

# Blackall – Tambo Region Planning Scheme

## Township Code - Planning Scheme Section 5.2.1.3

What we want to achieve (Performance Outcomes)	One way to achieve it (Acceptable Outcomes)	Code Response
<b>For assessable development</b>		
<p><b>PO1</b> Hotel, rooming accommodation, relocatable home park and short-term accommodation uses are provided in a location where:</p> <ul style="list-style-type: none"> <li>(a) it can be serviced with infrastructure</li> <li>(b) is complementary to the existing character of the area;</li> <li>(c) does not have an adverse impact on residential amenity in terms of privacy, safety, noise, odour and fumes, lighting and traffic generation;</li> <li>(d) does not lead to a reduced quality of accommodation experiences available within the location.</li> </ul>		<p><u>Short term stay accommodation;</u></p> <p><u>PO1 a-d) It is complimentary to the area- situated in a quiet street. Owners of the property reside nearby at the (28 Bedford Street). Housekeeping is always kept to a high standard. House rules are strictly in place along with terms and conditions for staying at the house for short-term. The house is a 3 bedroom and 1.5 bathroom home. Outlined is noise curfew, strictly no events/parties, pets allowed with notification, no illegal substances to be brought onto premises, etc.</u></p> <p><u>Parking is easily available on the property with a front access carport &amp; rear access designated parking area on hardened road base – access via May Street. Otherwise, street parking is an option and is not an interference to surrounding property owners.</u></p> <p><u>The short-term stay accommodation will offer a quality and comfortable</u></p>

		accommodation experience for travelers and tourists, especially in busy tourist seasons when capacities are stretched.
<b>PO2</b> The industrial precinct and existing industrial land uses are protected from encroachment by incompatible land uses.		N/A
<b>PO3</b> Uses are compatible with, and complementary to, the existing residential uses.		Being a 3-bedroom home this leaves plenty of space for passing visitors to have an outback short stay. The house allows guests privacy and quiet rooms; therefore, it complements and is compatible with existing residential uses.
<b>PO4</b> Where adjoining a residential use, non-residential uses are located and designed to avoid impacts on existing levels of residential amenity including privacy, safety, noise, odour and fumes, lighting and traffic generation.	<b>AO4.1</b> Commercial uses are located in the commercial precinct and industrial uses are located in the industrial precinct.  <b>AO4.2</b> Non-residential uses do not overlook the living areas of any adjoining residential use.	<b>No issues with any residential amenity including privacy, safety, noise, odour and fumes, lighting and traffic generation.</b>  <b>The property site will be used as per normal use allowing any vacant rooms to be utilized by coming and going guests, except not full time.</b>
<b>PO5</b> Dual Occupancy is located on appropriately sized lots to avoid impacts on residential amenity and safety.	<b>AO5</b> Dual Occupancy are located on a site with an area of at least:  (a) 2000m <sup>2</sup> where not connected to reticulated sewerage network; or	N/A  <b>Only one single house is on the property.</b>

	(b) 800m <sup>2</sup> where connection is available to reticulated sewerage network.	
<p><b>PO6</b></p> <p>Multiple dwellings, residential care facilities, retirement facilities and rooming accommodation are of a scale, density and character that is complementary and compatible with the surrounding residential area.</p>	<p><b>AO6.1</b></p> <p>Multiple dwellings are located on lots with a minimum area of 1000m<sup>2</sup>.</p> <p><b>AO6.2</b></p> <p>The number of dwellings contained in a multiple dwelling and/or retirement facility is calculated as follows:</p> <p>(a) one bedroom units per 350m<sup>2</sup> of site area; and</p> <p>(b) units comprising more than one bedroom per 400m<sup>2</sup> of site area.</p>	<p>N/A</p> <p>The house is an existing residential dwelling on the site. Only one house is on the property to be used as a short-term accommodation rental.</p>
<p><b>PO7</b></p> <p>Low impact industry use involving commercial-use chiller box/es for the storage of animal carcasses (for example, associated with macropod harvesting):</p> <p>(a) does not have an adverse impact on surrounding residential or accommodation uses in terms of amenity, noise, odour and fumes, lighting and traffic generation; and</p> <p>(b) are serviced by reliable electricity and water required for the use; and</p> <p>(c) are designed and installed/constructed so that the chiller box/es may be readily unsecured and removed from the site, if necessary to protected public health and safety in response to an incident.</p>		<p>N/A</p>
<b>For assessable development in the Commercial precinct</b>		
<b>PO8</b>	<b>AO8</b>	N/A

<p>Hours of operation are consistent with maintaining a reasonable level of amenity for nearby land in a residential precinct.</p>	<p>Hours of operation are limited to 6am to 10pm.</p>	
<p><b>PO9</b> New buildings maintain and enhance the existing streetscape and relationship with adjoining buildings.</p>	<p><b>AO9.1</b> Where adjoining an existing awning, a new awning connection is made at the same or very similar height to provide connectivity for weather protection.</p> <p><b>AO9.2</b> A footpath is provided in accordance with Council's minimum standards for all development.</p>	<p>N/A</p>
<p><b>PO10</b> Waste disposal and servicing areas are screened from public view and do not have adverse amenity impacts on adjoining properties.</p>		<p>N/A</p>

<p><b>PO11</b> Development is designed and located so that adverse impacts on privacy and amenity on nearby residential uses are minimised.</p>	<p><b>AO11.1</b> Buildings are set back 2m from any boundary shared with a residential use, or half the height of that part of the building, whichever is the greater.</p> <p><b>AO11.2</b> A 1.8m high solid screen fence is provided along all boundaries shared with a residential use.</p> <p><b>AO11.3</b> Windows that have a direct view into an adjoining residential use are provided with fixed screening that is a maximum of 50% transparent to obscure views and maintain privacy for residents.</p>	<p>N/A</p>
<p><b>PO12</b> New uses developed in the Commercial precinct do not detract from the precinct's predominant commercial nature.</p>		<p>N/A</p>
<p><b>For assessable development in the Industrial precinct</b></p>		
<p><b>PO13</b> Industrial development does not result in sensitive land uses located outside of the Industrial precinct being affected by industrial air, noise and odour emissions.</p>		<p>N/A</p>
<p><b>PO14</b> Uses, other than Industrial uses are consistent with and make a positive contribution to the economy and character of the Industrial precinct, and do not detract from the Commercial precinct as being the primary location for commercial development.</p>		<p>N/A</p>
<p><b>PO15</b></p>		<p>N/A</p>

Sensitive land uses (other than Caretaker's accommodation) are not established within the Industrial precinct.		
<p><b>PO16</b> Adverse impacts on the health, safety or amenity of nearby land in the Township zone or sensitive land uses are minimised.</p> <p>Editor's note—Applicants should have regard to relevant legislative, industry and licensing requirements.</p>	<p><b>AO16.1</b> Development achieves the noise generation levels set out in the <a href="#">Environmental Protection (Noise) Policy 2019</a>.</p> <p><b>AO16.2</b> Development achieves the air quality objectives set out in the <a href="#">Environmental Protection (Air) Policy 2019</a>.</p>	N/A
<p><b>PO17</b> Development does not compromise the viability of the primary use of the site.</p>	<p><b>AO17</b> No more than one (1) caretaker's accommodation dwelling is established on the site.</p>	N/A
<b>For assessable development in the Mixed Use precinct</b>		
<p><b>PO18</b> Development does not have an adverse impact on residential amenity in terms of privacy, safety, noise, odour and fumes, lighting and traffic generation.</p>		N/A
<p><b>PO19</b> Non-residential uses are compatible with and do not detract from the domestic scale, intensity, form and character of the precinct.</p>	<p><b>AO19.1</b> New buildings and structures comply with the building heights stated in A04 of the General Development Code.</p> <p><b>AO19.2</b> The scale of ancillary buildings comply with AO8 of the General Development Code.</p>	N/A
<b>PO20</b>	<b>AO20</b>	N/A

<p>For non-residential uses, hours of operation are consistent with maintaining a reasonable level of amenity for nearby residential uses and does not prejudice the future use of other and in the Mixed Use precinct for residential use.</p>	<p>Hours of operation are limited to 7am to 6pm.</p>	
<p><b>PO21</b> Development does not compromise the viability of the primary use of the site.</p>	<p><b>AO21</b> No more than one (1) caretaker's accommodation dwelling is established on the site.</p>	<p>N/A</p>
<p><b>PO22</b> Waste disposal and servicing areas are screened from public view and do not have adverse amenity impacts on adjoining properties.</p>		<p>N/A</p>