

CITY CENTRE CODE

1 Purpose of the Code

The purpose of the code is to:

- allow development that is consistent with maintaining or strengthening the Central Business District as the office, commercial, community, cultural, recreational, service and administrative centre of the region;
- ensure that retail uses are focussed in the Retail Core Precinct;
- encourage the residential and short term accommodation uses throughout the Central Business District, particularly in the City Frame Precinct;
- encourage the reuse of heritage places;
- ensure that the built form of new development responds to the character and heritage of the Central Business District; and
- ensure new development is sympathetic to the commercial character of identified streetscapes within the Central Business District.

2 Application of the Code

This section is applicable to Code Assessable development, made Code Assessable by the Level of Assessment Table for a Commercial Precinct within the Central Business District Commercial Area. For code assessable development, the code for assessment consists of the secondary code(s) listed below:

- Airport Code; and
- Crime Prevention Through Environmental Design Code; and
- Demolition Code – where on a site where the code applies; and
- External Works and Servicing Code; and
- Filling or Excavation Code; and
- Flood Prone Land Code – where any part of the proposal is within the Q100 flood line shown on the Area maps; and
- Heritage Code - where on a Heritage Place or on a site adjoining a Heritage Place; and
- Landscape Code; and
- Parking and Access Code; and
- Signage Code; and
- Steep or Unstable Land Code – to the extent relevant as outlined at the beginning of the Steep or Unstable Land Code; and
- Water Quality and Water Quantity Code – where any part of the proposal is located within a waterway corridor.

3 Explanation

This code sets out the design criteria and development standards for development in the Central Business District. The Central Business District (City Centre) of the City contains three (3) precincts:

- the 'Retail Core' precinct;
- the 'Business Services' precinct; and
- the 'City Frame' precinct.



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The Activity Centres Code also applies to development in the Central Business District. This code provides more specific outcomes sought for the Central Business District. Performance criteria and acceptable solutions applying to the Central Business District may provide more specific local solutions and therefore take precedence if in conflict with the general requirements set out in the Activity Centres code.

Different design criteria and development standards apply to each precinct of the Central Business District.

4 Definitions

There are no definitions specific to this Code.

5 Performance Criteria and Acceptable Solutions

PART A - GENERAL REQUIREMENTS APPLICABLE IN ALL PRECINCTS	
Performance Criteria	Acceptable Solutions
Location of Uses	
<p>P1 Commercial uses are established in the appropriate precincts defined for the City Centre;</p> <p>(a) to create precincts that have a clear role and identity; and</p> <p>(b) to reduce the fragmentation of commercial activity within the City Centre, and</p> <p>(c) to strengthen the role and functions of the City Centre.</p>	<p>A1.1 Development in the Retail Core Precinct is designed and constructed to accommodate retail uses at the ground floor¹, with a range of office or residential accommodation uses at higher levels or behind the retail uses.</p> <p>AND</p> <p>A1.2 Development in the Business Services Precinct is designed and constructed to accommodate business or administrative services, including educational uses, all of which may accommodate residential accommodation uses at higher levels or behind/to the side as a mixed use development.</p> <p>AND</p> <p>A1.3 Development in the City Frame Precinct is designed and constructed to accommodate a mix of uses that include;</p> <p>(i) Residential uses when not in the Denison and Kent Street sub-precinct, or</p> <p>(ii) Commercial uses of a type, size and scale that is in accordance with what is stated as intended in the Precinct intent Business Services; or</p> <p>(iii) Community / Recreation uses that are of a type, size and scale that is in accordance with what is stated as intended in the Precinct intent; or</p> <p>(iv) Industrial Uses in the Denison and Kent Street sub precinct when of a type, size and scale that is in accordance with what</p>

¹ As an example, large areas of glazing along the frontage are necessary for a retail shop so that 'window shopping' or viewing of the merchandise is available from the street as an encouragement to enter the shop.



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PART A - GENERAL REQUIREMENTS APPLICABLE IN ALL PRECINCTS

Performance Criteria		Acceptable Solutions	
		is stated as intended in the Precinct intent.	
P2	Residential uses do not compromise the commercial intent of the Retail Core Precinct or Business Services Precinct.	A2	Residential uses are not located along the road frontage of a site at ground level in the Retail Core Precinct or the Business Services Precinct.
Building Scale and Form			
P3	The height of buildings: (a) clearly identifies from afar that the Retail Core Precinct and Business Services Precinct are the centre and focus of the City Centre; and (b) respects and is in scale with the built form of heritage places of the City Centre; and (c) provides opportunities for vistas to the Fitzroy River from buildings across the City Centre.	A3.1	The heights of new buildings are in accordance with the maximum heights for the Central Business District Commercial Area defined in Planning Scheme Map 3.
		A3.2	AND Development in the Heritage Precinct identified in Figure 1 of this Code, has a height no greater than 2 storeys or 9 metres.
P4	Building bulk is consistent with the scale and intensity of built form for different parts of the City Centre.	A4.1	The maximum site cover in the Retail Core Precinct and the Business Services Precinct is 100% of the site area up to and including three storeys in height and 60% for any part of the building above three storeys.
		A4.2	AND The maximum site cover in the City Frame Precinct is 60%.
P5	Development must maintain the continuity of the existing built form on the street frontage.	A5	No Acceptable Solution specified.
Building Design			
P6	All pedestrian spaces and public facilities are designed and constructed to; (a) fulfil their intended purpose and function; and	A6.1	<i>In partial satisfaction of P6</i> Pedestrian pavement is provided, where none already exists, along the frontage of the site using a material that corresponds to the most recent material ² that it would adjoin. AND

² Being a material lawfully used and that Council still permits to be used. Pavers, with the potential to move, are not permitted.



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Performance Criteria	Acceptable Solutions
<p>(b) reinforce the character of the City Centre; and</p> <p>(c) promote useability; and</p> <p>(d) provide comfort, and</p> <p>(e) promote safety.</p>	<p>A6.2 Any furniture, including seats, bollards, grates, grilles, screens and fences, bicycle racks, flag poles, banners, litter bins, telephone booths and drinking fountains provided as a part of the development match in colour, design and materials the most recent furniture used in the street (or if there is none in the street, the Area), installed for not more than 8 years.</p> <p>A6.3 AND The development is carried out in accordance with the Crime Prevention Through Environmental Design Code where it applies to pedestrian spaces and public facilities.</p> <p>A6.4 AND The development is carried out in accordance with the Crime Prevention Through Environmental Design Code where it applies to Toilet Facilities.</p> <p>A6.5 AND All public and communal areas³ within the site are lit at all times in accordance with AS1158.3.1.</p>
<p>P7 The tops of buildings ('roofscapes') must present an attractive appearance from other buildings or afar.</p>	<p>A7 No Acceptable Solution specified.</p>
<p>P8 Building and public space design promotes legibility and pedestrian safety.</p>	<p>A8.1 Any arcade within the development has a minimum width of 5.0 metres and an exit point visible from, and separate to, the point of entry.</p> <p>A8.2 OR Arcades with only one entrance into them end with an opening, within the site, into a central space that has a minimum diameter of 12.0 metres.</p>
<p>P9 Landscaping is used with development to improve the amenity of the centre without restricting opportunities for casual surveillance.</p>	<p>A9 The development is carried out in accordance with the Landscape Code.</p>
<p>P10 Advertising Signs do not detract from the traditional character of the street.</p>	<p>A10 Any signage associated with or attached to the development is carried out in accordance with the Signage Code.</p>

³ Is an outside area or location provided specifically for the congregation, gathering, recreation or relaxation of persons.



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PART A - GENERAL REQUIREMENTS APPLICABLE IN ALL PRECINCTS

Performance Criteria	Acceptable Solutions
Carparking	
P11 Carparking and servicing is designed and located so that it does not adversely affect the amenity and visual character of the streetscape.	<p>A11.1 Vehicle parking areas are located at the rear of the development or underground with no car parking to be located along the street frontage at either ground floor or first floor level.</p> <p>A11.2 AND Servicing areas⁴ are located away, and obscured, from any street other than a laneway.</p> <p>A11.3 AND Car Parking is provided on site in accordance with the Parking and Access Code</p>
Building Design Articulation	
P12 Building design reinforces the following existing valuable built form characteristics in the City Centre: (a) outstanding historic streetscapes in the Heritage precincts; and (b) continuous character facades in the East Street locality; and (c) a human scale; and (d) building legibility; and (e) a richness of texture and detailing.	<p>A12.1 <i>No Acceptable Solution provided for P12(e)</i> New buildings in the Heritage Precincts or East Street Locality (refer to Figure 1) adjacent to existing heritage or non residential character buildings have the following characteristics: (i) buildings or sections of buildings are articulated as indicated in Figure 2; and (ii) cornice line patterns are articulated as indicated in Figure 2; and (iii) the façade is modelled to create shadow and texture as indicated in Figure 2.</p> <p>AND</p> <p>A12.2 New buildings on East Street maintain the continuous façades as shown in Figure 3.</p> <p>AND</p> <p>A12.3 Building massing and articulation is broken down into elements of a scale as shown in Figure 3.</p> <p>A12.4 AND In the Retail Core Precinct or Business Services Precinct, building design contributes to the overall legibility of the City Centre and includes: (i) addressing buildings on corner sites, to the corner to create 'landmark' buildings; and (ii) creating clearly identifiable building entrance(s).</p>
P13 Pedestrian accessibility is included in development to enable direct and easy	A13 New development in the Retail Core Precinct or Business Services Precinct provides mid, cross-block linkages between Alma, Bolsover, East and Quay Streets and the laneways

⁴ Are areas where deliveries are made to and from and include garbage collection areas and the like.



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PART A - GENERAL REQUIREMENTS APPLICABLE IN ALL PRECINCTS	
Performance Criteria	Acceptable Solutions
access to the Retail Core Precinct.	between them where they do not already exist as generally identified in Figure 4.
P14 The visibility of valuable features to the City and City Centre are retained.	A14 Views to heritage listed sites ⁵ , and to the River and Berserker Ranges are maintained where they already exist and opened up for viewing from areas of high public use such as roads where they have been previously closed.
Infrastructure	
P15 The development; (a) is provided with the necessary pieces of infrastructure that will allow the development to properly function while not creating any impacts to other land; and (b) contributes to the supply of infrastructure in the City Centre that is necessary for uses in the City Centre to operate well; particularly having service access.	A15.1 Development is carried out in accordance with the External Works and Servicing Code . AND A15.2 Development that has frontage to a laneway (being a road reserve less than 7 metres wide), where no dedication has previously been made, dedicates land in accordance with a Laneway Widening Policy adopted by Council or when none exists, a minimum 1.5 metre wide strip along the frontage of the site to the road reserve at no cost to Council.
Heritage	
P16 Heritage places and non residential character buildings are reused and not demolished or significantly altered to a degree that they lose the elements that made them valuable or unique prior to the development commencing.	A16 No Acceptable Solution specified.



⁵ Listed on the register administered by the State Heritage Council under the Queensland Heritage Act 1992.

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PART B – RETAIL CORE PRECINCT

Performance Criteria		Acceptable Solutions	
Reuse of Existing Buildings			
P17	The re-use of buildings contributes to street level safety and activity.	A17.1	Buildings in the precinct which includes sections of Quay Street, East Street, William Street and Denham Streets (Refer to Figure 1) include ground floor active frontages.
		AND	
		A17.2	East Street ground floor is designed to accommodate retail uses, and Quay Street ground floor is designed to accommodate hospitality or outdoor dining uses.
P18	Reused buildings, above ground floor provide residential accommodation and where demonstrated to be uneconomic or impractical are used for commercial purposes as an alternative.	A18	No Acceptable Solutions specified.
P19	Ground floor frontages of new development are consistent with and contribute to the pedestrian activity, amenity and safety of streets.	A19	Ground floors of new buildings are designed to have 'active frontages' as described below: (i) new buildings in the Heritage Precincts (refer Figure 1) have a minimum of 60% of the width of ground floor as active frontage; (ii) new buildings in the East Street locality (refer to Figure 2) have a minimum of 85% of the width of ground floor as active frontage.
Building Scale and Form			
P20	The massing and form of new development reinforces the scale and form of existing streetscapes in the City Centre.	A20.1	The following forms of development are built in the following areas – refer to Figure 1: (i) infill development in the Heritage Precincts is a maximum 100% site cover up to parapet heights of adjacent existing heritage places or if there is none adjacent, the nearest. (ii) development in the East Street Locality: (1) retains existing facades to a depth of 6m, for development equal to or below 18m in height, and 9m for buildings above 18m in height, where subject to demolition controls; and (2) site cover is 100% up to the existing adjacent building parapet height, and a maximum 60% of site area up to 5 stories on the north-eastern side of



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PART B – RETAIL CORE PRECINCT

Performance Criteria	Acceptable Solutions
	<p>East Street, and up to 10 stories on the south-western side of East Street; and</p> <p>(3) where the site is not subject to demolition controls, development above existing adjacent building parapet height is set back to form a podium as shown in Figure 3.</p> <p>A20.2 Refer to Figures 3 and 5 for the whole of this solution.</p> <p>AND</p> <p>New buildings in Heritage Precincts and the East Street Locality (refer to Figure 1) have street frontages up to the adjacent building parapet height that occupies a minimum of 70% of the width of the site within a 0-3m setback from the street as shown in Figure 6.</p> <p>A20.3</p> <p>AND</p> <p>For new buildings with a frontage to Bolsover Street, a minimum of 70% of the width of the site up to podium height is located within a 0-3m setback from the street.</p>

PART C – BUSINESS SERVICES PRECINCT

Performance Criteria	Acceptable Solutions
<p>P21 The massing and form of new development is designed to reinforce the scale and form of existing streetscapes in the City Centre and to protect views and visual amenity into the City Centre travelling from a north eastern direction over the Fitzroy Bridge and uses;</p> <p>(a) transitions in height;</p> <p>(b) stepped setbacks;</p> <p>(c) openings; and</p> <p>(d) the use of translucent materials and the like.</p>	<p><i>In Partial Satisfaction of P21</i></p> <p>A21 In Bolsover, Denham, William, Derby and Fitzroy Streets, development above 3 storeys is set back to form a podium as generally shown in Figure 3.</p>
<p>P22 Podia are incorporated into City Centre buildings to reflect</p>	<p><i>Refer to Figure 3</i></p> <p>A22.1 All buildings or parts of buildings above 3</p>



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PART C – BUSINESS SERVICES PRECINCT

Performance Criteria	Acceptable Solutions
existing streetscape features.	<p>storeys or 12m in height are setback from the front, rear and side building alignment 6m for buildings up to and including a height of 18m and 9m for buildings above a height of 18m.</p> <p>AND</p> <p>A22.2 Buildings may be built to the alignment of lanes in this Precinct, up to 2 storeys or 8.5 metres in height.</p> <p>A22.3 AND</p> <p>Podia are to be a minimum of 2 storeys or 8.5m and a maximum of 3 storeys or 12m.</p>
P23 Ground floor frontages of new development are consistent with and contribute to the pedestrian activity, amenity and safety of streets.	A23 New buildings have a minimum of 30% ground floor active frontage.



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PART D – CITY FRAME PRECINCT	
Performance Criteria	Acceptable Solutions
P24 Building bulk and scale is consistent with the density of development intended for the precinct.	<p>A24 The density of new development for the City Frame Precinct is:</p> <ul style="list-style-type: none"> (i) buildings have a height to a maximum of 3 storeys and 9 metres; and (ii) buildings have a maximum plot ratio of 0.5. <p>Three (3) storeys and twelve (12) metres in height is acceptable where the three (3) storeys are greater than ten (10) metres from the property boundary of any other allotment containing a house.</p>
<p>P25 Mixed use development on a single site (vertically mixed) is done in a manner that ensures;</p> <ul style="list-style-type: none"> (a) that non residential activities do not impinge on the amenity of the residential component of the development; and (b) that 'shop top housing'⁶ is designed to maintain amenity and provide an address for its residents. 	<p>A25 <i>In Partial Satisfaction of P25</i> Mixed use development on a site done vertically:</p> <ul style="list-style-type: none"> (i) has separate entry points for 'shop top housing' and non residential components with the entrance to the 'shop top housing' addressing the street; and (ii) contains upper levels as residential and the lower level as non residential. and (iii) has 'shop top housing' designed so that noise or air pollution from the ground floor commercial use does not detract from the amenity of the dwelling unit(s)
<p>P26 Development;</p> <ul style="list-style-type: none"> (a) is compatible with and maintains the amenity and character of the Precinct; and (b) is at a scale and size consistent with the Precinct; and (c) does not create actual or possible conflicts in the Precinct; having regard to the intent for the sub-precinct in the Precinct. 	<p>A26.1 <i>In partial satisfaction of P26</i> Any new industrial uses are located in the Denison and Kent Street sub-precinct with no new industrial uses, or extensions to existing industrial uses, occurring in the balance of the CBD City Frame Precinct.</p> <p>A26.2.1 AND Industrial and Commercial uses (excluding Clubs, Hotels, Restaurants and Take-away Food Stores) only operate and are serviced⁷ during the following hours of operation;</p> <ul style="list-style-type: none"> (i) Monday to Friday: 7.00am to 7.00pm; (ii) Saturday: 8.00am to 3.00pm; A26.2.2 (iii) Sunday and Public Holidays: Nil

⁶ Is simply residential accommodation located above a commercial land use.

⁷ Serviced in this instance means, garbage collection, deliveries to or from the site, and the like.



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PART D – CITY FRAME PRECINCT

Performance Criteria	Acceptable Solutions
	<p>OR</p> <p>Commercial uses that are Clubs, Hotels, Restaurants or Take-away Food Stores only operate during the following hours of operation;</p> <p>(i) Monday to Saturday: 7.00am to midnight;</p> <p>A26.3 (ii) Sunday and Public Holidays: 8.00am to midnight;</p> <p>and are serviced⁷ during those same hours except no later than 7pm on any day.</p> <p>A26.4</p> <p>AND</p> <p>Any Shops have a Gross Floor Area equal to or less than 250m².</p> <p>AND</p> <p>Any Showrooms have a Gross Floor Area equal to or greater than 1000m².</p>
<p>P27 Development contributes to the creation of, or where existing, maintains, a streetscape that has a high standard of presentation that;</p> <p>(a) inside of the Denison and Kent Street sub precinct reflects that of a traditional commercial area; or</p> <p>(b) outside of the Denison and Kent Street sub precinct is of a domestic style and character that uses domestic design elements and materials.</p>	<p>A27.1 <i>In partial satisfaction of P27</i></p> <p>For development located outside of the Denison and Kent Street sub precinct, all buildings are setback a minimum distance of 4 metres from any site frontage to road reserve (excluding a laneway) and that setback area is landscaped and not used for or as, car parking, a service area, a vehicle driveways, waste bin storage or as a temporary or permanent storage area. Pedestrian paths a maximum of 2 metres in width may extend across this setback area from the road reserve frontage into the site.</p> <p>A27.2</p> <p>AND</p> <p>For development located outside of the Denison and Kent Street sub precinct, street trees are provided in the road reserve in accordance with the Landscaping Code.</p>
<p>P28 Development outside of the Denison and Kent Street sub precinct has a site design and building layout that maintains amenity values for any development on an adjoining site, having regard to;</p> <p>(a) access to sunlight;</p> <p>(b) ventilation;</p>	<p>A28.1 <i>In partial satisfaction of P28</i></p> <p>The outermost projection of all buildings and structures are setback a minimum distance of 1.5 metres from any side boundary.</p> <p>OR</p> <p>A28.2 New buildings or structures are only built onto a side boundary where they will correspond to the dimensions and location on the boundary of an existing adjoining built to boundary wall that is solid and without openings and that when constructed leaves no gaps greater than 150mm between the two walls.</p>



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PART D – CITY FRAME PRECINCT

Performance Criteria	Acceptable Solutions
<p>(c) overshadowing;</p> <p>(d) views out of openings such as windows; and</p> <p>(e) adequate separation distances to mitigate any adverse impacts.</p>	
<p>P29 Car parking and vehicle manoeuvring areas are located on the site to minimise disruption to the streetscape and to maintain the amenity of adjoining sites.</p>	<p>A29 <i>In partial satisfaction of P29</i> Service access into the site is required to occur from any laneway where it is available to the site.</p>
<p>P30 Air conditioning plant, service areas and the like for a non residential land use are located where they will not create noise impacts to adjoining sites.</p>	<p>A30 No Acceptable Solution specified.</p>



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FIGURE 1

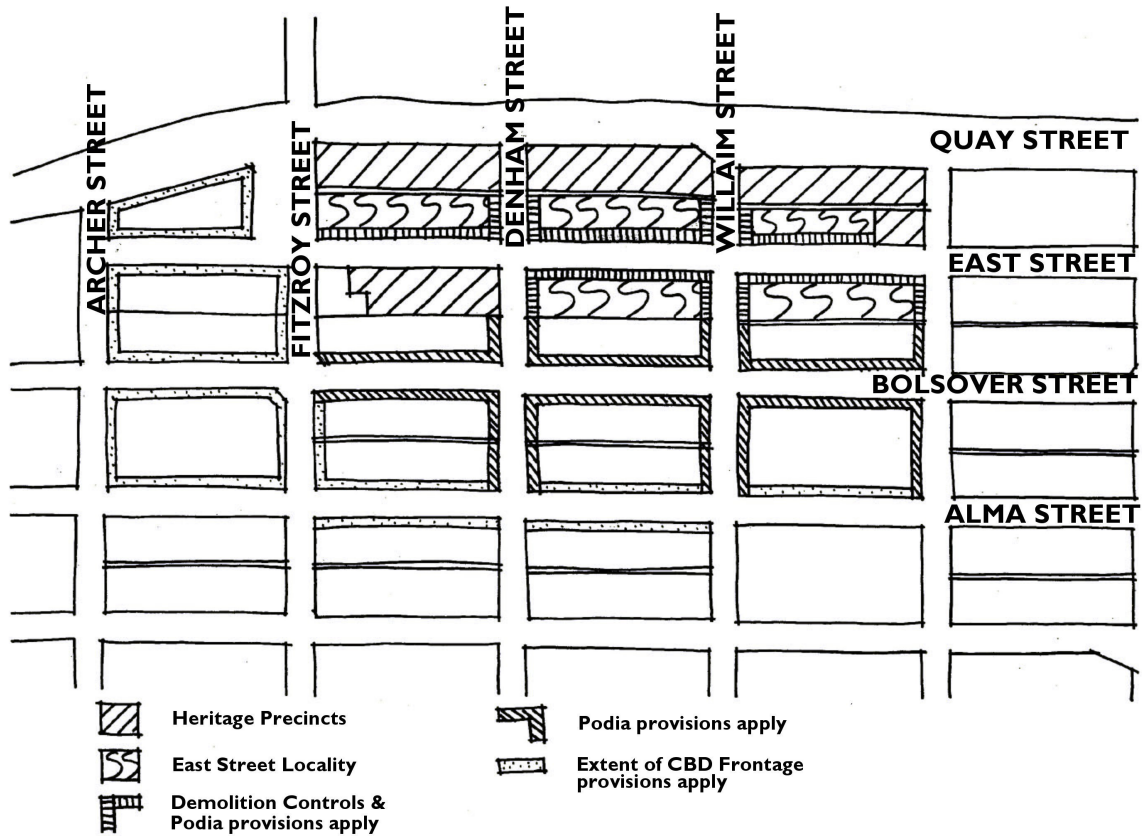


FIGURE 2

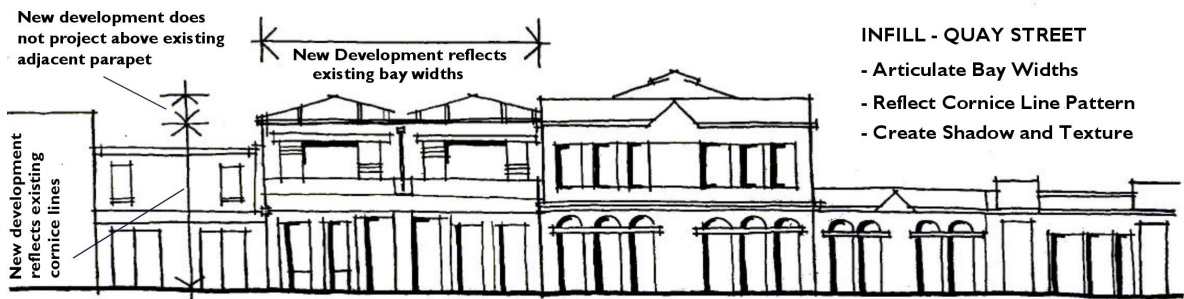
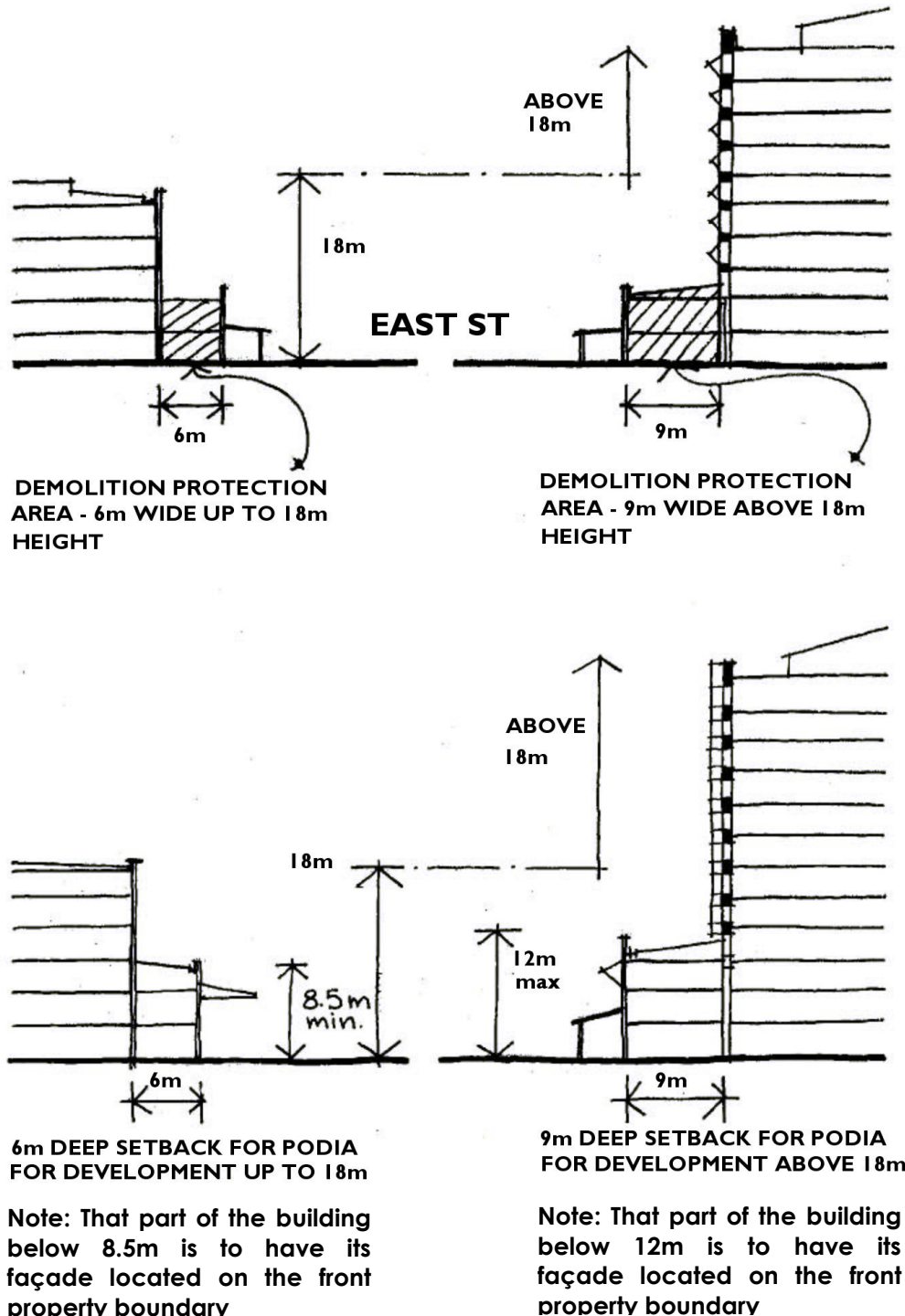


FIGURE 3



In all instances, building mass and articulation is to be compatible with the surrounding building elements.

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FIGURE 4

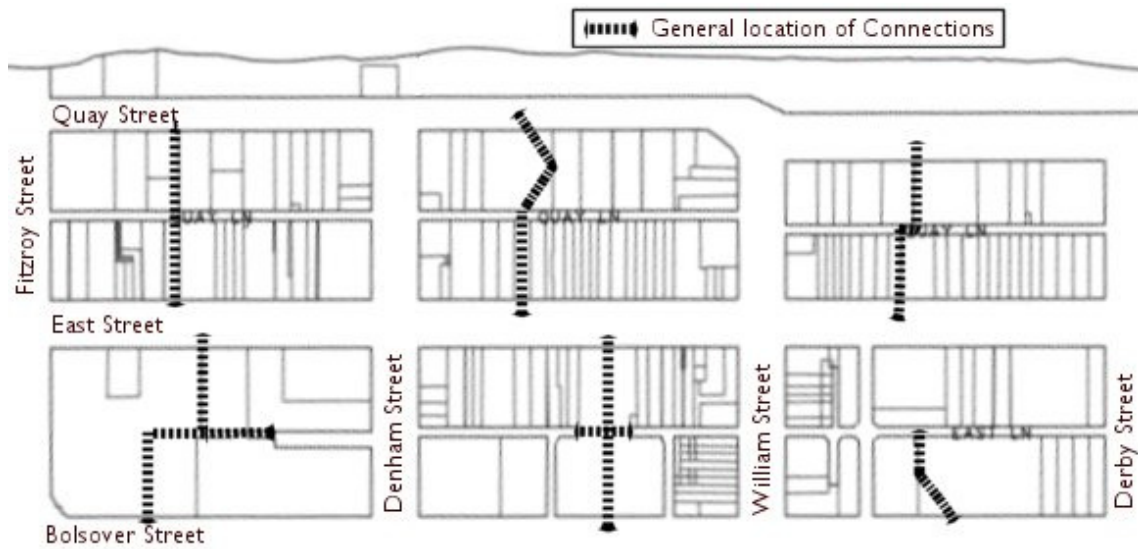
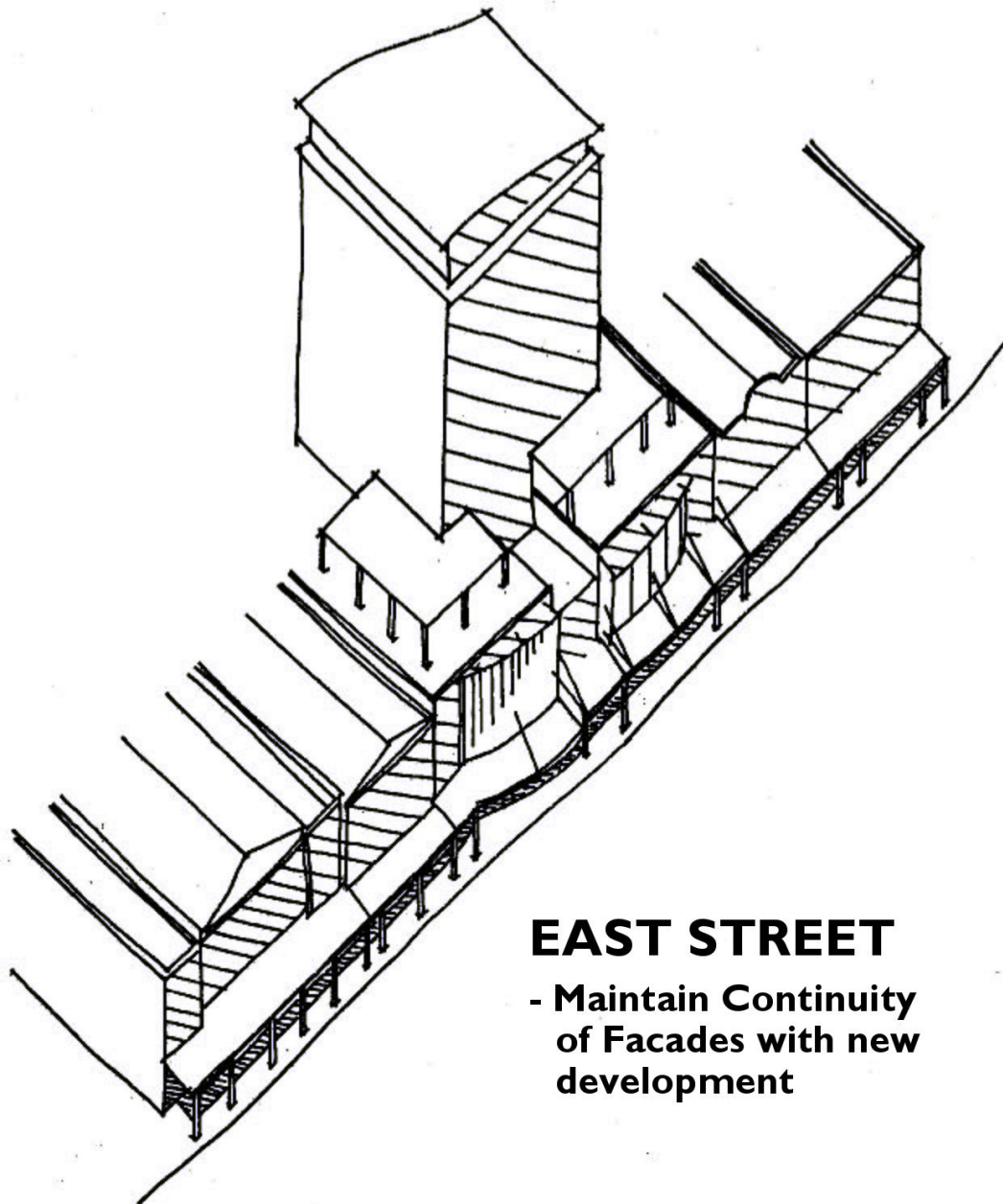


FIGURE 5



EAST STREET

- Maintain Continuity of Facades with new development

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FIGURE 6

