

6.2.3 Local centre zone

6.2.3.1 Application

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.

6.2.3.2 Purpose

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.

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.

Editor's note - This provision is only applicable to Accepted development - Impact assessment.

- (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 battle-axe allotments are not created and that the location of any proposed future development 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 (CPTED).
- (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.

Temporary uses are supported in the zone. Refer to **Table 1.7.1 - Temporary use limitations** under section **1.7 Local government administrative matters**.

Consistent development within the Local centre zone includes the following:

<ul style="list-style-type: none"> • Adult store • Agricultural supplies store • Bar • Caretaker's accommodation • Car wash • Child care centre • Club • Community care centre • Community residence • Community use • Dual occupancy • Dwelling house • Dwelling unit • Educational Establishment • Emergency services • Food and drink outlet 	<ul style="list-style-type: none"> • Function facility • Funeral parlour • Garden centre • Hardware and trade supplies • Health care services • Home based business • Hotel • Indoor sport and recreation • Low impact industry • Multiple dwelling • Nightclub entertainment facility • Office • Outdoor sales • Outdoor sport and recreation • Park 	<ul style="list-style-type: none"> • Parking station • Place of worship • Residential care facility • Resort complex • Retirement facility • Rooming accommodation • Service industry • Service station • Shop • Shopping centre • Short-term accommodation • Showroom • Telecommunications facility • Theatre • Veterinary services • Warehouse
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Inconsistent development within the Local centre zone includes the following:

<ul style="list-style-type: none"> • Air services • Animal husbandry • Animal keeping • Aquaculture • Brothel • Bulk landscape supplies • Cemetery • Crematorium • Cropping • Detention facility • Environment facility • Extractive industry • High impact industry • Hospital • Intensive animal industry • Landing 	<ul style="list-style-type: none"> • Major electricity infrastructure • Major sport, recreation and entertainment facility • Marine industry • Market • Intensive horticulture • Marine Industry • Medium impact industry • Motor sport facility • Nature-based tourism • Non-resident workforce accommodation • Outstation • Permanent plantation • Place of worship • Port services 	<ul style="list-style-type: none"> • Relocatable home park • Renewable energy facility • Research and technology industry • Roadside stall • Rural industry • Rural workers' accommodation • Sales office • Special industry • Substation • Tourist attraction • Tourist park • Transport depot • Utility installation • Wholesale nursery • Winery
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Development listed as an inconsistent use can be considered on its merits where it reflects the purpose and intent of the planning scheme.

6.2.3.3 Assessment benchmarks

Part A - Criteria for accepted and assessable development

Table 6.2.3.1 - Local centre zone code

Performance Outcomes	Acceptable Outcomes
For accepted, accepted subject to requirements and assessable development (code, code (fast tracked) and impact)	
Building Height	
<p>PO1 A low rise built form is maintained having regard to:</p> <ul style="list-style-type: none"> (a) overshadowing; (b) privacy and overlooking; (c) local building character and appearance; and (d) the height of buildings on adjoining premises. 	<p>AO1 Development has a maximum building height of 8.5 metres above natural ground level and no more than two (2) storeys.</p>
Gross floor area	
<p>PO2 The scale and bulk of the built form is complementary to existing development in the locality.</p>	<p>AO2 Development has a maximum gross floor area of 75% of the site area.</p>
Accommodation density	
<p>PO3 The density of residential accommodation activities:</p> <ul style="list-style-type: none"> (a) contributes to housing choice and affordability; (b) takes advantage of proximity to centre activities; and (c) is sympathetic to the prevailing character of the locality. 	<p>AO3.1 Residential density is a minimum of one dwelling per 500m² of the total site area.</p> <p>AO3.2 Accommodation density is greater than one dwelling per 250m² of the total site area.</p> <p>AO3.3 Where development is for a dwelling house and includes building work or minor building work the maximum additional gross floor area is to be no more than 50m².</p> <p>AO3.4 Where development is for a dwelling unit, it must be within an existing building.</p>
Setbacks	
<p>PO4 Building setbacks are appropriate having regard to:</p> <ul style="list-style-type: none"> (a) overshadowing; (b) crime prevention; (c) privacy and overlooking; (d) local building character and appearance; and (e) the setbacks of adjoining premises. 	<p>AO4.1 Buildings and structures have a minimum setback of 3 metres to the primary road frontage.</p> <p>AO4.2 Buildings have a zero setback to the primary road frontage of the following streets:</p> <ul style="list-style-type: none"> (a) Day street, Tara; (b) Fry street, Tara; (c) High street, Jandowae; (d) George street, Jandowae; (e) Royd street, Wandoan (between East street and West street); and (f) Lawton street, Wandoan (between Royd street and Moore street).

Performance Outcomes	Acceptable Outcomes
	<p>AO4.3 Where new development is located adjacent to an existing building, the primary road frontage setback is equal to or greater than the setback of the building on the adjoining site.</p> <p>AO4.4 Buildings may be built to the side boundary.</p> <p>AO4.5 Buildings and structures have a minimum rear boundary clearance of 3 metres.</p> <p>Where adjoining land in a Residential Zone category</p> <p>AO4.6 Buildings and structures have a minimum side and rear boundary clearance of 3 metres</p>
Site cover	
<p>PO5 The site cover must ensure efficient use of the site in a manner that complements the traditional character and streetscape of the Local centre zone.</p>	<p>AO5 Site cover is a maximum of: (a) for a single storey building - 75% of the total site area; or (b) for a 2 storey building - 50% of the total site area.</p>
For assessable development (code, code (fast tracked) and impact)	
Building appearance	
<p>PO6 Development is complementary to and integrates with the existing character and visual amenity of the Zone.</p>	<p>AO6.1 Building elements are consistent with development in the Local centre having regard to: (a) roof form and pitch; (b) eaves and awnings; (c) façade articulation, including balconies; (d) building materials, colours and textures; and (e) clothes drying facilities being screened from public view.</p> <p>AO6.2 Building services, equipment, and operational areas are screened so as not to be visible from the road and other public areas and adjoining residences.</p>
Landscaping	
<p>PO7 Landscaping: (a) protects and enhances the character and amenity of the centre; and (b) is designed and maintained to provide informal surveillance and clear sight lines on access ways and to other public spaces.</p>	<p>AO7.1 A minimum of one (1) shade tree is provided for every six car parking spaces.</p> <p>AO7.2 A densely planted landscape buffer with a minimum width of one (1) metre minimum is provided to all vehicle movement and car parking areas adjacent to buildings and site boundaries.</p>

Performance Outcomes	Acceptable Outcomes
	<p>Where adjoining land in a Residential zone category AO7.3</p> <p>A solid fence having a minimum height of 1.8 metres is provided on the shared boundary.</p>
Amenity Protection	
<p>PO8</p> <p>Development must not detract from the amenity of the local area, having regard to:</p> <p>(a) noise; (b) traffic; (c) advertising devices; (d) visual amenity; (e) privacy; (f) odour; or (g) emissions.</p>	<p>AO8</p> <p>No acceptable outcome.</p>
<p>PO9</p> <p>Development must take into account and seek to ameliorate any existing negative environmental impacts, having regard to:</p> <p>(a) noise; (b) hours of operation; (c) traffic; (d) advertising devices; (e) visual amenity; (f) privacy; (g) odour; or (h) emissions.</p>	<p>AO9</p> <p>No acceptable outcome.</p>
<p>PO10</p> <p>Lighting enhances the safety of the Local Centre whilst protecting sensitive receiving environments from undue glare or light overspill.</p>	<p>AO10.1</p> <p>Lighting is provided to the building frontage, pedestrian access areas, vehicle movement and car parking areas.</p> <p>Note: Compliance can be demonstrated through application of the Crime Prevention through Environmental Design (CPTED) principles.</p> <p>AO10.2</p> <p>Lighting does not exceed 8.0 lux at 1.5 metres beyond the boundary of the site.</p>
<p>PO11</p> <p>Where adjoining land in a Residential zone category</p> <p>Development must not detract from the amenity of the local area having regard to:</p> <p>(a) operating hours; and (b) the loading and unloading of goods.</p>	<p>AO11.1</p> <p>Where adjoining land in a Residential zone category</p> <p>Operating hours are restricted to between 7.00am and 9.00pm.</p> <p>AO11.2</p> <p>Loading and unloading of goods is restricted to between the following hours:</p> <p>(a) 7.00am and 6.00pm Monday to Friday; (b) 8.00am and 5.00pm Saturdays.</p> <p>AO11.3</p> <p>No unloading or loading occurs on Sundays and public holidays.</p>
Water Quality Management	
PO12	AO12

Performance Outcomes	Acceptable Outcomes
Development protects environmental values and facilitates the achievement of water quality objectives for Queensland waters.	No acceptable outcome.
PO13 Development achieves the storm water management design objectives specified in Table 6.2.3.2 - Construction Phase - Stormwater Management Design Objectives	AO13 Development achieves objectives as specified in Table 6.2.3.2 - Construction Phase - Stormwater Management Design Objectives
PO14 Land for urban purposes is located in areas which avoid or minimise the disturbance to natural drainage, areas subject to erosion risk and groundwater.	AO14 No acceptable outcome.
PO15 Land for urban purpose is located, designed, constructed and managed to avoid impacts arising from altered stormwater quality or flow.	AO15 No acceptable outcome.

Table 6.2.3.2 - Construction Phase - Stormwater Management Design Objectives

Issue		Design Objectives
Drainage control	Temporary drainage works	<ol style="list-style-type: none"> Design life and design storm for temporary drainage works: <ul style="list-style-type: none"> Disturbed area open for <12 months - 1 in 2-year ARI event. Disturbed area open for 12-24 months - 1 in 5-year ARI event. Disturbed are open for >24 months - 1 in 10-year ARI event. Design capacity excludes minimum 150mm freeboard. Temporary culvert crossing - minimum 1 in 1-year SRI hydraulic capacity.
Erosion control	Erosion control measures	<ol style="list-style-type: none"> Minimise exposure of disturbed soils at any time. Divert water run-off from undisturbed areas around disturbed areas. Determine the erosion risk rating using local rainfall erosivity, rainfall depth, soil-loss rate or other acceptable methods. Implement erosion control methods corresponding to identified erosion risk rating.

Sediment control	Sediment control measures Design storm for sediment control basins Sediment basin dewatering	<ol style="list-style-type: none"> 1. Determine appropriate sediment control measures using: <ul style="list-style-type: none"> • potential soil loss rate, or • monthly erosivity, or • average monthly rainfall 2. Collect and drain stormwater from disturbed soils to sediment basin for design storm event: <ul style="list-style-type: none"> • design storm for sediment basin sizing is 80th% five-day event or similar 3. Site discharge during sediment basin dewatering: <ul style="list-style-type: none"> • TSS < 50 mg/L TSS, and • Turbidity not >10% receiving waters turbidity, and • pH 6.5–8.5
Water quality	Litter and other waste, hydrocarbons and other contaminants	<ol style="list-style-type: none"> 1. Avoid wind-blown litter; remove gross pollutants. 2. Ensure there is no visible oil or grease sheen on released waters. 3. Dispose of waste containing contaminants at authorised facilities.
Waterway stability and flood flow management	Changes to the natural waterway hydraulics and hydrology	<ol style="list-style-type: none"> 1. For peak flow for the 1-year and 100-year ARI event, use constructed sediment basins to attenuate the discharge rate of stormwater from the site.