

6.2.56 Neighbourhood centre zone code



Photograph 6.2.56-1
Example of a Neighbourhood centre zone located at Main Beach. Photograph by Remco Jansen.

6.2.56.1 Application

This code applies to assessing all development in the Neighbourhood centre zone.

When using this code, reference should be made to **Section 5.3.2** and, where applicable, **Section 5.3.3**, in **Part 5**.

Where development is identified in the **West Burleigh historic township precinct** or **Chevron Island precinct**, additional outcomes will apply to assessment.

Note: To the extent there is any inconsistency with the outcomes applying to the whole of the zone, the precinct outcomes will prevail.

Comment [MU2 - CP1]: Theme: Height and density - creating a sustainable city shape;
Item 7 – Chevron Island zoning review

6.2.56.2 Purpose

(1) The purpose of the Neighbourhood centre zone code is to provide for: ~~a small mix of land uses to service residential neighbourhoods.~~

~~It includes small scale convenience shopping, professional offices, community services and other uses that directly support the immediate community.~~

- (a) a mix of land uses including small scale shops, offices, community services and other uses, all of which are small scale and limited to servicing the needs of the local community;
- (b) a variety of mixed use neighbourhood centre sizes which are determined by the needs of the immediate neighbourhood within a 1,000m walking distance;
- (c) well-designed, safe and accessible environments that:
 - (i) have attractive frontages framed by awnings, with sufficient parking;
 - (ii) complement the surrounding neighbourhood; and
 - (iii) respond to its urban context, including significant local features and views, including maintaining views or vistas to or from heritage places, landmarks, natural assets and significant public open spaces.
- (d) integration with existing neighbourhood focal points such as public transport services, parks and other community facilities, wherever possible.

Comment [SC6 Align2]: Theme: Built form and urban design - the importance of a well-designed city;
Item 9 – Built form improvements

Editor's note: The purpose statement for the zone has been changed in accordance with Section 6(3) of the Planning Regulation 2017. The changed purpose statement took effect on INSERT DATE.

Comment [MU3- CP3]: Theme: Growth and diversification of employment – stimulating economic growth; Item 20 – Neighbourhood centre improvements

(2) The purpose of the code will be achieved through the following overall outcomes:

~~(a) Land uses – overall outcomes~~

~~(ia) Development provides day-to-day goods and services and diverse business opportunities without exceeding the needs of the immediate local community neighbourhood, detracting from the residential amenity of the area or undermining the viability of mixed use or specialist centres;~~

~~(ib) Development includes retail facilities such as neighbourhood stores and newsagents, cultural uses, medical and community facilities, small scale entertainment premises, educational establishments, indoor sports and recreation, service stations and local services such as post offices;~~

~~(ic) Development may include Food and drink outlets (without drive-through facilities) and Bars (with a total use area up to 100m²);~~

Comment [CB4]: Theme: Other land use changes – improving clarity, consistency and alignment within the City Plan; Item 32 – Minor administrative and editorial improvements

~~(iv) involving commercial activities cease by 10pm to limit potential social and amenity impacts arising from these uses to nearby residents;~~

~~Note: It is acknowledged that on an individual basis it may be appropriate to review and adjust these operating hours based on the specific circumstances, roles and function of some centres.~~

~~(v) involving external patron areas, particularly where alcohol is consumed, are designed and orientated to mitigate any potential residential amenity impacts;~~

~~(vi) do not detract from the amenity of nearby sensitive land uses or land zoned for sensitive land uses;~~

~~(viid) Development may include multiple dwelling residential development where integrated with business activities and residential units are not located at ground level;~~

Comment [MU3- CP5]: Theme: Growth and diversification of employment – stimulating economic growth; Item 20 – Neighbourhood centre improvements

~~(viiii) operate in a manner that do not cause nuisance to sensitive land uses; and~~

~~(ix) Development may include a sShop, providing the GFA of any single shop does not exceed 1,500m².~~

Comment [CB6]: Theme: Growth and diversification of employment – stimulating economic growth; Item 20 – Neighbourhood centre improvements

(f) Development includes opportunities for a flexible range of business activities and flexible re-use of non-residential space.

Comment [CB7]: Theme: Other land use changes – improving clarity, consistency and alignment within the City Plan; Item 32 – Minor administrative and editorial improvements

Note: To facilitate the flexible re-use of the ground floor, Council recommends an internal floor to ceiling height of 4.5m.

Amenity overall outcomes

(g) Development achieves a level of amenity reasonably expected in the local context, including:

(i) not detracting from the amenity of nearby sensitive land uses or land zoned for sensitive land uses;

(ii) operating in a manner that does not cause nuisance to nearby sensitive land uses;

(iii) mitigating any potential residential amenity impacts through design and orientation where involving external patron areas, particularly where alcohol is consumed; and

(iv) ceasing non-residential activities by 10pm to limit potential social and amenity impacts arising from these uses to nearby residents.

Note: It is acknowledged that on an individual basis it may be appropriate to review and adjust these operating hours based on the specific circumstances, roles and function of some centres.

Comment [MU3- CP8]: Theme: Growth and diversification of employment – stimulating economic growth; Item 20 – Neighbourhood centre improvements

~~(b) Housing is provided at a form, scale and intensity that is appropriate for the zone and each particular locality it is in where the following outcomes are satisfied:~~

~~**Orderly and economically efficient settlement pattern**~~

~~(i) degree of public transport service within a 400 metre walking distance, being the most desirable distance for pedestrian access, and the ease and safety of pedestrian access to that service;~~

Comment [CB9]: Theme: Growth and diversification of employment – stimulating economic growth; Item 20 – Neighbourhood centre improvements

(ii) proximity to major employment concentrations, centres, social and community infrastructure facilities and important amenity features, including the coast, recreational waterways and parkland;

(iii) capacity of available infrastructure to support the development, including water, sewer, transport and social and community facilities;

Housing needs

(iv) delivery of a generous mix of housing form, sizes and affordability outcomes that meet housing needs (including housing needs of the future) for the locality;

Design and amenity

(v) whether intended outcomes for building form/city form and desirable building height patterns are negatively impacted, including the likelihood of undesirable local development patterns to arise if the cumulative effects of the development are considered;

(vi) retention of important elements of neighbourhood character and amenity, and cultural heritage;

(vii) whether adjoining residential amenity is unreasonably impacted;

(viii) achievement of a high quality urban design through highly functional, accessible, attractive, memorable and sustainable buildings and public spaces;

Environment

(ix) the impacts of any site constraints, including natural hazard and environmental-based constraints; and

Community Benefit

(x) where the development:

(A) is appropriate having regard to overall outcome (b) (i) to (ix);

(B) meets all other overall outcomes for the zone; and

(C) incorporates community benefits in addition to those that could be lawfully conditioned to be provided (i.e. that are required to be provided by this City Plan or reasonably required in relation to the development or use of premises as a consequence of the development), development bonuses are applied in accordance with the **SC6.5 City Plan policy – Community benefit bonus elements**.

Note: SC6.5 City Plan policy – Community benefit bonus elements provides guidance on what might constitute additional community benefits and the supporting material that may be required to demonstrate the degree of benefit.

Note: Development is not required to incorporate community benefits in order to demonstrate that housing has been provided at a form, scale and intensity that is appropriate having regard to overall outcome (b) (i) to (ix).

(c) Character consists of –

(i) a variety of mixed use neighbourhood centre sizes which are determined by the needs of the immediate neighbourhood within a 1000m walking distance;

(ii) distinctive ground floor businesses that provide a convenient and diverse shopping experience, complemented by discrete office or residential units above;

(iii) a streetscape that is pedestrian friendly, with ample parking and framed by awning covered, attractive shop frontages;

(iv) a high level of accessibility by walking and cycling; and

(v) integration with existing neighbourhood focal points such as public transport services, parks and other community facilities, wherever possible.

(d) **Built form –and character overall outcomes**

(h) **The built form and scale of development:**

(i) is of a height and density that complements its surrounding neighbourhood;

Comment [MU3- CP10]: Theme: Growth and diversification of employment – stimulating economic growth;
Item 20 – Neighbourhood centre improvements

Comment [MU3- CP11]: Theme: Growth and diversification of employment – stimulating economic growth;
Item 20 – Neighbourhood centre improvements

Comment [MU3- CP12]: Theme: Growth and diversification of employment – stimulating economic growth;
Item 20 – Neighbourhood centre improvements

Comment [MU3- CP13]: Theme: Growth and diversification of employment – stimulating economic growth;
Item 20 – Neighbourhood centre improvements

Comment [MU3- CP14]: Theme: Built form and urban design – the importance of a well-designed city;
Item 8 – Community benefit bonus elements policy removal

Comment [MU3- CP15]: Theme: Growth and diversification of employment – stimulating economic growth;
Item 20 – Neighbourhood centre improvements

Comment [MU3- CP16]: Theme: Built form and urban design – the importance of a well-designed city;
Item 9 – Built form improvements

- (ii) does not exceed the building height and structure height identified on the **Building height overlay map**;
- (ii) positively contributes to its local urban context, by:
 - (A) reinforcing the planned character of the locality that is not dominated by large shops (i.e. supermarkets) or bulky built form;
 - (B) complementing the surrounding neighbourhood; and
 - (C) responding appropriately to significant local features and views, including maintaining views or vistas to or from heritage places, landmarks, natural assets and significant public open spaces.
- (iii) is responsive to site characteristics and neighbouring buildings (existing and approved), ensuring adequate access to natural light, natural ventilation, amenity and privacy;
- (iv) has a site cover that maximises the use of the land, while providing adequate space for services, utilities, maintenance and landscaping;
- (v) is setback from road frontages to promote street activation and sense of place, create a positive and engaging interface with the street, and allows for the integration of landscape and built form; and
- (vi) is setback from side and rear boundaries to:
 - (A) maintain the reasonable amenity and privacy of adjoining premises containing residential activities;
 - (B) provide generous landscaped interface to adjoining premises containing residential activities; and
 - (C) provide adequate space for services, utilities and maintenance.

Comment [MU2 - CP17]: Theme: Height and density - creating a sustainable city shape;
Item 1&2 – Building height overlay map and new building height categories

Comment [SC6 Align18]: Theme: Built form and urban design - the importance of a well-designed city;
Item 9 – Built form improvements

Note: The designated height on the Building height overlay map may not be achievable when taking into consideration outcomes, such as, but not limited to aviation restrictions, setbacks and site cover.

- (i) Development positively contributes to the immediate streetscape and pedestrian environment with highly articulated building facades, and clearly defined street edges to enhance legibility.
- (j) Development is designed to respond to the city's subtropical climate.
 - (ii) on the ground floor allows for activation with the street, a flexible range of commercial opportunities and flexible re-use of non residential space;
 - (iii) is setback from road frontages to complement the streetscape character and allow for activation of the street;
 - (iv) is setback from side and rear boundaries to protect the amenity of adjoining properties;
 - (v) has a site cover to maximise the use of the land while providing adequate space for facilities and landscaping;
 - (vi) creates strongly defined building edges and an attractive, safe and pedestrian-focused environment; and
 - (vii) is not dominated by supermarkets or bulky and large built form.

Comment [MU3 - CP19]: Theme: Growth and diversification of employment - stimulating economic growth;
Item 20 – Neighbourhood centre improvements

Comment [MU2 - CP20]: Theme: Height and density - creating a sustainable city shape;
Item 1&2 – Building height overlay map and new building height categories

Comment [MU3 - CP21]: Theme: Built form and urban design – the importance of a well-designed city;
Item 9 – Built form improvements

Infrastructure capacity overall outcomes

- (k) Development demonstrates adequate available infrastructure capacity to support the development density, including water, sewer, stormwater, transport, social and community facilities, electricity and telecommunications.
- (l) Development density does not adversely impact on the continued operation, viability and maintenance of existing infrastructure or compromise the future provision of planned infrastructure.

Comment [MU3 - CP22]: Theme: Built form and urban design – the importance of a well-designed city;
Item 9 – Built form improvements

Comment [MU3 - CP23]: Theme: Built form and urban design – the importance of a well-designed city;
Item 9 – Built form improvements

Lot design – overall outcomes

- (m) Lot design supports viable neighbourhood centre activities.
 - (i) lots are of a size and configuration that support viable neighbourhood centre activities.

Comment [MU3 - CP24]: Theme: Growth and diversification of employment – stimulating economic growth;
Item 20 – Neighbourhood centre improvements

Variations in the zone

(fn) Variations in the zone are –

- (i) **West Burleigh historic township precinct;**
- (ii) **Late night dining precinct;** and
- (iii) **Chevron Island precinct;** –
 - (A) **Chevron Island Late night dining sub-precinct.**

(3) The purpose of the **West Burleigh historic township precinct** will be achieved through the following additional overall outcome:

- (a) The historical character of the area is conserved by ensuring development incorporates design features, materials, colours, detailing and landscaping that is in keeping with the colonial style and existing historical buildings.

Comment [MU3 - CP25]: Theme: Growth and diversification of employment – stimulating economic growth; Item 20 – Neighbourhood centre improvements

Comment [MU3 - CP26]: Theme: Growth and diversification of employment - stimulating economic growth; Item 20 – Neighbourhood centre improvements

Comment [MU2 - CP27]: Theme: Height and density - creating a sustainable city shape; Item 7 – Chevron Island zoning review

Comment [MU3 - CP28]: Theme: Height and density - creating a sustainable city shape; Item 7 – Chevron Island zoning review

(4) The purpose of the **Late night dining precinct** and **Chevron Island Late night dining sub-precinct** will be achieved through the following additional overall outcomes:

Land use overall outcomes

- (a) Development involving Food and drink outlets (without drive-through facilities) and Bars (with a total use area up to 100m²) can operate up to 12am midnight to strengthen the tourist economy, while achieving a reasonable level of amenity for nearby sensitive land uses.

Built form overall outcomes

(b) Built form:

- (i) on the ground floor allows for activation of the street, and all patron areas are fronted towards the busiest road frontage; and
- (ii) integrates appropriate acoustic treatments to achieve a reasonable level of amenity for nearby sensitive land uses.

(5) The purpose of the **Chevron Island precinct** will be achieved through the following additional overall outcome:

- (a) residential density does not exceed the density identified on the **Residential density overlay map**.

Comment [MU3 - CP29]: Theme: Growth and diversification of employment - stimulating economic growth; Item 20 – Neighbourhood centre improvements

Comment [MU2 - CP30]: Theme: Height and density - creating a sustainable city shape; Item 7 – Chevron Island zoning review

6.2.56.3 Specific benchmarks for assessment

Part A applies to accepted development subject to requirements.

Part B applies to assessable development.

PART A – ACCEPTED DEVELOPMENT SUBJECT TO REQUIREMENTS

Table 6.2.56-1: Neighbourhood centre zone code – for accepted development subject to requirements

Required outcomes

Setbacks	RO1	Setbacks are as follows:	
	Setback	Minimum distances measured in metres (m)	
		Building height	Setback
	Frontage	up to 9.5m and not more than 2 storeys	0m (maximum 2m)
for that part exceeding 9.5m or 2 storeys		2m	
Side	up to 9.5m and not more than 2 storeys	0m where the site abuts the Centre zone, Neighbourhood centre zone or Mixed use zone 2m otherwise	
	for that part exceeding 9.5m or 2 storeys	2m plus an extra 0.5m for every 3m in height or part thereof over 9.5m	
Rear	up to 9.5m and not more than 2 storeys	2m	
	for that part exceeding 9.5m or 2 storeys	6m	
Site cover	RO2	Site cover does not exceed 80%.	
Density	RO4 RO3	Density does not exceed one dwelling per 400m ² .	
		OR Density does not exceed that shown on the Residential density overlay map .	
Height	RO3 RO4	<u>Building height and structure height does not exceed that shown on the Building height overlay map.</u>	
		<u>Building height does not exceed 2 storeys with a maximum height of 14m or that shown on the Building height overlay map.</u>	
		<u>AND</u> <u>Structures do not exceed a height of 14m or that shown on the Building height overlay map.</u>	
Amenity	RO5	Business hours of non-residential activities are between 6am to 10pm.	
		OR Where in the Late night dining precinct and Chevron Island Late night dining sub-precinct :	
		Business hours of Food and drink outlets (without drive-through facilities) and Bars (with a total use area up to 100m ²) can operate up to 12am midnight only where patron areas: (a) front the busiest road frontage; (b) do not have openings in walls adjoining a sensitive land use; and (c) do not create noise emissions that are audible from an adjoining bedroom or living room not associated with the development.	
Land use	RO6	Residential uses are located above ground floor.	
	RO7	The design of the ground floor services and utilities allow for easy reconfiguration of commercial tenancies. Note: To facilitate the flexible re-use of the ground floor, Council recommends an internal floor to ceiling height of 4.5m.	
	RO8	The GFA of a single shop does not exceed 1,500m ² .	

Advisory note

Comment [MU2 - CP31]: Theme: Height and density - creating a sustainable city shape;
Item 1&2 – Building height overlay map and new building height categories

Comment [CB32]: Theme: Height and density - creating a sustainable city shape;
Item 1&2 – Building height overlay map and new building height categories

Comment [CB33]: Theme: Height and density - creating a sustainable city shape;
Item 1&2 – Building height overlay map and new building height categories

Comment [CB34]: Theme: Height and density - creating a sustainable city shape;
Item 1&2 – Building height overlay map and new building height categories

Comment [CB35]: Theme: Height and density - creating a sustainable city shape;
Item 1&2 – Building height overlay map and new building height categories

Comment [MU2 - CP36]: Theme: Height and density - creating a sustainable city shape;
Item 1&2 – Building height overlay map and new building height categories

Comment [CB37]: Theme: Height and density - creating a sustainable city shape;
Item 1&2 – Building height overlay map and new building height categories

Comment [CB38]: Theme: Height and density - creating a sustainable city shape;
Item 7 – Chevron Island zoning review

Required outcomes

Accepted development identified in the assessment tables as subject to requirements must comply with all the nominated requirements in this and other applicable codes.

Draft for Public Consultation

PART B – ASSESSABLE DEVELOPMENT BENCHMARKS

Table 6.2.56-2: Neighbourhood centre zone code – for assessable development

Performance outcomes	Acceptable outcomes
Land uses	
<p>PO18 Residential land uses do not compromise the activation of ground floor storeys.</p>	<p>AO18 Residential uses are located above ground floor.</p>
<p>PO29 Ground floor spaces are designed to enable the flexible reuse of non-residential floor area to support changing community and business needs.</p>	<p>AO29 The design of the ground floor services and utilities allow for easy reconfiguration of commercial tenancies. Note: To facilitate the flexible re-use of the ground floor, Council recommends an internal floor to ceiling height of 4.5m.</p>
<p>PO340 Non-residential development: (a) serves the needs of the immediate neighbourhood catchment – generally calculated as the planned population and jobs within a 1,000 metre walk from the centre; (b) supports a range of neighbourhood centre uses and enterprise opportunities; and (c) provides a range of goods and services to satisfy the day to day convenience needs of the immediate neighbourhood catchment.</p>	<p>AO340 No acceptable outcome provided.</p>
<p>PO444 A single tenancy does not dominate the retail GFA of the neighbourhood centre area and does not exceed 1,500m².</p>	<p>AO444 The GFA of a single shop does not exceed 1,500m².</p>
Amenity	
<p>PO5 Development achieves a level of amenity reasonably expected in the local context, including: (a) not detracting from the amenity of nearby sensitive land uses or land zoned for sensitive land uses; (b) operating in a manner that does not cause nuisance to nearby sensitive land uses; (c) mitigating any potential residential amenity impacts through design and orientation where involving external patron areas, particularly where alcohol is consumed; and (d) ceasing non-residential activities by 10pm to limit potential social and amenity impacts arising from these uses to nearby residents. Note: It is acknowledged that on an individual basis it may be appropriate to review and adjust these operating hours based on the specific circumstances, roles and function of some centres.</p>	<p>AO5 No acceptable outcome provided.</p>

Comment [MU3- CP39]: Theme: Other land use changes – improving clarity, consistency and alignment within the City Plan;
Item 32 – Minor administrative and editorial improvements

Comment [CB40]: Theme: Growth and diversification of employment - stimulating economic growth;
Item 20 – Neighbourhood centre improvements

Performance outcomes	Acceptable outcomes								
<p>PO7 Non residential activities operate within appropriate hours to minimise nuisance to nearby, existing or intended sensitive land uses.</p>	<p>AO7 Business hours of non residential activities are between 6am to 10pm.</p>								
<p>PO6 Late night dining precinct and Chevron Island Late night dining sub-precinct Food and drink outlets (without drive-through facilities) and Bars (with a total use area up to 100m²) can operate up to 12am midnight only where it achieves a reasonable level of amenity for nearby sensitive land uses.</p>	<p>AO6 Late night dining precinct and Chevron Island Late night dining sub-precinct Business hours of Food and drink outlets (without drive-through facilities) and Bars (with a total use area up to 100m²) can operate up to 12am midnight only where patron areas: (a) front the busiest road frontage; (b) do not have openings in walls adjoining a sensitive land use; and (c) do not create noise emissions that are audible from an adjoining bedroom or living room not associated with the development.</p>								
<p>HeightBuilt form and scale</p>									
<p>PO73 Building and structure height does not exceed that shown on the Building height overlay map. Development is of a height that: (a) promotes the intended character of the zone; and (b) does not impact on the amenity of adjoining uses.</p>	<p>AO83 No acceptable outcome provided. Building height does not exceed 2 storeys with a maximum height of 14m or that shown on the Building height overlay map. AND Structures do not exceed a height of 14m or that shown on the Building height overlay map.</p>								
<p>PO8 Development positively contributes to its urban context by: (a) reinforcing the planned character of the neighbourhood centre environment that is not dominated by large shops (i.e. supermarkets) or bulky built form; (b) complementing the surrounding neighbourhood; and (c) responding appropriately to significant local features and views, including maintaining views or vistas to or from heritage places, landmarks, natural assets and significant public open spaces. Note: The preparation of a Site context and urban design report in accordance with SC6.12 City Plan Policy – Site context and urban design is the Council's preferred method of addressing this performance outcome. Note: The requirements of this performance outcome are in addition to the requirements of any other performance outcomes or acceptable outcomes in this code. For example, even if a development complies with the setback requirements of performance outcome PO9, or acceptable outcome AO9, additional setbacks may be required to comply with this performance outcome.</p>	<p>AO9 No acceptable outcome provided.</p>								
<p>Setbacks</p>									
<p>PO49 Setbacks: (a) allow buildings to address and actively interface with streets and public spaces; (b) provide additional width to the public realm and additional space for road side dining opportunities;</p>	<p>AO49 Setbacks are as follows:</p> <table border="1"> <thead> <tr> <th rowspan="2">Setback</th> <th colspan="2">Minimum distances measured in metres (m)</th> </tr> <tr> <th>Building height</th> <th>Setback</th> </tr> </thead> <tbody> <tr> <td>Frontage</td> <td>up to 9.5m and not more</td> <td>0m (maximum 2m)</td> </tr> </tbody> </table>	Setback	Minimum distances measured in metres (m)		Building height	Setback	Frontage	up to 9.5m and not more	0m (maximum 2m)
Setback	Minimum distances measured in metres (m)								
	Building height	Setback							
Frontage	up to 9.5m and not more	0m (maximum 2m)							

Comment [MU3- CP41]: Theme: Growth and diversification of employment - stimulating economic growth; Item 20 – Neighbourhood centre improvements

Comment [CB42]: Theme: Growth and diversification of employment - stimulating economic growth; Item 20 – Neighbourhood centre improvements

Comment [DG43]: Theme: Height and density - creating a sustainable city shape; Item 7 – Chevron Island zoning review

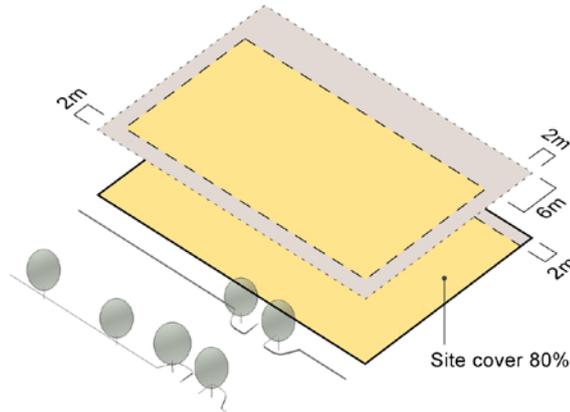
Comment [MU3- CP44]: Theme: Height and density - creating a sustainable city shape; Item 1 & 2 – Building height overlay map and new building height categories

Comment [MU3- CP47]: Theme: Built form and urban design – the importance of a well-designed city; Item 9 – Built form improvements

Comment [PauseN45]: Theme: Built form and urban design – the importance of a well-designed city; Item 9 – Built form improvements

Comment [SC6 Align46]: Theme: Built form and urban design - the importance of a well-designed city; Item 9 – Built form improvements

Performance outcomes	Acceptable outcomes														
and (c) assist in the protection of adjacent amenity. Note: The preparation of a Site context and urban design report in accordance with SC6.12 City Plan Policy – Site context and urban design is the Council's preferred method of addressing this performance outcome.	<table border="1"> <tr> <td></td> <td>than 2 storeys for that part exceeding 9.5m or 2 storeys</td> <td>2m</td> </tr> <tr> <td></td> <td>up to 9.5m and not more than 2 storeys</td> <td>0m where the site abuts the Centre zone, Neighbourhood centre zone or Mixed use zone 2m otherwise</td> </tr> <tr> <td>Side</td> <td>for that part exceeding 9.5m or 2 storeys</td> <td>2m plus an extra 0.5m for every 3m in height or part thereof over 9.5m</td> </tr> <tr> <td rowspan="2">Rear</td> <td>up to 9.5m and not more than 2 storeys</td> <td>2m</td> </tr> <tr> <td>for that part exceeding 9.5m or 2 storeys</td> <td>6m</td> </tr> </table>		than 2 storeys for that part exceeding 9.5m or 2 storeys	2m		up to 9.5m and not more than 2 storeys	0m where the site abuts the Centre zone, Neighbourhood centre zone or Mixed use zone 2m otherwise	Side	for that part exceeding 9.5m or 2 storeys	2m plus an extra 0.5m for every 3m in height or part thereof over 9.5m	Rear	up to 9.5m and not more than 2 storeys	2m	for that part exceeding 9.5m or 2 storeys	6m
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Rear	up to 9.5m and not more than 2 storeys	2m													
	for that part exceeding 9.5m or 2 storeys	6m													



- Comment [MU2 - CP49]:** Theme: Height and density - creating a sustainable city shape; Item 1 & 2 – Building height overlay map and new building height categories
- Comment [MU2 - CP50]:** Theme: Height and density - creating a sustainable city shape; Item 1 & 2 – Building height overlay map and new building height categories
- Comment [SC6 Align48]:** Theme: Built form and urban design - the importance of a well-designed city; Item 9 – Built form improvements
- Comment [MU2 - CP51]:** Theme: Height and density - creating a sustainable city shape; Item 1 & 2 – Building height overlay map and new building height categories
- Comment [MU2 - CP52]:** Theme: Height and density - creating a sustainable city shape; Item 1 & 2 – Building height overlay map and new building height categories
- Comment [MU2 - CP53]:** Theme: Height and density - creating a sustainable city shape; Item 1 & 2 – Building height overlay map and new building height categories
- Comment [MU2 - CP54]:** Theme: Height and density - creating a sustainable city shape; Item 1 & 2 – Building height overlay map and new building height categories

Figure 6.2.56-1
Illustration showing Neighbourhood centre zone setback and site cover outcomes

Site cover	AO2AO10
PO2PO10 Site cover: (a) ensures adequate space for storage and other necessary facilities required to support the land use; (b) allows for areas of high quality landscaping and streetscaping treatments; and (c) contributes to neighbourhood character. Note: The preparation of a Site context and urban design report in accordance with SC6.12 City Plan Policy – Site context and urban design is the Council's preferred method of addressing this performance outcome.	AO2AO10 Site cover does not exceed 80%.
Design and Appearance	AO115.1
PO115 Commercial buildings present well to the street and provide awnings for the comfort of pedestrians.	AO115.1 Development provides awnings which are a minimum width of 1.5m over the pedestrian access/footpath.
	AO115.2 Footpath awnings are designed to complement and integrate with the façade and the streetscape.

- Comment [PauseN55]:** Theme: Built form and urban design - the importance of a well-designed city; Item 9 – Built form improvements
- Comment [SC6 Align56]:** Theme: Built form and urban design - the importance of a well-designed city; Item 9 – Built form improvements

Performance outcomes	Acceptable outcomes
<p>PO126 West Burleigh historic township precinct Development incorporates design features, materials, colours detailing and landscaping to complement the colonial style and historical characteristics of the area.</p>	<p>AO126.1 West Burleigh historic township precinct The roof form and pitch, façade articulation and detailing, window and door proportions and features such as verandas, eaves and parapets reflect or incorporate existing design elements from other buildings within the township.</p>
	<p>AO126.2 West Burleigh historic township precinct Building design features, patterns, textures and colours used are complementary to those of nearby buildings.</p>

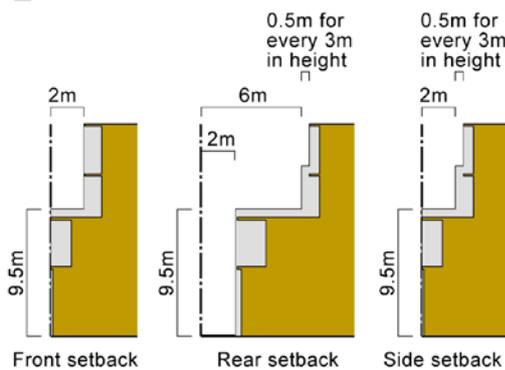
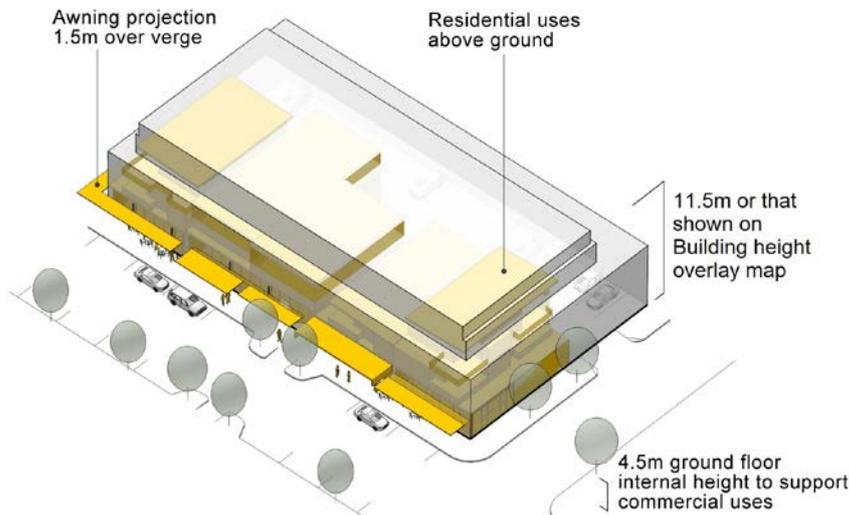


Figure 6.2.56-2

Illustration showing Neighbourhood centre zone outcomes

Subtropical design

PO13

Development is designed to exhibit subtropical design elements to support the City of Gold Coast's subtropical design character and sustainable subtropical living.

AO13

No acceptable outcome provided.

Comment [LB57]: Theme: Built form and urban design - the importance of a well-designed city;
Item 9 – Built form improvements

Performance outcomes	Acceptable outcomes
Density	
<p>PO4PO14 Density does not exceed that shown on Residential density overlay map. OR Where not identified on the overlay map, density does not exceed one dwelling per 400m². OR For Rooming accommodation, accommodating more than four unrelated people, density does not exceed one bedroom per 133m².</p>	<p>AO4AO14 No acceptable outcome provided.</p>
Lot design (for subdivision only)	
<p>PO42PO15 Lots are of a size and configuration that support viable neighbourhood centre activities.</p>	<p>AO42AO15.1 Minimum lot size is 1,000m².</p>
	<p>AO42AO15.2 Minimum road frontage for lots is 18m.</p>