

6.2.6 Local centre zone code

6.2.6.1 Application

This code applies to assessable development:-

- (a) within the Local centre zone as identified on the zoning maps contained within **Schedule 2 (Mapping)**; and
- (b) identified as requiring assessment against the Local centre zone code by the tables of assessment in **Part 5 (Tables of assessment)**.

6.2.6.2 Purpose

- (1) 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.
- (2) The purpose of the Local centre zone code will be achieved through the following overall outcomes:-
 - (a) a range of convenience retail, commercial, and community uses is provided that supports the local community;
 - (b) development complements, but does not compete with, the role and function of higher order activity centres by meeting the convenience service needs of smaller rural or coastal townships or discrete residential areas and providing local employment opportunities. It includes local shopping, local employment nodes, commercial, residential, cafes and dining, entertainment, community services and residential development where it can integrate and enhance the fabric of the activity centre, but is not the predominant use;
 - (c) local centres are to be developed as well-designed, safe and visually attractive centres, predominantly in a low-rise building format, where significant off-site impacts are avoided;
 - (d) development provides a high level of amenity and is reflective of the surrounding character of the area;
 - (e) development provides for infrastructure and services that are commensurate with the centre's location and setting and the nature and scale of development that is intended to occur in the zone;
 - (f) development promotes public transport use, walking and cycling;
 - (g) development responds to land constraints including topography and flooding;
 - (h) development is located, designed and operated in a manner that does not unreasonably impact on the amenity of surrounding premises; and
 - (i) development does not adversely impact on the continued safe operation, viability and maintenance of existing infrastructure or compromise the future provision of planned infrastructure.

6.2.6.3 Assessment benchmarks

Table 6.2.6.3.1 Assessment benchmarks for assessable development

Performance outcomes		Acceptable outcomes	
<i>Function</i>			
PO1	Development provides for a range of business and entertainment uses that service the local level convenience needs of residents and surrounding tourism or primary production industries and offers locally-based employment opportunities. These uses include, but are not limited to, food and drink outlets, hardware and trade supplies, offices, shops, shopping centres and veterinary services.	AO1	No acceptable outcome provided.
PO2	Development provides for a range of complementary community uses in appropriate locations to encourage community interaction and support the health, safety and wellbeing of local residents. These uses include community uses, health care services and emergency services.	AO2	No acceptable outcome provided.
PO3	Low impact industry, service industry and utility installation uses may be established where such uses are compatible with the character and amenity of surrounding development.	AO3	No acceptable outcome provided.
<i>Residential uses</i>			
PO4	Beyond existing uses, development provides for a limited range of residential activities, including caretaker's accommodation, dwelling units (e.g. shop top housing) and multi-unit residential uses, where such activities:- (a) are ancillary to and support the predominant business functions of the zone; and (b) form part of mixed use premises with buildings incorporating non-residential uses at street level to activate the public realm.	AO4	No acceptable outcome provided.
<i>Hierarchy of centres</i>			
PO5	Development for business activities is of a scale and intensity that is consistent with the intended role and function of the particular activity centre as specified in the Fraser Coast hierarchy of centres as described in Table 6.2.6.3.2 (Fraser Coast Hierarchy of Centres) . For development in the Local centre zone, this includes consideration of the following:- (a) the function and role of existing shopping centres in the zone is maintained and not significantly expanded; (b) new shopping centres have a maximum retail and commercial gross leasable area in the order of 1,200m ² ; and (c) higher order shopping facilities, including full-line supermarkets, department stores and discount department stores, are not established in the zone.	AO5	No acceptable outcome provided.

Performance outcomes		Acceptable outcomes	
General			
PO6	Development has a low-rise built form that is compatible with the intended scale and character of the streetscape and surrounding area.	AO6	Development has a maximum building height of 8.5m above ground level.
PO7	Development incorporates a high standard of architecture, urban design and landscaping that creates an attractive and functional “main street” setting.	AO7	No acceptable outcome provided.
PO8	Development is located, designed and operated in a manner that does not unreasonably impact on the amenity of surrounding premises, having regard to matters such as traffic, noise, lighting, waste, fumes, odours, hours of operation, privacy, overlooking and public health and safety.	AO8	No acceptable outcome provided.
PO9	Development is located, designed and operated to be responsive to the Fraser Coast’s sub-tropical climate ¹⁴ and minimises the use of water and energy.	AO9	No acceptable outcome provided.
PO10	Development mitigates any adverse impacts on areas of environmental significance, including creeks, gullies, waterways, wetlands, coastal areas, habitats and vegetation through location, design, operation and management.	AO10	No acceptable outcome provided.
PO11	Development encourages public transport accessibility and use and also provides for pedestrian, bicycle and vehicular movement networks that maximise connectivity, permeability and ease of movement within and to the centre.	AO11	No acceptable outcome provided.
PO12	Development does not adversely impact on the continued safe operation, viability and maintenance of existing infrastructure or compromise the future provision of planned infrastructure.	AO12	No acceptable outcome provided.

Table 6.2.6.3.2 Fraser Coast Hierarchy of Centres

Centre	Role and Function
Principal Activity Centre	<p>Principal Activity Centres are located at Maryborough (CBD) and Pialba in Hervey Bay. They:-</p> <ul style="list-style-type: none"> • contain the largest and most diverse concentration of urban activities; • have high population densities; and • are the key regional focus for employment and development including, government administration, cultural, entertainment, health, education and public and active transport facilities.
District (Rural and Coastal) Centres	<p>District (Rural and Coastal) Centres are located at Burrum Heads, River Heads, Tiaro and Howard. They:-</p> <ul style="list-style-type: none"> • contain a concentration of businesses and employment uses that primarily service local residents, tourism or primary production industries; and • may also contain limited retail, government services, entertainment, residential and community facilities.
District (Urban) Centres	<p>District (Urban) Centres are located at Eli Waters (Boat Harbour Drive), Doolong Flats (Rasmussen’s Road), Torquay (Denmans Camp Road) and Urangan (Boat Harbour Drive and Elizabeth Street). They:-</p> <ul style="list-style-type: none"> • serve catchments of district significance within the coastal

¹⁴ Editor’s note—the publication *Subtropical Design in South East Queensland – A Handbook for Planners, Developers and Decision Makers*, prepared by the Centre for Subtropical Design, provides guidance about the application of sub-tropical design principles.

	<p>urban area; and</p> <ul style="list-style-type: none"> • accommodate concentrations of employment, business, services, commercial and retail services.
Local Centres	<p>Local Centres provide for convenience and personal service shopping needs for a surrounding residential neighbourhood and typically provide local shopping, local employment, takeaway food premises and personal and community services.</p>
Specialist Activity Centres	<p>Specialist Activity Centres are located adjacent to the Hervey Bay Airport and at the Urangan Boat Harbour. They:-</p> <ul style="list-style-type: none"> • provide a wide range of retail, commercial, and entertainment facilities for visitors and convenience services for residents of the immediate surrounding area; • contain tourist accommodation, mixed use development, cafes and restaurants , with medium/high density housing also located at the Urangan Boat Harbour; • provide opportunities for industrial uses; and • function as major transport hubs.
Tourism Activity Centre	<p>Tourism Activity Centres are located on the Esplanade at Pialba, Scarness, Torquay and Urangan. They:-</p> <ul style="list-style-type: none"> • provide a wide range of retail, commercial, and entertainment facilities for visitors and convenience services for residents of the immediate surrounding area; and • contain tourist accommodation, mixed use development, medium/high density living, cafes and restaurants.