

6.2.7 Neighbourhood centre zone code

6.2.7.1 Application

This code applies to assessable development:-

- (a) within the Neighbourhood centre zone as identified on the zoning maps contained within **Schedule 2 (Mapping)**; and
- (b) identified as requiring assessment against the Neighbourhood centre zone code by the tables of assessment in **Part 5 (Tables of assessment)**.

6.2.7.2 Purpose

- (1) The purpose of the neighbourhood centre zone is to provide for:-
 - (a) a small variety of uses and activities to service local residents; and
 - (b) other small-scale uses and activities that directly support local residents, including, for example, community services, convenience shops or offices.
- (2) The purpose of the Neighbourhood centre zone code will be achieved through the following overall outcomes:-
 - (a) neighbourhood centres are to be developed as well-designed, safe and visually attractive centres, predominantly in a low-rise building format, where significant off-site impacts are avoided;
 - (b) development provides for a limited range of small scale day-to-day convenience, retail, commercial and community uses to support the basic convenience of localised residential catchments. The zone also accommodates existing standalone business or entertainment activities which do not form part of a higher order activity centre;
 - (c) business activities are of a small-scale and limited intensity to maintain and reinforce the role and function of higher order activity centres as the preferred location for retail and business activities in the Fraser Coast;
 - (d) development is designed to be compatible with and complement the predominantly residential amenity of the surrounding area;
 - (e) development is supported by appropriate infrastructure and essential services;
 - (f) development responds to land constraints including topography, bushfire and flooding;
 - (g) development is located, designed and operated in a manner that does not unreasonably impact on the amenity of surrounding premises; and
 - (h) development does not adversely impact on the continued safe operation, viability and maintenance of existing infrastructure or compromise the future provision of planned infrastructure.

6.2.7.3 Assessment benchmarks

Table 6.2.7.3.1 Assessment benchmarks for assessable development

Performance outcomes		Acceptable outcomes	
<i>Function</i>			
PO1	Development provides for the convenience and day-to-day retail and commercial needs of localised residential catchments, with uses including small-scale shops, food and drink outlets, local health care services, small-scale offices and veterinary services.	AO1	No acceptable outcome provided.
PO2	Service industry, utility installation and emergency services uses may be established in the zone where they are compatible with the amenity of surrounding residential development.	AO2	No acceptable outcome provided.
<i>Residential uses</i>			
PO3	Development provides for a limited range of residential activities, including caretaker's accommodation, dwelling units (e.g. shop top housing) and multi-unit residential uses, where such activities:- (a) are ancillary to and support the predominant business functions of the zone; and (b) form part of mixed use premises with buildings incorporating non-residential uses at street level to activate the public realm.	AO3	No acceptable outcome provided.
<i>General</i>			
PO4	Development has a low-rise built form that is compatible with the intended scale and character of the streetscape and surrounding area.	AO4	Development has a maximum building height of 8.5m above ground level.
PO5	Development incorporates a high standard of architecture, urban design and landscaping that creates attractive and functional buildings, streets and places.	AO5	No acceptable outcome provided.
PO6	Development is located, designed and operated in a manner that does not unreasonably impact on the amenity of surrounding premises, having regard to matters such as traffic, noise, lighting, waste, fumes, odours, hours of operation, privacy, overlooking and public health and safety.	AO6	No acceptable outcome provided.
PO7	Development is located, designed and operated to be responsive to the Fraser Coast's sub-tropical climate ¹⁵ and minimises the use of water and energy.	AO7	No acceptable outcome provided.
PO8	Development mitigates any adverse impacts on areas of environmental significance, including creeks, gullies, waterways, wetlands, coastal areas, habitats and vegetation through location, design, operation and management.	AO8	No acceptable outcome provided.
PO9	Development provides for infrastructure and services that are commensurate with the centre's location and setting and the nature and scale of development that is intended to occur in the zone.	AO9	No acceptable outcome provided.

¹⁵ Editor's note—the publication *Subtropical Design in South East Queensland – A Handbook for Planners, Developers and Decision Makers*, prepared by the Centre for Subtropical Design, provides guidance about the application of sub-tropical design principles.

Performance outcomes		Acceptable outcomes	
PO10	Development does not adversely impact on the continued safe operation, viability and maintenance of existing infrastructure or compromise the future provision of planned infrastructure.	AO10	No acceptable outcome provided.