

6.2.2 Centre zones category

6.2.2.1 Principal centre zone code

- (1) The purpose of the Principal centre zone code is to provide for the largest and most diverse mix of uses and activities that forms the core of an urban settlement. The Principal centre zone includes concentrations of high order retail, commercial, employment, residential, health services, administrative, community, cultural, recreational and entertainment activities and other uses, capable of servicing the planning scheme area.
- (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, Element 1.1 – Brisbane as a centre for global business and Element 1.3 – Brisbane's population serving economy;
 - (ii) Theme 2: Brisbane's outstanding lifestyle, Element 2.1 – Brisbane's identity;
 - (iii) Theme 5: Brisbane's CityShape, Element 5.1 – Brisbane's City Centre, Element 5.3 – Brisbane Major Centres and Element 5.8 – Brisbane's Growth Nodes on selected Transport Corridors.
 - (b) Provide for the greatest concentration and intensity of activities and land uses in the planning scheme area in Brisbane's inner city that support its role as the heart of the State's capital and South East Queensland's principal activity centre.
 - (c) Provide for a diverse and intensive mix of land uses in Kurilpa and the Fortitude Valley core that support and provide opportunities for expansion of the core function of the inner city and play a vital role in the growth and economy of the city.
 - (d) Provide for the mix of uses and level of economic and social activity in the Chermside and Upper Mt Gravatt centre cores that supports their role as the activity cores for the northern and southern parts of the Brisbane urban area, serving a regional catchment that extends outside of the planning scheme area.

Note—Land in the Principal centre zone is contained in either the City centre zone precinct or the Regional centre zone precinct.

Note—The following neighbourhood plans contain specific provisions responding to the individual roles and characteristics of the centre components of the areas that comprise this zone:

- The CBD: City centre neighbourhood plan (City centre zone precinct – central portion);
- Kurilpa: South Brisbane riverside neighbourhood plan – Kurilpa precinct (City centre zone precinct – southern portion);
- Fortitude Valley core: Fortitude Valley neighbourhood plan – Valley heart and Gotha Street precincts (City centre zone precinct – northern portion).

- (3) The purpose of the code will be achieved through overall outcomes for:
 - (a) development location and uses;
 - (b) development form;
 - (c) the following zone precincts:
 - (i) City centre zone precinct;
 - (ii) Regional centre zone precinct.
- (4) Development location and uses overall outcomes are:
 - (a) Development creates a highly diverse range of centre activities comprising commercial, retail, government, service, community and cultural activities, which together with appropriately located and operating entertainment functions such as restaurants, hotels and nightclub entertainment facilities, create an 18 hour-a-day 7 day-a-week activity centre.
 - (b) Development is:
 - (i) tailored to its specific location and to the role of the individual centre in the Principal centre zone and the relevant zone precinct;

- (ii) consistent with the location-specific provisions in the relevant neighbourhood plan.
- (c) Development for a residential use:
 - (i) is high density;
 - (ii) does not compromise the primary function of the Principal centre zone as a commercial activity centre;
 - (iii) facilitates intensive urban consolidation and the highly efficient use of physical and social infrastructure;
 - (iv) supports the creation of a walkable centre that optimises the potential for residents to live within walking distance of and be well connected to high frequency public transport, employment, entertainment and community facilities existing within the centre and reduces vehicle-based trip making journeys to work, shops or centres;
 - (v) provides a wide choice in housing sizes and housing adaptability that meet the needs of a diverse population and respond to residents' life cycle needs;
 - (vi) may include a home based business where it is of a scale and nature that protects the amenity of adjoining residents.
- (d) Development for residential accommodation such as a hostel, residential care facility or retirement facility may be suitable where it is high density and consistent with the urban form and primary functions of the centre.
- (e) Development is designed, sited and constructed to minimise noise, odour and air quality impacts on residents consistent with its location in the Principal 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, evening and night).
- (f) 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.
- (g) 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 Principal centre zone.
- (5) Development form overall outcomes are:
 - (a) Development is of a height, bulk, scale and form which is tailored to its specific location and to the characteristics of the site and the centre including:
 - (i) the location of existing buildings, specialist uses and public transport interchanges;
 - (ii) access arrangements;
 - (iii) the location of and connections to active transport networks;
 - (iv) the shape, frontage, size, orientation and slope of the site;
 - (v) local neighbourhood identity, topography and views;
 - (vi) the mix of surrounding uses;
 - (vii) the location of surrounding heritage places, parks and environmental features.
 - (b) Development capitalises on the centre's proximity to high frequency regional public transport networks.
 - (c) Development provides public spaces and landscaping, including deep planting, that soften the dominance of buildings, provide breathing spaces and encourage outdoor activity and living, integrate with the surrounding area and enable fine-grained pedestrian connectivity through the centre.
 - (d) Development for a building addresses and interfaces with the street and other adjoining public spaces including via active uses at ground level (with parking located below buildings) to ensure highly active streets and to provide surveillance of the public domain.
 - (e) 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.

- (6) City centre zone precinct overall outcomes are:
- (a) Development in the central portion of the City centre zone precinct:
 - (i) accommodates the State's highest order government, administration and commercial activities of State-wide significance, together with high-order and specialist retail, entertainment, community, cultural activities and residential uses within a concentrated and walkable environment;
 - (ii) is to create the primary employment centre and highest employment densities for the planning scheme area and the South East Queensland region within a walkable distance of the heart of the region's public transport network;
 - (iii) for residential towers is complemented by highly active and pedestrian focused streetscapes and ground level retail, entertainment, cultural and tourism activities;
 - (iv) is to ensure the inner city visually remains the most prominent location within the city;
 - (v) is to protect and respect the highest concentration of and most significant heritage places in the city.
 - (b) Development in the northern and southern portions of the City centre zone precinct:
 - (i) is at high densities and contains a mix of diverse and commercially focused land uses that support the core function of the inner city;
 - (ii) accommodates the highest employment densities in areas within walking distance of the highest order public transport accessibility outside of the inner city.
 - (c) Development ensures that building and public domain design is appropriate to the context, fits responsibly into the streetscape and riverscape and positively contributes to the overall city skyline and the high architectural quality expected of the City centre zone precinct.
 - (d) Development provides for pedestrian priority and focus in the design of buildings, public spaces and streetscapes and ensures that the public domain is of a design and quality appropriate to the City centre zone precinct's capital city role.
- (7) Regional centre zone precinct overall outcomes are:
- (a) Development creates the highest order retail activities within the planning scheme area.
 - (b) Development for a commercial activity creates a focus point for regional employment and regional government functions including health, education and cultural services.
 - (c) 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.
 - (d) Development for a commercial, entertainment, community or cultural activity of regional significance diversifies and complements the Regional centre zone precinct's important retail functions.
 - (e) Development provides for each Regional centre zone precinct to have its own distinctive and positive identity and exhibit a high quality urban design commensurate with its role as regional destination and the heart of the activity centre.
 - (f) Development occurs in an integrated and coordinated manner both within the site and in relation to surrounding land uses.
 - (g) Development reinforces a highly accessible centre with direct access to high frequency public transport corridors with regional connections and to active transport links and infrastructure that provide viable modal choice to centre users.
 - (h) Development provides vehicular access arrangements that minimise impacts on surrounding land and protect the functionality of both local and higher order road networks.
 - (i) Development creates an activated public domain both internally and at the centre edges, with intensive and interactive outward looking uses at ground level that maintain visual connection and physical integration with surrounding land uses.
 - (j) Development provides clear, direct, safe and comfortable internal connectivity for pedestrians to key destinations throughout the centre, including to public transport

services and active transport links, public spaces and connection points with surrounding land uses.

- (k) Development is sensitively designed and operated to avoid or mitigate any potential adverse impacts on an adjoining use.

PUBLIC NOTIFICATION