

Zone: Local Centre

This Code applies to development where the Code is identified as being applicable in the table of assessment for the Local Centre Zone and development is within the Local 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 Local Centre Zone is to provide for a limited range of retail, commercial and community activities to service local needs.

It includes local shopping, local employment nodes, commercial, cafes and dining, entertainment, community services and residential development where it can be integrated with and enhance the fabric of the local centre.

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

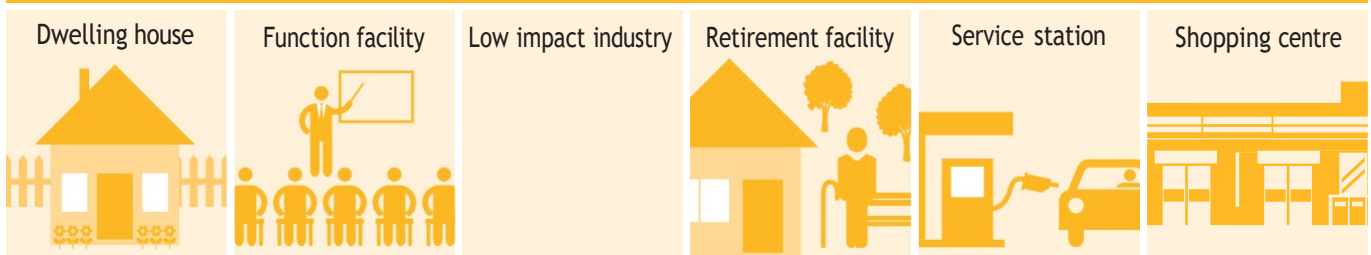
1. To provide for a centre that is readily accessible, integrated and well-designed, forms vibrant focal points for the community as well as a range of services and facilities that are appropriate to their respective function and catchments. This promotes the efficient provision of services and contributes to the quality of life, character and identity of the community.
2. A range of convenience retail, commercial, community and residential uses is provided that supports the local community.
3. Non-related business and centre activities are considered appropriate within the Local Centre Zone, where the use is compatible with the scale, nature, character, intensity, and amenity of the Zone and where impacts can be appropriately mitigated or managed and where the character and amenity of the Zone is not compromised.
4. Accommodation activities within the Local Centre Zone are limited to caretaker's accommodation and dwelling units where they are ancillary to and support the predominant business function of the Zone.
5. Short-term accommodation within the Local Centre Zone is supported where it is provided at an appropriate scale that integrates with and enhances the character and amenity of the locality.
6. Industry uses are limited to those small scale service industries that serve the day to day needs of businesses and employees in the Local Centre Zone and have a similar built form to shops and offices within the centre. Any industry uses that are considered to negatively impact upon or detract from the character and amenity or the functioning of the local Centre, will be considered to be inconsistent with the purpose and overall outcomes of the Code.
7. 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.
8. Development within the Local 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. A minimum residential density of 20 dwellings per hectare is achieved and development has a low rise built form of up to two (2) storeys in height.
10. 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.
11. 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 Local Centre Zone.
12. 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.
13. 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.
14. 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).
15. 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.
16. 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.
17. Where development is not consistent with the purpose and intent of the Local 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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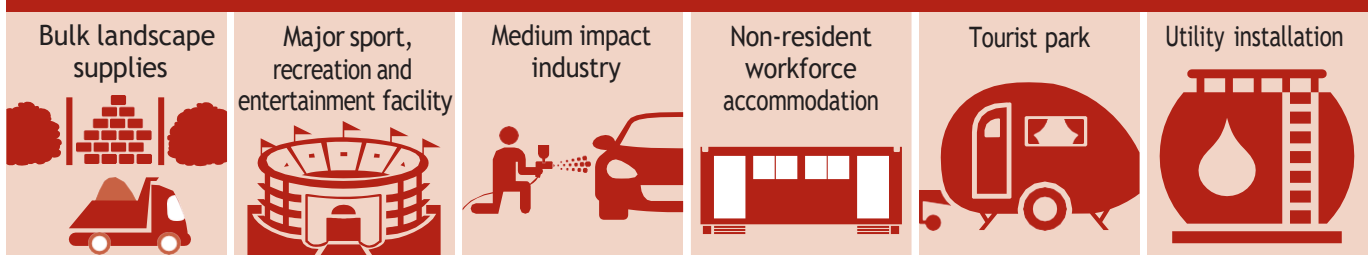
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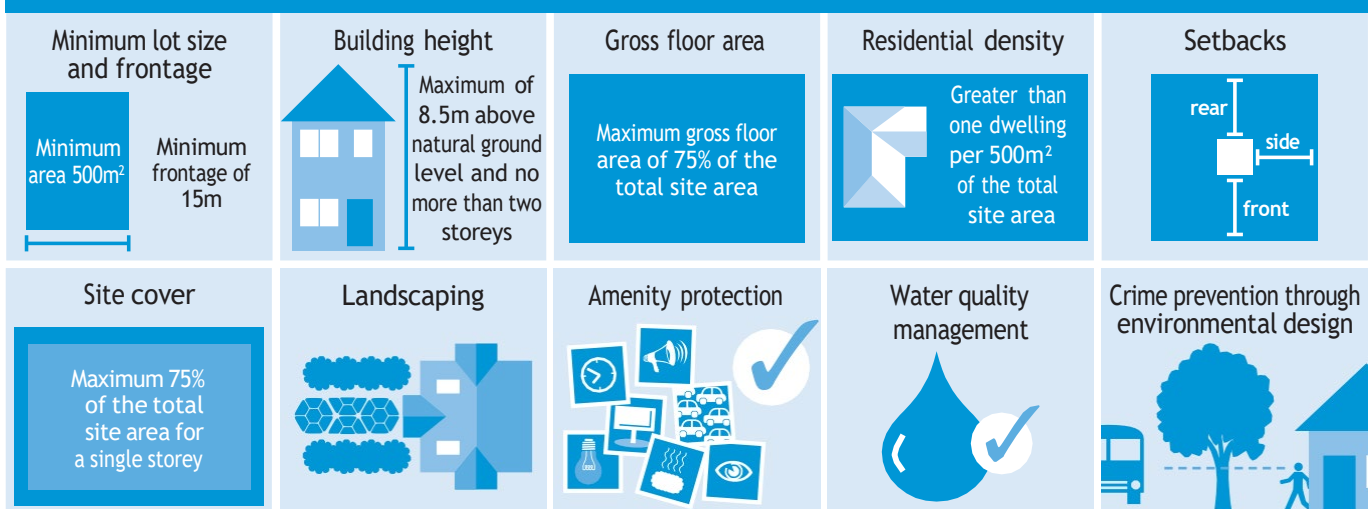
WE WILL CONSIDER



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.

