

Division 4 – Assessment Criteria for the District Centre Zone

5.5 District Centre Zone

The provisions in this division comprise the assessment criteria for the District Centre Zone. They are:

- Overall outcomes for the District Centre Zone (section 5.6);
- Specific outcomes, acceptable solutions and probable solutions for the District Centre Zone (section 5.7).

5.6 Overall Outcomes for the District Centre Zone

- (a) The overall outcomes for the District Centre Zone together with the overall outcomes for all Planning Areas are the purpose of the Planning Area Code.
- (b) The overall outcomes sought for the District Centre Zone are the following:
- Development is compatible with the function of the centre in respect to the centre's hierarchy;
 - Uses in the centre provide for safety, comfort and enjoyment of workers, residents and visitors;
 - Development maximises the consolidation and integration of compatible uses to optimise the use of land and the physical and social infrastructure;
 - Development enhances the appearance of the built form, having regard to the attributes of the site and surrounds, such as shape and size, access points, topography, views, natural environment, landscaping and character of the area;
 - Building design and layout maximise the exposure of commercial uses to areas of pedestrian movement, while optimising energy efficiency and the use of space;
 - Mixed residential and commercial development is provided in a way that maximises reciprocal amenity and functionality;
 - Development maximises the integration and use of public transport.

5.7 Specific Outcomes and Acceptable/Probable Solutions for the District Centre Zone

The specific outcomes sought for the District Centre Zone are included in column 1 of table 5.1. Acceptable solutions for self-assessable development and probable solutions for code assessable development are included in column 2 of table 5.1.

Table 5.1	
District Centre Zone (Part 5 Division 4)	
Column 1 Specific outcomes	Column 2 Acceptable solutions (if self-assessable) Probable solutions (if code assessable)
Consistent Uses	
SO1 The following defined uses are consistent uses and are located in the District Centre Zone: Accommodation Building Car Parking Facility Car Wash Caretaker's Residence Child Care Centre Display Home Dual Occupancy Dwelling House Educational Establishment Entertainment and Recreation (Indoors) Entertainment and Recreation (Outdoors) Estate Sales Office Funeral Parlour Home Based Business Hospital	S1.1 No solution provided.

Table 5.1	
District Centre Zone (Part 5 Division 4)	
Column 1	Column 2
Specific outcomes	Acceptable solutions (if self-assessable) Probable solutions (if code assessable)
Hotel Landscape Supply Centre Local Utility Major Utility Market Medical Centre Motor Vehicle Repair Station Multiple Dwellings Office Park Place of Worship Restaurant Retail Showroom Sales or Hire Yard Service Industry Service Station Shop Storage Facility Surgery Take Away Food Outlet Telecommunication Facility Vehicle Sales and Service Veterinary Establishment	
Inconsistent Uses	
SO2 The following defined uses are inconsistent uses and are not located within the District Centre Zone: Agriculture Animal Husbandry (Intensive) Animal Husbandry (Non-Intensive) Aquaculture Caravan Park Cemetery Corrective Institution Dependent Person's Accommodation Extractive Industry Forest Practice Fuel Depot General Industry Landscape Supply Production Marina Recycling Yard Relocatable Home Park Retirement Village Roadside Stall Rural Service Industry Rural Worker's Dwelling	S2.1 No solution provided.

Table 5.1	
District Centre Zone (Part 5 Division 4)	
Column 1	Column 2
Specific outcomes	Acceptable solutions (if self-assessable) Probable solutions (if code assessable)
Special Care Facility Special Industry Transport Depot Warehouse Winery	
Affordable Housing	
SO3 Low cost housing is encouraged through development bonuses but only if it does not compromise local amenity.	S3.1 If accommodation provides lodging for permanent residents or is administered by a housing cooperative, a Government or Council agency or charitable organisation to provide low cost, special needs housing or aged care accommodation for at least 10 years and height limits and setbacks are complied with: (a) the site cover of low cost and special needs housing may exceed the site cover applicable to multiple dwelling units in the area; (b) on-site parking may be less than otherwise states provided it meets expected requirements.
Building and Site Accessibility	
SO4 All parts of buildings and sites can be readily accessed by all persons, in particular persons with disabilities. <div style="border: 1px solid black; padding: 5px;">Note: <i>Unhindered access to some parts of buildings and sites may not be desirable due to safety reasons, eg to roof top mechanical plant. In these circumstances restricted access is acceptable.</i></div>	S4.1 Entrances to sites from roads and footpaths incorporate suitably graded ramps, handrails, tactile paving and other design features to enable unassisted entrance for persons with disabilities. S4.2 One (1) lift is installed for each building which exceeds 8.5 metres above ground level and two (2) lifts are installed for each building which exceeds 32.5 metres above ground level.
Building Design	
SO5 Building design contributes to the creation of a coherent, attractive and human scale Centre.	S5.1 For commercial uses, site cover does not exceed 80% of the total site area. S5.2 For mixed residential and commercial uses, site cover does not exceed 90% of the total site area. S5.3 Building bulk is reduced through: (a) Significant recesses and projections in the horizontal and vertical planes; and (b) Elements of a finer scale than the main structural framing of the building. S5.4 Building utilities such as lift motor rooms and telecommunications equipment are designed as architectural features of the building. S5.5 Exterior elements of the building are rendered or painted in a range of compatible colours. S5.6 Buildings are constructed from high quality materials such as rendered masonry and non-reflective glass.

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	<p>S5.7 Mixed use development incorporates commercial uses at the ground floor abutting public areas such as streets and parks and residential uses above commercial uses.</p> <p>S5.8 Restaurants, Take-Away Food outlets and Shops are located at the ground floor abutting public areas such as streets and parks.</p> <p>S5.9 The main face of the building directly addresses the street.</p> <p>S5.10 Buildings are orientated to be parallel to the alignment of the street or streets that they abut.</p> <p>S5.11 In mixed use buildings, the entry of the residential component is separate and clearly identifiable from the entry of the non-residential use.</p> <p>S5.12 Buildings on corner sites emphasise the corner through the use of increased façade height or the incorporation of an architectural feature in the vertical plane such as a clock tower.</p> <p>S5.13 Glass does not exceed a maximum degree of reflection of both heat and light of 20%.</p> <p>S5.14 Buildings have at least 65% of their facade constructed from glass or other transparent material.</p> <p>S5.15 For development that includes a residential component, lockable storage facilities with a minimum area of 8m³ is provided on site for all dwelling units.</p> <p style="border: 1px solid black; padding: 2px;">Note: This space can be incorporated as part of a garage or carport.</p> <p>S5.16 All weather awnings are provided across the front of any buildings and have a depth of at least 2.0 metres.</p> <p><u>For the Bellara Locality</u></p> <p>S5.17 Buildings extend the full length of the site frontage.</p> <p>S5.18 Cantilevered awnings are provided that:</p> <ul style="list-style-type: none"> (a) align to provide continuous shelter along the full width of the site; (b) extend from the face of the building; (c) are a minimum 3.2 metres and not more than 4.2 metres above pavement height; (d) do not extend past a vertical plane 1.5 metres inside the kerb line to enable street trees to be planted; and (e) accommodates any street furniture and landscaping.

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	S5.19 Tenancies are a maximum of 10.0 metres in width at the street frontage.
Building Function	
SO6 Buildings are able to accommodate a wide range of uses without significant remodelling.	S6.1 No solution provided
Building Height	
Bribie Island (Bellara) Only	
SO7A Building Height does not exceed 12.0 meters and three storeys above ground level unless otherwise indicated on Figure 5.1.	S7.1A Building Height does not exceed 12.0 meters and three storeys above ground level unless otherwise indicated on Figure 5.1.
All Other Localities	
SO7B Building heights are consistent with the surrounding built landscape and do not detract from the amenity of adjoining or surrounding uses through direct overlooking of private areas, blocking or significantly impinging upon the penetration of desirable natural light and breezes or impeding significant view corridors.	S7.1B Maximum building heights above ground level do not exceed 12.0 metres and three storeys.
Centre Character	
SO8 The development has a distinct, legible, coherent and attractive character through the use of paving, street furniture, artworks and landscape treatments, including street tree plantings, within the public and private domains.	S8.1 No solution provided.
Centre Function	
SO9 The scale and function of individual commercial uses, including shops, offices and retail showrooms, or the cumulative scale and function of these commercial uses does not detract from the role of the Caboolture-Morayfield Metropolitan Centre as the major commercial, retail and administrative centre for the Brisbane north metropolitan region.	S9.1 Individual commercial development proposals have a maximum gross floor area of 4000m ² .
Climatic Responsiveness	

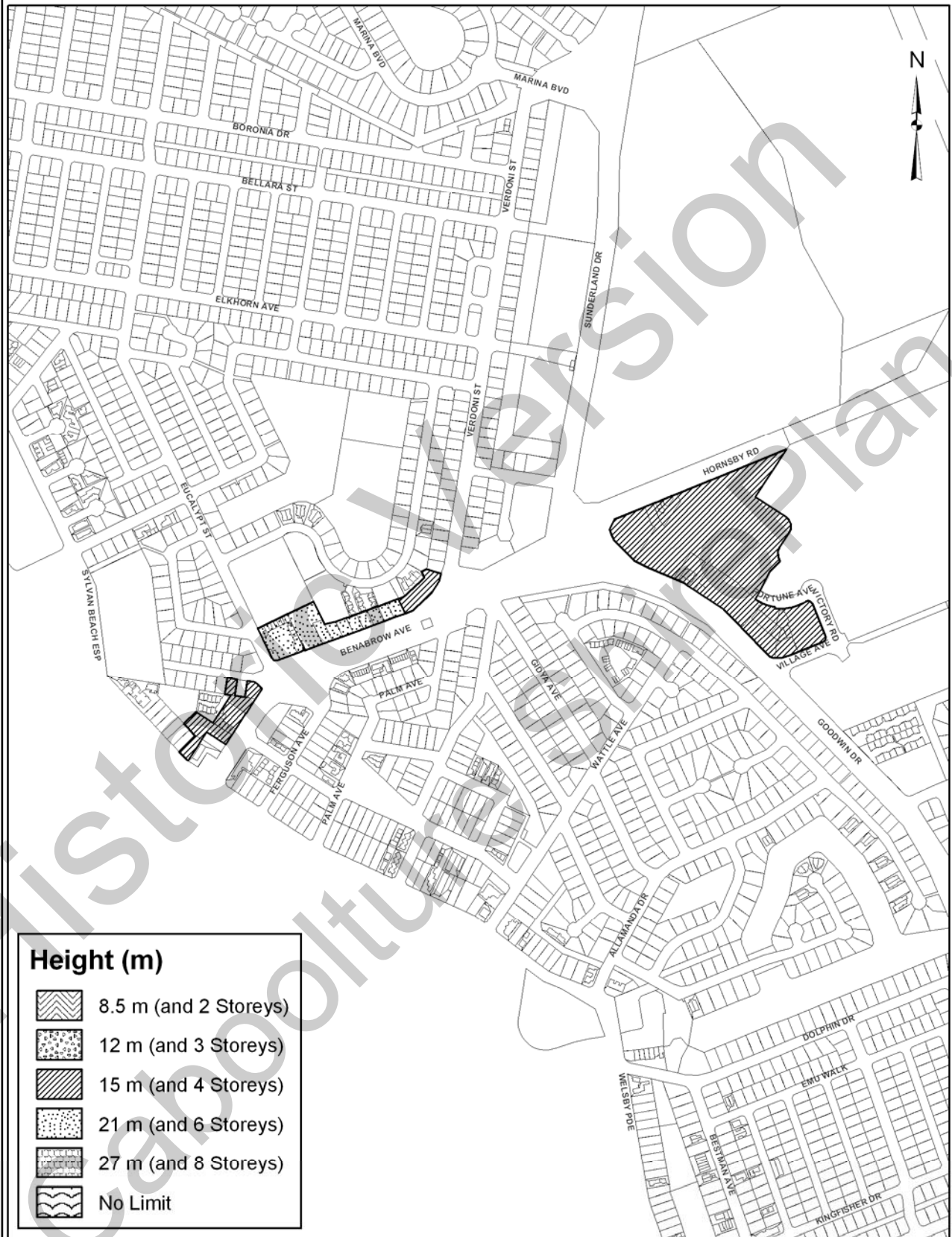
Table 5.1	
District Centre Zone (Part 5 Division 4)	
Column 1	Column 2
Specific outcomes	Acceptable solutions (if self-assessable) Probable solutions (if code assessable)
SO10 Buildings are designed and configured on site in a manner that is appropriate to the local climate.	S10.1 For development that incorporates a residential component, the optimum number of habitable rooms are oriented to face north, north-east or north-west.
Environmental Nuisance	
SO11 The amenity of uses is protected from the impacts of dust, odour, chemicals and other environmental nuisances.	S11.1 No Solution provided.
Landscaping	
SO12 Safe and coherent landscaping enhances the amenity of the Centre through softening the impact on built forms within the landscape and providing shade and shelter for pedestrians.	S12.1 Except where built to boundary construction is required, a landscaping strip having a minimum width of 2.0 metres is provided along the full street frontage excluding those areas required for vehicle access purposes. S12.2 Feature planting is provided within recesses and setbacks along all street frontages.
Pedestrian Network	
SO13 A safe, convenient and inclusive network of pedestrian paths link all areas of the Centre.	S13.1 No solution provided.
Personal and Property Safety	
SO14 Buildings and spaces are designed in accordance with the following core principles of Crime Prevention Through Environment Design (CPTED): (a) Facilitation of casual surveillance; (b) Minimisation of concealed areas; (c) Illumination of public areas, in particular paths of movement; and (d) Creation of legible space and buildings.	S14.1 Buildings front onto public areas and contain windows and/or doors that facilitate casual surveillance. S14.2 Clear sightlines are created between public and high use private areas. S14.3 Lighting is provided in all areas, including paths, accessible to the public. S14.4 Entries to buildings are: (a) clearly identifiable from the street; (b) distinguished from the balance of the building facade; (c) well lit; (d) appropriately signposted; and (e) free from areas providing concealment. S14.5 Parking and loading areas are: (a) well lit; (b) overlooked by windows; (c) located to maximise sightlines; and (d) capable of being locked after hours.

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Privacy	
<p>SO15 Direct overlooking of habitable rooms and private open space provided in association with residential uses is minimised through appropriate building design and site configuration.</p>	<p>S15.1 Habitable room windows having a direct outlook to and located within 9.0 metres of habitable room windows of other dwelling units are screened through:</p> <ul style="list-style-type: none"> (a) Sill heights a minimum 1.7 metres above floor level; or (b) Fixed obscure glazing in any part of the window; or (c) Fixed external screens; or (d) For ground floor windows, solid screen fencing having a height of 1.8 metres combined with dense screen landscaping. <p>S15.2 Private open space areas having a direct outlook to and located within 9.0 metres of private open space areas of other dwelling units are screened through:</p> <ul style="list-style-type: none"> (a) Solid translucent screens; or (b) Fixed screens that have a maximum of 25% openings; or (c) For ground floor private open space areas, solid screen fencing having a height of 1.8 metres combined with dense screen landscaping.
Private and Communal Open Space	
<p>SO16 Residential uses are provided with useable private and communal open space that is of sufficient area and dimensions to cater for a wide range of passive and active recreation uses.</p>	<p>S16.1 Dwelling units located on the ground floor are provided with a private open space area in the form of a courtyard incorporating both hard and softcover areas and having a minimum area of 40m² and a minimum dimension of 5.0 metres.</p> <p>S16.2 Dwelling units located above the ground floor are provided with a private open space area in the form of a balcony, deck or veranda having a minimum area of 8.0 metres and a minimum dimension of 2.0 metres.</p> <p>S16.3 Private open space areas are directly accessible from the main living area of the dwelling.</p> <p>S16.4 Communal open space:</p> <ul style="list-style-type: none"> (a) Is provided at the rate of 10m² per habitable room; (b) 50% or more of the communal open space is provided in one area having a minimum dimension of 5.0 metres and a maximum length to breadth ratio of 3:1. <div style="border: 1px solid black; padding: 5px; margin-top: 10px;"> <p>Note: For development that includes a residential component of up to ten (10) dwelling units, a barbecue, gazebo and outdoor seating areas are provided within communal open space areas.</p> </div> <div style="border: 1px solid black; padding: 5px; margin-top: 10px;"> <p>Note: For development that includes a residential component of more than ten (10) dwelling units in addition to the facilities specified in S17.1 above a swimming pool, tennis court, bowling rink or the like is provided within communal open space areas.</p> </div>

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Specific outcomes	Acceptable solutions (if self-assessable) Probable solutions (if code assessable)
Public Transport	
S017 The use of public transport is optimised through focussing uses that generate high levels of human activity around public transport facilities.	S17.1 No solution provided.
Screening and Fences	
S018 Screening and fences: (a) are constructed from materials compatible with the buildings and site facilities; (b) assist in highlighting entrances and provide visual interest to the streetscape; and (c) enabling outlook from buildings to the street for safety and surveillance purposes.	S18.1 Fencing abutting public areas has a height of no greater than 1.2 metres. S18.2 For fencing that abuts a road where the control of environmental nuisances such as noise is important, fences have a height of no greater than 1.8 metres. S18.3 Solid screen fencing 1.8 metres in height is provided along side and rear boundaries tapering to a maximum height of 1.2 metres from the front building line to the front property boundary. S18.4 For fencing that abuts a public area, for every 5.0 metres of fence length, a recess capable of containing suitable plantings is provided.
Site Area and Dimensions	
S019 The site has sufficient area and dimensions to accommodate required buildings and structures, vehicular access, manoeuvring and parking and landscaped open space.	S19.1 No solution provided.
Site Configuration	
S020 Buildings and spaces are configured on site in a manner that optimises both reciprocal amenity and functionality and interaction between the public and private domains.	S20.1 The development relates to and integrates with any adjoining commercial development. S20.2 Outdoor storage and utility areas are located behind buildings or screened through the use of enclosures and fencing. S20.3 Parts of buildings that exceed 8.5 metres in height are setback 6.0 metres from the road alignment. S20.4 Buildings are setback at least 2.0 metres from boundaries with land contained in a Residential Zone. <u>For the Bellara Locality</u> S20.5 Buildings are built to the front boundary.
Site Facilities	
S021 Facilities for the public are provided and designed to blend in with the buildings on the site.	S21.1 The site includes toilet facilities that are accessible to the public during hours of operation and cater for people with disabilities.

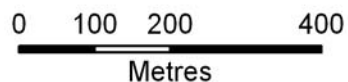
Table 5.1 District Centre Zone (Part 5 Division 4)	
Column 1 Specific outcomes	Column 2 Acceptable solutions (if self-assessable) Probable solutions (if code assessable)
Waste Management	
<p>SO22 Refuse collection and recycling bins and storage facilities are:</p> <ul style="list-style-type: none"> (a) provided for site users; and (b) integrated with the surrounding development and do not impact upon the residential amenity of the site. <div style="border: 1px solid black; padding: 5px; margin-top: 10px;"> <p>Note: Recycling bins are not compulsory for industrial and commercial premises</p> </div> <div style="border: 1px solid black; padding: 5px; margin-top: 10px;"> <p>Note: The design of the site is to take into account the requirements of Council's policy Supply of Refuse and Recycling Services for Residential and Commercial Service.</p> </div>	<p>S22.1 No solution provided.</p>

Figure 5.1: Height Limits for the District Centre Zone - Bellara



Disclaimer: While every care is taken to ensure the accuracy of this data, Caboolture Shire Council and the Dept Of Natural Resources and Mines make no representations or warranties about its accuracy, reliability, completeness, or suitability for any particular purpose and disclaims all responsibility and all liability (including without limitation, liability in negligence) for all expenses, losses, damages (including indirect or consequential damage) and costs which might be incurred as a result of the data being inaccurate or incomplete in any way and for any reason.

Scale: 1:10,000



Datum: Geocentric Datum of Australia
Projection: Map Grid of Australia, Zone 56

Caboolture ShirePlan
Effective 12 December 2005

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Historic Version
Caboolture ShirePlan