### District centre zone code

#### 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.

#### 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.

1. 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.
2. The purpose of the code will be achieved through the following overall outcomes:
3. 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;
4. 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;
5. 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;
6. 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;
7. development provides a high level of amenity and reflects the surrounding character of the area;
8. development provides a high quality interface to adjoining premises and manages impacts on adjacent development through appropriate location, design, operation and management;
9. development contributes to vibrant, engaging and active district centres that are safe, comfortable and enjoyable for pedestrians;
10. development incorporates appropriately scaled art and cultural infrastructure;
11. development incorporates a high standard of urban design, and landscaping that contributes to attractive and functional buildings, streets and places;
12. development maximises public transport accessibility and use, and encourages walking and cycling;
13. development has access to infrastructure and essential services;
14. 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;
15. development reflects and responds to the natural features and constraints of the land.

#### 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 | Applicant response |
| --- | --- | --- |
| **For self-assessable and assessable development** | | |
| **Height** | | |
| **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.  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.  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. | **AO1.1**  Buildings and structures are not more than 14 metres and 3 storeys in height.  Note – Height is inclusive of the roof height. |  |
| **Site coverage** | | |
| **PO2**  The site coverage ensures that there is sufficient space for landscaping, access and the provision of services. | **AO2.1**  The site coverage is not more than 80%. |  |
| **Setbacks** | | |
| **PO3**  The siting of buildings contributes to the desired amenity and character of the area and protects the amenity of other land uses. | **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.  Note – Refer to the definitions of Centre zone and Industry zone contained in Schedule 1.2. |  |
| **AO3.2**  Setback areas are clear of service equipment and storage areas and landscaped in accordance with the Landscaping code. |  |
| **For assessable development** | | |
| **Uses and other development** | | |
| **PO4**  Development is consistent with the purpose and overall outcomes sought for the zone. | **AO4.1**  No acceptable outcomes are provided. |  |
| **Site constraints** | | |
| **PO5**  Development is located, designed, operated and managed to respond to the characteristics, features and constraints of the site and its surrounds.  Note – Planning scheme policy – Site assessments provides guidance on identifying the characteristics, features and constraints of a site and its surrounds. | **AO5.1**  No acceptable outcomes are provided. |  |
| **Role and function of District centres** | | |
| **PO6**  Development reinforces the role and function of District centres within the hierarchy of centres.  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.  Note – A Centre need and impact assessment may be required to demonstrate compliance with this performance outcome. | **AO6.1**  Development within a District centre (excluding Babinda and Gordonvale District centres) does not exceed 15,000m2 GFA;  or  **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;  or  **AO6.3**  Development provides a Centres need and impact assessment that demonstrates:  (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.  Note – Planning scheme policy – Centres and centre activities provides further guidance on meeting the acceptable outcome. |  |
| **Lot reconfiguration** | | |
| **PO7**  Reconfiguration of land results in a layout and size of lots that reinforces:  (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;  (d) integrated drainage across sites. | **AO7.1**  Reconfiguration of land ensures future development contains sufficient area to further develop the zone with consistent uses. |  |
| **AO7.2**  Lots are serviced with safe, efficient and legal access without diminishing existing improvements and future development on the resulting lots. |  |
| **AO7.3**  Drainage management and infrastructure services are integrated across sites through easements, reserves or other legal means. |  |