

Zone: Principal Centre

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

- form the core of an urban area; and
- service the local government area.

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

- The commercial centre of Gatton is the preferred location for commercial activities, government administration Offices and community services. Development reinforces the role of Gatton as the principal centre of the Lockyer Valley and serves the current and future economic and social needs of the community and business in the Region.
- A wide range of commercial, administrative, community, cultural, tourist, entertainment and residential activities are provided which support the wider community and provide for the travelling public.
- Development provides active uses located at the ground level and compatible supporting uses located above ground level providing an integrated development outcome with residential, retail and commercial land uses.
- Residential uses support the centre for commercial purposes. Residential uses are located above ground level or at the rear of commercial uses to maintain the vitality of the centre and active street frontages. Residents in the zone should expect a

reasonable level of ambient noise associated with the benefits of living in a centre.

- 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 of the centre.
- Development contributes to the creation of an active, safe and legible public realm, incorporating high quality public open spaces including town squares, civic plazas and forecourts, where appropriate.
- New development is compatible with and improves the local streetscape character and creates a centre that is safe, convenient, comfortable and attractive. Development incorporates a high standard of urban and landscape design that creates attractive and functional buildings, streets and places in keeping with the role of the zone as a major hub of economic and community activity. 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.
- 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.

EXAMPLES OF CONSISTENT USES

Bar Car wash Childcare centre Community use Dual occupancy (where located above the ground storey of a commercial building) Food and drink outlet Function facility Funeral parlour	Garden centre Hardware and trade supplies Health care service Hotel Indoor sport and recreation Low impact industry Market Multiple dwelling (where located above or behind a commercial activity)	Outdoor sales Parking station Place of worship Service station Shop Shopping centre Short-term accommodation Theatre
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Zone: Principal Centre

WE WOULD LIKE TO SEE

Shop



Service Industry



Office



Food & Drink Outlet

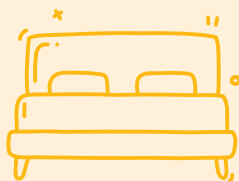


WE WILL CONSIDER

Shopping Centre



Rooming Accommodation



Nightclub Entertainment Facility



Veterinary Service



WE WOULD PREFER NOT TO SEE

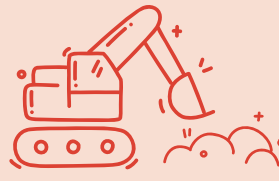
Cropping



High Impact Industry



Bulk Landscape Supplies

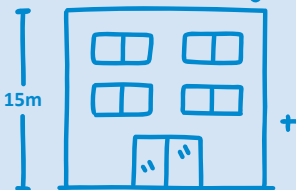


Intensive Animal Industry



AS PART OF YOUR DEVELOPMENT WE WILL ASSESS

Building Height - 15m maximum



Setback - 0m from all boundaries



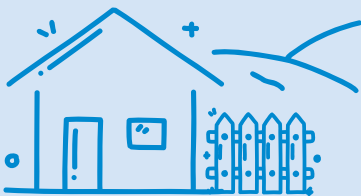
Site Cover - 70% max



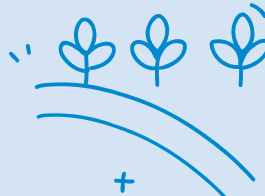
Water Quality



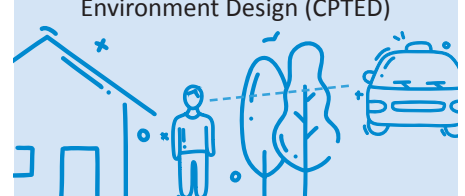
Amenity



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.

