

## 6.2.5 District centre zone code<sup>11</sup>

### 6.2.5.1 Application

This code applies to assessable development:-

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

### 6.2.5.2 Purpose

- (1) The purpose of the district centre zone is to provide for a large variety of uses and activities to service a district of the local government area, including, for example, administrative, business, community, cultural, entertainment, professional, residential or retail uses or activities.
- (2) The purpose of the District centre zone code will be achieved through the following overall outcomes:
  - (a) a mix of retail, commercial, residential, offices, administrative, health services, community, cultural and small-scale entertainment and recreational activities that is capable of servicing a district is provided. Development will complement but not compete with the role and function of the principal activity centres by serving the needs of district level catchments and distinct communities in centres that are highly accessible and well connected to the catchment areas and communities that they serve;
  - (b) 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 are ancillary to and support the predominant business functions of the zone<sup>12</sup>;
  - (c) development is well-designed, contributes to a high quality public realm and promotes public transport use, walking and cycling;
  - (d) district centres are to be developed as well-designed, safe and visually attractive business, community and employment centres, predominantly in a low-rise building format, where significant off-site impacts are avoided;
  - (e) development incorporates a high standard of architecture, urban design and landscaping that creates attractive and functional buildings, streets and places;
  - (f) development responds to land constraints including topography and flooding;
  - (g) development is located, designed and operated in a manner that does not unreasonably impact on the amenity of surrounding premises; and
  - (h) development does not adversely impact on the continued safe operation, viability and maintenance of existing infrastructure or compromise the future provision of planned infrastructure.

<sup>11</sup> Note - the District centre zone comprises both district (urban) centres and district (rural) centres.

<sup>12</sup> Editor's note - the planned density for development in the District Centre zone is identified in Table SC3.1.3 (Planned density and demand generation rate for a trunk infrastructure network) of Schedule 3 Local Government infrastructure plan mapping and tables.

### 6.2.5.3 Assessment benchmarks

Table 6.2.5.3.1 Assessment benchmarks for assessable development

Performance outcomes		Acceptable outcomes	
<i>Function</i>			
<b>PO1</b>	Development provides for a range of retail uses, including shops and shopping centres, that service the district level needs of:- (a) surrounding smaller centres and residential areas in the case of district (urban) centres; and (b) distinct communities in a rural or coastal setting as well as tourism and surrounding primary production industries in the case of district (rural) centres.	<b>AO1</b>	No acceptable outcome provided.
<b>PO2</b>	In addition to retail uses, development provides for a mix of other uses including food and drink outlets (e.g. local restaurant and dining facilities), local health care services, offices (e.g. banks and real estate agencies) and an appropriate range of community activities and support services to promote an active, mixed use environment.	<b>AO2</b>	No acceptable outcome provided.
<i>Non-business activity uses</i>			
<b>PO3</b>	Service industry and utility installation uses may be established where such uses are compatible with the character and amenity of surrounding development.	<b>AO3</b>	No acceptable outcome provided.
<i>Residential uses</i>			
<b>PO4</b>	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; (b) form part of mixed use premises with buildings incorporating non-residential uses at street level to activate the public realm.	<b>AO4</b>	No acceptable outcome provided.
<i>General</i>			
<b>PO5</b>	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 <b>Table 6.2.5.3.2 (Fraser Coast Hierarchy of Centres)</b> and spatially shown on <b>Figure 6c</b> . For development in the District centre zone, this includes consideration of the following:- (a) the function and role of existing shopping centres in district (urban) centres is maintained; (b) new shopping centres in district (urban) centres have a maximum retail and commercial gross leasable area in the order of 5,000m <sup>2</sup> ; (c) not more than one full-line supermarket is established in each allocated district (urban) centre, unless there is a demonstrated need and there are no adverse impacts on the Hervey Bay	<b>AO5</b>	No acceptable outcome provided.

Performance outcomes		Acceptable outcomes	
	(d) principal activity centre; and higher order shopping facilities, including department stores and discount department stores, are not established in the District centre zone.		
PO6	Development has a predominantly 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 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.	AO7	No acceptable outcome provided.
PO8	Development in district (rural) centres maintains and reinforces the traditional “main street” character of the centre and is sensitive to the rural setting and context of the town.	AO8	No acceptable outcome provided.
PO9	Development is located, designed and operated to be responsive to the Fraser Coast’s sub-tropical climate <sup>13</sup> 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 is provided with the full range of urban services, including reticulated water, sewerage, stormwater drainage, sealed roads, electricity and telecommunications infrastructure.	AO12	No acceptable outcome provided.
PO13	Development does not adversely impact on the continued safe operation, viability and maintenance of existing infrastructure or compromise the future provision of planned infrastructure.	AO13	No acceptable outcome provided.

**Table 6.2.5.3.2 Fraser Coast Hierarchy of Centres**

Centre	Role and Function
Principal Activity Centre	<p><b>Principal Activity Centres</b> are located at Maryborough (CBD) and Pialba in Hervey Bay. They:-</p> <ul style="list-style-type: none"> <li>• contain the largest and most diverse concentration of urban activities;</li> <li>• have high population densities; and</li> <li>• are the key regional focus for employment and development including, government administration, cultural, entertainment, health, education and public and active transport facilities.</li> </ul>
District (Rural and Coastal) Centres	<p><b>District (Rural and Coastal) Centres</b> are located at Burrum Heads, River Heads, Tiaro and Howard. They:-</p>

<sup>13</sup> 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.

	<ul style="list-style-type: none"> <li>• contain a concentration of businesses and employment uses that primarily service local residents, tourism or primary production industries; and</li> <li>• may also contain limited retail, government services, entertainment, residential and community facilities.</li> </ul>
District (Urban) Centres	<p><b>District (Urban) Centres</b> 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"> <li>• serve catchments of district significance within the coastal urban area; and</li> <li>• accommodate concentrations of employment, business, services, commercial and retail services.</li> </ul>
Local Centres	<p><b>Local Centres</b> 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><b>Specialist Activity Centres</b> are located adjacent to the Hervey Bay Airport and at the Urangan Boat Harbour. They:-</p> <ul style="list-style-type: none"> <li>• provide a wide range of retail, commercial, and entertainment facilities for visitors and convenience services for residents of the immediate surrounding area;</li> <li>• contain tourist accommodation, mixed use development, cafes and restaurants , with medium/high density housing also located at the Urangan Boat Harbour;</li> <li>• provide opportunities for industrial uses; and</li> <li>• function as major transport hubs.</li> </ul>
Tourism Activity Centre	<p><b>Tourism Activity Centres</b> are located on the Esplanade at Pialba, Scarness, Torquay and Urangan. They:-</p> <ul style="list-style-type: none"> <li>• provide a wide range of retail, commercial, and entertainment facilities for visitors and convenience services for residents of the immediate surrounding area; and</li> <li>• contain tourist accommodation, mixed use development, medium/high density living, cafes and restaurants.</li> </ul>

**Figure 6c – Fraser Coast Hierarchy of Centres (District Centre Zone Code)**