

6.2.3 District Centre Zone Code



6.2.3.1 Application

This code applies to development:

- (1) within the District Centre Zone as identified on the zone maps contained in **Schedule 2 Mapping**; and
- (2) identified as requiring assessment against the District Centre Zone Code by the tables of assessment in **Part 5 Tables of Assessment**.

6.2.3.2 Purpose and Overall Outcomes

(1) The purpose of the District Centre Zone is to provide for a large variety of uses and activities to service a district of the local government area, including, for example, administrative, business, community, cultural, entertainment, professional, residential or retail uses or activities.

(2) The purpose of the District Centre Zone code will be achieved through the following overall outcomes:

(a) **Development:**

- (i) facilitates a range of shopping and commercial uses, cafes and dining, and community services that supports and services the needs of:
 - (A) Boonah and its sub-regional rural catchment; or
 - (B) the Tamborine Mountain Plateau catchment;
- (ii) contributes to place making and provides a high level of streetscape amenity;
- (iii) where located on High Street in Boonah, maintains the existing 'high street' character;

(b) **Land uses:**

- (i) include a range of *commercial activities* and *community services activities* that service the needs of the catchment;
- (ii) include *Community residences*, and *Dwelling units* where located above the ground floor or behind a commercial activity to maintain the predominant business and retail function of the zone;
- (iii) in the Boonah district centre include *Multiple dwellings* and *Rooming accommodation*, where located above the ground floor of a commercial activity to maintain the predominant business and retail function of the zone;
- (iv) include *Short-term accommodation* and *Tourist attractions* to service the travelling public;
- (v) include *Low impact industry*, where not located on lots fronting High Street, Boonah, and that do not detract from the amenity of the centres;
- (vi) include *Outdoor sales*, where not located on lots fronting High Street, Boonah or in the North Tamborine district centre;
- (vii) do not include *Food and drink outlets* with drive-through facilities in the North Tamborine district centre;
- (viii) are limited to:

- (A) the uses listed as a consistent use in column 1 of **Table 6.2.3.2.1 - Consistent Uses and Potentially Consistent Uses in the District Centre Zone**; or
- (B) the uses listed as potentially consistent uses in column 2 of **Table 6.2.3.2.1 - Consistent Uses and Potentially Consistent Uses in the District Centre Zone** where further assessment has determined that the use is appropriate in the zone having regard to such matters as its impact, scale and intensity, built form and consistency with the character of the zone.
- (ix) not listed in **Table 6.2.3.2.1 Consistent Uses and Potentially Consistent Uses in the District Centre Zone** are inconsistent uses and are not intended to occur in the zone;
- (c) **Character:**
- (i) consists of a vibrant and active activity centre during the day and night, with attractive and functional buildings, streets and public spaces that provide for the enjoyment and safety of people;
 - (ii) is predominantly low to medium-rise development where located in the Boonah district centre and low-rise development where located in North Tamborine district centre that does not detract from the amenity of adjacent land in a *residential zone*;
 - (iii) consists of compact development that is designed to contribute to a walkable centre;
 - (iv) involves development that is designed to complement the built form and character within the centre;
 - (v) retains the existing 'high street' character where located in High Street, Boonah through consistent building design and buildings with little or no setback to the front boundary;
- (d) **Built form:**
- (i) for development in the Boonah district centre, is low to medium-rise;
 - (ii) for development in the North Tamborine district centre, is low-rise;
 - (iii) enhances the streetscape character of the centre by:
 - (iv) locating buildings close to the street, creating a 'main street' appearance;
 - (v) locating and designing buildings to address the street and public spaces;
 - (vi) locating on-site parking behind and/or to the side of buildings; and
 - (vii) designing attractive building facades that create visual interest;
 - (viii) incorporates design elements that provide opportunities for casual surveillance of streets and public spaces;
 - (ix) provides a safe and comfortable pedestrian experience through continuous shading along building frontages and designing development that supports the efficient movement of people to streets, public spaces and neighbouring uses;
 - (x) is designed to ensure outdoor storage, utility, service and loading areas are hidden from public view to maintain the amenity of the street and public spaces, and adjacent land located in a *residential zone*;
 - (xi) provides landscaping where buildings are set back from the street or a public space;
 - (xii) does not detract from the amenity of adjacent land in a *residential zone*;
- (e) **Lot design:**
- (i) supports the flexible range of land uses envisaged in the zone.

Table 6.2.3.2.1 - Consistent Uses and Potentially Consistent Uses in the District Centre Zone

Column 1 Consistent Uses	Column 2 Potentially Consistent Uses
Commercial Activities	
<i>Adult store</i> <i>Agricultural supplies store</i> <i>Bar</i> <i>Car wash (where not located on Tamborine Mountain)</i> <i>Food and drink outlet (not involving a drive-</i>	<i>Car wash*</i>

Column 1 Consistent Uses	Column 2 Potentially Consistent Uses
<p>through facility in the North Tamborine district centre)</p> <p><i>Function facility</i></p> <p><i>Funeral parlour</i></p> <p><i>Garden centre</i></p> <p><i>Hardware and trade supplies</i></p> <p><i>Health care service</i></p> <p><i>Hotel</i></p> <p><i>Market</i></p> <p><i>Nightclub entertainment facility</i> (where located in the Boonah district centre)</p> <p><i>Office</i></p> <p><i>Outdoor sales</i> (where located in the Boonah district centre but excluding lots fronting High Street)</p> <p><i>Parking station</i></p> <p><i>Service industry</i></p> <p><i>Service station</i></p> <p><i>Shop</i></p> <p><i>Shopping centre</i></p> <p><i>Showroom</i></p> <p><i>Theatre</i></p> <p><i>Veterinary service</i></p>	
Residential Activities	
<p><i>Community residence</i></p> <p><i>Dwelling unit</i> (where located above the ground floor of a <i>commercial activity</i> or behind a <i>commercial activity</i>)</p> <p><i>Home based business</i> (If not involving <i>Industrial activities</i> other than <i>minor industrial activities</i>)</p>	<p><i>Multiple dwelling</i> (where located above the ground floor of a <i>commercial activity</i> in the Boonah district centre)</p> <p><i>Rooming accommodation</i> (where located above the ground floor of a <i>commercial activity</i> in the Boonah district centre)</p>
Tourism Activities	
<p><i>Short-term accommodation</i></p> <p><i>Tourist attraction</i></p>	
Community Services Activities	
<p><i>Child care centre</i></p> <p><i>Club</i></p> <p><i>Community care centre</i></p> <p><i>Community use</i></p> <p><i>Educational establishment</i></p> <p><i>Emergency services</i></p> <p><i>Place of worship</i></p>	<p><i>Hospital</i></p>
Industrial Activities	
<p><i>Low impact industry</i> (excluding lots that front High Street, Boonah)</p>	
Infrastructure Activities	
<p><i>Major electricity infrastructure</i> (where proposed as <i>underground infrastructure</i>)</p> <p><i>Substation</i></p> <p><i>Telecommunications facility</i></p> <p><i>Utility installation</i> (where involving a <i>minor utility</i>)</p>	<p><i>Major electricity infrastructure*</i></p>

Column 1 Consistent Uses	Column 2 Potentially Consistent Uses
<i>installation)</i>	
Recreational activities	
<i>Indoor sport and recreation Park</i>	

* other than as specified in column 1

6.2.3.3 Assessment Benchmarks

Table 6.2.3.3.1 — Assessable Development

Performance Outcomes	Acceptable Outcomes																
Setbacks																	
<p>PO1 Building setbacks: (1) contribute to the streetscape character and a 'main street' appearance; (2) assist in creating a walkable centre; (3) assist in the protection of adjacent land in a residential zone; and (4) allow for access and landscaping around the building.</p> <p><i>Note - Where setbacks are required in this code or other codes, the higher numerical standard prevails.</i></p>	<p>AO1 Building setbacks are as follows:</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="background-color: #d3d3d3;">Setback</th> <th colspan="2" style="background-color: #d3d3d3;">Minimum Distances Measured in Metres (m)</th> </tr> </thead> <tbody> <tr> <td>Street frontage</td> <td colspan="2">0m (Maximum 2m)</td> </tr> <tr> <td rowspan="3">Side and rear boundary (where sharing a boundary with a lot that has a residential zone)</td> <td style="background-color: #d3d3d3;">Building Height</td> <td style="background-color: #d3d3d3;">Setback</td> </tr> <tr> <td>Up to 4.5m</td> <td>2m</td> </tr> <tr> <td>For that part between 4.5m - 7.5m</td> <td>2.5m</td> </tr> <tr> <td>For that part exceeding 7.5m</td> <td colspan="2">An extra 0.5 is added for every 3 m in height or part thereof over 7.5m</td> </tr> </tbody> </table> <p><i>Note - Where setbacks are required in this code or other codes, the higher numerical standard prevails.</i></p>	Setback	Minimum Distances Measured in Metres (m)		Street frontage	0m (Maximum 2m)		Side and rear boundary (where sharing a boundary with a lot that has a residential zone)	Building Height	Setback	Up to 4.5m	2m	For that part between 4.5m - 7.5m	2.5m	For that part exceeding 7.5m	An extra 0.5 is added for every 3 m in height or part thereof over 7.5m	
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Height																	
<p>PO2 Development is of a height that: (1) is low to medium-rise where located in the Boonah district centre; (2) is low-rise where located in the North Tamborine district centre; and (3) does not impact on the amenity of adjacent land in a residential zone.</p>	<p>AO2.1 Development height in the Boonah district centre does not exceed 3 storeys and a maximum height of 12m.</p> <p>AO2.2 Development height in North Tamborine district centre does not exceed 2 storeys and a maximum height of 8.5m.</p>																
Built Form and Urban Design																	
<p>PO3 Development presents an attractive and active frontage to all streets and public spaces, and enhances the character of the zone through: (1) ensuring buildings address the street and public spaces; (2) ensuring buildings are visually interesting through articulation and variation to the external appearance; (3) providing opportunities for casual surveillance;</p>	<p>AO3.1 Buildings are designed to address the street and public spaces.</p> <p>AO3.2 A minimum of 65% of the ground floor facade is windowed.</p> <p>AO3.3 The unarticulated length of any external wall along a</p>																

Performance Outcomes	Acceptable Outcomes
<p>and (4) clearly defined building entrances.</p>	<p>street frontage or where buildings front a public space does not exceed 10m.</p> <p>AO3.4 Buildings achieve visual interest and articulation through a combination of the following: (1) variation in the horizontal plane through the use of recesses, columns or blades; (2) variation in parapet design or roof form; (3) variation in colour, patterns, textures and building materials; and (4) canopies, awnings or projections.</p> <p>AO3.5 Windows and balconies located above ground floor overlook the street and public spaces to provide opportunities for casual surveillance.</p> <p>AO3.6 Building entrances are clearly visible from the street.</p>
<p>PO4 Development: (1) creates a comfortable pedestrian experience by providing continuous shading along building frontages; and (2) ensures that pedestrians can easily and efficiently access the street and public spaces.</p>	<p>AO4 Buildings provide continuous shade to footpaths through the use of: (1) awnings, verandahs or the like; or (2) an overhanging first floor balcony.</p>
<p>PO5 Development: (1) avoids large areas of hard stand addressing streets and public spaces; and (2) locates parking areas behind and/or to the side of buildings.</p>	<p>AO5 No Acceptable Outcome is prescribed.</p>
<p>PO6 Development located along High Street, Boonah retains the existing 'high street' character through: (1) consistent building design; and (2) buildings with little or no setback to the front boundary.</p>	<p>AO6 No Acceptable Outcome is prescribed.</p>
Amenity	
<p>PO7 Outdoor storage, utility, service and loading areas are screened so they are not visible from: (1) the street and public spaces; and (2) adjacent land in a <i>residential zone</i>.</p>	<p>AO7 No Acceptable Outcome is prescribed.</p>
<p>PO8 Development: (1) does not detract from the amenity of adjoining land in a <i>residential zone</i>; and (2) affords privacy to adjoining land in a <i>residential zone</i>.</p>	<p>AO8 Where adjoining land in a <i>residential zone</i>: (1) development provides buffer landscaping with a minimum width of 2m or solid fencing 1.8m high along the common boundary; and (2) development screens or obscures any window</p>

Performance Outcomes	Acceptable Outcomes
	1.8m above ground level that has a direct view of land in a <i>residential zone</i> .
Land Uses	
<p>PO9 <i>Industrial activities:</i> (1) are not located on lots that front High Street, Boonah; (2) are established where they do not detract from the character and amenity of the district centres; and (3) do not detract from the amenity of adjacent land in a <i>residential zone</i>.</p>	<p>AO9 No Acceptable Outcome is prescribed.</p>
Reconfiguration of a Lot	
<p>PO10 Reconfiguring a lot creates lots of an appropriate size, dimension and configuration to accommodate land uses consistent with the purpose and overall outcomes of the zone.</p>	<p>AO10 Reconfiguring a lot complies with the standards in Table 9.4.6.3.2 - Minimum Lot Size and Design.</p>