

6.2.5 Principal Centre Zone Code

6.2.5.1 Application

This code applies to assessable development and accepted development subject to requirements:

- (a) within the Principal centre zone as identified on the zone maps contained in Schedule 2: Mapping; and
- (b) identified as requiring assessment against the Principal centre zone code by the tables of assessment in Part 5 (Tables of assessment).

6.2.5.2 Purpose

The purpose of the Principal centre zone is to:

- (a) provide for the largest and most diverse mix of uses and activities that form the core of the region's urban settlement;
- (b) accommodate the key concentrations of high-order retail, commercial, employment, health services, administrative, community, cultural, recreational and entertainment activities and other uses that together are capable of fully servicing the planning scheme area;
- (c) ensure that commercial and retail development is concentrated in the central business district of Roma. This area is to maintain a vibrant retail and commercial feel;
- (d) ensure 'mixed use' (shopping centres, commercial development, and attached residential) are promoted in this zone; and,
- (e) preserve the heritage character of the zone, including shaded footpaths, street trees and reduced traffic speeds in the main streets.
- (f) ensure that development maintains the integrity and water quality of the Murray-Darling Basin Catchment.

6.2.5.3 Overall Outcomes

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

- (a) the widest range and highest order of retail, commercial, administrative, community, cultural, compatible employment opportunities and entertainment activities are provided;
- (b) mixed use (residential combined with commercial and retail uses) is encouraged where the principle use contributing to the streetscape is either commercial or retail in nature;
- (c) a high level of pedestrian amenity is provided and is reflective of the surrounding character of the area;
- (d) an increase in residential uses promotes pedestrian activity and passive surveillance after dark;
- (e) development is designed to incorporate sustainable practices including maximising energy efficiency, water conservation and transport use;
- (f) where appropriate, service industry and motel uses may be located in this zone;
- (g) shopping centre style development is concentrated in this zone; and,

(h) non-resident workforce accommodation is not supported in this zone.

6.2.5.4 Assessment benchmarks

Table 6.2.5.4.1: Benchmarks for accepted development subject to requirements and assessable development

PRINCIPAL CENTRE ZONE CODE	
for all the Principal centre zone (Roma) :	
PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES
PLANNING	
<i>Use, density and built form</i>	
PO 1 Scale Development is at a scale that reflects the role of the Principal centre zone as the primary activity centre for the region.	
PO 2 Location Activities located within the principal centre contribute to fulfilling the business, community and entertainment needs of the region. Uses other than <i>Business, community and entertainment activities</i> are located so as: (a) not to prejudice the consolidation of like non-commercial uses in other more appropriate areas; (b) to be co-located with other non-commercial uses wherever possible; and (c) to not impact adversely on the function and character of the zone. Note: Non-commercial uses are any uses that are not business, community, entertainment or 'mixed use' activities.	
PO 3 Density and site coverage The density of uses in the Principal centre zone does not impact adversely on the amenity of adjoining General Residential Zone areas. The site area available for 'mixed use' (<i>Accommodation activities</i> in combination with other activities) is sufficient to allow for a high standard of residential amenity for those activities.	For 'mixed use' activities: AO 3.1 The site has a minimum area of 800 m ² . Note: Mixed use activities are a combination of business, community or entertainment activities co-located with accommodation activities.

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES
PO 4 Setbacks Side and rear building setbacks: (a) enhance the appearance and commercial character of the centre's streets; (b) provide for adequate daylight for habitable rooms and open space areas on and adjoining the site; (c) minimise overshadowing and overlooking of adjoining residential premises; and (d) provide adequate separation and buffering between residential and non-residential premises.	
PO 5 Height The height of buildings is compatible with and complementary to the existing character of the Principal centre zone, and does not unduly reduce privacy on adjoining land.	
AMENITY	
Advertising signage – refer to the Operational works advertising devices code	
Heritage places – in addition, refer to the Heritage overlay code	
where mapped in the SPP Cultural heritage mapping or listed in the Cultural heritage and character places policy	
PO 6 General amenity The operation of <i>Business and Community activities</i> are not unduly detrimentally affected by the proximity of <i>dwellings</i>.	AO 6.1 <i>Business and Community activities</i> maintain a level of impact on the immediate area comparable to a normal expectation for that use, even where adjacent to accommodation uses. AO 6.2 <i>Centre and Entertainment activities</i> preserve residential amenity within and surrounding the Principal centre zone outside of operating hours.
PO 7 Building appearance Buildings are designed to a high aesthetic standard. The design of buildings encourages the growth of the principal centre as the primary business and community centre for the region. Service spaces and facilities are designed and sited in an unobtrusive and convenient manner.	AO 7.1 Mechanical equipment and water tanks, material or equipment storage areas, and areas where work takes place are located or screened so as not to be visible from the road or public open space. Note: Mechanical equipment includes air conditioners and other plant equipment. It does not include solar panels for electricity generation or water heating and does not include antennas.
PO 8 Outbuildings and ancillary storage Outbuildings and other ancillary storage structures shall not compromise the amenity of the Principal centre zone.	AO 8.1 The size of outbuildings is restricted to structures a maximum of 4.2 m in height. AO 8.2 A maximum of one shipping container used for storage that is incidental to the primary land use, is permitted at the premises.

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES
	AO 8.3 The use of a shipping container for storage that is incidental to the primary land use is permitted only in circumstances where the shipping container: (a) is located behind the principal building and is screened from any road frontage and/or adjoining property through the use of landscaping, fencing or other suitable screening structures (ie. lattice); (b) includes a stormwater discharge system in accordance with the <i>Building Code of Australia</i> and Council requirements to prevent rainwater ponding on the roof or nuisance to adjoining properties; (c) does not exceed 3 m in height and a total length of 12 m; (d) is uniform in colour and compliments the principal building to which it is ancillary; (e) is in good repair with no visual rust marks; (f) is not used as fencing or screening; (g) is not used as an advertising device; (h) is not used for human habitation; (i) does not contain any sanitary facilities; and (j) is not located within 250 m of a heritage or character building. Note: 'Outbuildings' include any form of shipping container, railway carriage, pre-fabricated building or the like, that is used for storage that is ancillary to the primary land use.
PO 9 Existing character The design of development recognises and responds to the surrounding commercial character of the centre. Buildings within the town centre with notable character and history are preserved in order to maintain a valued historical lineage as the town continues to grow. Note: The existing character of the street will be enhanced through the provision of buildings that complement existing buildings, and that incorporate awnings providing shade and comfort to pedestrians.	AO 9.1 The development reflects the predominant elements of the surrounding urban area, including the positioning of buildings on their site, and the general form and materials of the surrounding buildings. Note: Where it is proposed that the development will substantially deviate from the predominant surrounding urban fabric, sufficient justification shall be given to explain the deviation. The Heritage and character policy gives guidelines for integrating new development into the existing streetscape and surroundings.
PO 10 Pedestrian Comfort Development is to provide for the comfort and varying physical abilities of all people visiting, working or residing in the Principal centre Zone.	AO 10.1 All commercial buildings are to have an awning: (a) spanning the width of the frontage of the building; (b) spanning the depth of the footpath at the frontage of the building; and

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Note: The existing character of the street will be enhanced through the provision of buildings that complement existing buildings, and that incorporate awnings providing shade and comfort to pedestrians.	(c) of a height no less than awnings of adjacent buildings, or if there are no adjoining buildings, not lower than the mean height of other commercial awnings in the zone. AO 10.2 Commercial buildings have provision for parking bicycles adjacent to the street. AO 10.3 All buildings must provide disabled access from the principal street frontage without interfering with existing footpath levels. AO 10.4 Footpaths are provided for the length of the property frontage to extend the footpath to the standard of the better of the footpaths fronting the adjoining properties. Note: Commercial buildings provide space for business, centre, community, or entertainment activities.
PO 11 Active frontage Principal centre streets rely on pedestrian traffic for their continued vibrancy. Businesses in the zone depend on this vibrancy for their custom, and development encourages this vibrancy. Active frontages provide interest and assist in the maintenance and development of the town's centre as a social space.	AO 11.1 Each lot has direct pedestrian access to the primary frontage, and AO 11.2 For secondary frontages, if direct pedestrian access is not provided, windows are provided along the frontage to allow customers to view the accommodated businesses and their products from the street.
PO 12 Streetscape Buildings and structures within the principal centre streets contribute to the development of a visually vibrant town centre that incorporates a range of architectural styles that cumulatively reflect the town's long and proud history.	
PO 13 Cultural heritage The physical integrity and significance of cultural heritage discovered during development is retained. Note: Cultural heritage refers to indigenous and non-indigenous cultural heritage.	AO 13.1 Protection of cultural heritage is achieved by demonstrated agreement with the appropriate aboriginal or cultural heritage body responsible for the care of that heritage.
Landscaping and Fencing	
Landscaping – refer to the Operational works landscaping code	
PO 14 Landscaping Street trees and landscaping at the site shall: (a) contribute positively to the built form and the street; (b) be visually pleasing and create an attractive environment; (c) be located to take account of the direction of the breezes and sun;	Note: Refer to SC6.2 Planning scheme policy – Landscaping for guidance on designing and establishing landscape works. Note: Landscape works within, or directly adjacent to, a State-controlled road corridor require approval from

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES
(d) be located to give privacy and buffering from or for any incompatible uses, (e) be located to avoid interference with electricity lines and other infrastructure; and (f) maintain sightlines at intersections for traffic.	Department of Transport and Main Roads in accordance with the <i>Transport Infrastructure Act 1994 and Transport and the Department of Main Roads Road Landscape Manual</i> .
PO 15 Fencing Where adjoining <i>Accommodation activities</i> , fencing provides separation for privacy.	AO 15.1 Sites for <i>Business, Community and Entertainment activities</i> that adjoin land that is proposed to be used or is already used, for <i>Accommodation activities</i> is to be fenced along the common boundaries; and AO 15.2 The constructed fence is to consist of a 1.8 m high solid structure.
Avoiding nuisance	
PO 16 Operating Hours Development is operated in a manner that ensures the local amenity is protected.	AO 16.1 Where adjoining sensitive land uses, operating hours are between the hours of 7.00 am and 8.00 pm. Note: Sensitive land uses are defined in the State Planning Policy.
PO 17 Delivery of Goods The loading and unloading of goods occur at the appropriate times to protect the amenity of the area and surrounding areas.	AO 17.1 Where adjoining sensitive land uses, loading and unloading of goods occur: • 7:00 am to 6:00 pm Monday to Friday, • 8:00 am to 5:00 pm Saturday. AO 17.2 No loading or unloading occurs on Sundays or Public Holidays. Note: Sensitive land uses are defined in the State Planning Policy.
PO 18 Noise emissions Noise emissions from premises do not cause a nuisance to adjoining properties or sensitive land uses.	Note: Sensitive land uses are defined in the State Planning Policy.
PO 19 Lighting Lighting is designed in a manner that ensures ongoing amenity and safety in the activity area, whilst ensuring surrounding areas are protected from undue glare or lighting overspill.	AO 19.1 All lighting does not exceed 8.0 lux at 1.5 m beyond any site boundary adjoining sensitive land uses. AO 19.2 Lighting is provided below footpath awnings to illuminate the footpath between sunset and midnight Note: Sensitive land uses are defined in the State Planning Policy.

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PO 20 Refuse storage Refuse storage areas are: (a) located in convenient and unobtrusive positions; (b) screened from the street and adjoining uses; and (c) capable of being serviced by a waste collector if required to be emptied on site.	AO 20.1 Refuse storage areas are located behind the front building line and are screened from view from the street and any adjoining residential uses by a 1.8 m high screen fence of maximum transparency of 50%. AO 20.2 Service vehicle access and manoeuvring areas are to be provided on-site in accordance with the <i>Capricorn Municipal Development Guidelines</i> , to enable waste collection.
ENGINEERING	
<i>Earthworks – refer to the Operational works excavation or filling code</i>	
<i>Infrastructure – refer to the Operational works infrastructure code</i>	
<i>Erosion Control</i>	
PO 21 Construction activities Both erosion control and silt collection measures are undertaken to ensure the protection of environmental values during construction.	AO 21.1 During construction, soil erosion and sediment are managed in accordance with the <i>Capricorn Municipal Development Guidelines</i> .
<i>Provision of services</i>	
PO 22 Electricity supply Premises are provided with a supply of electricity adequate for the activity.	AO 22.1 Premises are connected to the reticulated electricity infrastructure. The connection is to be approved by the relevant energy regulatory authority; and/or AO 22.2 Renewable energy systems contribute to the supply and use of electricity to and from the grid.
PO 23 Gas supply Where a reticulated gas supply is available: (a) premises are provided with a supply of reticulated gas adequate for the activity; and (b) access to reticulated infrastructure is to be maintained for maintenance and replacement purposes.	AO 23.1 Where available, premises are connected to Council's reticulated gas system.
PO 24 Water supply To ensure the provision of a potable and fire-fighting water supply: (a) premises are provided with a supply and volume of water adequate for the activity; and (b) access to reticulated water infrastructure is to be maintained for maintenance and replacement purposes.	AO 24.1 Premises are connected to Council's reticulated water system. AO 24.2 Construction over Council water infrastructure requires approval from the relevant Council department prior to the commencement of works at the site. AO 24.3 Where possible, a clear level area of a minimum of 2.5 m radius surrounding existing manholes is provided for maintenance purposes.

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PO 25 Effluent disposal To ensure that public health and environmental values are preserved: (a) all premises provide for the effective treatment and disposal of effluent and other wastewater; and (b) access to reticulated infrastructure is to be maintained for maintenance and replacement purposes.	AO 25.1 Premises are connected to Council's reticulated sewerage system. AO 25.2 Construction over Council sewerage infrastructure requires approval from the relevant Council department prior to the commencement of works at the site. AO 25.3 Where possible, a clear level area of a minimum of 2.5 m radius surrounding existing manholes is provided for maintenance purposes.
Stormwater and drainage	
PO 26 Stormwater and inter-allotment drainage Stormwater is collected and discharged to: (a) protect the stability of buildings and the use of adjacent land; (b) prevent water-logging of nearby land; (c) protect and maintain environmental values; and (d) maintain access to reticulated infrastructure for maintenance and replacement purposes.	AO 26.1 Stormwater and inter-allotment drainage is collected and discharged in accordance with the <i>Capricorn Municipal Development Guidelines</i>, and AO 26.2 Construction over Council stormwater infrastructure requires approval from the relevant Council department prior to the commencement of works at the site. AO 26.3 Where possible, a clear level area of a minimum of 2.5 m radius surrounding existing manholes is provided for maintenance purposes.
Roads and rail	
Infrastructure – refer to the Infrastructure overlay code for development in the proximity of, or potentially affecting State infrastructure.	
PO 27 Protection of State controlled roads Development adjacent to State controlled roads is located to ensure safe and efficient use of the highway, and maintain and enhance the integrity of the highway as a link between centres.	AO 27.1 Lots with primary access to a State controlled road have a single access only. Vehicles must always enter and exit the site in a forward direction. AO 27.2 Where access is available to a road other than a State controlled road from the lot, access shall be from the local road.
PO 28 Roads An all-weather road is provided between the premises and the existing road network.	AO 28.1 Roads are designed and constructed in accordance with the <i>Capricorn Municipal Development Guidelines</i>. AO 28.2 Premises have an approved access to the existing road network.

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES
Access, parking and manoeuvring	
PO 29 Vehicle access Vehicle access to a road is provided to a standard appropriate for the Principal centre zone.	AO 29.1 Access roads are to be sealed and connect to the existing road network via a crossover designed and constructed in accordance with <i>Capricorn Municipal Development Guidelines</i>. AO 29.2 Kerb and channelling 5 m on either side of new crossovers are to be renewed. AO 29.3 Access is to be designed and constructed in accordance with the <i>Capricorn Municipal Development Guidelines</i>. Note: An 'all-weather' road is a road that remains accessible during all normal weather events but exclude continued functioning during natural hazard events such as fire and flood.
PO 30 Parking and manoeuvring Vehicle parking and service vehicle provision is adequate for the activity and ensures both safety and functionality for motorists and pedestrians. Note: Council will consider the provision of off-site car parking in lieu of Schedule 9 Parking Standards requirements.	AO 30.1 Where the existing floor area is redeveloped for an alternate use listed as accepted development subject to requirements or code assessable in the Principal centre, there are nil car parking number requirements for that existing portion of floor area. AO 30.2 All uses provide vehicle parking in accordance with Schedule 7, Parking Standards. AO 30.3 All uses provide for vehicle manoeuvring in accordance with Australian Standard AS 2890. AO 30.4 All car parking, access and manoeuvring areas are to be sealed with an impervious surface. AO 30.5 All vehicles drive forward when entering and exiting the site.
ENVIRONMENTAL	
PO 31 Air emissions Air emissions including odour do not cause environmental harm or nuisance to adjoining properties or sensitive land uses.	Note: Sensitive land uses are defined in the State Planning Policy.
PO 32 Energy use Non-renewable energy use is minimised through efficient design and the adoption of alternative energy sources.	AO 32.1 Passive solar design principles are adopted in buildings in order to maximise energy efficiency. AO 32.2 Building design and orientation provide opportunities for the incorporation of alternative energy technologies.

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PO 33 Water quality The standard of effluent and/or stormwater runoff from premises ensures the quality of surface water is suitable for: (a) the biological integrity of aquatic ecosystems; (b) recreational use; (c) supply as drinking water after minimal treatment; (d) agricultural use or industrial use; and (e) minimises nuisance or harm to adjoining landowners.	
SAFETY AND RESILIENCE TO HAZARDS	
<i>Flooding – refer to the Flood hazard overlay code</i> where areas are mapped as within a defined flood area.	
ACCOMMODATION ACTIVITIES - additional requirements <i>(Caretaker's accommodation, Dwelling unit, Home-based business, Short-term accommodation)</i>	
<i>Accommodation activities – refer to the Accommodation activities use code</i>	
<i>Home-based business – refer to the Home-based business use code</i>	
BUSINESS ACTIVITIES - additional requirements Note: Business activities (Agricultural supplies store, Bulk landscape supplies, Food and drink outlet, Garden centre, Hardware and trade supplies, Market, Office, Outdoor sales, Sales office, Shop, Shopping centre, Showroom, Veterinary services) are code assessable, accepted development subject to requirements or accepted development in the Principal centre zone.	
<i>Market – refer to the Market code</i>	
PO 34 Veterinary services The scale of <i>Veterinary services</i> does not impact adversely on the amenity of the Principal centre zone.	AO 34.1 <i>Veterinary services</i> activities are conducted solely indoors.
CENTRE ACTIVITIES - additional requirements Note: Centre activities (Bar, Caretaker's accommodation, Child care centre, Club, Food and drink outlet, Function facility, Health care services, Nightclub entertainment facility, Market, Office, Sales office, Service industry, Shop, Shopping centre, Short-term accommodation, Showroom, Theatre) are impact assessable in the Principal centre zone.	
<i>Market – refer to the Market code</i>	
COMMUNITY ACTIVITIES - additional requirements Note: Community activities (<i>Child care centre, Club, Community use, Health care services</i>) are code assessable in the Principal centre zone.	
ENTERTAINMENT ACTIVITIES - additional requirements Note: Entertainment activities (<i>Bar, Club, Function facility, Nightclub entertainment facility, Theatre, Tourist attraction</i>) are code assessable or accepted development subject to requirements in the Principal centre zone.	

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INDUSTRY ACTIVITIES - additional requirements	
Note: Industry activities (service industry) are code assessable or accepted development subject to requirements in the Principal centre zone.	
RECREATION ACTIVITIES - additional requirements	
Note: Recreation activities (<i>Park</i>) are accepted development in the Principal centre zone.	
RURAL ACTIVITIES - additional requirements	
Note: all rural activities are impact assessable in the Principal Centre Zone.	
OTHER ACTIVITIES - additional requirements	
Note: Other activities (Advertising device, Emergency services, Parking station, Roads, Telecommunications facility, Utility installation) are either code assessable or accepted development subject to requirements in the Principal Centre Zone.	
Advertising device – refer to the Advertising devices code	
PO 35 Telecommunications facility - location <i>Telecommunications facilities</i> must be located where there is convenient access.	
PO 36 Telecommunications facility - visual impact <i>Telecommunications facilities</i> are visually integrated with the landscape or townscape so as to not be visually dominant or unduly visually obtrusive.	
PO 37 Utility installation Local <i>Utility installations</i> are positioned unobtrusively and do not have an undue adverse impact on their surroundings.	AO 37.1 <i>Utility installations</i> have a total use area of 100 m ² .