

Zone: Local Centre

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

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

The purpose of the Local centre zone is achieved through the following overall outcomes, including but not limited to:

- The town centres of Helidon, Laidley and Withcott are vibrant, readily accessible, integrated and well designed community focal points that provide a range of services and facilities that service their respective catchments.
- This zone provides for a range of commercial, community, residential and tourist activities that support the local convenience needs of the community and visitors and promote an active, mixed activity environment.
- Development does not compromise the viability of the centre hierarchy by proposing higher order or larger scale uses that are better located in the Major centre zone or Principal centre zone. The Local centre zone does not contain commercial or retail activities designed to service the whole of the region or beyond.
- Development provides for a small range of residential activities in a mixed-use configuration, where such activities support the predominant business functions of the zone. For example, residential activities are located above ground level or at the rear of the commercial activity to maintain the vitality of the centre and active street frontages.
- Development provides shared access and shared facilities for the different uses located within the development. Development provides an integrated development outcome with residential, retail and commercial land uses.

- Industry activities are limited to Service industries and Low impact industries that serve the needs of the community and have a similar built form and amenity to Shops and Offices in the centre.
- Tourist uses are compatible with the commercial use and heritage values of the centre.
- Development provides a high level of amenity and is reflective of the surrounding character of the area and is sited and designed to maximise activity along primary street frontages with buildings maintaining a human scale at street level. New development is compatible with and improves the local streetscape character and is built to a high standard of urban and landscape design that creates attractive and functional buildings, streets and places. Development creates areas that are safe, convenient, comfortable and attractive.
- Development ensures there is no unreasonable loss of amenity for surrounding sites, having regard to matters such as noise, lighting, waste, fumes, odours, overlooking, public health and safety.
- Places, buildings or features of a heritage area or heritage place are protected and improved by development to preserve the historical character, amenity and identity of the locality.
- Development in Local heritage areas protects the streetscape and traditional commercial character by designing new buildings that reflect the existing building materials and respect vertical and horizontal rhythms of the existing streetscape without replicating or mimicking heritage detailing.
- Development in Helidon and Laidley reinforces and supports the traditional main street character through built form that:
 - contributes to a vibrant local centre identity;
 - maintains the traditional and character elements of the streetscape and sensitively integrates historical places in context; and
 - maintains a mix of land uses with small-scale building footprints.

EXAMPLES OF CONSISTENT USES

Car wash Childcare centre Club Community use Dual occupancy (where located above the ground storey or at the rear of a commercial building) Educational establishment Food and drink outlet	Function facility Funeral parlour Garden centre Hardware and trade supplies Hotel Indoor sport and recreation Market Multiple dwelling (where located above or behind a commercial activity)	Office Place of worship Service station Shopping centre (where less than 1,000m ² GFA) Short-term accommodation Showroom
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Zone: Local Centre

WE WOULD LIKE TO SEE

Shop



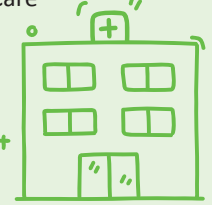
Bar



Food & Drink Outlet

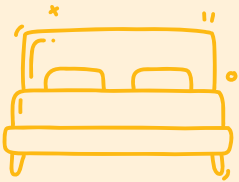


Health Care Service



WE WILL CONSIDER

Rooming Accommodation



Veterinary Service



Caretaker's Accommodation

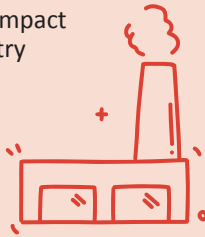


Childcare Centre



WE WOULD PREFER NOT TO SEE

High Impact Industry



Major Electricity Infrastructure



Dwelling House

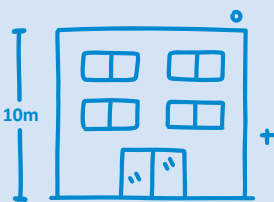


Cropping



AS PART OF YOUR DEVELOPMENT WE WILL ASSESS

Building Height - 10m maximum



Setback - 0m from all boundaries



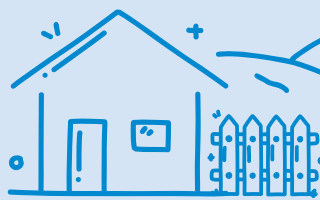
Site Cover - 50% maximum



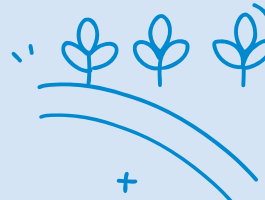
Water Quality



Amenity



Landscaping



Crime Prevention Through Environment Design (CPTED)



FOR MORE INFORMATION

Visit: www.lockyervalley.qld.gov.au
 Contact: Council's Growth & Policy Team on 1300 005 872
 Email: planningscheme@lvrc.qld.gov.au
 Book: [An appointment with a Planning Officer](#)



Scan the QR code to view the draft planning scheme, scheme maps and access the submissions portal.

