

Zone: District Centre

This Code applies to development where the Code is identified as applicable in the table of assessment for the District Centre Zone and development is within the District Centre Zone as identified on the Zoning maps contained within Schedule 2. When using this Code, reference should be made to 5.3.2 and where applicable, 5.3.3 located in Part 5.

PURPOSE

The purpose of the District Centre Zone Code is to provide for a mix of uses and activities.

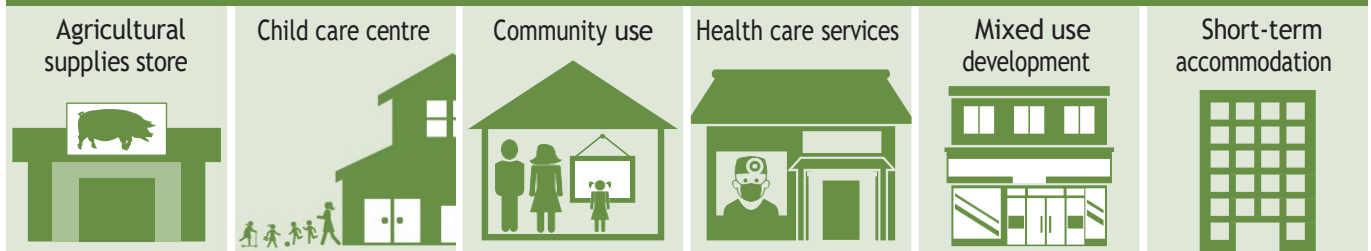
It includes a concentration of land uses including retail, commercial, residential, offices, administrative and health services, community, small-scale entertainment and recreational facilities capable of servicing a district.

The overall outcomes sought for the District Centre Zone Code are as follows:

1. To provide for a centre that is readily accessible, integrated and well-designed, forms vibrant focal points for the community as well as a range of services and facilities that are appropriate to their respective function and catchments. This promotes the efficient provision of services and contributes to the quality of life, character and identity of the community.
2. A mix of retail, commercial, administrative, community, cultural and entertainment activities are provided that support surrounding residential areas.
3. Residential development, short-term accommodation and tourist accommodation is provided at an appropriate scale and integrates with and enhances the character and amenity of the locality.
4. Where appropriate, service industry uses may be located in the District Centre Zone.
5. Mixed use development is supported within the District Centre Zone and contributes to developing a sense of place by encouraging active frontages and quality urban design outcomes that enhances the character and amenity of the locality.
6. Uses such as showroom, garden centre, hardware and trade supplies, outdoor sales, agricultural supplies, warehouse and bulk landscaping supplies are only supported where located in the following areas:
 - (i) where on the southern side of the Warrego Highway/Murilla Street, Miles; or
 - (ii) where on the Leichhardt Highway, Miles.
7. Uses such as bar, hotel and nightclub entertainment facility are only supported where located in the following areas:
 - (i) where on the northern side of the Warrego Highway/Murilla Street, between Dawson Street and Dogwood Street, Miles.
8. Development within the District Centre Zone does not compromise the viability, role and or functioning of higher order centres as outlined in the Western Downs Activity Centre Network.
9. Development achieves and maintains accessible, well-serviced and well-designed communities by ensuring development provides for quality urban design outcomes that are complementary to and consistent with the character and amenity and the locality. Development is designed to create legible public spaces that reinforce local identity and create a sense of place that is reflective of the centre.
10. A minimum residential density of 28 dwellings per hectare is achieved and development has a predominant low to medium rise built form of up to four (4) storeys in height.
11. Non-centre activities may be appropriate where the development demonstrates that the use is compatible and consistent with the character and amenity of the District Centre Zone and supports and reinforces the role of the District Centre Zone (consideration will also be required to be given to (19)).
12. Any proposed reconfiguring of lots must facilitate allotments to ensure that battleaxe allotments are not created and that the location of any proposed future dwelling will allow for the front entrance of the building to address the Street. Any proposed reconfiguration should take into account the direction of prevailing winds to ensure climate-responsive building design.
13. Development provides for an efficient pattern of development that creates walkable, permeable and legible communities that are integrated with active transport networks (such as the existing road network, cycleway and pedestrian footpath networks) and are well connected to activity centres, employment nodes, open space and recreation areas and community facilities. Development provides for a high level of amenity that is complementary to the built form typology and landscape character of the District Centre Zone.
14. Development is undertaken in an orderly and sequential manner to facilitate connection to the existing infrastructure network whilst being compatible with planned network upgrades and expansions.
15. Ecologically significant features including waterways, wetlands and significant vegetation are retained and buffered from the impacts of development or where appropriate, vegetation is integrated within the development to ensure the long-term protection of these features.
16. Development is located and designed to achieve ecological sustainability by ensuring that the proposed development incorporates the objectives and principles of energy efficiency, water conservation, water quality management and the principles Crime Prevention through Environment Design (CEPTED).
17. Places, buildings or items of heritage character or heritage significance are protected and enhanced by development to preserve the historic character, amenity and identity of the locality.
18. Development responds to land constraints such as topography, bushfire and does not impact on the flood capacity or impede the flood conveyance function of land. Development is not located where it will increase the number of people or structures at risk of natural hazards.
19. Where development is not consistent with the purpose and intent of the District Centre Zone, overriding community need will need to be demonstrated as well as valid planning justification provided as to why the proposed use cannot be reasonably established in a more appropriate Zone.

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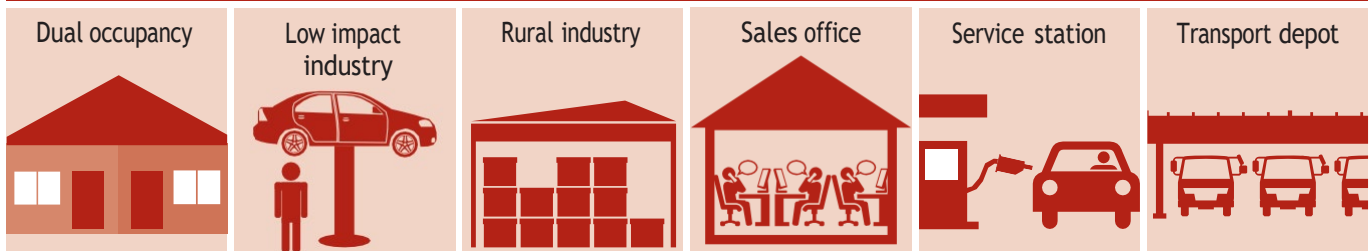
WE WOULD LIKE TO SEE



WE WILL CONSIDER



WE WOULD PREFER NOT TO SEE



AS PART OF YOUR DEVELOPMENT WE WILL ASSESS



FOR MORE INFORMATION

Visit: www.wdrc.qld.gov.au
 Contact: Planning Dept on (07) 4679 4000
 Email: info@wdrc.qld.gov.au
 and request an appointment with a Planning Officer

The contents of this information sheet have been prepared in order to assist residents to understand the Western Downs Planning Scheme 2017 incorporating Amendment 1. This information is a general overview only. For full details in relation to the applicable provisions of the Planning Scheme that affect proposed development, please refer to the Western Downs Planning Scheme 2017 incorporating Amendment 1.

