

**6.2.7 Local centre zone code**

**6.2.7.1 Application**

- (1) This code applies to assessing development in the Local centre zone.
- (2) When using this code, reference should be made to Part 5.

**6.2.7.2 Purpose**

- (1) The purpose of the Local centre zone code is to provide for a limited range of retail, commercial and community activities to service local needs.

It includes local shopping, local employment nodes, commercial, cafes and dining, entertainment, community services and residential development where it can integrate and enhance the fabric of the centre.

- (2) The local government purpose of the code is to ensure development is consistent with the identified role and function of Local centres within the hierarchy of centres.
- (3) The purpose of the code will be achieved through the following overall outcomes:
  - (a) a small range of uses including retail, business, cafes and dining, and community activities are provided that are focussed on the daily and weekly shopping and service needs of their surrounding local community; Showrooms, department stores and other large floor space land uses, other than supermarkets, are not located in Local centres.
  - (b) development provides a high level of amenity and reflects the surrounding character of the area;
  - (c) development contributes to vibrant, engaging and active local centres that are safe comfortable and enjoyable for pedestrians;
  - (d) development provides a high quality interface to adjoining premises and manages impacts on adjacent development through appropriate location, design, operation and management;
  - (e) development has access to infrastructure and essential services;
  - (f) development maximises public transport accessibility and use, and encourages walking and cycling;
  - (g) development does not compromise the hierarchy of centres, whether as a result of the impacts from an individual development or the cumulative impacts of multiple developments;
  - (h) development reflects and responds to the natural features and constraints of the land.

**6.2.7.3 Criteria for assessment**

Part A - Criteria for self-assessable and assessable development

**Table 6.2.7.3.a – Local centre zone code – self-assessable and assessable development**

Performance outcomes	Acceptable outcomes
<b>For self-assessable and assessable development</b>	
<b>Height</b>	
<p><b>PO1</b> The height of all buildings is in keeping with the character of the surrounding residential neighbourhoods and does not adversely affect the amenity of the neighbourhood. Note - A visual impact assessment may be required where a proposed development exceeds the height stated in AO1.1.</p>	<p><b>AO1.1</b> Buildings and structures are not more than 10.5 metres and 2 storeys in height.  Note – Height is inclusive of the roof height.</p>

Performance outcomes	Acceptable outcomes
<p>Planning scheme policy – Landscape values provides guidance on undertaking a visual impact assessment.</p> <p>Note – The site coverage stated in AO2.1 and the setbacks stated in AO3.1 correspond with the height stated in AO1.1. Where a proposed development exceeds the height stated in AO1.1, the proposed development will also be assessed against PO2 and PO3.</p>	
<b>Site coverage</b>	
<p><b>PO2</b> The site coverage ensures that there is sufficient space for landscaping, access and the provision of services.</p>	<p><b>AO2.1</b> The site coverage is not more than 80%.</p>
<b>Setbacks</b>	
<p><b>PO3</b> The siting of buildings contributes to the desired amenity and character of the area and protects the amenity of other land uses.</p>	<p><b>AO3.1</b> Buildings are set back:</p> <ul style="list-style-type: none"> <li>(a) 0 metres from a street frontage boundary; or</li> <li>(b) not less than 3 metres from a street frontage;</li> <li>(b) not less than 3 metres from the side and rear boundaries; or</li> <li>(c) 0 metres from the side and rear boundaries, where there is a common boundary with land in a Centre zone, the Mixed use zone or an Industry zone.</li> </ul> <p>Note – Refer to the definitions of Centre zone and Industry zone contained in Schedule 1.2.</p> <p><b>AO3.2</b> Setback areas are clear of service equipment and storage areas, and landscaped in accordance with the Landscaping code.</p>
<b>For assessable development</b>	
<b>Uses and other development</b>	
<p><b>PO4</b> Development is consistent with the purpose and overall outcomes sought for the zone.</p>	<p><b>AO4.1</b> No acceptable outcomes are provided.</p>
<b>Site constraints</b>	
<p><b>PO5</b> Development is located, designed, operated and managed to respond to the characteristics, features and constraints of the site and its surrounds.</p> <p>Note – Planning scheme policy – Site assessments provides guidance on identifying the characteristics, features and constraints of a site and its surrounds.</p>	<p><b>AO5.1</b> No acceptable outcomes are provided.</p>

Performance outcomes	Acceptable outcomes
<b>Role and function of Local centres</b>	
<p><b>PO6</b> Development reinforces the role and function of Local centres within the hierarchy of centres.</p> <p>Note – The role and function of the hierarchy of centres is described 3.3.2 Element – Centres and centre activities within Part 3 Strategic framework.</p> <p>Note – A Centre need and impact assessment may be required to demonstrate compliance with this performance outcome.</p>	<p><b>AO6.1</b> Development for a shop or single tenancy within a shopping centre, excluding a supermarket, does not exceed 200m<sup>2</sup> GFA.</p> <p><b>AO6.2</b> Showrooms or department stores are not established in the Local centre zone.</p>
<b>Lot reconfiguration</b>	
<p><b>PO7</b> Reconfiguration of land:</p> <ul style="list-style-type: none"> <li>(a) results in a layout and size of lots that reinforces a mix of fine grain and larger floor areas of development with rectangular shaped lots and narrow frontages;</li> <li>(b) ensures that new lots contain sufficient area to accommodate uses that are consistent with the purpose and overall outcomes of the zone.</li> </ul>	<p><b>AO7.1</b> No acceptable outcomes are provided.</p>