

Part 6 Standard Outcomes

The Standard Outcomes of the planning scheme are measures that facilitate the achievement of the Strategic Outcomes, in accordance with Section 16(1)(b) of the Act.

The Standard Outcomes also facilitate the achievement of the Merit Outcomes of the planning scheme.

6.1 Zones



6.1.1 Centre Zone

Purpose Statement

The purpose of the *Centre Zone* is to provide for a variety of uses and activities to service all or part of the local government area, including, for example, administrative, business, community, cultural, entertainment, professional, residential or retail uses or activities.

Local Purpose Statement

The *Centre Zone* identifies land in the business centres of Thursday Island and Horn Island. These two centres are intended to provide a range of commercial purposes and community purposes to support the immediate residential communities as well residents of other islands, including those outside Torres Shire. Residential purposes are also supported in the *Centre Zone* where provided as part of a mixed use development and located in a building such that they do not prevent the provision of an active frontage at ground level. Development in the *Centre Zone* should seek to protect and enhance the established character of the centres.

The following local purpose statement is applicable for each identified centre:


- (a) **Thursday Island:** Thursday Island is the primary commercial centre for the Shire and this role is maintained and enhanced through any development within the *Centre Zone* (including that on Horn Island). The Thursday Island centre is characterised by a strong commercial spine centred on Douglas Street, containing a range of buildings that provide a distinct main street character. This character forms an important part of the Shire's identity and is retained and enhanced through the location of the highest order and quality of services and land uses within the Douglas Street precinct. Development within Douglas Street is reflective of the character of existing buildings and seeks to blend within the main street environment as a collection of smaller buildings combining as a centre. Notable characteristics including footpath awnings, a pedestrian focus, low vehicle speed and street landscaping are reinforced and enhanced through any new development.

Local Purpose Statement (continued)

A mix of land uses is created within the Thursday Island centre to promote improved land use efficiency and greater commercial and pedestrian activity. Buildings and land uses are to engage with street environment and provide visual interest at a pedestrian scale.

- (b) **Horn Island:** Horn Island plays an important role in the Shire's economy and community. The *Centre Zone* in Horn Island is located at the primary entry point for the majority of visitors to the Shire (Horn Island Airport). Development in the *Centre Zone* should seek to enhance the gateway role that Horn Island plays for the Shire by accommodating services, infrastructure and land uses that support the entrance of visitors. The *Centre Zone* is located proximate to the ferry terminal that provides local access to the island, further enhancing the gateway role of the *Centre Zone*. The *Centre Zone* also services the local community, which is anticipated to expand. Development in the *Centre Zone* should promote increased self-sufficiency for the Horn Island community, whilst ensuring the primacy of Thursday Island is maintained. Development in this area of the *Centre Zone* is to provide the highest level of services and promote the creation of a distinct local character through the integration of land uses and built form.

Table 6.1.1 – Standard Outcomes for the Centre Zone

5. Built Form and Development Design	
	Note – In accordance with Section 3.1(11), where development does not comply with one or more of the Standard Outcomes under this theme, Merit Outcomes MO1.1 to MO1.2 (1. General theme) and MO5.1 to MO5.7 (5. Built Form and Development Design theme), become assessment benchmarks. Section 3.6 provides further guidance.
SO1	<p>All buildings and structures comprise an <u>overall height</u> of no greater than:</p> <p>(a) where located on Horn Island, at Tamwoy Town or at Rose Hill, two (2) <u>storeys</u> and 8.5 metres; or</p> <p>(b) three (3) <u>storeys</u> and 12 metres otherwise.</p> <p>Note – Where paragraph (a) applies, an <u>overall height</u> of three (3) <u>storeys</u> and 12 metres may be considered where compliance is demonstrated with the applicable Merit Outcomes, having regard to the specific <u>site</u> characteristics of the development.</p>
SO2	<p>Buildings are <u>setback</u> from a <u>front boundary</u> as follows:</p> <p>(a) built to boundary where fronting Douglas Street (Thursday Island); or</p> <p>(b) a minimum of 0 metres and a maximum of three (3) metres otherwise.</p> <p>Note – A <u>setback</u> greater than 0 metres in locations where paragraph (a) applies does not comply with SO2.</p>
SO3	<p>Buildings are <u>setback</u> from a <u>side boundary</u> as follows:</p> <p>(a) a minimum of three (3) metres where adjoining land not within the <i>Centre Zone</i> or <i>Community Facilities Zone</i>; or</p> <p>(b) a minimum of 0 metres otherwise.</p>
SO4	Buildings are <u>setback</u> a minimum of three (3) metres from a <u>rear boundary</u> .
SO5	<p>All buildings are to comprise an awning covering the pedestrian footpaths adjoining the <u>site</u>.</p> <p>Note – SO5 is not applicable to the determination of whether development is Accepted Development.</p>

5. Built Form and Development Design (continued)



Note – In accordance with Section 3.1(11), where development does not comply with one or more of the Standard Outcomes under this theme, Merit Outcomes MO1.1 to MO1.2 (1. General theme) and MO5.1 to MO5.7 (5. Built Form and Development Design theme), become assessment benchmarks. Section 3.6 provides further guidance.

SO6

The built environment is:

- (a) orientated in a manner that is responsive to solar patterns, to maximise amenity for on-site residents, employees and visitors;
- (b) designed to protect internal and external spaces from impacts associated with external heat and sunlight;
- (c) designed to provide protection for residents, employees and visitors in times of rainfall;
- (d) designed to promote opportunities for outdoor living and provide for a merging of the external and internal environments;
- (e) designed to provide an attractive, interesting and distinct character for Torres Shire;
- (f) designed to be responsive to the unique character of Torres Shire, including improving the attractiveness of outdoor living; and
- (g) responsive to the natural environment and uses the natural environment as a feature within designs.

Note – Planning Scheme Policy 1 - Torres Shire Design Guideline provides guidance in demonstrating compliance with the above design principles.

Note – SO6 is not applicable to the determination of whether development is Accepted Development.

SO7

The built environment:

- (a) is designed to provide opportunities for casual surveillance of the surrounding area, particularly public spaces such as footpaths and parks, while also providing surveillance opportunities of key internal areas of a site from public spaces;
- (b) avoids creating locations that are attractive or suited to the conducting of criminal activities;
- (c) provides for the appropriate definition of public, semi public and private spaces;
- (d) includes lighting and signage that promotes safety and visibility of people;
- (e) promotes a merging of external and internal activities to provide activation and safety in key precincts such as commercial centres or community areas; and
- (f) is designed in a manner that discourages criminal and anti-social behaviour.

Note – Planning Scheme Policy 1 - Torres Shire Design Guideline provides guidance in demonstrating compliance with the above design principles.

Note – SO7 is not applicable to the determination of whether development is Accepted Development.



4. Amenity and Privacy



Note – In accordance with Section 3.1(11), where development does not comply with one or more of the Standard Outcomes under this theme, Merit Outcomes MO1.1 to MO1.2 (1. General theme) and MO4.1 to MO4.3 (4. Amenity and Privacy theme), become assessment benchmarks. Section 3.6 provides further guidance.

SO8

Where adjoining land is not within the *Centre Zone* or the *Community Facilities Zone*, the common boundary is improved with a 1.8 metre high screen fence.

11. Land Use	
	Note – In accordance with Section 3.1(11), where development does not comply with one or more of the Standard Outcomes under this theme, Merit Outcomes MO1.1 to MO1.2 (1. General theme) and MO11.1 to MO11.5 (11. Land Use theme), become assessment benchmarks. Section 3.6 provides further guidance.
SO9	A <u>dwelling or room</u> used for <u>residential purposes</u> is not located adjoining the <u>front boundary</u> on the ground floor of any building in the <i>Centre Zone</i> . Note – This excludes a foyer or lobby.
SO10	The extent to which a building comprises any combination of the following uses is limited to 60% of the <u>gross floor area</u> of the building: (a) <u>Caretaker's Accommodation</u> ; or (b) <u>Dwelling Unit</u> ; or (c) <u>Multiple Dwelling</u> ; or (d) <u>Rooming Accommodation</u> ; or (e) <u>Short-Term Accommodation</u> .
14. Parking, Access and Transport	
	Note – In accordance with Section 3.1(11), where development does not comply with one or more of the Standard Outcomes under this theme, Merit Outcomes MO1.1 to MO1.2 (1. General theme) and MO14.1 to MO14.8 (14. Parking, Access and Transport theme), become assessment benchmarks. Section 3.6 provides further guidance.
SO11	Vehicular access is gained (in order of preference): (a) by way of a rear access laneway; or (b) through the combination of more than one (1) existing vehicular crossover; or (c) from a <u>secondary frontage</u> ; or (d) from an existing vehicular crossover. Note – In order to comply with SO11, development must comply with the highest preference of access arrangement, where applicable to the particular circumstances for the development. For example, where a rear access laneway is available to the development, it must be utilised in order to comply with SO11.
SO12	On-site car parking spaces are located at the rear of the primary building.