

Division 3: Town Zone**About the Town Zone**

- The Town Zone, as mapped on Maps A2 & A8, reflects the township of Gracemere.
- The Town Zone contains a number of distinct sub areas, being the:
 - Town – Commercial Precinct;
 - Town – Residential Precinct;
 - Town – Residential Accommodation Precinct;
 - Town – Industrial Precinct;
 - Town – Community Precinct;
 - Town – Recreation Precinct; and
 - Town – Utility Precinct.

The Town Zone Code regulates new uses and works in relation to their impacts on the existing uses in the Precincts, their scale, design and location, and their compatibility with land in adjoining Precincts.

4.3.1 Assessment tables for the Town Zone**(1) Assessment categories for the Town Zone**

The assessment categories²⁵ are identified for development in the Town Zone in Column 2 of Tables 4.3.1(1) and 4.3.1(2) as follows:

- (a) Table 4.3.1(1)—making a material change of use²⁶ for a defined use, or another use in a defined use class, listed in Column 1; or
- (b) Table 4.3.1(2)—other development²⁷ listed in Column 1, including:
 - (i) operational work;
 - (ii) reconfiguring a lot; and
 - (iii) carrying out operational work for reconfiguring a lot.

(2) Relevant assessment criteria for self assessable and assessable development in the Town Zone

The relevant assessment criteria in the Town Zone are referred to in Column 3 of tables 4.3.1(1) and 4.3.1(2).

For self-assessable development and development requiring code assessment, the relevant assessment criteria are applicable codes.

²⁵ Information about assessment categories is provided in the Fitzroy Shire Planning Scheme User's Guide.

²⁶ Works associated with an application for a material change of use may be assessed together with the material change of use. Also, see Fitzroy Shire Planning Scheme Explanatory Notes giving examples that explain the type of development involved in different proposals.

²⁷ See Fitzroy Shire Planning Scheme Explanatory Notes giving examples that explain the type of development involved in different proposals.

TABLE 4.3.1 (1)
ASSESSMENT CATEGORIES AND RELEVANT ASSESSMENT CRITERIA FOR THE TOWN ZONE
MAKING A MATERIAL CHANGE OF USE

Column 1 Defined use or use class ^{28,29}	Column 2 Assessment Category- (where Self Assessable development Solutions in the applicable codes, it requires Code assessment. Refer to Section 1.2.9)	Column 3 Relevant criteria ³⁰ - is the applicable codes for self assessable and code assessable development.
Rural Use Class		
All uses in the Rural Use Class	Impact assessable	
Residential Use Class		
Accommodation Buildings	Code assessable where located in the Town – Residential Accommodation Precinct Impact assessable in all other Precincts	Town Zone Code; Development Standards Code
Caretaker's Residence	Code assessable if located in Town – Commercial Precinct Impact assessable in all other Precincts	Town Zone Code; Development Standards Code
Dual Occupancy	Code assessable if; (i) Located in Town – Residential Accommodation Precinct; and (ii) On lots over 900 m ² Impact assessable where the criteria for Code assessable do not apply	Town Zone Code; Development Standards Code
Home Based Business	Self assessable if; (i) utilising an existing house structure; and (ii) located in the (a) Town – Commercial Precinct; (b) Town – Industrial Precinct; or (c) Town – Community Precinct; or (iii) located in the; (a) Town – Residential Precinct; (b) Town – Residential; or Accommodation Precinct Impact assessable where the criteria for Code assessable do not apply	Town Zone Code; Home Based Business Code Development Standards Code
Home Host Accommodation	Code assessable if located in the Town – Residential Accommodation Precinct. Impact assessable if located outside Town-Residential Accommodation Precinct.	Town Zone Code; Development Standards Code; Home Host Accommodation Code; and House Code
House	Self assessable if located in the; (i) Town – Residential Precinct; or (ii) Town – Residential Accommodation Precinct.	Town Zone Code; Development Standards Code; and House Code
Multiple Dwelling	Code assessable if; (i) Located in the Town – Residential Accommodation Precinct; and (ii) On lots over 900 m ² Impact assessable where the criteria for Code assessable do not apply	Town Zone Code; Development Standards Code; and Residential Accommodation Code
All other uses in the Residential Use Class	Impact assessable	

²⁸ See Dictionary (Division 1 Schedule A (Defined Uses and Use Classes)).

²⁹ Department of Main Roads should be contacted to consent to the access arrangements for any new use with frontage to a State Controlled Road.

³⁰ For impact assessable development the 'relevant assessment criteria' are provided for assistance and in no way affect the regard given to the planning scheme as a whole in accordance with section 3.5.5 of the IPA.

TABLE 4.3.1 (1)
ASSESSMENT CATEGORIES AND RELEVANT ASSESSMENT CRITERIA FOR THE TOWN ZONE
MAKING A MATERIAL CHANGE OF USE (continued)

Column 1 Defined use or use class	Column 2 Assessment Category- (where Self Assessable development Solutions in the applicable codes, it requires Code assessment. Refer to Section 1.2.9)	Column 3 Relevant criteria- is the applicable codes for self assessable and code assessable development.
Commercial Use Class		
Commercial Premises; Shop	Self assessable if; (i) located in the Town – Commercial Precinct; and (ii) has a total use area less than 500m2 Code assessable if; (i) located in the Town – Commercial Precinct; and (ii) has a total use area of 500m2 or more Impact assessable if the criteria for Self assessable or Code assessable do not apply	Town Zone Code; Development Standards Code ; and Commercial Development Code
Food Premises	Self assessable if: (i) Located in the Town – Commercial Precinct; and (ii) The total use area does not exceed 200m2; and (iii) There is no drive-through facility. Code assessable if: (i) located in the Town – Industrial Precincts; and (ii) There is no drive- through facility; or (iii) Located in the Town – Commercial Precinct; and (iv) The total use area is 200m2 or more; and (v) There is no drive-through facility. Impact assessable if the criteria for Self assessable or Code assessable do not apply	Town Zone Code; and Development Standards Code; and Commercial Development Code Town Zone Code; Development Standards Code; and Commercial Development Code
Hotel	Code assessable if located in the Town – Commercial Precinct Impact assessable in all other Precincts	Town Zone Code; Development Standards Code; and Commercial Development Code
Indoor Entertainment	Code assessable if located in the ; (i) Town – Commercial Precinct; or (ii) Town – Industrial Precinct Impact assessable in all other Precincts	Town Zone Code; Development Standards Code; and Commercial Development Code
Off Street Car Park	Code assessable if located in the; (i) Town – Commercial Precinct; and (ii) Town – Industrial Precinct. Impact assessable in all other Precincts	Town Zone Code; Development Standards Code; and Commercial Development Code
Plant Nursery	Code assessable if located in the Town – Commercial Precinct Impact assessable in all other Precincts	Town Zone Code; Development Standards Code; and Commercial Development Code

TABLE 4.3.1 (1)
ASSESSMENT CATEGORIES AND RELEVANT ASSESSMENT CRITERIA FOR THE TOWN ZONE
MAKING A MATERIAL CHANGE OF USE (continued)

Column 1 Defined use or use class ^{28,29}	Column 2 Assessment Category- (where Self Assessable development Solutions in the applicable codes, it requires Code assessment. Refer to Section 1.2.9)	Column 3 Relevant criteria ³⁰ - is the applicable codes for self assessable and code assessable development.
Commercial Use Class (Continued)		
Retail/Commercial Complex	Code assessable if located in the Town – Commercial Precinct ----- Impact assessable in all other Precincts	Town Zone Code; Development Standards Code; and Commercial Development Code
Showroom; Vehicle Showroom	Code assessable if located in the; (i) Town – Commercial Precinct; or (ii) Town – Industrial Precinct ----- Impact assessable if the criteria for Code assessable do not apply	Town Zone Code; Development Standards Code; and Commercial Development Code
All other uses in the Commercial Use Class	Impact assessable	
Industrial Use Class		
Landscape Supplies, Low Impact Industry; Vehicle Depot; and Warehouse	Self assessable in the Town – Industrial Precinct ----- Impact assessable in all other Precincts	Town Zone Code; and Development Standards Code
Medium Impact Industry	Code assessable in the Town – Industrial Precinct ----- Impact assessable in all other Precincts	Town Zone Code; and Development Standards Code
All other uses in the Industrial Use Class	Impact assessable in all Precincts	
Community Use Class		
Community Purposes	Self assessable for Community purposes (Categories 1, 3, 4, & 7) in the Town – Community Precinct. ----- Code assessable for; (i) Community Purposes (Categories 2 & 5) in the Town – Community Precinct; or (ii) Community Purposes (Categories 1, 3, 4, and 5) in the Town – Commercial Precinct; or (iii) Community purposes (Category 3) in the Town – Recreation Precinct; or (iv) Community Purposes (Category 1) in the Town – Industrial Precinct. ----- Impact assessable for all other Categories of the use in all other Precincts, not described for Self or Code assessable development	Town Zone Code; Development Standards Code
Open Space	Exempt	N/A
Public Facility – Operational		
All other uses in the Community Use Class	Impact assessable	

TABLE 4.3.1 (2)		
ASSESSMENT CATEGORIES AND RELEVANT ASSESSMENT CRITERIA FOR THE TOWN ZONE		
OTHER DEVELOPMENT		
Column 1 Defined use or use class ^{28,29}	Column 2 Assessment Category- (where Self Assessable development Solutions in the applicable codes, it requires Code assessment. Refer to Section 1.2.9)	Column 3 Relevant criteria ³¹ - is the applicable codes for self assessable and code assessable development.
Operational Work		
Works - Roads	Code assessable	Town Zone Code; Development Standards Code.
Works - Bridges		
Works – Structures (eg traffic barriers, pedestrian safety rails, retaining walls and street lighting)	Self assessable	
Works – Earth Dams and Detention Basins	Code assessable	
Works – Stormwater Drainage		
Works – Site Works	Self assessable	
Works – Erosion Control and Stormwater Management		
Works – Cycleway and Pathway	Code assessable	
Works – Bushfire Protection	Self assessable	
Works – Water		
Works – Sewerage	Code assessable	
Works – Car Parking and Access		
Works – Parks, Landscaping and Street Trees	Self assessable	
Works – Electricity and Telecommunications		
Reconfiguring a lot³²		
All circumstances	Code assessable where: (i)The size of any additional lots created is; a)Not more than 5% below, b) Equal to, or c)Greater than, the relevant specified minimum lot sizes in the Reconfiguring a Lot Code; or (ii)Where no additional lots are created and the proposal is for the rearrangement of existing lot boundaries. Impact assessable where circumstances for Code assessable do not apply	Town Zone Code Reconfiguring a Lot Code; and Development Standards – Reconfiguring a Lot Code
Carrying out operational work for reconfiguring a lot		
All circumstances	Code assessable	Town Zone Code Reconfiguring a Lot Code; and Development Standards – Reconfiguring a Lot Code
Other		
All other development	Exempt	N/A

³¹ For impact assessable development the 'relevant assessment criteria' are provided for assistance and in no way affect the regard given to the planning scheme as a whole in accordance with section 3.5.5 of the IPA.

³² Under IPA, schedule 9, the reconfiguring of a lot is exempt and cannot be made self-assessable or assessable by a planning scheme if the proposal is for amalgamating 2 or more lots, for a building format plan that does not subdivide land, in relation to the Acquisition of Land Act 1967, or on Strategic Port Land.

4.3.2 Town Zone Code

(1) Town Zone Code

The provisions in this division comprise the Town Zone Code. They are:

- (i) the Purpose of the Town Zone Code – Section (2); and
- (ii) the Specific Outcomes, Probable Solutions and Acceptable Solutions for the Town Zone – Table 4.3.2. Town Zone.

(2) The Purpose of the Town Zone Code

The purpose of the Town Zone Code is to achieve the following overall outcomes;

- (i) Gracemere remains as the key service town which serves the Shire;
- (ii) Commercial, community and public uses are consolidated within Gracemere, ensuring that the town is an easily identifiable and accessible community centre;
- (iii) The Precincts each perform a different function within the Town Zone and represent distinct areas or groupings of compatible land uses;
- (iv) The availability of land, the amenity, and the operational needs of different uses in each Precinct are not compromised by the inclusion or encroachment of inappropriate development;
- (v) Land on the boundaries of each of the Precincts is of a nature, design and appearance that respects the scale and nature of uses in the adjoining Precinct; and
- (vi) The overall outcomes specific to each of the Precincts within the Town Zone listed below, are achieved;

(a) Town – Residential Precinct

The overall outcomes are;

- (i) Land within the Precinct is predominantly used for detached housing;
- (ii) Land is generally provided with urban standard services;
- (iii) Development on land which is not intended to be provided with a reticulated sewerage system, uses on-site effluent disposal systems which do not adversely impact on ground or surface water resources;
- (iv) Uses that are not in the Residential Use Class such as churches, community facilities, and local recreation facilities are only located in the Precinct where such uses are of a scale, size, appearance and built form which is consistent with residential amenity of the area; and
- (v) Other uses not in the Residential Use Class are not generally located within the Precinct

(b) Town – Residential Accommodation Precinct

The overall outcomes are;

- (i) Higher residential densities than that of the Town – Residential Precinct are achieved, by the location of new dual occupancies, multiple dwellings and other residential uses in the Precinct;
- (ii) New residential development is designed and located such that the potential negative impacts on existing residences are minimised and a balanced mix of residential uses exist;
- (iii) Land is generally provided with urban standard services;
- (iv) Development on land which is not intended to be provided with reticulated sewerage uses on-site effluent disposal systems which do not adversely impact on ground or surface water resources; and

(v) Uses that are not in the Residential Use Class such as churches, community facilities, and local recreation facilities are located in the Precinct where such uses are of a scale, size, appearance and built form which is consistent with residential amenity of the area, and in preference to their location in the Town - Residential Precinct.

(c) Town – Commercial Precinct

The overall outcomes are;

- (i) Land within the Precinct is predominantly used for commercial and business uses including shops, commercial premises, and hotels;
- (ii) The uses within the Precinct afford the Shire a wide range of shopping, banking, office, medical and professional services;
- (iii) Other commercial uses such as indoor entertainment and motels are located within the Precinct where they are compatible with other commercial uses in the locality;
- (iv) The inclusion of industrial and land consumptive uses such as vehicle showrooms and low impact industries is minimised;
- (v) New community facilities are consolidated around existing civic and community facilities;
- (vi) Land is generally provided with urban standard services; and
- (vii) Roads and parking areas are of an urban standard allow for efficient traffic movement and do not by their location or design compromise pedestrian movement in the Town.

(d) Town – Industrial Precinct

The overall outcomes are;

- (i) Land within the Precinct is predominantly used for low, medium and high impact industrial uses including manufacturing, processing, repairing, packing and storage, in locations where they can be effectively separated or buffered from incompatible land uses;
- (ii) Land is afforded good access to transport facilities, and is suited to building and vehicle requirements of preferred uses;
- (iii) Land is generally provided with urban standard services;
- (iv) Development provides for ample on site parking, and on site manoeuvring and loading of heavy vehicles;
- (v) Other uses not in the Industrial Use Class such as service industries and uses which directly serve employees of industrial uses eg food premises, are also located within the Precinct where such uses do not have significant impacts upon the operation or amenity of surrounding uses;
- (vi) Indoor and outdoor entertainment uses which are unable to locate in other areas due to their nature, scale or impact on amenity due to noise, may be located in the Precinct; and
- (vii) The inclusion of showrooms and vehicle showrooms is minimised.

(e) Town – Community Precinct

The overall outcomes are;

- (i) Land within the Precinct is predominantly used for the provision of community purposes, including municipal services, education facilities, hospitals, meeting halls and places of worship;
- (ii) Land tenure is predominantly, but not exclusively, crown land;
- (iii) The Community Uses found in the Precinct are protected from the encroachment of incompatible uses and development that would restrict the potential expansion of the facilities;

- (iv) Land is generally provided with urban standard services;
- (v) Development in the Precinct does not adversely impact on adjoining residential areas; and
- (vi) The inclusion of uses in the Commercial and Industrial Use Classes is minimised; as they are generally not compatible with the uses in the Precinct.

(f) Town – Recreation Precinct

The overall outcomes are;

- (i) Land within the Precinct is predominantly used for the provision of public parks, open space, and outdoor entertainment uses including local sporting facilities and venues;
- (ii) Land within the Precinct is located in close proximity to residential areas to ensure that the facilities are accessible to the residents they serve;
- (iii) Areas of open space and natural habitats within the Precinct are provided such that they form linkages with other open space areas in the Open Space Zone;
- (iv) Land within the Precinct acts as a buffer between incompatible land uses where necessary;
- (v) New development is located adjacent to other existing sporting facilities and open space areas to consolidate access points and to promote pedestrian and cycling linkages through the Precinct and between adjoining Precincts; and
- (vi) The inclusion of uses in the Commercial (other than food premises) and Industrial Use Classes is minimised; as they are generally not compatible with the uses in the Precinct.

(g) Town – Utilities Precinct

The overall outcomes are;

- (i) Land within the Precinct is predominantly used for the provision of utilities such as treatment plants, Council depots, telecommunication facilities, refuse sites and the like;
- (ii) Land tenure is predominantly, but not exclusively, crown land;
- (iii) Land is generally provided with relevant urban standard services;
- (iv) Development in the Precinct does not adversely impact on adjoining residential areas; and
- (v) The inclusion of uses in the Residential and Commercial Use Classes is minimised; as they are generally not compatible with the uses in the Precinct.

TABLE 4.3.2 TOWN ZONE CODE

TABLE 4.3.2 TOWN ZONE CODE	
Specific outcomes (S) for Code and Impact assessable development	Probable Solutions (P) for Code and Impact assessable development; and Acceptable Solutions (A) for Self assessable development. (where Self assessable development does not meet the Acceptable Solutions in the applicable codes, it requires Code assessment. Refer to Section 1.2.9).
<i>All Uses and Works</i>	
Environmental Considerations	
<p>S1 Land uses and works are located and designed so as not to have significant negative impacts on natural values of the environment including:</p> <p>(i) Natural fauna and flora habitats; (ii) Water quality, watercourse integrity and, ground water resources, (iii) Soil and land resources; and (iv) Natural landscape features which; a) contribute to the diversity of recreation settings; and b) Provide linkages between open space areas or corridors for path networks</p>	<p>P/A1.1 All uses and works are setback a minimum of 50m from a river and 25m from a creek, as measured to the top of bank.</p> <p>P/A1.2 Land is kept free of declared weeds and noxious plant infestations, as detailed in the Fitzroy Shire Council Pest Management Plan.</p> <p>P1.3 Development on land within 100m of land in the Open Space Zone does not detrimentally affect the natural values of the Open Space zoned land.</p>
Amenity	
<p>S2 Land uses and works have no significant impact on the amenity of adjoining premises or surrounding area;</p> <p>(i) By their design, orientation or construction materials; (ii) Due to the operation of machinery or electrical equipment; or (iii) Due to the emission of light, noise, vibration, odour, fumes, smoke, vapour, steam, soot, ash, grit, oil, dust, waste water, waste products, or electrical interference.</p>	<p>No solution specified.</p>
<p>S3 Land uses are located such that the potential impacts of noise from major roads and rail lines are reduced.</p>	<p>P/A3.1 Noise sensitive uses³³ are located;</p> <p>(i) At least 100m from any frontage to a State Controlled Road; or (ii) Are only located within 100m of any frontage to a Main Road where:</p> <p>(a) The Department of Main Roads has consented to the location without conditions; or (b) The Department of Main Roads has set conditions on the development to reduce the impacts of traffic noise and the development is undertaken in accordance with those conditions.</p> <p>P/A3.2 Noise sensitive uses³⁴ are located;</p> <p>(i) At least 90m from any frontage to a rail line; or (ii) Bedroom and living areas in residential uses and noise sensitive areas in non residential uses are sited and designed to reduce the impact of all rail noise. This can be achieved through;</p> <p>(a) Siting noise affected areas as far away as practicable from the railway corridor noise source ; or (b) Using roof and wall insulation mechanical ventilation, thickened glass, double glazing of windows and doors; or (c) Orientating openings (for example windows and doors) away from the rail corridor noise source; or (d) Incorporating noise attenuation barriers such as earth mounds landscaping and fences or walls without gaps between the noise source and the use.</p>

³³ See Administrative Definition of "Noise sensitive uses" contained in Section 2.1.1 Schedule B

³⁴ See Administrative Definition of "Noise sensitive uses" contained in Section 2.1.1 Schedule B

TABLE 4.3.2 TOWN ZONE CODE (continued)

Specific outcomes (S) for Code and Impact assessable development	Probable Solutions (P) for Code and Impact assessable development; and Acceptable Solutions (A) for Self assessable development. (where Self assessable development does not meet the Acceptable Solutions in the applicable codes, it requires Code assessment. Refer to Section 1.2.9).
<i>All Uses and Works</i>	
Separation Distances	
<p>S4 Land uses and works are located, and include mitigation measures that;</p> <p>(i) Are sufficient to protect the amenity of the area; (ii) Are sufficient to protect the capacity for existing and approved uses to continue to operate; and (iii) Are sufficient to protect the opportunities for existing and approved uses to expand in allocated /zoned land; and (iv) For agricultural uses, are outlined in <i>Planning Guidelines: Separating Agricultural and Residential Land Uses</i> DNR and DLGP, 1997; and (v) For the keeping of cattle, are outlined in <i>Section 4 of the DPI Reference Manual for the Establishment and Operation of Beef Cattle Feedlots in Queensland, 2000</i>; and (vi) For the keeping of poultry, are outlined in the <i>Guidelines for Poultry Farming in Queensland</i>; (vii) For the keeping of pigs, are outlined in the <i>Separation Guidelines for Queensland Piggeries (2001)</i>; and (viii) For development in proximity to watercourses and water bodies, are outlined in the <i>SEWATER Development Assessment Guidelines</i>, prepared as a collaboration of State Government Departments; (ix) Are consistent with the <i>Guidelines to minimise mosquito and biting midge problems in new development areas</i>; and (x) Take into account the following variables;</p> <p>(a) The nature of the proposed land use; and (b) The existing and future amenity of the area; and (c) The existing and future development in the area; and (d) The location of any existing vegetation which would buffer the proposed use; and (e) predominant wind directions; and (f) The topography of the site.</p>	<p>P/A4.1 Uses in the Residential Use Class, except for houses, home host accommodation and home based businesses on lots with an area of 5ha or less, have separation distances between uses in the Residential Use Class and other uses, applicable to both existing and approved uses, in accordance with PART 4 Division 1: Schedule A – Separation Distances Between Uses in the Residential Use Class and Other Uses (Rural Zone).</p> <p>P/A4.2 Unless separation distances are otherwise provided in accordance with P/A3.1 above, the following is provided;</p> <p>Anywhere in the Town Zone (i) Uses in the Residential Use Class have minimum setbacks of 3m to any Non-Residential Use which exists on adjoining land. (ii) Uses that are not in the Residential Use Class on sites adjoining the Town – Residential Precinct are setback a minimum of 3 m to any boundary shared with that adjoining land; and (iii) Uses that are not in the Residential Use Class on sites adjoining the Town – Residential Precinct or Open Space Zone have a minimum setback of 5m, which is landscaped using natives or drought resistant shrub species with a mature height of 2 – 6 metres, to screen the use from that adjoining land.</p> <p>Town – Commercial Precinct Uses in the Residential Use Class have minimum setbacks of 5m to adjoining land included in the Town – Industrial Precinct.;</p> <p>(i) Uses in the Commercial and Industrial Use Class and Community Purpose – other uses have; (a) A minimum setbacks of 2m to any use in the Residential Use Class which exists on adjoining land; (b) A solid fence with a minimum height of 1.8m on the shared boundary with an adjoining use in the Residential Use Class, which ensure that any commercial buildings, parking and access areas are not visible from the habitable areas of the residential building/s; and (c) Refuse bin enclosures or refuse storage areas setback at least 3m from the shared boundary with an adjoining use in the Residential Use Class.</p> <p>Town – Residential Precinct (i) Uses that are not in the Residential Use Class; (a) Have minimum setbacks of 6 m, (b) Use fences or other screening devices along the common boundary with surrounding residential land; and (c) Are designed, constructed and finished to maintain a domestic scale and appearance in keeping with the residential amenity and character of the locality.</p>

TABLE 4.3.2 TOWN ZONE CODE (continued)	
Specific outcomes (S) for Code and Impact assessable development	Probable Solutions (P) for Code and Impact assessable development; and Acceptable Solutions (A) for Self assessable development. (where Self assessable development does not meet the Acceptable Solutions in the applicable codes, it requires Code assessment. Refer to Section 1.2.9).
<i>All Uses and Works</i>	
Non Residential uses in the Town – Residential Precinct	
<p>S5 Development is of a scale and nature that does not compromise residential amenity.</p>	<p>P5.1 Food Premises, Community Purposes uses for Educational Establishments, Commercial Premises including Health Centres, and Accommodation Buildings are only acceptable where development; (i) Involves a building or land that was previously lawfully used for a use that is not in the Residential Use Class; (ii) I on land within or adjoining a business area; (iii) Is on land having frontage to a main or principal road; and (iv) Is in a location that would not adversely affect residential amenity.</p>
Built Form, Layout and Streetscape	
<p>S6 Development is designed and constructed such that it is in keeping with the existing character of the town, and having regard to the following; (i) The location, scale, height and bulk of buildings on adjoining premises and in the surrounding area; (ii) The type of building materials used in the construction of buildings on adjoining premises and in the surrounding area; (iii) The location of car parking on sites in the vicinity; and (iv) The location of any vegetation or street trees that contribute to the streetscape.</p>	<p>Town – Commercial Precinct P/A6.1 Commercial uses are developed in accordance with the Commercial Code.</p>
Building Setbacks	
<p>S7 Building setbacks reflect the character of existing development and land uses, and are provided having regard for the following; (i) The existing and proposed amenity of the area; (ii) The existing or proposed future development in the area; (iii) The distance between any constructed road and the proposed building; (iv) The distance between any existing buildings on other sites and the proposed building; (v) The location of any existing vegetation which would buffer the proposed building; and (vi) Any constraints to development due to the topography of the site.</p>	<p>P/A7.1 Buildings and other structures have boundary setbacks as follows; (i) Town – Commercial Precinct (a) setbacks of between 0m and 6m to any road frontage, provided that for Uses in the Commercial Use Class the road frontage setback is within 2m of the road frontage setback of any commercial buildings on adjoining land; and (b) Minimum building setbacks of 6m to the rear boundary. (ii) Town – Residential Precinct (a) Minimum setbacks of 6m to the road frontage; (iii) Town – Residential Accommodation Precinct (a) Minimum setbacks of 6m to the road frontage; (iv) Town – Industrial Precinct (a) Minimum setbacks of 6m to the road frontage. (v) Town – Community Precinct (a) Minimum setbacks of 6m to the road frontage. (vi) Town – Recreation Precinct (a) Minimum setbacks of 6m to the road frontage</p>
Building Height	
<p>S8 Building height reflects the character of existing development and land uses, and buildings are provided having regard for the following; (i) The existing and proposed amenity of the area; (ii) The existing or proposed future development in the area; (iii) The efficient and safe operation of any airstrips or airfields; (iv) The particular characteristics of the proposed building; (v) The distance of proposed buildings from roads and other public places from which the building could be viewed; (vi) The topography, shape and location of the site; and (vii) The location of any existing vegetation which would buffer the proposed building.</p>	<p>P/A8.1 Buildings and other structures have maximum building heights as follows; (i) Town – Commercial Precinct – 12m (ii) Town – Residential Precinct - 8.5m (iii) Town – Residential Accommodation Precinct - 8.5m (iv) Town – Industrial Precinct – 12m (v) Town – Community Precinct -12m (vi) Town – Recreation Precinct -12m</p>