

6.2.3 District centre zone code

6.2.3.1 Application

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

6.2.3.2 Purpose

- (1) The purpose of the District centre zone code is to provide for a mix of uses and activities.

It includes a concentration of land uses including retail, commercial, residential, offices, administrative and health services, community, small-scale entertainment and recreational facilities capable of servicing a district.
- (2) The local government purpose of the code is to ensure development is consistent with the identified role and function of District centres within the hierarchy of centres.
- (3) The purpose of the code will be achieved through the following overall outcomes:
 - (a) a range of retail, business, entertainment and community activities focussed on the weekly and fortnightly shopping and service needs of the surrounding communities is provided;
 - (b) higher density residential uses are integrated through mixed use development that is appropriate to the scale of the District centre and supports the public transport network;
 - (c) retail, business, entertainment and community activities occur on the first two storeys of development to ensure these uses are highly accessible and contribute to a vibrant mixed use space at ground level;
 - (d) development is located and designed to maximise activity along the primary street frontage with buildings maintaining a human scale and pedestrian focus at street level;
 - (e) development provides a high level of amenity and reflects the surrounding character of the area;
 - (f) development provides a high quality interface to adjoining premises and manages impacts on adjacent development through appropriate location, design, operation and management;
 - (g) development contributes to vibrant, engaging and active district centres that are safe, comfortable and enjoyable for pedestrians;
 - (h) development incorporates appropriately scaled art and cultural infrastructure;
 - (i) development incorporates a high standard of urban design, and landscaping that contributes to attractive and functional buildings, streets and places;
 - (j) development maximises public transport accessibility and use, and encourages walking and cycling;
 - (k) development has access to infrastructure and essential services;
 - (l) 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;
 - (m) development reflects and responds to the natural features and constraints of the land.

6.2.3.3 Criteria for assessment

Part A - Criteria for self-assessable and assessable development

Table 6.2.3.3.a – District centre zone code – self-assessable and assessable development

Performance outcomes		Acceptable outcomes	
For self-assessable and assessable development			
Height			
<p>PO1 The height of buildings contributes to the establishment of clearly recognisable commercial nodes without significantly affecting the character and desired amenity of the surrounding area.</p> <p>Note – A visual impact assessment may be required where a proposed development exceeds the height stated in AO1.1. Planning scheme policy – Landscape values provides guidance on undertaking a visual impact assessment.</p> <p>Note – The site coverage stated in AO2.1 and 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>	<p>AO1.1 Buildings and structures are not more than 14 metres and 3 storeys in height.</p> <p>Note – Height is inclusive of the roof height.</p>		
Site coverage			
<p>PO2 The site coverage ensures that there is sufficient space for landscaping, access and the provision of services.</p>	<p>AO2.1 The site coverage is not more than 80%.</p>		
Setbacks			
<p>PO3 The siting of buildings contributes to the desired amenity and character of the area and protects the amenity of other land uses.</p>	<p>AO3.1 Buildings are set back: (a) 0 metres from a street frontage boundary; or (b) not less than 3 metres from a street frontage boundary; (c) not less than 5 metres from the side and rear boundaries; or (d) 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.</p> <p>Note – Refer to the definitions of Centre zone and Industry zone contained in Schedule 1.2.</p>		
	<p>AO3.2 Setback areas are clear of service equipment and storage areas and landscaped in accordance with the Landscaping code.</p>		
For assessable development			
Uses and other development			
<p>PO4 Development is consistent with the purpose and overall outcomes sought for the zone.</p>	<p>AO4.1 No acceptable outcomes are provided.</p>		

Performance outcomes	Acceptable outcomes
Site constraints	
<p>PO5 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>AO5.1 No acceptable outcomes are provided.</p>
Role and function of District centres	
<p>PO6 Development reinforces the role and function of District 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>AO6.1 Development within a District centre (excluding Babinda and Gordonvale District centres) does not exceed 15,000m² GFA;</p> <p>or</p> <p>AO6.2 Where development exceeds a cumulative total of 15,000m² for the District centres of Manoora, Manunda, Mount Sheridan, Redlynch or Westcourt, then development does not exceed 500m² GFA in any calendar year;</p> <p>or</p> <p>AO6.3 Development provides a Centres need and impact assessment that demonstrates:</p> <ul style="list-style-type: none"> (a) there is a need for the development; (b) the development does not compromise the hierarchy of centres, whether as a result of the individual or cumulative impacts of the development; (c) that the development does not result in the District centre performing the role and function of a Major centre or the Principal centre. <p>Note – Planning scheme policy – Centres and centre activities provides further guidance on meeting the acceptable outcome.</p>
Lot reconfiguration	
<p>PO7 Reconfiguration of land results in a layout and size of lots that reinforces:</p> <ul style="list-style-type: none"> (a) a mix of adaptive buildings and centre activities; (b) large, rectangular shaped lots; (c) accessibility across land within the zone to key public transport and public places on adjacent roads and land; 	<p>AO7.1 Reconfiguration of land ensures future development contains sufficient area to further develop the zone with consistent uses.</p> <p>AO7.2 Lots are serviced with safe, efficient and legal access without diminishing existing improvements and future development on the resulting lots.</p>

Performance outcomes	Acceptable outcomes
(d) integrated drainage across sites.	<p>A07.3 Drainage management and infrastructure services are integrated across sites through easements, reserves or other legal means.</p>