

6.2.7 Local Centre Zone Code



6.2.7.1 Application

This code applies to development:

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

6.2.7.2 Purpose and Overall Outcomes

- (1) The purpose of the Local Centre Zone is to provide for:
 - (a) a limited variety of commercial, community and retail activities to service local residents; and
 - (b) other uses and activities that integrate with, and enhance, the local centre, including, for example, entertainment, shopping or residential uses.
- (2) The purpose of the Local 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 the needs of:
 - (A) Canungra and the surrounding rural catchment;
 - (B) Kalbar and the surrounding rural catchment; or
 - (C) Kooralbyn.
 - (ii) contributes to place making and provides a high level of streetscape amenity;
 - (iii) where located in Canungra, contributes to the existing traditional rural village character;
 - (iv) where located in Kalbar, maintains the existing traditional rural village and historical character;
 - (b) **Land uses:**
 - (i) include a range of *commercial activities*, with the exception of *Outdoor sales* or *Nightclub entertainment facility*;
 - (ii) include *community services activities* that service the needs of the catchment;
 - (iii) include *Short-term accommodation* to service the travelling public;
 - (iv) include a *Dwelling unit*, where located above the ground floor or behind non-residential uses;
 - (v) are limited to:
 - (A) the uses listed as a consistent use in column 1 of **Table 6.2.7.2.1 Consistent Uses and Potentially Consistent Uses in the Local Centre Zone**; or
 - (B) the uses listed as potentially consistent uses in column 2 of **Table 6.2.7.2.1 Consistent Uses and Potentially Consistent Uses in the Local Centre Zone** where further assessment has determined that the use is appropriate in the zone having regard to

such matters as its location, impact, scale and intensity, built form and consistency with the character of the zone;

(vi) not listed in **Table 6.2.7.2.1 Consistent Uses and Potentially Consistent Uses in the Local 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 predominately low-rise development 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) where in Canungra, contributes to the traditional rural village character by incorporating design elements found in existing traditional buildings such as similar roof design, building materials, scale and setbacks;
- (v) where in Kalbar, retains the existing traditional rural village and historical character by incorporating design elements found in existing traditional buildings such as similar roof form, building materials, scale and setbacks.

(d) Built form:

- (i) is low-rise and compatible with the building height of nearby development;
- (ii) enhances the streetscape character of the centre by:
 - (A) locating buildings close to the street, creating a 'main street' appearance;
 - (B) locating and designing buildings to address the street and public spaces;
 - (C) locating on-site car parking behind and/or to the side of buildings; and
 - (D) designing attractive building facades and roof design;
- (iii) incorporates design elements that provide opportunities for casual surveillance of streets and public spaces;
- (iv) 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;
- (v) ensures 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*;
- (vi) 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 6.2.7.2.1 - Consistent Uses and Potentially Consistent Uses in the Local 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</i> <i>Food and drink outlet</i> <i>Function facility</i> <i>Funeral parlour</i> <i>Garden centre</i> <i>Hardware and trade supplies</i> <i>Health care service</i> <i>Hotel</i> <i>Market</i> <i>Office</i> <i>Parking station</i>	<i>Theatre</i>

Column 1 Consistent Uses	Column 2 Potentially Consistent Uses
<i>Service industry</i> <i>Service station</i> <i>Shop</i> <i>Shopping centre</i> <i>Showroom</i> <i>Veterinary service</i>	
Tourism Activities	
<i>Short-term accommodation</i>	
Community Services Activities	
<i>Child care centre</i> <i>Club</i> <i>Community care centre</i> <i>Community use</i> <i>Educational establishment</i> <i>Emergency services</i>	
Infrastructure Activities	
<i>Substation</i> <i>Telecommunications facility</i> <i>Utility installation (where involving minor utility installation)</i> <i>Major electricity infrastructure (where proposed as underground infrastructure)</i>	<i>Major electricity infrastructure *</i>
Recreational Activities	
<i>Indoor sport and recreation</i> <i>Park</i>	
Residential Activities	
<i>Community residence</i> <i>Dwelling unit (where located above the ground storey or behind a commercial activity)</i> <i>Home based business (if not involving Industrial Activities other than minor industrial activities)</i>	

* other than as specified in column 1

6.2.7.3 Assessment Benchmarks

Table 6.2.7.3.1—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 <i>residential zone</i>; 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"> <thead> <tr> <th>Setback</th> <th colspan="2">Minimum Distances Measured in Metres (m)</th> </tr> </thead> <tbody> <tr> <td>Street frontage</td> <td colspan="2">0m (Maximum 1.5m)</td> </tr> <tr> <td rowspan="3">Side and rear boundary (where sharing a boundary with a lot that has a <i>residential zone</i>)</td> <th>Building Height</th> <th>Setback</th> </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 1.5m)		Side and rear boundary (where sharing a boundary with a lot that has a <i>residential zone</i>)	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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Performance Outcomes	Acceptable Outcomes
Height	
<p>PO2 Development is of a height that: (1) is low-rise; and (2) does not detract from the amenity of adjacent land in a <i>residential zone</i>.</p>	<p>AO2 Development 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; and (4) clearly defined building entrances.</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 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 Buildings include windows and balconies that 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>

Performance Outcomes	Acceptable Outcomes
<p>PO6 Where in the Canungra local centre, new buildings are designed to contribute to the traditional rural village character by using design elements found in existing traditional buildings, including:</p> <ul style="list-style-type: none"> (1) similar roof form and parapet design; (2) use of complementary materials, colours, patterns and textures; (3) similar bulk and scale; and (4) no or little setback to the street. 	<p>AO6 No Acceptable Outcome is prescribed.</p>
<p>PO7 Where in the Kalbar local centre, new buildings are designed to retain the historical and traditional rural village character by using design elements found in existing traditional buildings, including:</p> <ul style="list-style-type: none"> (1) similar roof form and parapet design; (2) use of complementary materials, colours, patterns and textures; (3) similar bulk and scale; and (4) no or little setback to the street. 	<p>AO7 No Acceptable Outcome is prescribed.</p>
Amenity	
<p>PO8 Outdoor storage, utility, service and loading areas are screened so they are not visible from:</p> <ul style="list-style-type: none"> (1) the street and public spaces; and (2) adjacent land in a residential zone. 	<p>AO8 No Acceptable Outcome is prescribed.</p>
<p>PO9 Development:</p> <ul style="list-style-type: none"> (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>AO9 Where adjoining land in a <i>residential zone</i>:</p> <ul style="list-style-type: none"> (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 1.8m above ground level that has a direct view of land in a <i>residential zone</i>.
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 9.4.7.3.2 - Minimum Lot Size and Design.</p>