

6.2.14 Neighbourhood Centre Zone Code



6.2.14.1 Application

This code applies to development:

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

6.2.14.2 Purpose and Overall Outcomes

- (1) The purpose of the Neighbourhood Centre Zone is to provide for;
 - (a) a small variety of uses and activities to service local residents; and
 - (b) other small-scale uses and activities that directly support local residents, including, for example, community services, convenience shops or offices.
- (2) The purpose of the Neighbourhood Centre Zone Code will be achieved through the following overall outcomes:
 - (a) **Development:**
 - (i) facilitates a limited range of *convenience retail* and commercial uses, cafes and dining, and community services that supports the needs of the immediate catchment of the Beaudesert East, Eagle Heights and Mount Tamborine neighbourhood centres;
 - (ii) is subordinate to and does not detract from the role and function of the major centre and district centres of the region, which accommodates higher order retailing that service a much larger catchment;
 - (iii) contributes to place making and provides a high level of streetscape amenity;
 - (b) **Land uses:**
 - (i) include a limited range of commercial activities including *convenience retail* and contains no more than one *supermarket* per neighbourhood centre of a size that only services the needs of the immediate catchment;
 - (ii) include *community services activities* that service the needs of the immediate catchment;
 - (iii) include a *Dwelling unit*, where located above the ground floor or behind a non-residential use;
 - (iv) do not include *Food and drink outlets* with drive-through facilities in the Eagle Heights and Mount Tamborine neighbourhood centres;
 - (v) do not include *Shopping centres* or *Shops* that support higher-order retailing including *department stores*, *discount department stores* and *full-line supermarkets* and *Showrooms*, which are intended to occur in the larger centres of the centre hierarchy;
 - (vi) are limited to:
 - (A) the uses listed as a consistent use in column 1 of **Table 6.2.14.2.1 Consistent Uses and Potentially Consistent Uses in the Neighbourhood Centre Zone**; or

- (B) the uses listed as potentially consistent uses in column 2 of **Table 6.2.14.2.1 Consistent Uses and Potentially Consistent Uses in the Neighbourhood 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; and
- (vii) where not listed in **Table 6.2.14.2.1 Consistent Uses and Potentially Consistent Uses in the Neighbourhood 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 evening, with attractive and functional buildings, streets and public spaces that provide for the enjoyment and safety of people;
 - (ii) low-rise and low scale commercial 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;
- (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 forms;
 - (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) provides landscaping where buildings are set back from the street or a public space;
 - (vii) 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 6.2.14.2.1 - Consistent Uses and Potentially Consistent Uses in the Neighbourhood Centre Zone

Column 1 Consistent Uses	Column 2 Potentially Consistent Uses
Commercial Activities	
<i>Bar</i> <i>Car wash</i> (where not located on Tamborine Mountain) <i>Food and drink outlet</i> (not involving a drive-through facility on Tamborine Mountain) <i>Function facility</i> <i>Garden centre</i> (where GFA does not exceed 250m ²) <i>Hardware and trade supplies</i> (where GFA does not exceed 250m ²) <i>Health care service</i> <i>Market</i> <i>Office</i> <i>Parking station</i> <i>Service industry</i>	<i>Car wash*</i> <i>Garden Centre*</i> <i>Hardware and trade supplies*</i> <i>Hotel</i> <i>Shop</i> (where not involving a <i>department store</i> , <i>discount department store</i> or <i>full-line supermarket</i>)* <i>Shopping centre</i> (where not involving a <i>department store</i> , <i>discount department store</i> or <i>full-line supermarket</i>)*

Column 1 Consistent Uses	Column 2 Potentially Consistent Uses
<i>Service station</i> (where not located on Tamborine Mountain) <i>Shop</i> (where involving a <i>supermarket</i> up to 1,500m ² GFA, otherwise up to 250m ² GFA) <i>Shopping centre</i> (where involving a <i>supermarket</i> up to 1,500m ² GFA or where each tenancy does not exceed 250m ² GFA) <i>Veterinary service</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>Major electricity infrastructure</i> (where proposed as underground infrastructure) <i>Telecommunications facility</i> <i>Place of Worship</i> (where not located on Tamborine Mountain) <i>Utility Installation</i> (where involving <i>minor utility installation</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</i> (where located above the ground storey or behind a <i>commercial activity</i>) <i>Home based business</i> (if not involving <i>Industrial activities</i> other than <i>minor industrial activities</i>)	

* other than as specified in column 1

6.2.14.3 Assessment Benchmarks

Table 6.2.14.3.1—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 amenity 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="2">Side and rear boundary (where sharing a boundary with a lot that has a</td> <th>Building Height</th> <th>Setback</th> </tr> <tr> <td>Up to 4.5m</td> <td>2m</td> </tr> <tr> <td></td> <td>For that part between 4.5m - 7.5m</td> <td>2.5m</td> </tr> </tbody> </table>	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	Building Height	Setback	Up to 4.5m	2m		For that part between 4.5m - 7.5m	2.5m
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Street frontage	0m (Maximum 1.5m)														
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	Up to 4.5m	2m													
	For that part between 4.5m - 7.5m	2.5m													

Performance Outcomes	Acceptable Outcomes		
	<i>residential zone)</i>	For that part exceeding 7.5m	An extra 0.5 is added for every 3 m in height or part thereof over 7.5m
Note - Where setbacks are required in this code or other codes, the higher numerical standard prevails.			
Height			
PO2 Development is of a height that: (1) is low-rise; and (2) does not impact on the amenity of adjacent land in a <i>residential zone</i> .	AO2 Development does not exceed 2 storeys and a maximum height of 8.5m.		
Built Form and Urban Design			
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; (4) clearly defined building entrances.	AO3.1 Buildings are designed to address the street and public spaces.		
	AO3.2 A minimum of 65% of the ground floor facade is windowed.		
	AO3.3 The unarticulated length of any external wall along a street frontage or where buildings front a public space does not exceed 10m.		
	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.		
	AO3.5 Windows and balconies located above ground floor overlook the street and public spaces to provide opportunities for casual surveillance.		
	AO3.6 Building entrances are clearly visible from the street.		
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.	AO4 Buildings provide continuous shade to footpaths through the use of: (1) awnings, verandas or the like; or (2) an overhanging first floor balcony.		

Performance Outcomes	Acceptable Outcomes
<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>
Amenity	
<p>PO6 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>AO6 No Acceptable Outcome is prescribed. Wall</p>
<p>PO7 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 residential zone.</p>	<p>AO7 Where adjoining land in a residential zone: (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>.</p>
<p>PO8 Development involving non-residential activities that operate during the evening or night does not detract from the amenity of nearby land in a <i>residential zone</i>.</p>	<p>AO8 No Acceptable Outcome is prescribed.</p>
Reconfiguration of a Lot	
<p>PO9 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>AO9 Reconfiguring a Lot complies with the standards in Table 9.4.6.3.2 - Minimum Lot Size and Design.</p>