

6.2.6 Neighbourhood centre zone code



Photograph 6.2.6-1
Example of a Neighbourhood centre zone located at Main Beach. Photograph by Remco Jansen.

6.2.6.1 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.

6.2.6.2 Purpose

- (1) The purpose of the Neighbourhood centre zone code is to provide for:
 - (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) positively responds 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.

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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.

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

Land use overall outcomes

- (a) Development provides day-to-day goods and services and diverse business opportunities without exceeding the needs of the immediate local community, detracting from the residential amenity of the area or undermining the viability of mixed use or specialist centres.
- (b) 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.
- (c) Development may include Food and drink outlets (without drive-through facilities) and Bars (with a total use area up to 100m²).
- (d) Development may include multiple dwelling residential development where integrated with business activities and residential units are not located at ground level.
- (e) Development may include a Shop, providing the GFA of any single shop does not exceed 1,500m².
- (f) Development includes opportunities for a flexible range of business activities and flexible re-use of non-residential space.

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.

Built form and character overall outcomes

- (h) The built form and scale of development:
 - (i) 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/enhancing 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) being responsive/responding appropriately to significant/important local features and public 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;

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- (B) provide generous landscaped interface to adjoining premises containing residential activities; and
- (C) provide adequate space for services, utilities and maintenance.

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.

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.

Lot design overall outcomes

- (m) Lot design supports viable neighbourhood centre activities.

Variations in the zone

- (n) 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.

- (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.**

6.2.6.3 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 6.2.6-1: Neighbourhood centre zone code – for accepted development subject to requirements

Required outcomes																					
Setbacks	RO1 Setbacks are as follows:																				
	<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 rowspan="2">Frontage</td> <td>up to 9.5m</td> <td>0m (maximum 2m)</td> </tr> <tr> <td>for that part exceeding 9.5m</td> <td>2m</td> </tr> <tr> <td rowspan="2">Side</td> <td>up to 9.5m</td> <td>0m where the site abuts the Centre zone, Neighbourhood centre zone or Mixed use zone 2m otherwise</td> </tr> <tr> <td>for that part exceeding 9.5m</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</td> <td>2m</td> </tr> <tr> <td>for that part exceeding 9.5m</td> <td>6m</td> </tr> </tbody> </table>	Setback	Minimum distances measured in metres (m)		Building height	Setback	Frontage	up to 9.5m	0m (maximum 2m)	for that part exceeding 9.5m	2m	Side	up to 9.5m	0m where the site abuts the Centre zone, Neighbourhood centre zone or Mixed use zone 2m otherwise	for that part exceeding 9.5m	2m plus an extra 0.5m for every 3m in height or part thereof over 9.5m	Rear	up to 9.5m	2m	for that part exceeding 9.5m	6m
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Rear	up to 9.5m	2m																			
	for that part exceeding 9.5m	6m																			
Site cover	RO2 Site cover does not exceed 80%.																				
Density	RO3 Density does not exceed one dwelling per 400m ² . OR Density does not exceed that shown on the Residential density overlay map .																				
Height	RO4 Building height and structure height does not exceed that shown on the Building height overlay map .																				
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 Accepted development identified in the assessment tables as subject to requirements must comply with all the nominated requirements in this and other applicable codes.																					

PART B – ASSESSABLE DEVELOPMENT BENCHMARKS

Table 6.2.6-2: Neighbourhood centre zone code – for assessable development

Performance outcomes	Acceptable outcomes
Land uses	
<p>PO1 Residential land uses do not compromise the activation of ground floor storeys.</p>	<p>AO1 Residential uses are located above ground floor.</p>
<p>PO2 Ground floor spaces are designed to enable the flexible reuse of non-residential floor area to support changing community and business needs.</p>	<p>AO2 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>PO3 Non-residential development:</p> <ul style="list-style-type: none"> (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>AO3 No acceptable outcome provided.</p>
<p>PO4 A single tenancy does not dominate the retail GFA of the neighbourhood centre area and does not exceed 1,500m².</p>	<p>AO4 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:</p> <ul style="list-style-type: none"> (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. <p>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>

Performance outcomes	Acceptable outcomes															
<p>PO6 Late night dining precinct and Chevron Island Late night dining sub-precinct</p> <p>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</p> <p>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:</p> <p>(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>															
Built form and scale																
<p>PO7 Building and structure height does not exceed that shown on the Building height overlay map.</p>	<p>AO8 No acceptable outcome provided.</p>															
<p>PO8 Development positively contributes to its urban context <u>by where built form:</u></p> <p>(a) <u>reinforcing/enhances</u> the <u>planned</u> character of the neighbourhood centre environment <u>that is not dominated by large shops (i.e. supermarkets) or bulky built form;</u></p> <p>(b) complements <u>ing</u> the surrounding neighbourhood; and</p> <p>(c) <u>is responsive/responding appropriately to significant important</u> local features and <u>public</u> views, including maintaining views or vistas to or from heritage places, landmarks, natural assets and significant public open spaces.</p> <p>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.</p> <p>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>PO9 Setbacks:</p> <p>(a) allow buildings to address and actively interface with streets and public spaces;</p> <p>(b) provide additional width to the public realm and additional space for road side dining opportunities; and</p> <p>(c) assist in the protection of adjacent amenity.</p> <p>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.</p>	<p>AO9 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 rowspan="2">Frontage</td> <td>up to 9.5m</td> <td>0m (maximum 2m)</td> </tr> <tr> <td>for that part exceeding 9.5m</td> <td>2m</td> </tr> <tr> <td rowspan="2">Side</td> <td>up to 9.5m</td> <td>0m where the site abuts the Centre zone, Neighbourhood centre zone or Mixed use zone 2m otherwise</td> </tr> <tr> <td>for that part exceeding 9.5m</td> <td>2m plus an extra 0.5m for every 3m in height or part thereof over 9.5m</td> </tr> </tbody> </table>	Setback	Minimum distances measured in metres (m)		Building height	Setback	Frontage	up to 9.5m	0m (maximum 2m)	for that part exceeding 9.5m	2m	Side	up to 9.5m	0m where the site abuts the Centre zone, Neighbourhood centre zone or Mixed use zone 2m otherwise	for that part exceeding 9.5m	2m plus an extra 0.5m for every 3m in height or part thereof over 9.5m
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Performance outcomes	Acceptable outcomes		
	Rear	up to 9.5m	2m
		for that part exceeding 9.5m	6m

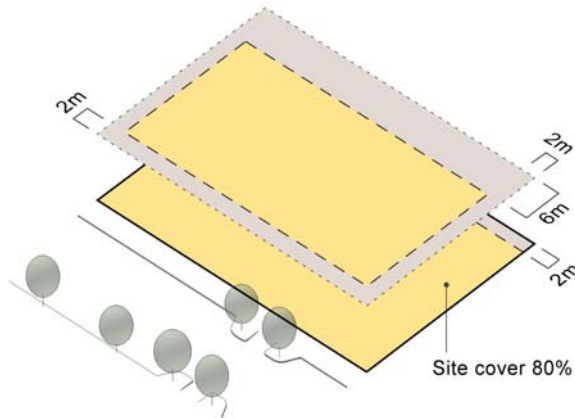
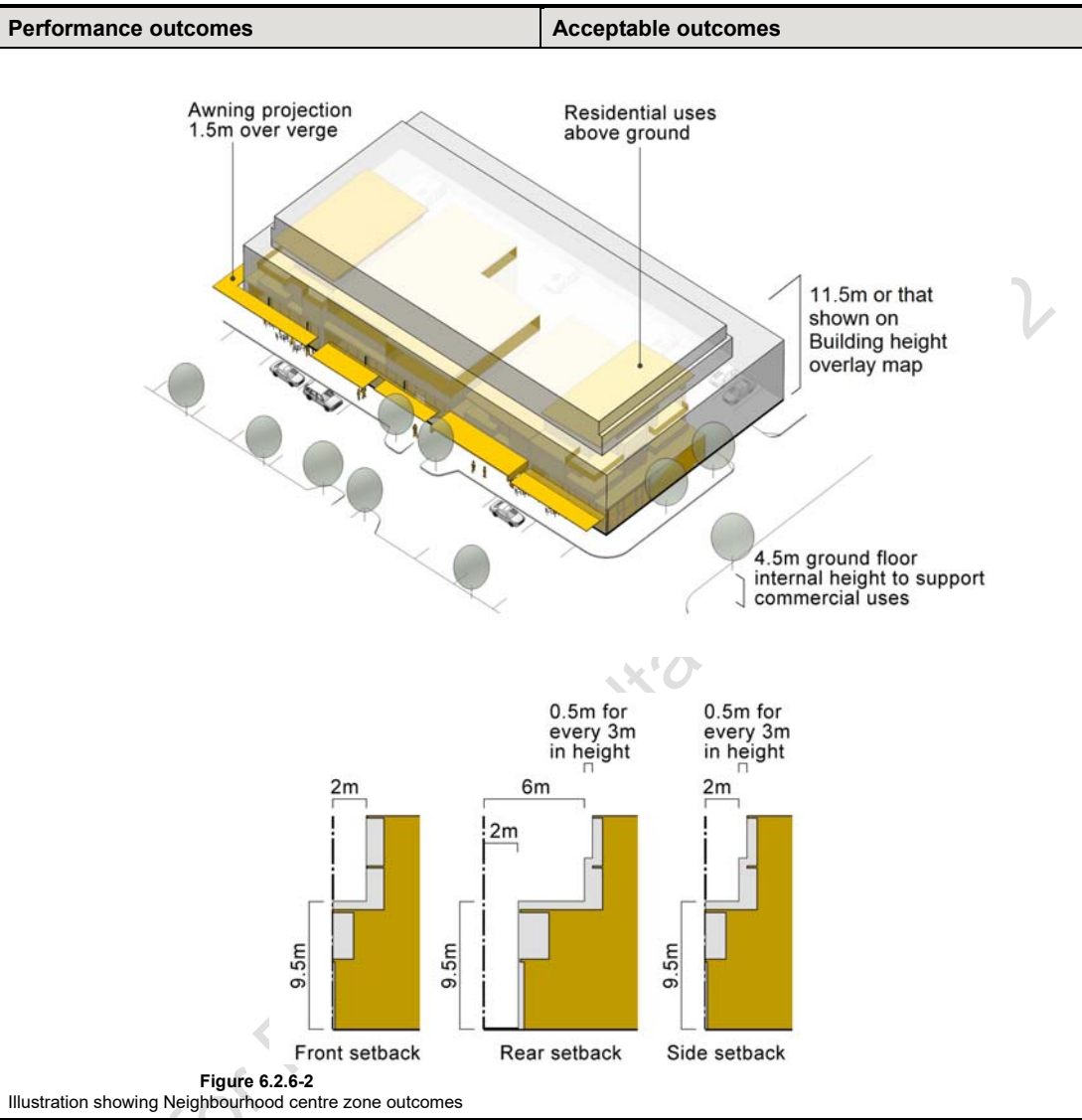


Figure 6.2.6-1
Illustration showing Neighbourhood centre zone setback and site cover outcomes

<p>PO10 Site cover:</p> <ul style="list-style-type: none"> (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. <p>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.</p>	<p>AO10 Site cover does not exceed 80%.</p>
<p>PO11 Commercial buildings present well to the street and provide awnings for the comfort of pedestrians.</p>	<p>AO11.1 Development provides awnings which are a minimum width of 1.5m over the pedestrian access/footpath.</p> <p>AO11.2 Footpath awnings are designed to complement and integrate with the façade and the streetscape.</p>
<p>PO12 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>AO12.1 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>AO12.2 West Burleigh historic township precinct Building design features, patterns, textures and colours used are complementary to those of nearby buildings.</p>



Performance outcomes	Acceptable outcomes
bedroom per 133m ² .	
Lot design (for subdivision only)	
PO15 Lots are of a size and configuration that support viable neighbourhood centre activities.	AO15.1 Minimum lot size is 1,000m ² .
	AO15.2 Minimum road frontage for lots is 18m.

Draft for Public Consultation - round 2