the safety, activity and quality of the street, with the number and size of parking and service entrances minimised and, where possible, combined with adjoining development.</p>	<p>AO_{25.1} No vehicle crossovers are provided on Margaret, Ruthven and Russell Streets.</p> <p>AO_{25.2} Where lots access both a primary street and a secondary street as identified in Figure 6.3.1:2 Primary and Secondary Street Network car parks, vehicle entrances and services areas are accessed off the secondary frontage.</p> <p>AO_{25.3} In other locations, the number of vehicle crossovers is limited to one per lot, building or development site.</p>
<p>PO₂₆ Car parks and service areas are designed to be discrete with respect to their size, location and impact on the street frontage.</p>	<p>AO_{26.1} Parking is provided as:</p> <ul style="list-style-type: none"> (a) basement or half basement car parking; or (b) above (but not at) ground level. <p>AO_{26.2} Screening of car parks does not result in blank walls or areas of minimal use and activity along the street frontage.</p>
<p>Sustainability and Amenity</p>	
<p>PO₂₇ Noise emissions, light, odour and vibrations must be adequately controlled and attenuated so they do not cause environmental harm or nuisance, or unreasonably affect the amenity of sensitive land uses.</p> <p><i>Note: Sensitive land uses which may be affected are defined in Schedule 1 of the State Planning Policy 5/10 Air, Noise and Hazardous Materials and include child care centre, community care centre, dwelling house, educational establishment, health care services, hospital, rooming accommodation, multiple dwelling, office, residential care facility, retirement facility, short-term accommodation and tourist park.</i></p>	<p>No acceptable outcome is nominated.</p>
<p>PO₂₈ Development minimises the impact of shadows cast on adjoining lots and buildings and ensures that key amenity areas, public plazas and open spaces have adequate sun penetration.</p>	<p>AO_{28.1} Development ensures that adjoining facades and public spaces have a minimum of three (3) hours of direct sunshine between 9:00 am and 3:00 pm on 21 June.</p> <p>AO_{28.2} New buildings or other structure do not result in overshadowing , for more than three (3) hours between 9:00 am and 3:00 pm on 21 June or for more than 20% longer than existing, of the living areas of adjoining residences.</p>
<p>PO₂₉ The design and location of private and communal amenity space in a residential development maximises access to sunlight and provides protection from westerly winds.</p>	<p>AO_{29.1} Balconies, terraces and communal spaces are located with a north easterly orientation.</p> <p>AO_{29.2} Balconies, terraces and communal gardens receive a minimum of three (3) hours of direct sunshine on all days of the year.</p> <p>AO_{29.3} Screening elements or similar are located on the south-westerly orientation but do not block views to adjoining amenity areas.</p>

Performance outcomes	Acceptable outcomes
PO ₃₀ Development involving a residential component provides residents of the site and surrounding land with a high level of privacy whilst providing residents with a reasonable outlook.	AO _{30.1} Habitable rooms of adjoining buildings are separated by at least 9m. AO _{30.2} Where habitable room windows look directly at habitable room windows in an adjacent dwelling within 2m at ground floor level or 9m at levels above ground floor, privacy is protected by: (a) sill heights a minimum 1.5m above floor level; or (b) fixed opaque glazing in any part of the window below 1.5m above floor level; or (c) fixed external screens; or (d) fencing to a minimum 1.5m above ground floor level (only applies to overlooking from windows at ground floor level).
PO ₃₁ Development which includes retail, bulky goods/showrooms or service industries does not unreasonably impact on the amenity of residential zones or uses.	AO _{31.1} For development which includes retail, bulky goods/showrooms or service industries and which shares a boundary with a residential use: (a) car parking areas do not adjoin any residential premises; (b) no vehicular access point is located closer than 10m to a boundary that adjoins a residential use; (c) outdoor loading/unloading and storage areas are sited or screened so as not to be visible from any adjacent residential use; (d) a minimum 1.8m high acoustic and visual screen fence is provided along the common boundary with any residential use; and (e) bin storage and collection areas are located at least 5m from any common boundary with any residential use.
PO ₃₂ Where located on land that is affected by environmental emissions generated by an operational rail corridor, sensitive development mitigates noise impacts on the development generated by the railway.	No acceptable outcome is nominated.

Table 6.3.1:3 – Setbacks^[17]

Area ^[18]	Front setback	Rear setback	Side setback
Note: These areas are identified in Figure 6.3.1:5: Street edge conditions			
Character Spine Edge	(1) One (1) to three (3) storeys: built to boundary. (2) Above three (3) storeys: 10m.	(1) Habitable rooms of adjoining buildings are separated by a minimum of 9m. (2) Up to three (3) storeys: built-to-boundary. (3) More than three (3) storeys: 5m where not containing windows of habitable rooms or 9m if windows of habitable rooms are oriented towards that boundary.	(1) Habitable rooms of adjoining buildings are separated by a minimum of 9m. (2) Up to three (3) storeys: built-to-boundary for a distance of 15m from front of lot. (3) More than three (3) storeys: 2m where not containing windows of habitable rooms or 9m if windows of habitable rooms are oriented towards that boundary.
Centre Frame Edge	(1) For lots fronting Russell Street: (a) One (1) to three (3) storeys: built to boundary. (b) Above 3 storeys: Min 2m. (2) For all other locations: (a) Min: 2m - Max: 4m.	(1) Six (6) habitable rooms of adjoining buildings are separated by a minimum of 9m. (2) Up to three (3) storeys - built-to-boundary. (3) More than three (3) storeys: 5m where not containing windows of habitable rooms or 9m if windows of habitable rooms are oriented towards that boundary.	(1) Habitable rooms of adjoining buildings are separated by a minimum of 9m. (2) 2m where not containing windows of habitable rooms or 9m if windows of habitable rooms are oriented towards that boundary.
Parkland Living Edge	(1) Min: 4m.	(1) Habitable rooms of adjoining buildings are separated by a minimum of 9m. (2) Up to three (3) storeys: built-to-boundary. (3) More than three (3) storeys: 5m where not containing windows of habitable rooms or 9m if windows of habitable rooms are oriented towards that boundary.	(1) 2m where not containing windows of habitable rooms or 9m if windows of habitable rooms are oriented towards that boundary.

Area^[18] Note: These areas are identified in Figure 6.3.1:5: Street edge conditions	Front setback	Rear setback	Side setback
Urban Avenue Edge	(1) For lots fronting Russell and Neil Streets: (a) One (1) to three (3) storeys: built to boundary. (b) Above 3 storeys: Min 4m. (2) For all other locations: (a) Min: 4m. (b) Max: 6m.	(1) Habitable rooms of adjoining buildings are separated by a minimum of 9m. (2) Up to three (3) storeys: built-to-boundary. (3) More than three (3) storeys: 5m where not containing windows of habitable rooms or 9m if windows of habitable rooms are oriented towards that boundary.	(1) Habitable rooms of adjoining buildings are separated by a minimum of 9m. (2) 2m where not containing windows of habitable rooms or 9m if windows of habitable rooms are oriented towards that boundary.
Civic Heart	(1) Min: 4m. (2) Max: 6m.	(1) Consistent built to edge of plaza/garden/amenity space.	(1) Min: 12m distance between buildings.

¹¹ Amended on 3 November 2014

¹² Figure 6.3.1:1 Structure Plan sets out the localities with different character, land use and built form outcomes.

¹³ Figure 6.3.1:1 Structure Plan sets out the localities with different character, land use and built form outcomes.

¹⁴ Amended on 19 August 2016

¹⁵ Council may request that a design statement be lodged with a development application, addressing the design intents of the Code.

¹⁶ Council may require a height analysis be prepared and lodged with a development application to support heights over those recommended in Figure 4: recommended building heights.

¹⁷ No setbacks to pedestrian connections, as identified in Figure 19: Lanes, arcades and pedestrian links, are specified as these are to be considered on a case by case basis.

¹⁸ Refer to Figure 6.3.1:5: Street edge conditions for identification of applicable 'edge'.