

6.2.1 Centre zone code

6.2.1.1 Application

This code applies to assessing a material change of use and building work in the Centre zone.

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

6.2.1.2 Purpose

- (1) The **purpose** of the Centre zone is to provide for a variety of uses and activities to service all or part of the local government area, including, for example, administrative, business, community, cultural, entertainment, professional, residential or retail uses or activities..
- (2) The **local government purpose** of the code is to:
 - a) reinforce the Esk, Fernvale, Kilcoy, Lowood and Toogoolawah town centres as the focus for the location of centre activities and appropriate business activities in the Somerset Region, where the town centres service their immediate urban areas and sub-regional catchments; and
 - b) facilitate the location of a range of accommodation, community, entertainment and recreation activities that are complementary to the predominant business and service function of the town centres.
- (3) The purpose of the Centre zone code will be achieved through the following **overall outcomes**:
 - a) The Centre zone is the focus and location for shopping uses and other centre, business and community activities and administrative and government services in each of the sub-regional catchments of the Somerset Region;
 - b) The development of business activities is of a scale and intensity that is consistent with the intended role and function of each town centre in the Somerset Region town centres network¹;
 - c) A mix of accommodation, community, entertainment and recreation activities that assist in the creation of a vibrant mixed-use centre are established where complementary to the primary business and service function of each centre;
 - d) Uses that strengthen the function of the town centres as destinations in their own right and gateways to tourism focus areas in the greater Somerset Region are promoted;
 - e) A predominantly low rise built form is maintained, consistent with the established scale and character of existing buildings in the town centre;
 - f) The design and layout of development contributes to a vibrant and visually attractive town centre streetscape with buildings orientated towards the primary street frontage, built to the front boundary and with awnings over the footpath for an enhanced pedestrian experience and a high level of amenity;
 - g) Development reinforces a pedestrian-oriented and active streetscape, and uses that have car-oriented frontages or activities such as services stations are located on the periphery of town centres;
 - h) Development conserves and sensitively integrates with historic places or items of cultural heritage significance;
 - i) Development is serviced by the full range of urban infrastructure networks, including the reticulated water supply, sewerage and stormwater drainage networks, road transport networks and electricity and telecommunications infrastructure;
 - j) Development is designed to incorporate sustainable practices including maximising energy efficiency and water conservation;
 - k) Areas of ecological significance, including watercourses, are retained, enhanced and buffered from the impacts of development; and
 - l) Development responds to flooding constraints.

¹ Refer to 3.7.2—Town centres network of the Part 3—Strategic framework.

6.2.1.3 Assessment benchmarks

Part A— Requirements for accepted development and assessment benchmarks for assessable development

Table 6.2.1.3—

Requirements for Accepted development and assessment benchmarks for Assessable development

Performance outcomes	Acceptable outcomes												
For accepted development subject to requirements and assessable development													
Building height													
<p>PO1 <i>Building height:</i> (a) exhibits a low rise character; (b) contributes to a continuous streetscape character in the town centre; and (c) does not detract from the amenity enjoyed by <i>adjoining premises</i>.</p>	<p>AO1 <i>Building height</i> does not exceed two storeys and 8.5 metres above <i>ground level</i>.</p>												
Building setbacks													
<p>PO2 Building setbacks: (a) contribute to the establishment of a continuous ‘main street’ character; (b) assist in the provision of active frontages and the engagement of development with the public realm; (c) facilitate the establishment of awnings on main streets; (d) do not detract from the amenity of <i>adjoining premises</i>, in terms of privacy, access to natural light, and ventilation; and (e) provide for the efficient use of the site.</p>	<p>AO2.1 New buildings and structures are built to the <i>primary street frontage</i> boundary of the site, including the following main streets:</p> <table border="1"> <thead> <tr> <th>Centre</th> <th>Main street/s</th> </tr> </thead> <tbody> <tr> <td>Esk</td> <td>Ipswich Street</td> </tr> <tr> <td>Fernvale</td> <td>Brisbane Valley Hwy Main Street</td> </tr> <tr> <td>Kilcoy</td> <td>Hope Street Mary Street William Street</td> </tr> <tr> <td>Lowood</td> <td>Main Street Railway Street</td> </tr> <tr> <td>Toogoolawah</td> <td>Cressbrook Street</td> </tr> </tbody> </table> <p>AO2.2 Where an <i>adjoining premises</i> is located in the General residential zone, buildings and structures are setback a minimum 3 metres from the common side boundary.</p> <p>AO2.3 New buildings and structures are setback a minimum 3 metres from the rear boundary.</p>	Centre	Main street/s	Esk	Ipswich Street	Fernvale	Brisbane Valley Hwy Main Street	Kilcoy	Hope Street Mary Street William Street	Lowood	Main Street Railway Street	Toogoolawah	Cressbrook Street
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For assessable development													
Building scale													
<p>PO3 Building scale: (a) complements the predominant scale and intensity built form of the centre; and (b) provides for the on-site provision of car parking, servicing, landscaping and building setbacks consistent with the general built form character of the centre.</p>	<p>AO3 <i>Site cover</i> does not exceed 80 percent.</p>												

Performance outcomes	Acceptable outcomes												
Centre design													
<p>PO4 Development contributes to an attractive, vibrant and well-designed town centre where:</p> <ul style="list-style-type: none"> (a) development addresses the public realm; (b) building design, layout, and tenancy mix activates the street and pedestrian thoroughfares; (c) building services do not dominate the streetscape; and (d) conflict between pedestrians and vehicles is minimized. 	<p>AO4.1 Commercial tenancies address the <i>primary street frontage</i> of the site.</p> <p>AO4.2 Building entrances are clearly recognisable from the <i>primary street frontage</i> of the site.</p> <p>AO4.3 Ground level facades which address the <i>primary street frontage</i> incorporate a glassed area of not less than 25 percent of the total area of the external wall.</p> <p>AO4.4 The following building elements are not visible from the <i>primary street frontage</i>:</p> <ul style="list-style-type: none"> (a) building plant equipment (e.g. air conditioning units); (b) refuse storage areas; and (c) vehicle servicing areas. <p>AO4.5 Car parking is provided behind the building alignment to the <i>primary street frontage</i>.</p> <p>AO4.6 Vehicle crossovers are provided as follows:</p> <ul style="list-style-type: none"> (a) common access is established with <i>adjoining premises</i> via access easements; or (b) access is taken from a minor street or rear lane; or (c) a single crossover is provided that is at least 3 metres from a crossover located on an <i>adjoining premises</i>. <p>AO4.7 Development is not for a service station.</p>												
Awnings													
<p>PO5 The main street/s of each town centre are provided with continuous awnings. Awnings contribute to a human scale streetscape character, and promote pedestrian movement, comfort and safety.</p>	<p>AO5 Awnings are provided to the following main streets:</p> <table border="1" data-bbox="820 1637 1315 1953"> <thead> <tr> <th>Centre</th> <th>Main street/s</th> </tr> </thead> <tbody> <tr> <td>Esk</td> <td>Ipswich Street</td> </tr> <tr> <td>Fernvale</td> <td>Brisbane Valley Hwy Main Street</td> </tr> <tr> <td>Kilcoy</td> <td>Hope Street Mary Street William Street</td> </tr> <tr> <td>Lowood</td> <td>Main Street Railway Street</td> </tr> <tr> <td>Toogoolawah</td> <td>Cressbrook Street</td> </tr> </tbody> </table>	Centre	Main street/s	Esk	Ipswich Street	Fernvale	Brisbane Valley Hwy Main Street	Kilcoy	Hope Street Mary Street William Street	Lowood	Main Street Railway Street	Toogoolawah	Cressbrook Street
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Building character													

Performance outcomes	Acceptable outcomes
<p>PO6 The visual appearance of development contributes to the existing or emerging built form character of the town centre, with respect to the use of:</p> <ul style="list-style-type: none"> (a) materials and colours; (b) patterns and textures; (c) roof form and pitch; (d) eaves and awnings; (e) horizontal and vertical detailing; and (f) fenestration. 	<p>Where located in Lowood in the Centre zone: AO6.1 Buildings are predominantly: (a) constructed of timber; and (b) exhibit pitched roofs made of iron.</p> <p>OR</p> <p>Where otherwise located: AO6.2 No acceptable outcome provided.</p>
Amenity	
<p>PO7 The design, location and operation of development does not result in any undue adverse impact on the amenity of the locality, having regard to:</p> <ul style="list-style-type: none"> (a) hours of operation; (b) lighting; (c) noise; (d) dust, odour and other airborne emissions; (e) public health and safety; (f) traffic generation; (g) the use of <i>advertising devices</i>; (h) visual amenity; and (i) overlooking and privacy. 	<p>AO7 No acceptable outcome provided.</p>
<p>PO8 Development must take into account and seek to ameliorate any existing negative environmental impacts, having regard to:</p> <ul style="list-style-type: none"> (a) noise; (b) hours of operation; (c) traffic; (d) lighting; (e) <i>advertising devices</i>; (f) visual amenity; (g) privacy; (h) odour; or (i) emissions. 	<p>AO8 No acceptable outcome provided.</p>
<p>PO9 <i>Development</i> involving a residential activity ensures that an appropriate level of residential amenity and privacy is achieved.</p>	<p>AO9 No acceptable outcome provided.</p>