

9.3.3 Centre activities code

9.3.3.1 Application

- (1) This code applies to assessing development for:
 - (a) for Centre activities; and
 - (b) all development in a Centre zone, if:
 - (i) if assessable development where the code is an applicable code identified in the assessment criteria column of a table of assessment; or
 - (ii) impact assessable.
- (2) When using this code, reference should be made to Part 5.

9.3.3.2 Purpose

- (1) The purpose of the Centre activities code is to facilitate the timely establishment of centre activities within the Centre zone.
- (2) The purpose of the code will be achieved through the following overall outcomes;
 - (a) within the Centre zone, to ensure that centre activities:
 - (i) facilitates the timely establishment of specified uses that require only minor building work to an existing premises;
 - (ii) has a scale, intensity and operation of the use of premises that is consistent with existing floor space and infrastructure.

9.3.3.3 Criteria for assessment

Table 9.3.3.3.a – Centre activities code – assessable development

Performance outcomes	Acceptable outcomes
For self-assessable and assessable development	
Change of use within existing building or facilities	
<p>PO1 Development that involves a change of use within an existing building ensures:</p> <ol style="list-style-type: none"> (a) changes to floor space of the centre activity is minor; (b) the appropriate design and amenity standards for the centre activity is maintained. 	<p>AO1 The centre activity:</p> <ol style="list-style-type: none"> (a) is a use listed in Schedule 1, Table SC1.1.1.2 – Centre Activities; (b) is not a use listed in Schedule 1, Table SC1.1.1.2 – Large format retail activities; (c) is located within the Centre zone; (d) is for a tenancy change only; (e) involves only minor building work to an existing building; (f) complies with the car parking requirements specified in (g) Table 9.4.1.3.b in the Access, parking and servicing code. <p>Note - The whole development means the entire building or activity on a site (or sites) where shared parking areas are utilised.</p>
<p>PO2 Building plant or equipment cannot be viewed from public places.</p>	<p>AO2.1 Plant or equipment is not located on roofs; or</p> <p>AO2.2 Where plant or equipment is placed on roofs, it is appropriately screened from the streetscape behind a parapet or similar design feature.</p>

Performance outcomes	Acceptable outcomes
For assessable development	
<p>PO3 Development is located:</p> <ul style="list-style-type: none"> (a) within an existing Centre zone; (b) a building containing an existing centre activity; (c) on a site identified as being suitable for Centre activities in a Local plan. 	<p>AO3 No acceptable outcomes are prescribed.</p>
<p>PO4 A centre activity is only established outside an appropriately identified area where:</p> <ul style="list-style-type: none"> (a) community need is demonstrated for the centre; (b) the centre activity does not compromise the establishment of consolidated activity centres with distinct roles and functions across the Far North Queensland Region; (c) the centre activity does not compromise the established hierarchy of activity centres in the Far North Queensland Region; the centre activity does not compromise the character and amenity of surrounding areas. <p>Note – An appropriately identified area is defined in PO3 of this code.</p> <p>Note – Refer to the Far North Queensland Regional Plan to determine the distinct roles and functions, and the established hierarchy of activity centres in Far North Queensland.</p>	<p>AO4 No acceptable outcomes are prescribed.</p>
<p>PO5 The siting of buildings contributes to the desired amenity and character of the area and protect the amenity of other land uses.</p>	<p>AO5.1 Buildings setbacks to road frontages are:</p> <ul style="list-style-type: none"> (a) in accordance with the provisions of any applicable Local plan; (b) a minimum of 6 metres where no Local plan applies or there are no particular provisions specified in the Local pan for the site. <p>AO5.2 Where adjoining land in the Industry Zone, buildings are setback:</p> <ul style="list-style-type: none"> (a) 0 metres from the side and rear boundaries; or (b) 2.5 metres or ¼ of the height of the building, which ever if the greater; and (c) not any distance between 0 metres and 2.5 metres. <p>AO5.3 Where adjoining land in any other zone, buildings are setback 3.0 metres or ¼ of the height of the building, whichever if the greater and are provided with an acoustic barrier in accordance with the recommendations of a qualified acoustic expert.</p> <p>AO5.4 Setback areas are provided with a 2 metre landscaped strip capable of deep planting, which</p>

Performance outcomes	Acceptable outcomes
	<p>is kept clear of service equipment and storage areas:</p> <ul style="list-style-type: none"> (a) adjacent to the road frontage in all areas not required for pedestrian or vehicular access for the setback area nominated in AO5.1(b) above; (b) adjacent to the boundary with the other zone for the setback area nominated in AO5.3 above.
<p>PO6 The site coverage of buildings ensures that there is sufficient space available to cater for services, landscaping and on-site parking.</p>	<p>AO6 Site coverage does not exceed 50%, unless otherwise specified in a Local plan.</p>
<p>PO7 Building façades are articulated and finished in ways that respond to the attractive elements of surrounding buildings, and enhances existing streetscape character.</p>	<p>AO7 Building facades are articulated and finished with design elements such as:</p> <ul style="list-style-type: none"> (a) variations in plane shape, such as curves, steps, recesses or projections; (b) variations in treatment and patterning of windows, sun protection devices, or other elements of the façade; (c) elements of finer scale, than the main structural framing.
<p>PO8 Development results in an attractive streetscape that:</p> <ul style="list-style-type: none"> (a) contributes to a high level of amenity for patrons and pedestrians; (b) facilitates interactions between the public and private realm. 	<p>AO8.1 Ground floor levels of buildings incorporate activities that are likely to foster casual, social or business interaction for extended periods (such as Shops, Food and drink outlets and the like).</p> <p>AO8.2 Where a building has frontage to a public street or other public or semi public space, an active frontage is provided which includes a minimum of 75% of the façade consisting of transparent or semi-transparent windows or glazed doors.</p> <p>AO8.3 Frontages to public streets or other public or semi public spaces are articulated with vertical elements that emphasise a finer-grain and human scale to the building frontage.</p> <p>AO8.4 Where buildings are constructed up to a road frontage, a cantilever awning is to be provided over the footpath of the site, to the full frontage of the site, with a setback of 1 metre from the face of the kerb, and;</p> <ul style="list-style-type: none"> (a) with a maximum height of 3 metres to the underside of the awning; or (b) at a height consistent with, or stepping up or down to, the awning structures on buildings on adjoining sites.
<p>PO9 Development provides for the site to be landscaped in a manner that is consistent with</p>	<p>AO9.1 A minimum of 10% of the site is set aside for landscape planting.</p>

Performance outcomes	Acceptable outcomes
<p>the function, location and setting of the development.</p>	<p>AO9.2 Landscaping is provided in accordance with the following:</p> <ul style="list-style-type: none"> (a) a mixture of shade trees and low planting is provided along street frontages where buildings are setback from the frontage; (b) shade trees are provided in car parks; (c) a landscaped area is provided between the centre activity, associated car parking and any adjacent residential use or zone which: <ul style="list-style-type: none"> (i) has a minimum width of 3 metres and is not used for storage or mechanical plant; (ii) is planted with a variety of hardy screening shrubs and trees; (iii) incorporates a minimum 1.8 metre high solid screen fence. <p>Note – Additional fencing requirements beyond the minimum standard may be required for acoustic and lighting attenuation purposes in accordance with AO5.3.</p>
Additional requirements for Adult Stores	
<p>PO10 An adult store is located to satisfy reasonable community expectations in relation to location and accessibility.</p>	<p>AO10 The distance between the boundary of the land occupied by a sensitive land use and the entrance of a proposed adult store is:</p> <ul style="list-style-type: none"> (a) more than 200 metres according to the shortest route a person may lawfully take on foot; (b) more than 100 metres measured in a straight line.
<p>PO11 The presentation of adult stores satisfies reasonable community expectations.</p>	<p>AO11.1 The display window of the adult store is completely screened to prevent viewing into the interior of the development where goods are displayed.</p> <p>AO11.2 Signage associated with the adult store that is visible external to the development is not sexually suggestive or potentially offensive in either graphical or written form.</p> <p>AO11.3 External signage associated with an adult store has a cumulative total of 5m².</p> <p>AO11.4 Signage (other than required by A11.3) is limited to the following types:</p> <ul style="list-style-type: none"> (a) below awning sign; (b) fascia sign; (c) window sign.