

6.2.4 Principal centre zone code

6.2.4.1 Application

This code applies to assessable development:-

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

6.2.4.2 Purpose

- (1) 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:-
 - (a) form the core of an urban area; and
 - (b) service the local government area.
- (2) The purpose of the Principal centre zone code will be achieved through the following overall outcomes:
 - (a) development supports the role of the zone as the regional focus and location of the highest order and intensity of business activities, community activities and entertainment activities;
 - (b) uses and activities include key concentrations of high order retail, commercial, employment, residential, health services, administrative, community, cultural, recreational and entertainment activities and other uses capable of servicing the planning scheme area in an active and vibrant mixed use environment;
 - (c) the scale and level of intensity of development is consistent with the intended role and function of the particular centre as specified in the applicable local plan code;
 - (d) higher density residential activities are provided that are complementary to the predominant non-residential uses and business functions of the zone;
 - (e) development is consistent with the Fraser Coast hierarchy of centres⁸;
 - (f) development provides for any premises used for a department store or discount department store to be located in the respective retail or mixed use core areas of the Maryborough and Hervey Bay principal regional activity centres;
 - (g) development provides for an efficient pattern of land use where the greatest mix of uses and highest intensity of development is located in areas with relatively high levels of access to public transport facilities and all development has a clear connection to the pedestrian, bicycle, public transport and road transport networks and infrastructure;
 - (h) development is located, designed and operated in a manner that does not unreasonably impact on the amenity of surrounding premises, having regard to

⁸ The Fraser Coast hierarchy of centres is described in **Table 6.2.4.3.2 (Fraser Coast Hierarchy of Centres)** in **Part 6 (Zone Codes)** for development subject to code assessment, and the settlement pattern theme of **Part 3 Strategic Framework** for development subject to impact assessment.

matters such as traffic, noise, lighting, waste, fumes, odours, hours of operation, privacy, overlooking and public health and safety;

- (i) development is provided with the full range of urban services to support the needs of the community; and
- (j) development does not adversely impact on the continued safe operation, viability and maintenance of existing infrastructure or compromise the future provision of planned infrastructure.

6.2.4.3 Assessment benchmarks

Table 6.2.4.3.1 Assessment benchmarks for assessable development

Performance outcomes		Acceptable outcomes	
<i>Function</i>			
PO1	Development supports the role of the zone as the regional focus and location of the highest order and intensity of retailing, entertainment, commercial (particularly offices), administrative and government services, and community and cultural facilities within the Fraser Coast region.	AO1	No acceptable outcome provided.
<i>Residential uses</i>			
PO2	Development provides a compatible mix of medium and high density residential activities, including short-term accommodation uses that are complementary to the predominant non-residential uses and business functions of the zone, with residential buildings incorporating non-residential uses at street level to activate the public realm ⁹ .	AO2	No acceptable outcome provided.
<i>Business activities</i>			
PO3	Development for business activities is of a scale and intensity that is consistent with the intended role and function of the particular principal activity centre as specified in the Fraser Coast hierarchy of centres as described in Table 6.2.4.3.2 (Fraser Coast Hierarchy of Centres) and spatially shown on Figure 6b .	AO3	No acceptable outcome provided.
PO4	Development provides for any premises used for a department store or discount department store to be located in the respective retail or mixed use core areas of the Maryborough and Hervey Bay principal activity centres.	AO4	No acceptable outcome provided.
PO5	Unless otherwise specified in a local plan code, development has a built form that is compatible with the intended scale and character of the streetscape and surrounding area.	AO5	Development has a maximum building height of 20.0m above ground level.
<i>General</i>			
PO6	Wherever possible, business uses and community activities are co-located and designed to contribute to safety, security and vitality of the centre.	AO6	No acceptable solution provided.
PO7	The built form and urban design of development incorporates a high standard of architecture, urban design and	AO7	No acceptable solution provided.

⁹ Editor's note - The planned density for development in the Principal 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.

Performance outcomes		Acceptable outcomes	
	landscaping that creates attractive and functional buildings, streets and places in keeping with the primary role and focus of the zone as a regional hub.		
PO8	Development contributes to the creation of an active, safe and legible public realm and, where appropriate, incorporates significant public open spaces including plazas, parks and gardens.	AO8	No acceptable solution provided.
PO9	New development respects the heritage values of existing development to maintain and reinforce a unique sense of place and local identity.	AO9	No acceptable solution provided.
PO10	Development is located, designed and operated to be responsive to the Fraser Coast's sub-tropical climate ¹⁰ and minimises the use of water and energy.	AO10	No acceptable solution provided.
PO11	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.	AO11	No acceptable solution provided.
PO12	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.	AO12	No acceptable solution provided.
PO13	Development is provided with the full range of urban services, including reticulated water, sewerage, stormwater drainage, sealed roads, electricity and telecommunications infrastructure.	AO13	No acceptable solution provided.
PO14	Development does not adversely impact on the continued safe operation, viability and maintenance of existing infrastructure or compromise the future provision of planned infrastructure.	AO14	No acceptable solution provided.

Table 6.2.4.3.2 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>

¹⁰ 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"> • serve catchments of district significance within the coastal urban area; and • accommodate concentrations of employment, business, services, commercial and retail services.
Local Centres	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.
Specialist Activity Centres	Specialist Activity Centres are located adjacent to the Hervey Bay Airport and at the Urangan Boat Harbour. They:- <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	Tourism Activity Centres are located on the Esplanade at Pialba, Scarness, Torquay and Urangan. They:- <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.

Figure 6b – Fraser Coast Hierarchy of Centres (Principal Centre Zone Code)