

## **6.2.2 Centre zone category**

### **6.2.2.1 Centre zone code**

#### **6.2.2.1.1 Application**

This code applies to development where the code is identified as applicable in categories of assessment and development.

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

#### **6.2.2.1.2 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 purpose of the zone will be achieved through the following overall outcomes:
  - (a) promotion of a mix of commercial, business, professional and retail activities;
  - (b) development is generally established in accessible, well-connected locations with access to cycling and pedestrian networks;
  - (c) service industries may be appropriate in the zone;
  - (d) commercial buildings:
    - (i) provide ground level activation with Shop fronts and pedestrian entries;
    - (ii) address all street frontages; and
    - (iii) include façade treatments, awnings and building materials that are complementary to the historic building character of Gill and Mosman streets;
  - (e) development is designed to maximise energy efficiency and water conservation;
  - (f) development provides a high level of amenity and is reflective of the surrounding character of the area;
  - (g) development is supported by appropriate infrastructure and essential services;
  - (h) development is of a scale, location and configuration that integrates and complements the heritage values of buildings and streetscapes;
  - (i) development responds to land constraints, including but not limited to, former mining activities and land contamination.

Editor's note—Sites of former mining activity may be identified through the Historic Mining Permits, Resources (Mineral Occurrence and Geological Observation Data) and Abandoned Mines layers of MyMinesOnline Maps. However, proponents should be aware that the online mapping does not spatially represent all abandoned mines and their extent. Geotechnical investigation of past mining areas may reveal additional unmapped historic mine sites.

### 6.2.2.1.3 Specific benchmarks for assessment

Table 6.2.2.1.3 — Accepted development subject to requirements and assessable development

Performance outcomes	Acceptable outcomes	Applicant's response
<b>Built form (if involving building work)</b>		
<b>PO1</b> Building height: (a) is consistent with the intended character of the centre; and (b) does not result in a significant loss of visual amenity.	<b>A01</b> Building height does not exceed 2 storeys.	
<b>Use - Dwelling unit</b>		
<b>PO2</b> Development does not compromise ground level business activities being established.	<b>A02</b> Development is located either: (a) above the ground floor level; or (b) to the rear of ground level business activities.	
<b>PO3</b> Development must provide sufficient and accessible open space for residents needs.	<b>A03</b> Development provides a minimum of 16m <sup>2</sup> private open space for a dwelling unit with a minimum dimension of 3m in any direction.	
<b>Use - Caretaker's accommodation</b>		
<b>PO4</b> Development: (a) is ancillary to the primary non-residential use; (b) provides adequate private open space for the caretaker; and (c) does not compromise ground level business activities being established.	<b>A04.1</b> No more than 1 Caretaker's accommodation unit is established on the site.	
	<b>A04.2</b> Caretaker's accommodation is a maximum of 50m <sup>2</sup> in GFA.	
	<b>A04.3</b> Caretaker's accommodation is (a) located above the ground floor level; or (b) to the rear of ground level business activities.	

	<p><b>AO4.4</b>  Caretaker's accommodation is provided with a private open space area which:  (a) is directly accessible from a habitable room; and  (b) where a balcony, a veranda or a deck, has a minimum area of 15m<sup>2</sup> with minimum horizontal dimensions of 1.25m.</p>	
<b>For all assessable development</b>		
<b>Land use, scale and tenancy mix</b>		
<p><b>PO5</b>  Development:  (a) provides for a range of retail, commercial, community, entertainment and recreational activities; and  (b) is of a size and scale that meets the needs of the local community.</p>	No acceptable outcome is nominated.	
<p><b>PO6</b>  Development provides a diverse mix of building types and tenancy sizes to support a range of business and community uses and enterprise opportunities.</p>	No acceptable outcome is nominated.	
<b>Centre design</b>		
<p><b>PO7</b>  Development:  (a) is proportionate to the size and street frontage of the site;  (b) maintains and enhances the existing streetscape;  (c) protects adjacent amenity;  (d) maintains appropriate levels of light and solar penetration, air circulation, privacy for adjoining properties;</p>	No acceptable outcome is nominated.	

<p>(e) provides for public space and landscape areas; and (f) reduces building bulk.</p>		
<p><b>PO8</b> Buildings are designed to:</p> <p>(a) overlook the external street network by having buildings built up to the street alignments and providing active building frontages to public streets and spaces;</p> <p>(b) respect and complement the existing historic building character of the area;</p> <p>(c) maintain an appropriate human scale;</p> <p>(d) minimise the use of highly reflective materials; and</p> <p>(e) respond to climatic conditions.</p>	<p>No acceptable outcome is nominated.</p>	
<p><b>PO9</b> Design elements contribute to an interesting and attractive streetscape and building through:</p> <p>(a) variations in materials that are reflective of the historic building character of the main streets of Gill and Mosman Street;</p> <p>(b) changes in building form to enable articulation of facades and differentiation between buildings;</p> <p>(c) modulation in the façade, horizontally or vertically;</p> <p>(d) articulation of building entrances and openings;</p> <p>(e) corner treatments to address all street frontages; and</p> <p>(f) elements which assist in wayfinding and legibility.</p>	<p>No acceptable outcome is nominated.</p>	

<p><b>PO10</b> Building caps and rooftops contribute to the architectural distinction of the building, and effectively screen service structures, lift over-runs, plant and equipment.</p>	<p>No acceptable outcome is nominated.</p>	
<p><b>PO11</b> Development is designed to facilitate the safety and security of people and property having regard to:</p> <ul style="list-style-type: none"> <li>(a) maximising casual surveillance and sight lines;</li> <li>(b) exterior building design that promotes safety;</li> <li>(c) adequate lighting;</li> <li>(d) appropriate signage and wayfinding;</li> <li>(e) minimisation of personal concealment and entrapment locations; and</li> <li>(f) building entrances, parking, loading and storage areas that are well lit and have clearly defined access points.</li> </ul> <p>Editor's note—Applicants should have regard to <i>Crime Prevention through Environmental Design Guidelines for Queensland</i>.</p>	<p>No acceptable outcome is nominated.</p>	
<p><b>Street interface</b></p>		
<p><b>PO12</b> Parapet walls ensure the appearance of buildings from the street is consistent in scale and height of historical commercial buildings in Charters Towers.</p>	<p><b>AO12</b> Buildings include a parapet wall facing the street frontage with a building height a minimum of 1 storey or 6.5m and a maximum of 2 storeys or 9.5m.</p>	
<p><b>PO13</b> Buildings and pedestrian entries:</p> <ul style="list-style-type: none"> <li>(a) are visible and accessible from the main street and car parking areas;</li> <li>(b) incorporate well designed and functional sun and rain shelter, such as overhangs or awnings; and</li> </ul>	<p>No acceptable outcome is nominated.</p>	

(c) are defined by design elements (such as recessing of doors and landscaping).		
<b>PO14</b> Buildings must provide continuous pedestrian shelter along the main commercial streets of Charters Towers.	<b>AO14</b> Buildings must provide a post supported awning with a minimum width of 3.5m along the full street frontage of the site where fronting either Gill Street or Mosman Street.	
<b>PO15</b> Buildings include windows and openings to: (a) promote street life and business activities; (b) encourage strong indoor/outdoor relationships at ground level; and (c) to facilitate casual surveillance.	No acceptable outcome is nominated.	
<b>PO16</b> Development contributes towards high quality streetscape outcomes that integrate effectively with the street and along key pedestrian and cycle routes.	No acceptable outcome is nominated.	
<b>PO17</b> Development must ensure safe, convenient and legible connections and pathways are provided: (a) for pedestrians and cyclists to, from and within the site; and (b) to open space, parkland and community-related activities.	No acceptable outcome is nominated.	
<b>Landscape design</b> Editor's note—Refer also to the Landscaping code.		
<b>PO18</b> Landscape treatments includes hard and soft elements that: (a) is of a character and durability that reflects the centre; (b) enhance the appearance of the centre;	No acceptable outcome is nominated.	

<p>(c) extends from the street edge into building entrances and foyers (where not on Gill and Mosman Street);</p> <p>(d) emphasises a clear pedestrian entry point;</p> <p>(e) screen unsightly components;</p> <p>(f) do not obstruct views of key character and heritage features of buildings including frontages and awnings;</p> <p>(g) provides shading; and</p> <p>(h) reflects and reinforces a tropical image through integrating landscape, outdoor and indoor spaces.</p>		
<b>Amenity</b>		
<p><b>PO19</b> Development is located, designed and operated so that adverse impacts on privacy and amenity on nearby land in the General residential zone is minimised.</p>	<p><b>AO19.1</b> Buildings are set back 3m from any boundary shared with land in the General residential zone.</p>	
	<p><b>AO19.2</b> A 1.8m high solid screen fence is provided along all boundaries shared with land in the General residential zone.</p>	
	<p><b>AO19.3</b> A landscaped buffer with a minimum width of 2m and consisting of dense screen planting is provided along all boundaries shared with land in the General residential zone.</p>	
	<p><b>AO19.4</b> Windows that have a direct view into an adjoining residential use are provided with fixed screening that is a maximum of 50% transparent to obscure views and maintain privacy for residents.</p>	

<p><b>PO20</b>  Development minimises impacts on surrounding land and provides for an appropriate level of amenity within the centre, having regard to:</p> <ul style="list-style-type: none"> <li>(a) noise;</li> <li>(b) hours of operation;</li> <li>(c) traffic;</li> <li>(d) visual impact;</li> <li>(e) signage;</li> <li>(f) odour and emissions;</li> <li>(g) lighting;</li> <li>(h) access to sunlight;</li> <li>(i) privacy; and</li> <li>(j) outlook.</li> </ul> <p>Editor’s note—Applicants may be required to engage specialists to provide detailed investigations into the above matters in order to demonstrate compliance with this performance criterion.</p>	<p>No acceptable outcome is nominated.</p>	
<p><b>PO21</b>  All uses are located, designed, orientated and constructed to:</p> <ul style="list-style-type: none"> <li>(a) minimise noise dust, odour or other nuisance from existing lawful uses; and</li> <li>(b) minimise nuisance caused by noise, vibration and dust emissions generated from any state-controlled road, infrastructure corridor and rail network in the vicinity; and</li> <li>(c) avoid areas that may place unreasonable risk to people and property from former mining activities and contaminated land.</li> </ul> <p>Editor’s note—Sites of former mining activity may be identified through the Historic Mining Permits, Resources (Mineral Occurrence and Geological Observation Data) and Abandoned Mines layers of MyMinesOnline Maps. However, proponents</p>	<p>No acceptable outcome is nominated.</p>	

<p>should be aware that the online mapping does not spatially represent all abandoned mines and their extent. Geotechnical investigation of past mining areas may reveal additional unmapped historic mine sites.</p>		
<p><b>Car parking and access</b></p>		
<p><b>PO22</b> Parking and loading areas must not visually dominate the streetscape.</p>	<p>No acceptable outcome is nominated.</p>	
<p><b>Storage areas</b></p>		
<p><b>PO23</b> The location of ancillary storage of goods or materials and waste management areas must not detract from the visual amenity of the local area.</p>	<p><b>AO23</b> Equipment, materials, goods and/or, machinery used on site are either: (a) stored behind the front building setback and screened from view; or (b) stored within a building.</p>	
<p><b>Effects of development</b></p>		
<p><b>PO24</b> Development responds sensitively to on site and surrounding topography, waterways, drainage patterns, utility services, access, vegetation and adjoining land use, such that: (a) any hazards to people or property are avoided; (b) any earthworks are minimised; (c) the retention of natural drainage line is maximised; (d) the retention of existing vegetation is maximised where possible; (e) damage or disruption to sewer, stormwater and water infrastructure is avoided; and (f) there is adequate buffering, screening or separation to adjoining development.</p>	<p>No acceptable outcome is nominated.</p>	

<b>Use - Multiple dwelling</b>		
<b>PO25</b> Development does not compromise ground level business activities being established.	<b>AO25</b> Development is located either: (a) above the ground floor level; or (b) to the rear of ground level business activities.	
<b>PO26</b> Development must provide sufficient and accessible open space for residents needs.	<b>AO26.1</b> Development provides a minimum of 12m <sup>2</sup> private open space for each dwelling with a minimum dimension of 3m in any direction.	
	<b>AO26.2</b> Private open space is accessible from the main living area.	
	<b>AO26.3</b> Development greater than 18 dwellings provides a minimum communal open space area of 50m <sup>2</sup> with a minimum dimension of 5m.	
<b>PO27</b> Habitable spaces must not directly overlook dwellings on adjacent land.	<b>AO27</b> Habitable room windows of a dwelling are separated a minimum of 9m from a habitable room window or private open space of another dwelling unless: (a) windows have translucent glazing or sill heights of at least 1.5m; or (b) there is a 1.8m high dividing fence at ground level; (c) outlook from windows, balconies, and terraces of a dwelling unit is screened with: (i) a solid translucent screen or perforated panels or trellises which have a maximum of 50% openings; and (ii) permanent and fixed, and designed to complement the development.	

Use - Child care centre		
<p><b>PO28</b> Development does not adversely impact on the amenity of area.</p>	<p><b>AO28</b> Hours of operation is limited to 6:00 to 19:00 daily.</p>	
<p><b>PO29</b> The development minimises: (a) the hazards of heavy traffic; (b) adverse impacts on the prevailing road hierarchy; and (c) on site conflict between children’s activities, pedestrian movement, vehicle movement and car parking.</p>	<p>No acceptable outcome is nominated.</p>	