

6.3 Centre zones category

6.3.1 Local centre zone code

6.3.1.1 Application

This code applies to assessing material change of use, reconfiguring a lot, and building work development in the Local centre zone.

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

6.3.1.2 Purpose

The purpose of the Local centre zone is to provide for—

- (a) a limited variety of commercial, community and retail activities to service local residents; and
- (b) other uses and activities that integrate with, and enhance, the local centre, including, for example, entertainment, shopping or residential uses.

It includes local shopping, local employment nodes, *centre activities*, cafes and dining, entertainment, and community services. *Residential activities* are supported where they can integrate and enhance the fabric of the local centre.

The purpose of the code will be achieved through the following overall outcomes:

- (1) Development does not undermine the viability, role or function of the Central Business District of Mount Isa.
- (2) Development is limited to defined compact commercial areas distributed around the urban areas of Mount Isa.
- (3) A range of retail, and small scale commercial and community uses are provided which meet the local convenience needs of the immediate surrounding population.
- (4) *Residential activities* are provided where they can integrate with and enhance the fabric of the local centre, but they are not the predominant use and should not compromise the ability for non-residential uses to be concentrated in the centre or limit activities at street level.
- (5) The ground level of development is occupied by *centre or community activities* to facilitate an active road frontage.
- (6) Parking, loading and other servicing aspects of development do not dominate the road frontage.
- (7) Development provides a high level of amenity and is reflective of the surrounding character of the area
- (8) Development is designed and presented to a high standard and includes attractive facades and roof lines, an appropriate level of detailing, high quality materials and sun and weather protection for pedestrians.
- (9) The effects of development including noise, odour, traffic, waste, air pollution, vibration, overlook and lighting do not have a negative impact the amenity of the surrounding area.
- (10) Development incorporates and facilitates sustainable practices including maximising energy efficiency and water conservation appropriate to Mount Isa's semi-arid environment.
- (11) Development is appropriately designed and located to be responsive to the environmental constraints of the land, including, but not limited to, natural topography, vegetation, bushfire and flooding.
- (12) Development is supported by appropriate open space, recreational areas to support the needs of the local community.
- (13) Development is supported by appropriately designed transport infrastructure that facilitates efficient and safe transport use, safe cycling and walking.
- (14) Natural features such as creeks, gullies, waterways, wetlands and vegetation are protected from the impacts of development.
- (15) Development is provided with appropriate infrastructure and services.