

**6.2.15 Neighbourhood centre zone code**

**6.2.15.1 Application**

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

**6.2.15.2 Purpose**

- (1) The purpose of the Neighbourhood centre zone code is to provide for a small mix of land uses to service residential neighbourhoods.

It includes small-scale convenience shopping, professional offices, community services and other uses that directly support the immediate community.

- (2) The local government purpose of the code is to ensure development is consistent with the identified role and function of Neighbourhood centres within the hierarchy of centres.
- (3) The purpose of the code will be achieved through the following overall outcomes:
  - (a) a limited range of small scale convenience, retail or community facilities are provided that meet the basic, daily convenience needs of the surrounding neighbourhood and encourage walkable neighbourhoods;
  - (b) showrooms, department stores, supermarkets and other large floor space land uses are not located in Neighbourhood centres;
  - (c) development provides a high level of amenity and reflects the surrounding character of the area;
  - (d) development contributes to vibrant, engaging and active neighbourhood centres that are safe comfortable and enjoyable for pedestrians;
  - (e) development provides a high quality interface to adjoining premises and manages impacts on adjacent development through appropriate location, design, operation and management;
  - (f) development has access to infrastructure and essential services;
  - (g) development maximises public transport accessibility and use, and encourages walking and cycling;
  - (h) 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;
  - (i) development reflects and responds to the natural features and constraints of the land.

**6.2.15.3 Criteria for assessment**

Part A - Criteria for self-assessable and assessable development

**Table 6.2.15.3.a –Neighbourhood 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><br/>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.</p> | <p><b>AO1.1</b><br/>Buildings and structure are not more than 8.5 metres and 2 storeys in height.<br/><br/>Note – Height is inclusive of the roof height.</p> |

| Performance outcomes   | Acceptable outcomes   |
|--|---|
| <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 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><br/>The site coverage ensures that there is sufficient space for landscaping, access and the provision of services.</p>  | <p><b>AO2.1</b><br/>The site coverage is not more than 50%.</p>   |
| <b>Setbacks</b>  |   |
| <p><b>PO3</b><br/>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><br/>Buildings are set back:<br/>(a) 0 metres from a street frontage boundary; or<br/>(b) not less than 3 metres from a street frontage boundary<br/>(c) not less than 3 metres from the side and rear boundaries; or<br/>(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><b>AO3.2</b><br/>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><br/>Development is consistent with the purpose and overall outcomes sought for the zone.</p>   | <p><b>AO4.1</b><br/>No acceptable outcomes are provided.</p>  |
| <b>Site constraints</b>  |   |
| <p><b>PO5</b><br/>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><br/>No acceptable outcomes are provided.</p>  |

| Performance outcomes   | Acceptable outcomes   |
|--|---|
| <b>Role and function of Neighbourhood centres</b>  |   |
| <p><b>PO6</b><br/>Development reinforces the role and function of Neighbourhood 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><br/>Development for a shop or Single tenancy within a Shopping centre does not exceed 200m<sup>2</sup> GFA.</p> <p><b>AO6.2</b><br/>Showrooms, department stores and supermarkets are not established in the Neighbourhood centre zone.</p> |
| <b>Lot reconfiguration</b>   |   |
| <p><b>PO7</b><br/>Reconfiguration of land:</p> <ul style="list-style-type: none"> <li>(a) results in a layout and size of lots that reinforces a fine grain 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>Note – Planning scheme policy – Centres and centre activities provides further guidance.</p> | <p><b>AO7.1</b><br/>No acceptable outcomes are provided.</p>  |