

#### 6.2.2.4 Neighbourhood centre zone code

- (1) The purpose of the Neighbourhood centre zone code is to provide for a small mix of land uses to service residential neighbourhoods. The Neighbourhood centre zone includes small-scale convenience shopping, professional offices, community services and other uses which directly support the immediate community.
- (2) The local government purpose of the code is to:
  - (a) Implement the policy direction set in the Strategic Framework, in particular:
    - (i) Theme 1: Brisbane's globally competitive economy and Element 1.3 – Brisbane's population serving economy;
    - (ii) Theme 5: Brisbane's CityShape and Element 5.5 – Brisbane's Suburban Living Areas.
  - (b) Provide for a mix of uses and level of economic and social activity to serve a local catchment.
  - (c) Provide local neighbourhood services interspersed within residential neighbourhoods with access to public transport and within a walkable catchment of residents.
  - (d) Ensure an intensity and form of the development maintains a human scale, respects existing heritage, character and grain and is of a height that complements surrounding low density residential areas.
- (3) The purpose of the code will be achieved through overall outcomes for:
  - (a) development location and uses;
  - (b) development form.
- (4) Development location and uses overall outcomes are:
  - (a) Development creates a range of centre activities that serve a local neighbourhood convenience need comprising commercial, retail, service and community activities.
  - (b) Development is:
    - (i) tailored to its specific location and to the role of the individual centre in the Neighbourhood centre zone;
    - (ii) consistent with the location-specific provisions in the relevant neighbourhood plan.
  - (c) Development provides activation and surveillance at ground level where adjoining streets and other public spaces.
  - (d) Development provides parking in conjunction with a use, that is available at no cost or restriction to patrons or employees of the facility during operating hours.
  - (e) Development for a parking station where a car park is not accommodated.
  - (f) Development serves local resident needs and complements the surrounding lower density residential environment.
  - (g) Development that provides an entertainment function which operates for extended hours, or has the potential to generate wider patronage such as a hotel or nightclub entertainment facility, is not accommodated in the Neighbourhood centre zone.
  - (h) Development for a restaurant is appropriately scaled and positioned and operates to serve the local neighbourhood.
  - (i) Development for a residential use:
    - (i) does not compromise the provision of a fully active street frontage and the mix of uses required to sustain an economically and socially sustainable centre serving local needs;
    - (ii) supports the creation of a walkable centre with the potential for residents to live within walking distance of, and be well connected to, public transport and goods and services existing within the centre and reduces vehicle-based trip making journeys to shops or centres;
    - (iii) provides a wide choice in housing sizes and housing adaptability that meet the needs of a diverse population and respond to residents' changing life cycle needs;
    - (iv) may include a home based business where it is of a scale and nature that protects the amenity of adjoining residents.

- (j) Development for residential accommodation such as a hostel, residential care facility or retirement facility may be suitable where it is consistent with the urban form and primary functions of the centre.
  - (k) Development is designed, sited and constructed to minimise noise, odour and air quality impacts on residents consistent with its location in the Neighbourhood centre zone, although residents cannot expect to enjoy the same level of noise, odour and air quality amenity as compared with low density suburban areas (due to the high levels of activity envisaged during the day and evening).
  - (l) Development for a car wash or service station is carefully sited and designed to minimise any adverse impact on the vibrancy of the centre and to protect surrounding residential amenity.
  - (m) Development for uses that are often provided in a large scale format such as hardware and trade supplies, garden centre or showroom:
    - (i) is limited in area and frontage;
    - (ii) provides the level of activation and interface with the street expected of other non-residential uses in the Neighbourhood centre zone;
    - (iii) does not dominate the centre or compromise the capacity to accommodate a diversity of uses within the centre.
- (5) Development form overall outcomes are:
- (a) Development is of a scale and intensity that reflects the neighbourhood role of the centre and surrounding low density residential areas.
  - (b) Development provides for a low rise built form of up to 3 storeys, reflective of the district function of the Neighbourhood centre zone and is of a height similar to and able to co-exist with surrounding low density residential areas.
  - (c) Development incorporates a height and setback that sensitively transitions to surrounding low density areas.
  - (d) Development provides a built form that creates a consistent and cohesive streetscape and continuous pedestrian connections and shelter.
  - (e) Development addresses and interfaces with the street and other adjoining public spaces by incorporating active uses at ground level (with parking located below or behind buildings) to ensure highly active streets and to provide surveillance of the public domain.
  - (f) Development provides consistent and cohesive landscape and streetscape treatments, including deep planting, that reinforces the Neighbourhood centre zone identity, actively enhances the safety and functionality of public spaces and footpaths, provides breathing spaces for users and encourages outdoor activity.
  - (g) Development on an independent or large site:
    - (i) occurs in an integrated and coordinated manner both within the site and in relation to surrounding land uses;
    - (ii) tailors a proposal to increase gross floor area of an existing premises to respond to its specific location and to the characteristics of the site and the centre including:
      - (A) the location of existing buildings, specialist uses and public transport interchanges;
      - (B) access arrangements;
      - (C) the location of and connections to active transport networks;
      - (D) the shape, frontage, size, orientation and slope of the site;
      - (E) local neighbourhood identity, topography and views;
      - (F) the mix of surrounding uses;
      - (G) the location of surrounding heritage places, parks and environmental features;
    - (i) creates an activated public domain both internally and at the centre edges, with intensive and interactive outward looking uses at ground level that maintains visual connection and physical integration with surrounding land uses;
    - (ii) provides clear, direct, safe and comfortable internal fine-grained connectivity for pedestrians to key destinations throughout the centre, including to public transport services and active transport links that provide

viable modal choice to centre users, and to public spaces and connection points with surrounding land uses.

- (h) Development provides vehicular access arrangements that minimise impacts on surrounding land, including amenity and pedestrian connectivity, and protect the functionality of both local and higher order road networks.
- (i) Development is sensitively designed and operated to avoid or mitigate any potential adverse impact on an adjoining use.
- (j) Development responds to land constraints, mitigates any adverse impacts on environmental values and addresses other specific characteristics, as identified by overlays affecting the site or in codes applicable to the development.

Note—The Neighbourhood centre zone accommodates two distinct built forms:

- small collections of small tenancies within a limited area – traditional strip shopping centres and associated new infill development, usually located along busier roads;
- larger tenancies over a broader area – usually stand-alone or independent shopping centres with a distinct population serving catchment, often in more suburban locations.

While specific provisions within codes recognise these differences, the desired overall outcomes for the built form of centres, including activation and integration with their surrounds, remain the same.