# Division 4 - District Centre Zone

## 4.4.1 Introduction

(1) This division contains the provisions for the District Centre Zone. They are -

(a) The District Centre Zone Tables of Assessment, that incorporates -
(i) Levels of assessment for development in the District Centre Zone (section 4.4.2);
(ii) Assessment criteria for development in the District Centre Zone (section 4.4.3);
(iii) District Centre Zone - Table of Assessment for Material Change of Use of Premises (section 4.4.4);
(iv) District Centre Zone - Table of Assessment for Other Development not associated with a Material Change of Use (section 4.4.5).

(b) The District Centre Zone Code, that incorporates -
(i) Compliance with the District Centre Zone Code (section 4.4.6);
(ii) Overall Outcomes for the District Centre Zone Code (section 4.4.7);
(iii) Specific Outcomes and Probable Solutions applicable to Assessable Development (section 4.4.8).

## 4.4.2 Levels of assessment for development in the District Centre Zone

(1) Sections 4.4.4 and 4.4.5 identify the level of assessment for development in the District Centre Zone, as follows -

(a) section 4.4.4 District Centre Zone - Table of Assessment for Making a Material Change of Use of Premises[4.27] -
(i) column 1 identifies uses that are exempt, self-assessable or assessable;
(ii) column 2 identifies the level of assessment for the uses listed in column 1;
(iii) the use is impact assessable where -
a. it is defined in Part 9 - Schedule 3 - Dictionary, Division 1 - Uses and is not listed in column 1; or
b. it is listed in column 1 and does not meet the level of assessment qualifications listed in column 2; or
c. it is not defined in Part 9 - Schedule 3 - Dictionary, Division 1 - Uses.

(b) section 4.4.5 District Centre Zone - Table of Assessment for Other Development not associated with a Material Change of Use -
(i) column 1 identifies other development that is exempt, self-assessable or assessable;
(ii) column 2 identifies the level of assessment for other development listed in column 1;
(iii) where the other development is not listed in column 1 it is exempt.

(2) Overlays may alter the level of assessment identified in (1) (a) and (b)[4.28].

[4.27] Works associated with an application for a material change of use of premises may be assessed together with the material change of use.

[4.28] Refer to Part 5 - Overlays to determine the level of assessment for the use or other development of any Overlay that affects the lot and Part 1, section 1.2.5(10)(f) that explains how the highest level of assessment applies.

## 4.4.3 Assessment criteria for development in the District Centre Zone

(1) Development in the District Centre Zone is assessed against the assessment criteria listed in column 3 of sections 4.4.4 and 4.4.5, as follows -

(a) acceptable solutions of applicable codes for self-assessable development; or

(b) applicable codes for assessable development.

(2) Self-assessable development that does not comply with all the acceptable solutions of the applicable codes is assessable development.

(3) Impact assessable development will be assessed against all relevant provisions of the Redlands Planning Scheme.



**Note –**

- The level of assessment indicated within section 4.4.4 - District Centre Zone - Table of Assessment for Material Change of Use of Premises may be affected by Division 2 of the Regulatory Provisions of the *SEQ Regional Plan 2005-2026.*
- The level of assessment for reconfiguration as indicated within section 4.4.5 - District Centre Zone Table of Assessment for Other Development not associated with a Material Change of Use of Premises, where within the Regional Landscape and Rural Production Area or Investigation Area of the *SEQ Regional Plan 2005-2026* -
  - complies with Division 3 of the Regulatory Provisions;
  - has a minimum lot size of 100 hectares, unless the subdivision meets an exclusion documented in Division 3.

# Division 4 - District Centre Zone

**Note -**

| Summary of District Centre Zone Sub-areas | |
|---|---|
| **Sub-area** | **Description** |
| Sub-area DC1 | Redland Bay |
| Sub-area DC2 | Redland Bay Hotel |

## 4.4.4 District Centre Zone - Table of Assessment for Material Change of Use of Premises

**District Centre Zone - Table of Assessment for Material Change of Use of Premises**

| column 1 | column 2 | column 3 |
|---|---|---|
| **Use**[4.29] | **Level of Assessment**[4.30] | **Assessment Criteria** |
| **Aged Persons and Special Needs Housing** | Code Assessable<br>If -<br>(1) The building height is 14 metres or less;<br>(2) The use is undertaken as part of a mixed use development<br><br>Otherwise -<br>Impact Assessable | ■ District Centre Zone Code<br>■ Aged Persons and Special Needs Housing Code<br>■ Access and Parking Code<br>■ Centre Design Code<br>■ Erosion Prevention and Sediment Control Code<br>■ Excavation and Fill Code<br>■ Infrastructure Works Code<br>■ Landscape Code<br>■ Stormwater Management Code |
| **Apartment Building** | Code Assessable<br>If -<br>(1) The building height is 14 metres or less;<br>(2) The use is undertaken as part of a mixed used development;<br>(3) Not in sub-area DC2.<br><br>Otherwise -<br>Impact Assessable | ■ District Centre Zone Code<br>■ Apartment Building Code<br>■ Access and Parking Code<br>■ Centre Design Code<br>■ Erosion Prevention and Sediment Control Code<br>■ Excavation and Fill Code<br>■ Infrastructure Works Code<br>■ Landscape Code<br>■ Stormwater Management Code |

[4.29] See Part 9 - Schedule 3 - Dictionary, Division 1 - Uses.
[4.30] See Part 9 - Schedule 3 - Dictionary, Division 2 - Administrative Terms for a definition of level of assessment.

## District Centre Zone - Table of Assessment for Material Change of Use of Premises

| column 1 | column 2 | column 3 |
|---|---|---|
| **Use**[4.29] | **Level of Assessment**[4.30] | **Assessment Criteria** |
| **Bulky Goods Showroom** | Code Assessable<br>If not in sub-areas -<br>(a) DC1; or<br>(b) DC2<br><br>Otherwise -<br>Impact Assessable | ■ District Centre Zone Code<br>■ Access and Parking Code<br>■ Centre Design Code<br>■ Erosion Prevention and Sediment Control Code<br>■ Excavation and Fill Code<br>■ Infrastructure Works Code<br>■ Landscape Code<br>■ Stormwater Management Code |
| **Caretakers Dwelling** | Code Assessable | ■ District Centre Zone Code<br>■ Caretakers Dwelling Code<br>■ Centre Design Code |
| **Child Care Centre** | Code Assessable | ■ District Centre Zone Code<br>■ Child Care Centre Code<br>■ Access and Parking Code<br>■ Centre Design Code<br>■ Erosion Prevention and Sediment Control Code<br>■ Excavation and Fill Code<br>■ Infrastructure Works Code<br>■ Landscape Code<br>■ Stormwater Management Code |
| **Commercial Office** | Self-Assessable<br>If complying with the assessment criteria being the acceptable solutions listed in column 3<br><br>Code Assessable<br>If -<br>(1) Not self-assessable<br>(2) Not in -<br>(a) sub-area DC1 - except where the use is undertaken as part of a mixed use development; or<br>(b) sub-area DC2 - except where the use is undertaken in association with a hotel use<br><br>Otherwise -<br>Impact Assessable | ■ Acceptable solutions in section 8.2.4 of the Centre Activity Code<br><br>■ District Centre Zone Code<br>■ Access and Parking Code<br>■ Centre Design Code<br>■ Erosion Prevention and Sediment Control Code<br>■ Excavation and Fill Code<br>■ Infrastructure Works Code<br>■ Landscape Code<br>■ Stormwater Management Code |

## District Centre Zone - Table of Assessment for Material Change of Use of Premises

| column 1 | column 2 | column 3 |
|---|---|---|
| **Use**[4.29] | **Level of Assessment**[4.30] | **Assessment Criteria** |
| **Community Facility** | Code Assessable<br>If not in sub-area DC2<br><br>Otherwise -<br>Impact Assessable | ■ District Centre Zone Code<br>■ Access and Parking Code<br>■ Centre Design Code<br>■ Erosion Prevention and Sediment Control Code<br>■ Excavation and Fill Code<br>■ Infrastructure Works Code<br>■ Landscape Code<br>■ Stormwater Management Code |
| **Display Dwelling** | Self-Assessable<br>If complying with the assessment criteria being the acceptable solutions listed in column 3<br><br>Code Assessable<br>If -<br><br>(1) Not self-assessable;<br>(2) Within a dwelling unit approved under this planning scheme<br><br>Otherwise -<br>Impact Assessable | ■ Acceptable Solutions in section 6.8.4 of the Display Dwelling Code<br><br>■ District Centre Zone Code<br>■ Display Dwelling Code |
| **Drive Through Restaurant** | Code Assessable<br>If not in sub-areas -<br>(a) DC1; or<br>(b) DC2<br><br>Otherwise -<br>Impact Assessable | ■ District Centre Zone Code<br>■ Drive Through Restaurant Code<br>■ Access and Parking Code<br>■ Centre Design Code<br>■ Erosion Prevention and Sediment Control Code<br>■ Excavation and Fill Code<br>■ Infrastructure Works Code<br>■ Landscape Code<br>■ Stormwater Management Code |
| **Education Facility** | Code Assessable<br>If not in sub-area DC2<br><br>Otherwise -<br>Impact Assessable | ■ District Centre Zone Code<br>■ Access and Parking Code<br>■ Centre Design Code<br>■ Erosion Prevention and Sediment Control Code<br>■ Excavation and Fill Code<br>■ Infrastructure Works Code<br>■ Landscape Code<br>■ Stormwater Management Code |

## District Centre Zone - Table of Assessment for Material Change of Use of Premises

| column 1 | column 2 | column 3 |
|---|---|---|
| **Use**[4.29] | **Level of Assessment**[4.30] | **Assessment Criteria** |
| **Emergency Services** | Code Assessable | ■ District Centre Zone Code<br>■ Access and Parking Code<br>■ Centre Design Code<br>■ Erosion Prevention and Sediment Control Code<br>■ Excavation and Fill Code<br>■ Infrastructure Works Code<br>■ Landscape Code<br>■ Stormwater Management Code |
| **Estate Sales Office** | Code Assessable | ■ District Centre Zone Code<br>■ Estate Sales Office Code |
| **Funeral Parlour** | Code Assessable<br>If not in sub-areas -<br>(c) DC1; or<br>(d) DC2<br><br>Otherwise -<br>Impact Assessable | ■ District Centre Zone Code<br>■ Access and Parking Code<br>■ Centre Design Code<br>■ Erosion Prevention and Sediment Control Code<br>■ Excavation and Fill Code<br>■ Infrastructure Works Code<br>■ Landscape Code<br>■ Stormwater Management Code |
| **Health Care Centre** | Self-Assessable<br>If -<br><br>(1) Not in sub-area DC2;<br>(2) If complying with the assessment criteria being the acceptable solutions listed in column 3.<br><br>Code Assessable<br>If -<br><br>(1) Not self-assessable;<br>(2) Not in sub-area DC2.<br><br>Otherwise -<br>Impact Assessable | ■ Acceptable solutions in section 8.2.4 of the Centre Activity Code<br><br>■ District Centre Zone Code<br>■ Access and Parking Code<br>■ Centre Design Code<br>■ Erosion Prevention and Sediment Control Code<br>■ Excavation and Fill Code<br>■ Infrastructure Works Code<br>■ Landscape Code<br>■ Stormwater Management Code |
| **Home Business** | Self-Assessable<br>If -<br><br>(1) Within a dwelling unit approved under this planning scheme;<br>(2) Complying with the assessment criteria being | ■ Acceptable Solutions in section 6.15.4 of the Home Business Code |

## District Centre Zone - Table of Assessment for Material Change of Use of Premises

| column 1 | column 2 | column 3 |
|---|---|---|
| **Use**[4.29] | **Level of Assessment**[4.30] | **Assessment Criteria** |
| | the acceptable solutions listed in column 3<br><br>Code Assessable<br>If not self-assessable | ■ District Centre Zone Code<br>■ Home Business Code<br>■ Access and Parking Code |
| **Hotel** | Code Assessable<br>If in sub-area DC2<br><br>Otherwise -<br>Impact Assessable | ■ District Centre Zone Code<br>■ Access and Parking Code<br>■ Centre Design Code<br>■ Erosion Prevention and Sediment Control Code<br>■ Excavation and Fill Code<br>■ Infrastructure Works Code<br>■ Landscape Code<br>■ Stormwater Management Code |
| **Indoor Recreation Facility** | Code Assessable | ■ District Centre Zone Code<br>■ Access and Parking Code<br>■ Centre Design Code<br>■ Erosion Prevention and Sediment Control Code<br>■ Excavation and Fill Code<br>■ Infrastructure Works Code<br>■ Landscape Code<br>■ Stormwater Management Code |
| **Minor Utility** | Exempt | |
| **Park** | Self-Assessable<br>If -<br><br>(1) Being undertaken by the local government;<br>(2) On land in the ownership or control of the local government;<br>(3) Complying with the assessment criteria being the acceptable solutions listed in column 3<br><br>Code Assessable<br>If not self-assessable | ■ Acceptable Solutions in section 6.20.4 of the Park Code<br>■<br><br>■ District Centre Zone Code<br>■ Park Code<br>■ Access and Parking Code<br>■ Infrastructure Works Code<br>■ Landscape Code<br>■ Stormwater Management Code |

## District Centre Zone - Table of Assessment for Material Change of Use of Premises

| column 1 | column 2 | column 3 |
|---|---|---|
| **Use**[4.29] | **Level of Assessment**[4.30] | **Assessment Criteria** |
| **Passenger Terminal** | Code Assessable<br>If not in sub-area DC1<br><br>Otherwise -<br>Impact Assessable | ■ District Centre Zone Code<br>■ Access and Parking Code<br>■ Centre Design Code<br>■ Erosion Prevention and Sediment Control Code<br>■ Excavation and Fill Code<br>■ Infrastructure Works Code<br>■ Landscape Code<br>■ Stormwater Management Code |
| **Place of Worship** | Self-Assessable<br>If -<br><br>(1) Not in sub-area DC2;<br>(2) If complying with the assessment criteria in acceptable solutions as listed in column 3<br><br>Code Assessable<br>If -<br><br>(1) Not self-assessable;<br>(2) Not in sub-area DC2.<br><br>Otherwise -<br>Impact Assessable | ■ Acceptable Solutions in section 8.2.4 of the Centre Activity Code<br><br>■ District Centre Zone Code<br>■ Access and Parking Code<br>■ Centre Design Code<br>■ Erosion Prevention and Sediment Control Code<br>■ Excavation and Fill Code<br>■ Infrastructure Works Code<br>■ Landscape Code<br>■ Stormwater Management Code |
| **Refreshment Establishment** | Self-Assessable<br>If complying with the assessment criteria being the acceptable solutions listed in column 3<br><br>Code Assessable<br>If -<br><br>(1) Not self-assessable;<br>(2) Not in sub-area DC1 - except where the use is undertaken as part of a mixed use development<br><br>Otherwise -<br>Impact Assessable | ■ Acceptable Solutions in section of 8.2.4 of the Centre Activity Code<br><br>■ District Centre Zone Code<br>■ Access and Parking Code<br>■ Centre Design Code<br>■ Erosion Prevention and Sediment Control Code<br>■ Excavation and Fill Code<br>■ Infrastructure Works Code<br>■ Landscape Code<br>■ Stormwater Management Code |

## District Centre Zone - Table of Assessment for Material Change of Use of Premises

| column 1 | column 2 | column 3 |
|---|---|---|
| **Use**[4.29] | **Level of Assessment**[4.30] | **Assessment Criteria** |
| **Retail Warehouse** | Code Assessable | ■ District Centre Zone Code<br>■ Access and Parking Code<br>■ Centre Design Code<br>■ Erosion Prevention and Sediment Control Code<br>■ Excavation and Fill Code<br>■ Infrastructure Works Code<br>■ Landscape Code<br>■ Stormwater Management Code |
| **Road** | Exempt | |
| **Service Industry** | Self-Assessable<br>If -<br><br>(1) Not in sub-areas -<br>(a) DC1; or<br>(b) DC2;<br>(2) If complying with the assessment criteria being the acceptable solutions listed in column 3<br><br>Code Assessable<br>If -<br><br>(1) Not in sub-areas -<br>(a) DC1; or<br>(b) DC2;<br>(2) If 100m$^2$ or less of gross floor area.<br><br>Otherwise -<br>Impact Assessable | ■ Acceptable Solutions in section of 8.2.4 of the Centre Activity Code<br><br>■ District Centre Zone Code<br>■ Access and Parking Code<br>■ Centre Design Code<br>■ Erosion Prevention and Sediment Control Code<br>■ Excavation and Fill Code<br>■ Infrastructure Works Code<br>■ Landscape Code<br>■ Stormwater Management Code |
| **Shop** | Self-Assessable<br>If -<br><br>(1) Not in sub-areas -<br>(a) DC1; or<br>(b) DC2;<br>(2) If complying with the assessment criteria being the acceptable solutions listed in column 3<br><br>Code Assessable<br>If -<br><br>(1) Not self-assessable;<br>(2) Not in -<br>(a) sub-area DC1 - except | ■ Acceptable Solutions in section 8.2.4 of the Centre Activity Code<br><br>■ District Centre Zone Code<br>■ Access and Parking Code<br>■ Centre Design Code<br>■ Erosion Prevention and Sediment Control Code<br>■ Excavation and Fill Code |

## District Centre Zone - Table of Assessment for Material Change of Use of Premises

| column 1 | column 2 | column 3 |
|---|---|---|
| **Use**[4.29] | **Level of Assessment**[4.30] | **Assessment Criteria** |
| | where the use is undertaken as part of a mixed use development; or<br>(b) sub-area DC2 - except where the use in undertaken in association with a hotel use.<br><br>Otherwise -<br>Impact Assessable | ■ Infrastructure Works Code<br>■ Landscape Code<br>■ Stormwater Management Code |
| **Telecommunications Facility** | Self-Assessable<br>If complying with the assessment criteria being the acceptable solutions listed in column 3<br><br>Code Assessable<br>If not self-assessable | ■ Acceptable Solutions in section 6.26.4 of the Telecommunications Facility Code<br>■ Acceptable Solutions in section 8.6.4 of the Erosion Prevention and Sediment Control Code<br>■ Acceptable Solutions A1.(1)(a) and (c) in section 7.6.4 of the Excavation and Fill Code<br><br>■ District Centre Zone Code<br>■ Telecommunications Facility Code<br>■ Access and Parking Code<br>■ Centre Design Code<br>■ Erosion Prevention and Sediment Control Code<br>■ Excavation and Fill Code<br>■ Infrastructure Works Code<br>■ Landscape Code |
| **Temporary Use** | Self-Assessable<br>If complying with the assessment criteria being the acceptable solutions listed in column 3<br><br>Code Assessable<br>If not self-assessable | ■ Acceptable Solutions in section 6.27.4 of the Temporary Use Code<br><br>■ District Centre Zone Code<br>■ Temporary Use Code |
| **Tourist Accommodation** | Code Assessable<br>If the building height is:<br>(c) 14 metres or less except;<br>(d) 10 metres or less in DC2.<br><br>Otherwise -<br>Impact Assessable | ■ District Centre Zone Code<br>■ Tourist Accommodation Code<br>■ Access and Parking Code<br>■ Centre Design Code<br>■ Erosion Prevention and Sediment Control Code<br>■ Excavation and Fill Code<br>■ Infrastructure Works Code<br>■ Landscape Code<br>■ Stormwater Management Code |

## District Centre Zone - Table of Assessment for Material Change of Use of Premises

| column 1 | column 2 | column 3 |
|---|---|---|
| **Use**[4.29] | **Level of Assessment**[4.30] | **Assessment Criteria** |
| **Utility Installation** | Code Assessable | ■ District Centre Zone Code<br>■ Access and Parking Code<br>■ Erosion Prevention and Sediment Control Code<br>■ Excavation and Fill Code<br>■ Landscape Code<br>■ Stormwater Management Code |
| **Vehicle Parking Station** | Code Assessable<br>If –<br>(1) Not in sub-area DC1;<br>(2) If the use is undertaken as part of a mixed use development.<br>Otherwise -<br>Impact Assessable | ■ District Centre Zone Code<br>■ Access and Parking Code<br>■ Centre Design Code<br>■ Erosion Prevention and Sediment Control Code<br>■ Excavation and Fill Code<br>■ Infrastructure Works Code<br>■ Landscape Code<br>■ Stormwater Management Code |
| **Veterinary Surgery** | Code Assessable<br>If not in sub-areas -<br>(a) DC1; or<br>(b) DC2<br>Otherwise -<br>Impact Assessable | ■ District Centre Zone Code<br>■ Access and Parking Code<br>■ Centre Design Code<br>■ Erosion Prevention and Sediment Control Code<br>■ Excavation and Fill Code<br>■ Infrastructure Works Code<br>■ Landscape Code<br>■ Stormwater Management Code |
| **Defined uses not listed in column 1** | Impact Assessable | |
| **Defined uses listed in column 1 that do not comply with the level of assessment qualifications in column 2** | Impact Assessable | |
| **Uses not defined in Part 9 - Schedule 3 - Dictionary, Division 1 - Uses** | Impact Assessable | |

## 4.4.5 District Centre Zone - Table of Assessment for Other Development not associated with a Material Change of Use

**District Centre Zone - Table of Assessment for Other Development**

| column 1<br>Other Development | column 2<br>Level of Assessment[4.31] | column 3<br>Assessment Criteria |
|---|---|---|
| **Reconfiguration for -** | | |
| **Creating lots by subdividing another lot by Standard Format Plan**[4.32] | Code Assessable | ■ District Centre Zone Code<br>■ Reconfiguration Code<br>■ Development Near Underground Infrastructure Code<br>■ Excavation and Fill Code<br>■ Infrastructure Works Code<br>■ Stormwater Management Code |
| **Creating lots by subdividing another lot by -**<br>■ Building Format Plan; or<br>■ Volumetric Format Plan | Code Assessable | ■ District Centre Zone Code<br>■ Reconfiguration Code |
| ■ Rearranging the boundaries of a lot by registering a plan of subdivision; or<br>■ Dividing land into parts by Agreement; or<br>■ Creating an easement giving access to a lot from a constructed road | Code Assessable | ■ Reconfiguration Code |
| **Building Work for -** | | |
| **Communications Structures** | Exempt<br>If minor building works[4.33]<br><br>Self-Assessable<br>If -<br><br>(1) Not exempt;<br>(2) Complying with the assessment criteria being the acceptable solutions listed in column 3<br><br>Code Assessable<br>If not self-assessable | ■ Acceptable Solutions in section 7.2.4 of the Communications Structures Code<br><br>■ Communications Structures Code |

District Centre Zone

[4.31] See Part 9 - Schedule 3 - Dictionary, Division 2 - Administrative Terms for a definition of level of assessment.
[4.32] Whether or not having a Community Management Statement.
[4.33] See Part 9 - Schedule 3 - Dictionary, Division 2 - Administrative Terms for a definition of minor building work.

## District Centre Zone - Table of Assessment for Other Development

| column 1<br>Other Development | column 2<br>Level of Assessment[4.31] | column 3<br>Assessment Criteria |
|---|---|---|
| **Retaining Wall** | Exempt<br>If minor building work<br>Self-Assessable<br>If -<br>(1) Not exempt;<br>(2) Complying with the assessment criteria being the acceptable solutions listed in column 3;<br>Code Assessable<br>If –<br>(1) Not self-assessable;<br>(2) Greater than 1 metre but no more than 2.5 metres in height from ground level<br>Otherwise -<br>Impact Assessable | ■ Acceptable Solutions in section 7.6.4 of the Excavation and Fill Code<br>■ Acceptable Solutions in section 8.6.4 of the Erosion Prevention and Sediment Control Code<br>■ Erosion Prevention and Sediment Control Code<br>■ Excavation and Fill Code |
| **Operational Works for -** | | |
| **Excavation and Fill** | Self-Assessable<br>If complying with the assessment criteria being the acceptable solutions listed in column 3<br>Code Assessable<br>If not self-assessable | ■ Acceptable Solutions in section 8.6.4 of the Erosion Prevention and Sediment Control Code<br>■ Acceptable Solutions A1.(1) (b),(c),(d) (e) in section 7.6.4 of the Excavation and Fill Code<br>■ Erosion Prevention and Sediment Control Code<br>■ Excavation and Fill Code |
| **Placing an Advertising Device on Premises** | Self-Assessable<br>If complying with the assessment criteria being the acceptable solutions listed in column 3<br>Code Assessable<br>If not self-assessable | ■ Acceptable Solutions in section 7.1.4 of the Advertising Devices Code<br>■ Advertising Devices Code |

**District Centre Zone - Table of Assessment for Other Development**

| column 1 | column 2 | column 3 |
|---|---|---|
| **Other Development** | **Level of Assessment**[4.31] | **Assessment Criteria** |
| **Operational Work for Reconfiguring a Lot (by Standard Format Plan)** | Code Assessable | ■ Reconfiguration Code<br>■ Development Near Underground Infrastructure Code<br>■ Erosion Prevention and Sediment Control Code<br>■ Excavation and Fill Code<br>■ Infrastructure Works Code<br>■ Landscape Code<br>■ Stormwater Management Code |
| **All other development not listed in column 1** | Exempt | |

## 4.4.6 Compliance with District Centre Zone Code

(1) Development that is consistent with the specific outcomes in section 4.4.8 complies with the District Centre Zone Code.

**Note -**

The following planning scheme policies will assist in achieving specific outcomes within the District Centre Zone Code -

- Planning Scheme Policy 5 - Environmental Emissions;
- Planning Scheme Policy 9 - Infrastructure Works;
- Planning Scheme Policy 12 - Social and Economic Impact Assessment.

## 4.4.7 Overall Outcomes for District Centre Zone Code

(1) The overall outcomes are the purpose of the District Centre Zone Code.

(2) The overall outcomes sought for the District Centre Zone Code are described by five key characteristics [4.34] -

(a) Uses and Other Development;
(b) Built Form and Density;
(c) Amenity;
(d) Environment;
(e) Infrastructure.

Each of these is detailed below.

(a) Uses and Other Development

(i) Provide for a range of uses that -
a. enhance and protect the primacy, vitality and vibrancy of the City's network of centres;
b. meet demonstrated community needs to serve a district sized catchment;
c. includes supermarkets, specialty stores, commercial activities and community services;
d. provides employment opportunities;
e. provide a focus for community interaction and activity;
f. are located near schools, parkland and community facilities to form part of a district community node and support the function of retail and commercial activities to be located in the district centre zone;
g. are conveniently accessible to the district catchment area they serve by private vehicle, public transport and pedestrian and cycle routes;
h. in sub-area DC1 - are predominantly for residential and tourism accommodation uses where part of a mixed use development;
i. in sub-area DC2 - provide opportunity for the redevelopment or expansion of the existing hotel.

(ii) Provide for a limited range of residential and tourist accommodation uses that -
a. contribute to the economic and social vitality of the centre;
b. maximise accessibility for a residential and tourist population to services, facilities and employment;
c. are designed and integrated as part of a mixed use development;
d. in sub-area DC1 - encourage an increased range of permanent residential and temporary visitor uses including apartment buildings and tourist accommodation where part of a mixed use development.

[4.34] In combination, the overall outcomes in section 4.4.7(2)(a-e) define the character of the District Centre Zone.

(b) Built Form and Density

(i) The scale of uses and other development achieve a high standard of built form and urban design that -
a. reinforce the “sense of place” established by the district centre zone;
b. maintain a mid-rise integrated development appearance;
c. limit the impact of over shadowing on public and civic places;
d. contribute to an attractive streetscape along all road frontages;
e. ensure a high level of physical and visual interaction and pedestrian access at ground level.

(ii) The density of uses and other development -
a. maximise the coherent and efficient use of land;
b. do not overwhelm or dominate the centre or adjacent zones;
c. provides areas for public places, landscaping and streetscape works.

(c) Amenity

(i) Uses and other development achieve a high standard of centre amenity by -
a. ensuring car parking and servicing areas are discretely located and do not visually dominate the centre;
b. ensuring residential and tourist accommodation uses have access to natural light and ventilation, privacy and private and communal open space;
c. protecting and enhancing places of cultural significance and streetscape value;
d. providing high quality useable public and civic places within and external to the built form;
e. providing a high quality landscape and streetscape setting that complements the large scale nature of the built form and recognises the centre function;
f. mitigating impacts associated with light, noise, air and traffic.

(d) Environment

(iii) Uses and other development minimise adverse impacts on environmental and scenic values by -
a. minimising the need for excavation and fill;
b. protecting the site from erosion;
c. incorporating best practice stormwater management and water quality;
d. maximising the use of planting species that are native to the area.

(e) Infrastructure

(iv) Uses and other development -
a. maximise the efficient use of existing infrastructure;
b. provide for the planned extension of infrastructure in an orderly and cost effective manner.

(v) Uses and other development are serviced by infrastructure including -
a. reticulated water;
b. reticulated sewerage;
c. stormwater drainage;
d. constructed road access;
e. energy;
f. telecommunications,
g. waste and recycling collection.

(vi) Uses and other development reinforce a legible, integrated, efficient, safe and attractive movement network that -
a. incorporate a full range of movement modes and facilities including public transport, passenger vehicles, walking and cycling;
b. provide pedestrian, cycle and vehicle connectivity and ease of mobility within the centre and with surrounding neighbourhoods, and public transport stops, stations and interchanges;

c. minimise conflicts between traffic using the centre and through traffic and between pedestrians, cyclists and vehicles;
d. maximise opportunities for the provision of pedestrian and cycle paths throughout the centre.

## 4.4.8 Specific Outcomes and Probable Solutions applicable to Assessable Development

| Assessable Development | | | |
|---|---|---|---|
| **Specific Outcomes** | | **Probable Solutions** | |
| | Uses and Other Development - | | |
| **S1.1** | Uses identified as inconsistent in Table 1 are not established in the zone. | **P1.1** | No probable solution identified. |
| **S1.2** | (1) The zone provides for a range of centre uses that -<br>(a) enhance and protect the role and function of the City's network of centres;<br>(b) meet demonstrated community needs to service a catchment of up to 15,000 people;<br>(c) include supermarkets, retail and commercial uses, specialty stores, commercial activities and community services. | **P1.2** | (1) No probable solution identified. |
| **S1.3** | Residential and tourist accommodation uses are designed and integrated as part of a mixed use development ensuring the maintenance of active street frontages at ground level. | **P1.3** | No probable solution identified. |
| **S1.4** | (1) In sub-areas DC1 or DC2 -<br>(a) commercial, retail and refreshment establishment uses are only established where part of a mixed use development incorporating residential and tourist accommodation uses;<br>(b) residential and tourist accommodation uses are maximised to ensure a greater number of residents and tourists can reside or be accommodated in close proximity to services, attractions, facilities and employment opportunities. | **P1.4** | No probable solution identified. |
| **S1.5** | In sub-area DC2 - uses consistent with the redevelopment or expansion of the existing hotel are encouraged. | **P1.5** | No probable solution identified. |
| | Built Form and Density - | | |
| **S2.1** | (1) Building height adopts a mid-rise built form that ensures a high quality appearance when viewed from within and external to the centre; | **P2.1** | (1) Building or structure height is 14 metres or less above ground level except in sub-area DC2 - building or structures do not exceed 10.5 metres in height above ground |

| Assessable Development | | | |
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| **Specific Outcomes** | | **Probable Solutions** | |
| | (2) Where a use proposes a building height greater than an existing dwelling unit in an adjoining residential zone, site layout and building design minimises any potential impacts of overshadowing and loss of privacy.<br>(3) Within sub-area DC1 - uses adopt a mid-rise building height that ensures a high quality appearance when viewed from or within the centre, the adjoining neighbourhood and Moreton Bay. | | level;<br>(2) No probable solution identified.<br>(3) No probable solution identified. |
| **S2.2** | (1) Site coverage maintains a balance between built and unbuilt areas of the site and contributes to a high quality centre environment by -<br>(a) ensuring adequate areas are available for high quality landscaping and streetscape treatments;<br>(b) providing areas for integrated car parking and servicing functions. | **P2.2** | (1) No probable solution identified. |
| **S2.3** | (1) Front setbacks are consistent with the desired streetscape for that part of the centre and provide a generous covered pedestrian environment;<br>(2) Side and rear set backs -<br>(a) maintain privacy, breezes and solar access to adjoining residential zones;<br>(b) provide areas for service functions such as car parking;<br>(c) provide areas for landscaping and streetscape treatments;<br>(3) Where the land backs onto a residential zone across a street, high quality streetscape treatments, including landscaped buffers, are provided along the whole of the rear frontage. | **P2.3** | (1) No probable solution identified;<br>(2) Where a rear and/or side boundary adjoins a residential zone -<br>(a) the building setback from the boundary is a minimum of 3 metres or half the height of the building at that point, whichever is greater;<br>(b) this boundary is landscaped with trees that are capable of growing to above the height of the eaves of building within 5 years of planting;<br>(c) is supported by a 2 metre high acoustic and visual screen fence along the entire length of the boundary;<br>(3) No probable solution identified. |
| **S2.4** | Residential and tourist accommodation uses are maximised to ensure a greater number of residents and tourists can reside or be accommodated in close proximity to services, attractions, facilities and employment opportunities within the centre. | **P2.4** | No probable solution identified. |
| **S2.5** | (1) Building design and layout incorporates architectural | **P2.5** | (1) No probable solution identified. |

| Assessable Development | | | |
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| **Specific Outcomes** | | **Probable Solutions** | |
| | elements that -<br>(a) reinforce a high quality centre environment;<br>(b) exhibit a high degree of interest through the use of colour, angles, materials and shadows;<br>(c) provide functional and attractive facades that contribute to a high quality built form and streetscape along all road frontages;<br>(d) minimise any adverse overshadowing and reflective impact on public and civic places and adjoining zones;<br>(e) provide physical connections and linkages between buildings and between buildings and public places, to encourage pedestrian movement;<br>(f) ensure buildings have their primary access to the main street frontage and provide an active frontage to all other streets;<br>(g) incorporate covered pedestrian walkways and a covered pedestrian spine that will provides direct access to shops and civic areas and links all areas of the centre;<br>(h) ensure high levels of physical and visual interaction and pedestrian access at ground level. | | |
| | Amenity | | |
| **S3.1** | High quality landscaping and streetscaping treatments are incorporated to reinforce a sense of place and contribute to the overall attractiveness and function of the centre. | **P3.1** | No probable solution identified. |
| **S3.2** | Development does not impact on the cultural heritage values of a registered heritage place(s) or character precinct. | **P3.2** | No probable solution identified. |
| **S3.3** | (1) Residential and tourist accommodation uses are capable of receiving solar access;<br>(2) Building design maintains solar access to the habitable rooms | **P3.3** | (1) No probable solution identified;<br>(2) No probable solution identified. |

| Assessable Development | | | |
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| **Specific Outcomes** | | **Probable Solutions** | |
| | and private open space areas of adjoining residential zoned properties. | | |
| **S3.4** | (1) Residential and tourist accommodation uses maximise privacy (visual and acoustic) through -<br>(a) locating habitable rooms so they do not directly overlook habitable rooms of adjacent residential uses either within or adjoining the development;<br>(b) separating noise generating areas from sleeping areas. | **P3.4** | (1) No probable solution identified. |
| **S3.5** | (1) Residential and tourist accommodation uses ensure, private and communal open space areas are -<br>(a) clearly defined for their intended user and use;<br>(b) easily accessible from living or common areas;<br>(c) useable in size and dimension. | **P3.5** | (1) No probable solution identified. |
| **S3.6** | (1) Artificial light does not result in unreasonable disturbance to any person or activity;<br>(2) Lighting is designed to avoid spilling onto adjoining residential zones;<br>(3) Glare and reflection of the sun are minimised through material and glazing choice. | **P3.6** | (1) No probable solution identified;<br>(2) The vertical illumination resulting from direct, reflected or other incidental light emanating from the site does not exceed 8 lux when measured at any point 1.5 metres outside the boundary at or above ground level;<br>(3) No probable solution identified. |
| **S3.7** | (1) Noise generated by the use or other development is compatible with that experienced in a centre environment;<br>(2) Where residential and tourist accommodation uses are incorporated as part of a mixed use development or the development adjoins a residential zone, non-residential uses are located, and designed to ameliorate noise impacts. | **P3.7** | (1) No probable solution identified;<br>(2) The use achieves the acoustic quality objectives stated in Schedule 1 of the *Environmental Protection (Noise) Policy 2008.* |
| **S3.8** | Air quality impacts are eliminated or mitigated to a level that is compatible with a centre environment. | **P3.8** | No probable solution identified.<br>**Note -**<br>Refer to Part 11 - Planning Scheme Policy 5 - Environmental Emissions for further information on noise and air quality impacts. |

District Centre Zone

| Assessable Development | | | |
|---|---|---|---|
| **Specific Outcomes** | | **Probable Solutions** | |
| **S3.9** | (1) Uses and other development reinforce the maintenance of high standard of centre amenity by -<br>(a) locating air conditioning units and/or refrigeration units so that they are not visually obtrusive and do not cause adverse visual or noise impacts on adjoining premises;<br>(b) locating car parking and servicing areas to minimise impacts on adjoining premises and on the streetscape. | **P3.9** | (1) No probable solution identified. |
| **S3.10** | (1) Uses and other development are designed in accordance with the principles of Crime Prevention through Environmental Design (CPTED) to assist in crime prevention by being -<br>(a) orientated towards the street to provide opportunities for casual surveillance of public and civic places;<br>(b) designed and well lit to ensure safety and casual surveillance of car parking areas and pedestrian and cycle paths. | **P3.10** | (1) No probable solution identified. |
| | Environment - | | |
| **S4.1** | (1) Uses and other developments are consistent with the effective protection of environmental values from external impacts including -<br>(a) stormwater run-off;<br>(b) water quality;<br>(c) erosion and sediment run-off;<br>(d) pollution control. | **P4.1** | No probable solution identified. |
| **S4.2** | Uses and other development are designed to minimise the need for excavation and fill. | **P4.2** | No probable solution identified.<br>**Note -**<br>Refer to Part 7 - Division 6 - Excavations and Fill Code for assessment criteria where the site requires earthworks. |
| **S4.3** | (1) Landscaping is designed to -<br>(a) incorporate plant species that are native to the local area;<br>(b) recognise and enhance the | **P4.3** | (1) Species used for landscaping are selected from the native plants listed in -<br>(a) Vegetation Enhancement |

| Assessable Development | | | |
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| **Specific Outcomes** | | **Probable Solutions** | |
| | landscape and streetscape character of the centre;<br>(c) incorporate landscaping as a component of the stormwater management system. | | Strategy;<br>(b) Part 9 Schedule 9 - Street Trees where within the road reserve.<br><br>**Note -**<br><br>For additional assessment criteria refer to Part 8 -<br>■ Division 8 - Landscape Code;<br>■ Division 9 - Stormwater Management Code. |
| | Infrastructure | | |
| **S5.1** | Infrastructure is provided to be readily integrated with existing systems and facilitate the orderly provision of future systems. | **P5.1** | No probable solutions identified. |
| **S5.2** | Infrastructure is designed, located, constructed and managed in a manner that recognises and contributes to the sense of place and attractiveness of the centre. | **P5.2** | No probable solution identified. |
| **S5.3** | (1) All uses and other development are serviced by infrastructure, including -<br>(a) reticulated water;<br>(b) reticulated sewerage;<br>(c) stormwater drainage;<br>(d) constructed road access;<br>(e) energy;<br>(f) telecommunications;<br>(g) waste and recycling collection facilities. | **P5.3** | (1) No probable solution identified. |
| **S5.4** | (1) Waste and recycling is managed to minimise impacts on the environment and nearby premises by -<br>(a) locating waste and recycling storage areas to protect amenity and to provide safe manual handling of containers;<br>(b) screening waste and recycling container storage areas from view;<br>(c) providing for the cleansing of containers in a manner that does not cause adverse environmental impacts;<br>(2) Uses and other development -<br>(a) provide safe and efficient manoeuvring for waste collection vehicles;<br>(b) ensure all bulk waste and recycling containers are | **P5.4** | (1) No probable solution identified.<br>(2) No probable solution identified.<br>(3) No probable solution identified.<br><br>**Note -**<br><br>Refer to Part 11 - Planning Scheme Policy 9 - Infrastructure Works – Chapter 16 – Waste Management for further information on waste and recycling container volume, storage, servicing, screening and cleansing.<br><br>Refer to Part 8 - Division 1 - Access and Parking Code for waste collection vehicle servicing and manoeuvring assessment criteria. |

| Assessable Development | | | |
|---|---|---|---|
| **Specific Outcomes** | | **Probable Solutions** | |
| | serviced off-street and not on roads with public access;<br>(c) ensure sufficient vertical clearance for container servicing;<br>(d) ensure unobstructed access to containers by collection vehicles;<br>(3) Waste and recycling storage is designed and located to -<br>(a) provide adequate container volume to contain the waste and recyclables;<br>(b) provide recycle containers in an equivalent or greater volume to waste containers;<br>(c) provide a dedicated waste and recycling container storage area that is convenient and safe to use;<br>(d) ensure containers are located on impermeable surfaces. | | |
| **S5.5** | (1) Uses and other development maximise the safe, convenient and comfortable movement of public transport passengers, pedestrians and cyclists by providing -<br>(a) links to public transport routes, stops and interchanges in the most accessible and convenient locations to maximise their use;<br>(b) pedestrian and cycle paths, throughout the centre and linking to surrounding neighbourhoods;<br>(c) pathways, building entrances, amenities and seating that support accessibility for people with special needs. | **P5.5** | (1) No probable solution identified. |
| **S5.6** | (1) Opportunities for cycling as a modal choice for employees and customers are provided through -<br>(a) clearly defined on-site paths and facilities;<br>(b) secure cycle storage areas, and facilities including showers and lockers for employees;<br>(c) provision of cycle racks for customers. | **P5.6** | (1) Cycling facilities include -<br>(a) On-site bicycle facilities that are designed and constructed in accordance with *AUSTROAD's Traffic Engineering Practice, Part 14 - Bicycles*;<br>(b) the following for employees -<br>(i) 1 bicycle space per 200m$^2$ of gross floor area;<br>(ii) 1 personal locker per 2 bicycle parking spaces;<br>(iii) 1 shower cubicle with ancillary changing area per 5 bicycle spaces; or<br>(iv) 1 shower cubicle with |

| Assessable Development | | | |
|---|---|---|---|
| **Specific Outcomes** | | **Probable Solutions** | |
| | | | ancillary changing area if less than 5 bicycle spaces are required;<br>(c) 1 bicycle space per 200m$^2$ of gross floor area of customers, up to a maximum of 10 spaces. |
| **S5.7** | (1) The design and layout of vehicular access, parking facilities and service delivery areas are -<br>(a) located to minimise disruption to traffic flow, promote efficiency and public transport priority and minimise impact on adjoining areas;<br>(b) located and designed to minimise conflicts between pedestrians and cyclists with vehicles and service delivery vehicles;<br>(c) located to maintain a high quality built form and streetscape from along all road frontages;<br>(d) located to provide for integrated car parking and service delivery areas. | **P5.7** | (1) No probable solution identified.<br>**Note -**<br>Refer to Part 8 -<br>■ Division 1 - Access and Parking Code for further assessment criteria related to access and internal movement.<br>■ Division 7 - Infrastructure Works Code for further assessment criteria on provision, design and construction of utility infrastructure and pedestrian and cycle paths. |
| **S5.8** | Community infrastructure is able to function effectively during and immediately after flood events. | **P5.8** | Community infrastructure is located at or above the recommended flood levels in Table 2 - Recommended Flood Levels for Community Infrastructure. |

***Table 1 - Inconsistent Uses***

| Inconsistent Uses |
|---|
| Agriculture |
| Airport |
| Animal Keeping |
| Apartment Building - where not part of a mixed use development |
| Bed and Breakfast |
| Brothel |
| Cemetery |
| Display Dwelling - where not part of a mixed use development |
| Dual Occupancy |
| Dwelling House |
| Extractive Industry |
| Forestry |
| General Industry |
| Heavy Industry |
| High Impact Industry |
| Home Business - where proposed in a dwelling unit not approved under this planning scheme |
| Intensive Agriculture |
| Landscape Supply Depot |
| Marine Services |

| Inconsistent Uses |
|---|
| Mobile Home Park |
| Multiple Dwelling - where not part of a mixed use development |
| Roadside Stall |
| Rural Enterprise |
| Service Industry - where having more than 100m$^2$ gross floor area |
| Tourist Park |
| Vehicle Depot |
| Vehicle Repair Premises - if not in conjunction with a service station |
| Warehouse |

***Table 2 - Recommended Flood Levels for Community Infrastructure***

| Type of Community Infrastructure | Recommended Flood Level AEP (ARI) |
|---|---|
| Emergency services, other than police facilities | 0.2% (1 in 500 year ARI) |
| Emergency shelters | 0.5% (1 in 200 years ARI) |
| Police facilities | 0.5% (1 in 200 years ARI) |
| Hospitals and associated facilities | 0.2% (1 in 500 years ARI) |
| Stores of valuable records or items of historic or cultural significance, such as galleries and libraries | 0.5% (1 in 200 years ARI) |
| Power stations | 0.2% (1 in 500 years ARI) |
| Major switch yards | 0.2% (1 in 500 years ARI) |
| Substations | 0.5% (1 in 200 years ARI) |
| Sewerage treatment plants | 1% (1 in 100 years ARI) |
| Water treatment plants | 0.5% (1 in 200 years ARI) |
| ■ State-controlled roads<br>■ Works of an electricity entity not otherwise listed in this table<br>■ Railway lines, stations and associated facilities<br>■ Aviation facilities<br>■ Communication network facilities | No specific recommended flood level by development proponents should ensure that the infrastructure is optimally located and designed to achieve suitable levels of service, having regard to the processes and policies of the administering government agency. |

Reference - *State Planning Policy Guideline 1/03: Mitigating the Adverse Impacts of Flood, Bushfire and Landslide.*

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