

## 6.3.2 Principal centre zone code

### 6.3.2.1 Application

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

### 6.3.2.2 Purpose

The purpose of the Principal centre zone is to provide a for a large variety of uses and activities (including, for example, administrative, business, community, cultural, entertainment, professional, residential or retail activities) to—

- (a) form the core of an urban area; and
- (b) service the local government area

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

- (1) Development reinforces the CBD as the primary commercial area of Mount Isa with a mix of retail, commercial, administrative, community and compatible cultural, entertainment and tourism activities in Mount Isa.
- (2) *Residential activities* are supported where a high level of residential amenity can be achieved without compromising the primary function of the CBD as a commercial activity centre.
- (3) The ground floor of development is occupied by *centre, entertainment or community activities* to facilitate an active road frontage.
- (4) The existing character of the CBD is enhanced and contributes to an attractive and vibrant public realm by facilitating high quality architectural and urban design outcomes.
- (5) Development is sustainable and provides a high level of amenity.
- (6) A balance is achieved between traffic movement, car parking and a pedestrian-orientated environment that is well connected, comfortable and safe.
- (7) Development achieves a wide range of compatible activities that provide diverse employment opportunities and enhance the vitality of the street and public open spaces during the day and night.
- (8) Development has an appropriate scale, height and setbacks that reflect the existing or preferred built form character of the CBD. The preferred maximum height of buildings in the CBD is 15 metres, however buildings that are greater than 15 metres in height are considered on a site by site basis, where appropriately located and designed.
- (9) 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.
- (10) 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.
- (11) Parking, loading and other servicing aspects of development do not dominate the road frontage.
- (12) Development incorporates and facilitates sustainable practices including maximising energy efficiency and water conservation appropriate to Mount Isa's semi-arid environment.
- (13) 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.
- (14) Development is supported by appropriate open space, recreational areas to support the needs of the local community.
- (15) Development is supported by appropriately designed transport infrastructure that facilitates efficient and safe transport use, safe cycling and walking.
- (16) Natural features such as creeks, gullies, waterways, wetlands and vegetation are protected from the impacts of development.
- (17) Development is provided with appropriate infrastructure and services.