

Division 6 – Assessment Criteria for the Local Centre Zone

5.11 Local Centre Zone

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

- Overall outcomes for the Local Centre Zone (section 5.12);
- Specific outcomes, acceptable solutions and probable solutions for the Local Centre Zone (section 5.13).

5.12 Overall Outcomes for the Local Centre Zone

- (a) The overall outcomes for the Local 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 Local Centre Zone are the following:
- Development in Local Centres is of a small scale and compatible with the function of the centres in respect to the centre hierarchy;
 - A mix of uses is encouraged to provide a range of services to meet the convenience needs of the community in the centre catchment population;
 - Uses in the centre provide for safety, comfort and enjoyment of workers, residents and visitors;
 - 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;
 - Development maximises the consolidation and integration of compatible uses to optimise the use of land and the physical and social infrastructure;
 - Development maximises the integration and use of public transport.

5.13 Specific Outcomes and Acceptable/Probable Solutions for the Local Centre Zone

The specific outcomes sought for the Local Centre Zone are included in column 1 of table 5.3. Acceptable solutions for self-assessable development and probable solutions for code assessable development are included in column 2 of table 5.3.

Table 5.3	
Local Centre Zone (Part 5 Division 6)	
Column 1	Column 2
Specific outcomes	Acceptable solutions (if self-assessable) Probable solutions (if code assessable)
Consistent Uses	
<p>SO1 The following defined uses are consistent uses and are located in the Local Centre Zone:</p> <p>Accommodation Building where in Precincts A, B, C or D in Figure 5.2 Car Parking Facility where in Precincts A or D in Figure 5.2 Caretaker's Residence Child Care Centre Display Home Dual Occupancy Dwelling House Educational Establishment Entertainment and Recreation (Indoors) Estate Sales Office Home Based Business Hotel where in Precincts A, C or D in Figure 5.2</p>	<p>S1.1 No solution provided.</p>

Table 5.3	
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Specific outcomes	Acceptable solutions (if self-assessable) Probable solutions (if code assessable)
Landscape Supply Centre Local Utility Major Utility Medical Centre Multiple Dwellings where in Precincts A, B, C or D in Figure 5.2 Office Park Place of Worship Restaurant Service Industry where using an existing building Shop Surgery Take Away Food Outlet Telecommunication Facility Veterinary Establishment	
Inconsistent Uses	
SO2 The following defined uses are inconsistent uses and are not located within the Local Centre Zone: Accommodation Building where not in Precincts A, B, C or D in Figure 5.2 Agriculture Animal Husbandry (Intensive) Animal Husbandry (Non-Intensive) Aquaculture Car Parking Facility where not in Precincts A or D in Figure 5.2 Car Wash Caravan Park Cemetery Corrective Institution Dependent Person's Accommodation Entertainment and Recreation (Outdoors) Extractive Industry Forest Practice Fuel Depot Funeral Parlour General Industry Hospital Hotel where not in Precincts A, C or D in Figure 5.2 Landscape Supply Production Marina Market Motor Vehicle Repair Station Multiple Dwellings where not in Precincts	S2.1 No solution provided.

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<p>A, B, C or D in Figure 5.2</p> <p>Recycling Yard</p> <p>Relocatable Home Park</p> <p>Retail Showroom</p> <p>Retirement Village</p> <p>Roadside Stall</p> <p>Rural Service Industry</p> <p>Rural Worker's Dwelling</p> <p>Sales or Hire Yard</p> <p>Service Industry where not using an existing building</p> <p>Service Station</p> <p>Special Care Facility</p> <p>Special Industry</p> <p>Storage Facility</p> <p>Transport Depot</p> <p>Vehicle Sales and Service</p> <p>Warehouse</p> <p>Winery</p>	
Building Design	
<p>SO3</p> <p>Building design contributes to the creation of a coherent, attractive and human scale Centre.</p>	<p>S3.1</p> <p>Site cover does not exceed 50% of the total site area.</p> <p>S3.2</p> <p>Building bulk is reduced through:</p> <p>(a) Significant recesses and projections in the horizontal and vertical planes; and</p> <p>(b) Elements of a finer scale than the main structural framing of the building.</p> <p>S3.3</p> <p>Building utilities such as lift motor rooms and telecommunications equipment are designed as architectural features of the building.</p> <p>S3.4</p> <p>Exterior elements of the building are rendered or painted in a range of compatible colours.</p> <p>S3.5</p> <p>Buildings are constructed from high quality materials such as rendered masonry and non-reflective glass.</p> <p>S3.6</p> <p>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>S3.7</p> <p>Restaurants, Take-Away Food Outlets and Shops are located at the ground floor abutting public areas such as streets and parks.</p> <p>S3.8</p> <p>The main face of the building directly addresses the street.</p> <p>S3.9</p> <p>For development that includes a residential component, the building has windows or balconies that face the street or are on the front of the building.</p>

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	<p>S3.10 Buildings are orientated to be parallel to the alignment of the street or streets that they abut.</p> <p>S3.11 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>S3.12 Glass does not exceed a maximum degree of reflection of both heat and light of 20%.</p> <p>S3.13 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>S3.14 Cantilevered awnings having a depth of at least 2.0 metres are provided across the full frontage of any building.</p> <p>S3.15 Buildings have at least 65% of their facade constructed from glass or other transparent material.</p> <p>S3.16 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> <div style="border: 1px solid black; padding: 5px; margin: 10px 0;"> <p>Note: This space can be incorporated as part of a garage or carport.</p> </div> <p>For Precincts A, B, C and D in Figure 5.2</p> <p>S3.17 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. <p>S3.18 Tenancies are a maximum of 10.0 metres in width at the street frontage.</p> <p>For Precinct C in Figure 5.2</p> <p>S3.19 Building design is in accordance with the urban design guidelines contained in Schedule 9.</p> <p>S3.20 Facades are dominated by traditional architectural features such as verandas, veranda or awning downposts, cornices and pilasters.</p> <p>S3.21 Window and door designs are dominated by vertical lines and rhythms.</p> <p>S3.22 Roofs are steeply pitched (between 30° and 45°) gables or pitches. Where the width spanned by the roof is more than 7.0 metres, multiple hips or gables are provided.</p>

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Building Function	
SO4 Buildings are able to accommodate a wide range of uses without significant remodelling.	S4.1 No solution provided
Building Height	
Bribie Island (Banksia Beach, Bellara, Bongaree, Woorim), Ningi and Sandstone Point Only	
SO5A Building Height does not exceed 8.5 meters and two storeys above ground level unless otherwise indicated on Figure 5.3 and 5.5.	S5.1A Building Height does not exceed 8.5 meters and two storeys above ground level unless otherwise indicated on Figure 5.3 and 5.5.
All Other Localities	
SO5B 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.	S5.1B Maximum building heights above ground level do not exceed 8.5 metres and two storeys unless otherwise indicated in Figures 5.4.
Centre Character	
SO6 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.	S6.1 No solution provided.
Centre Function	
SO7 The combination of the nature, scale and location of retail and office floor space does not detract from the role or viability of the District Centres within the Shire.	S7.1 No individual facility or combination of adjacent facilities comprising Shops or Offices, or both, and associated uses has a total gross floor area of more than: <ul style="list-style-type: none"> (a) 4000m² in the following local centres: <ul style="list-style-type: none"> (i) Banksia Beach (corner Sunderland Drive and Endeavour Drive); (ii) Bongaree (First Avenue); (iii) Narangba (Main Street); (iv) Narangba (Young Road); (v) Ningi (corner Regina Avenue and Bribie Island Road); (vi) Woodford (Archer Street); and (vii) Woorim (Jacana Avenue and North Street). (b) 1000m² for any other local centre.

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Climatic Responsiveness	
SO8 Buildings are designed and configured on site in a manner that is appropriate to the local climate.	S8.1 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	
SO9 The amenity of uses is protected from the impacts of dust, odour, chemicals and other environmental nuisances.	S9.1 No solution provided.
Inclusive Design	
SO10 Uses cater for, or can readily be adapted to cater for, persons with disabilities.	S10.1 Entrances to the site from roads and footpaths incorporate suitably graded ramps, handrails, tactile paving and other design features to enable unassisted entrance for persons with disabilities.
Landscaping	
SO11 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.	<p>S11.1 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.</p> <p>S11.2 A landscaping strip having a width of at least 0.5 metres is provided along all boundaries with land contained in a Residential Zone.</p> <p>S11.3 Feature planting is provided within recesses and setbacks along all street frontages.</p> <p>S11.4 Landscaping, in particular the planting species selected, facilitates casual surveillance of public areas and clearly emphasises building entrances.</p> <p>S11.5 Trees that will reach a mature height of 2.0 metres are planted along all site boundaries with land contained in a Residential or Rural Residential Zone.</p>
Pedestrian Network	
SO12 A safe, convenient and inclusive network of pedestrian paths link all areas of the Centre.	S12.1 No solution provided.
Personal and Property Safety	
SO13 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	<p>S13.1 Buildings front onto public areas and contain windows and or doors that facilitate casual surveillance.</p> <p>S13.2 Clear sightlines are created between public and high use private areas.</p> <p>S13.3 Lighting is provided in all areas, including paths, accessible to the public.</p> <p>S13.4 Entries to buildings are: (a) clearly identifiable from the street;</p>

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buildings.	<p>(b) distinguished from the balance of the building facade;</p> <p>(c) well lit;</p> <p>(d) appropriately signposted; and</p> <p>(e) free from areas providing concealment.</p> <p>S13.5 Parking and loading areas are:</p> <p>(a) well lit;</p> <p>(b) overlooked by windows;</p> <p>(c) located to maximise sightlines; and</p> <p>(d) capable of being locked after hours.</p> <p>S13.6 Non transparent fencing and solid walls above 1.2 metres in height are not located adjacent to public areas and movement corridors such as parks and pathways.</p> <p>S13.7 Street numbers and any building names are prominently displayed.</p>
Privacy	
SO14 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>S14.1 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> <p>(a) Sill heights a minimum 1.7 metres above floor level; or</p> <p>(b) Fixed obscure glazing in any part of the window; or</p> <p>(c) Fixed external screens; or</p> <p>(d) For ground floor windows, solid screen fencing having a height of 1.8 metres combined with dense screen landscaping.</p> <p>S14.2 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> <p>(a) Solid translucent screens; or</p> <p>(b) Fixed screens that have a maximum of 25% openings; or</p> <p>(c) For ground floor private open space areas, solid screen fencing having a height of 1.8 metres combined with dense screen landscaping.</p>
Private and Communal Open Space	
SO15 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>S15.1 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>S15.2 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>

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	<p>S15.3 Private open space areas are directly accessible from the main living area of the dwelling.</p> <p>S15.4 Communal open space:</p> <p>(a) Is provided at the rate of 10m² per habitable room;</p> <p>(b) 50% of 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.</p> <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> <p>Note: For development that includes a residential component of more than ten (10) dwelling units in addition to the facilities specified in S16.1 above a swimming pool, tennis court, bowling rink or the like is provided within communal open space areas.</p>
Screening and Fences	
<p>SO16 Screening and fences:</p> <p>(a) are constructed from materials compatible with the buildings and site facilities;</p> <p>(b) assist in highlighting entrances and provide visual interest to the streetscape; and</p> <p>(c) enabling outlook from buildings to the street for safety and surveillance purposes.</p>	<p>S16.1 Fences are not erected at the road frontage of the site except where control of environmental nuisance is an issue.</p> <p>S16.2 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.</p> <p>S16.3 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.</p> <p>S16.4 For fencing that abuts a public area, for every 5.0 metres of fence length, a recess capable of containing suitable plantings is provided.</p>
Site Area and Dimensions	
<p>SO17 The site has sufficient area and dimensions to accommodate required buildings and structures, vehicular access, manoeuvring and parking and landscaped open space.</p>	<p>S17.1 Site area is at least 800m².</p>
Site Configuration	
<p>SO18 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.</p>	<p>S18.1 The development relates to and integrates with any adjoining local centre development.</p> <p>S18.2 Outdoor storage and utility areas are located behind buildings or screened through the use of enclosures, fencing and the like.</p> <p>S18.3 Buildings are set back 4.0 metres from the road alignment.</p> <p>S18.4 Buildings are setback at least 2.0 metres to boundaries with land contained</p>

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	<p>in a Residential Zone.</p> <p><u>For Precincts A, B, C and D in Figure 5.2</u></p> <p>S18.5 Buildings are built to the boundary at ground level.</p> <p>S18.6 Buildings extend the full length of the site frontage.</p>
Site Facilities	
<p>SO19 Facilities for the public are provided and designed to blend in with the buildings on the site.</p>	<p>S19.1 The site includes toilet facilities that are accessible to the public during hours of operation and cater for people with disabilities.</p>
Waste Management	
<p>SO20 Refuse collection and recycling bins and storage facilities are:</p> <p>(a) provided for site users; and</p> <p>(b) integrated with the surrounding development and do not impact upon the residential amenity of the site.</p> <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>S20.1 No solution provided.</p>

Figure 5.2: Precinct A (Bongaree)

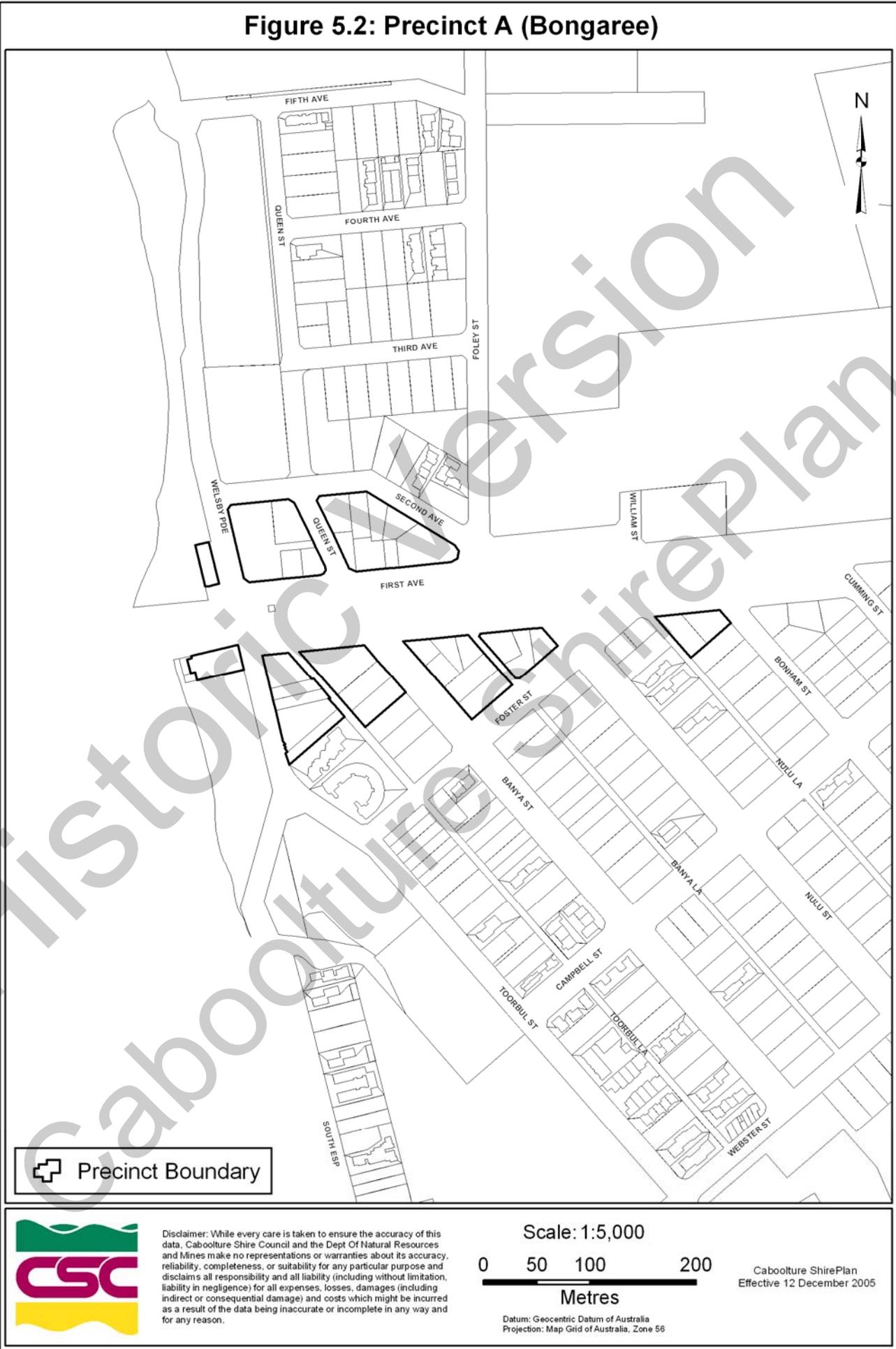


Figure 5.2: Precinct B (Deception Bay)



Figure 5.2: Precinct C (Woodford)

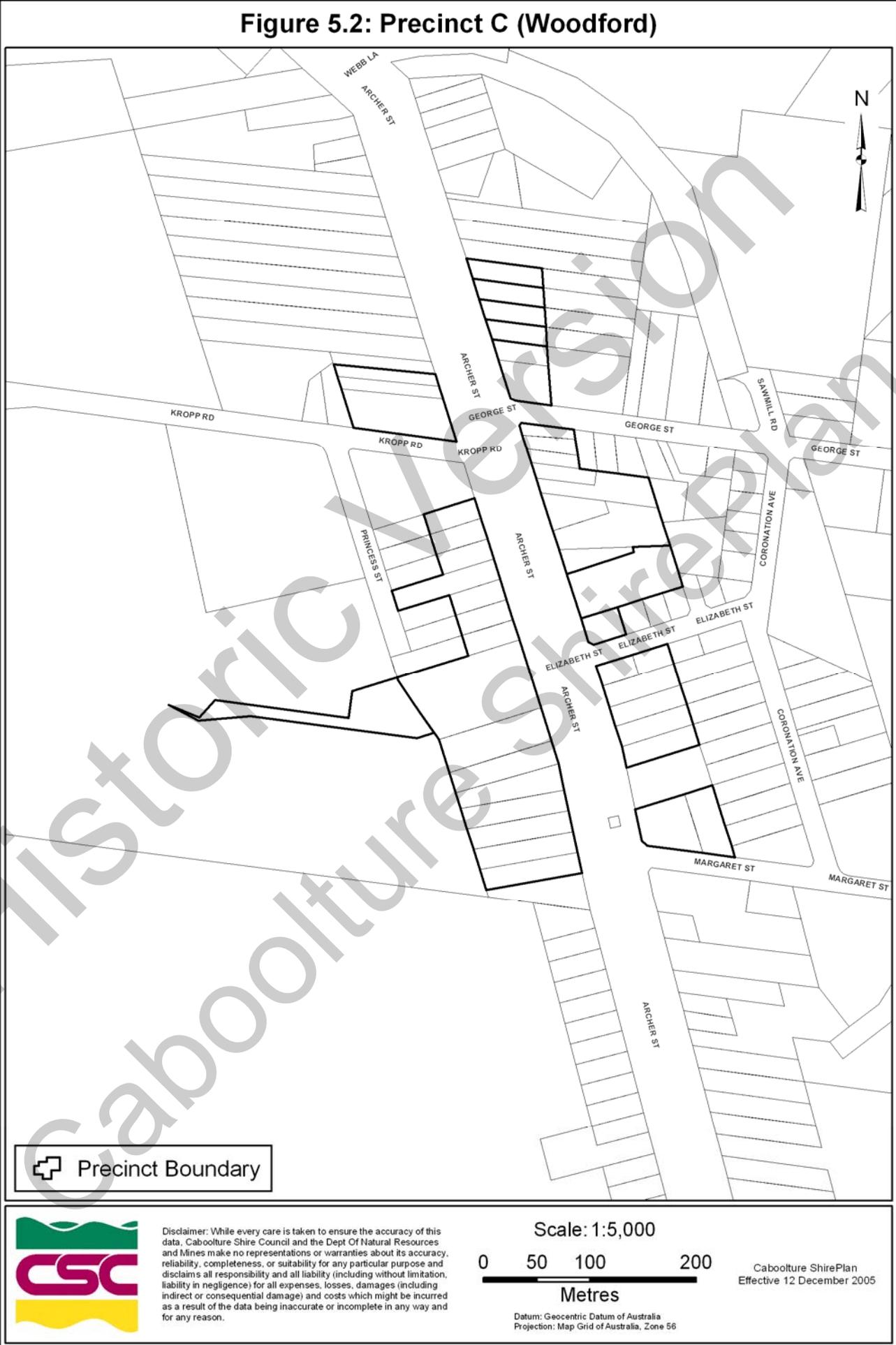


Figure 5.3: Height Limits for the Local Centre Zone - Bongaree

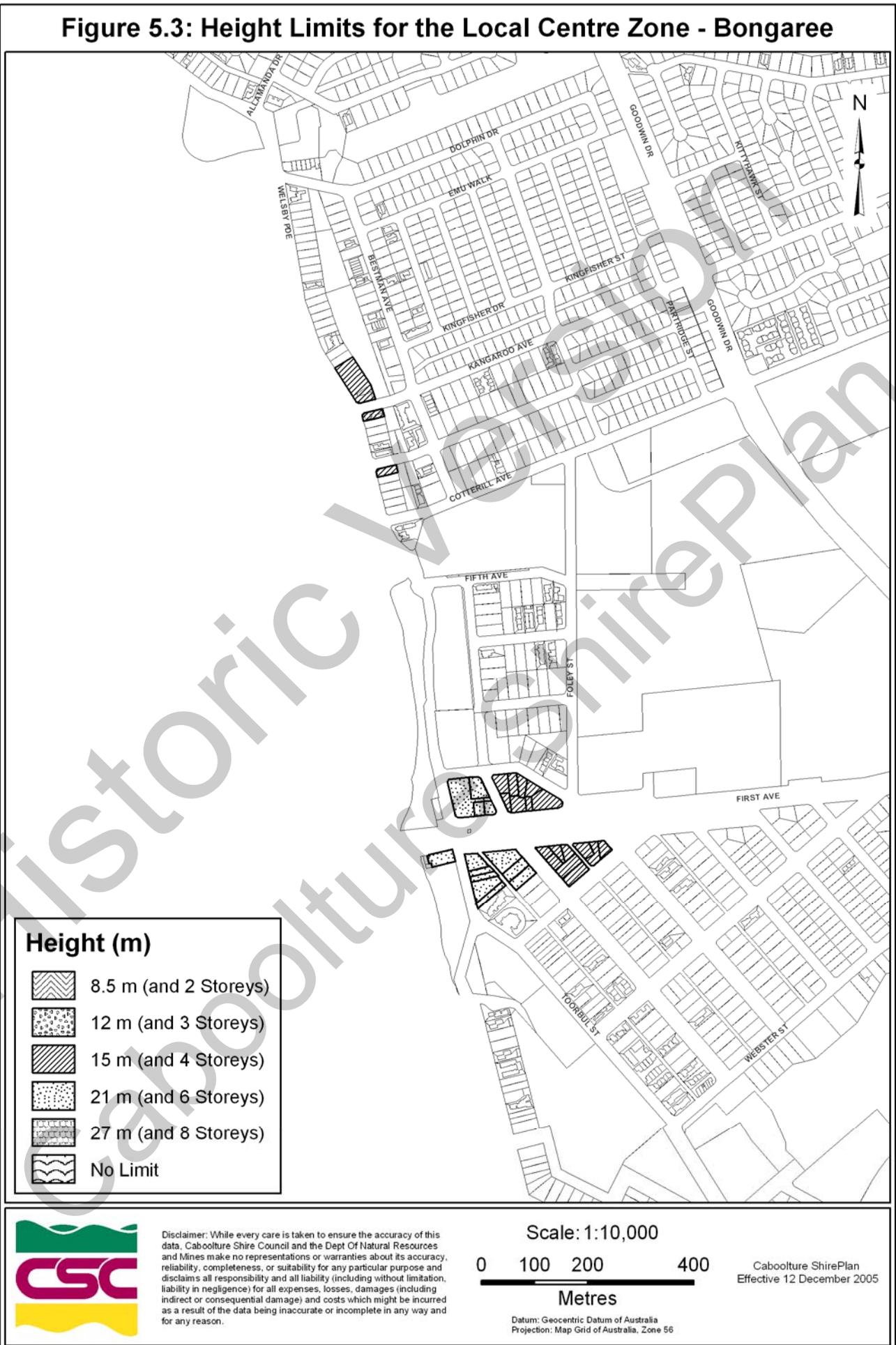


Figure 5.4: Height Limits for the Local Centre Zone - Deception Bay

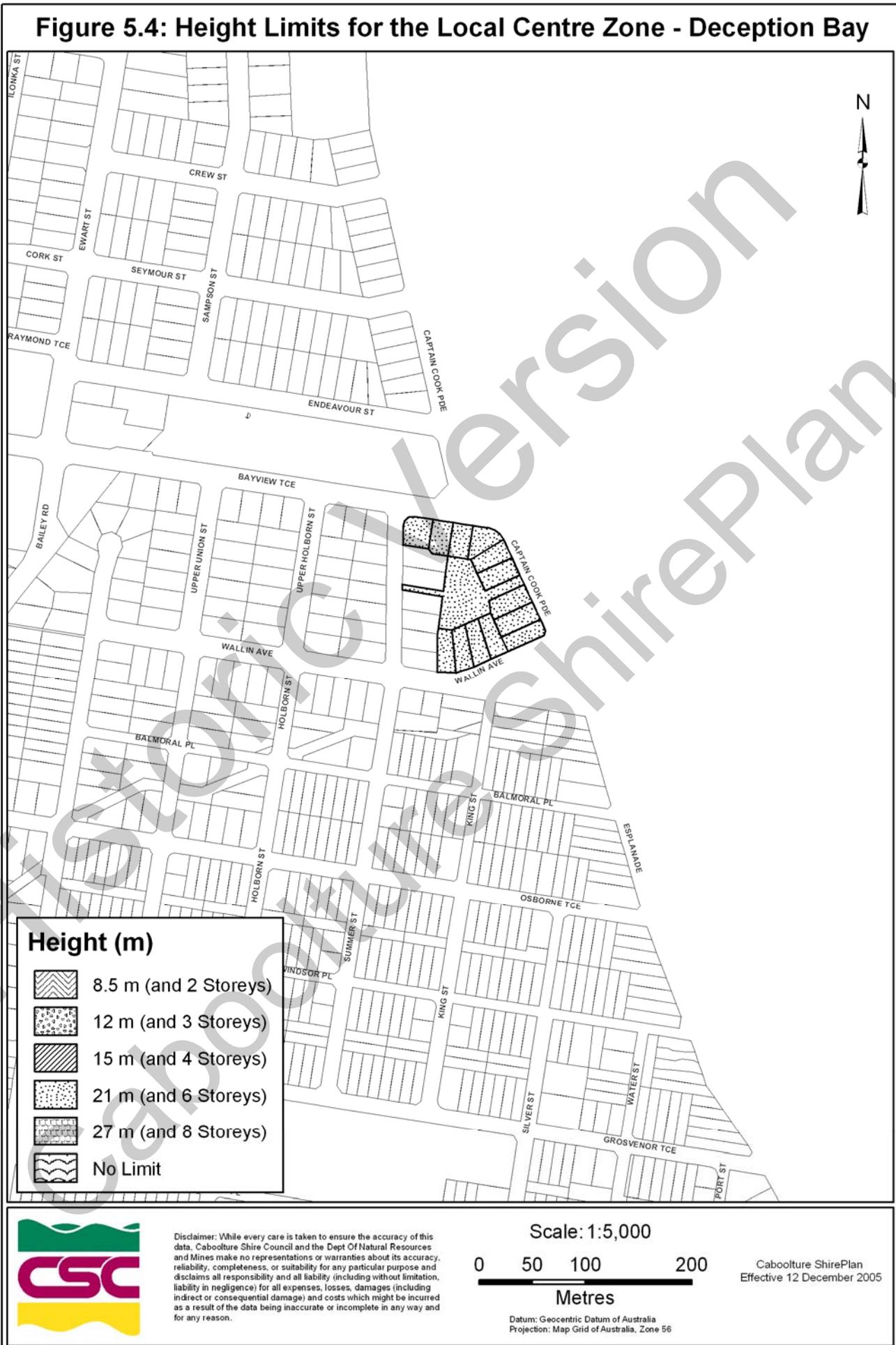


Figure 5.5: Height Limits for the Local Centre Zone - Woorim

