

6.2.21 Specialised centre zone code

6.2.21.1 Application

This code applies to assessable development:-

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

6.2.21.2 Purpose

- (1) The purpose of the specialised centre zone is to provide for one or more specialised uses including, for example, conference centres, entertainment centres, education and research facilities or university campuses.
- (2) The purpose of the Specialised centre zone code will be achieved through the following overall outcomes:-
 - (a) development is to provide for one or more specialised uses being activities which because of their size, requirement for high levels of accessibility to private motor vehicle traffic, or other characteristics, are best located outside of activity centres, adjacent to major roads;
 - (b) development provides for a range of retail business uses that have large floor plates and require high levels of visibility and accessibility to major roads;
 - (c) development provides for a particular mix or type of centre activities that cannot be accommodated in other centre zones;
 - (d) development is consistent with the Fraser Coast hierarchy of centres²⁹ and does not provide for higher order and other retail facilities better suited to establishing within an activity centre;
 - (e) development provides a high level of amenity and complements the character of the surrounding area;
 - (f) development is located, designed and operated in a manner that does not adversely impact on the amenity of surrounding premises, having regard to matters such as noise, lighting, waste, fumes, odours, overlooking and public health and safety; and
 - (g) development does not adversely impact on the continued safe operation, viability and maintenance of existing infrastructure or compromise the future provision of planned infrastructure.

6.2.21.3 Assessment benchmarks

Table 6.2.21.3.1 Assessment benchmarks for assessable development

Performance outcomes		Acceptable outcomes	
<i>Function</i>			
PO1	Development provides for a range of retail business uses, predominantly in the form	AO1	No acceptable outcome provided.

²⁹ The Fraser Coast hierarchy of centres is described in **Table 6.2.21.3.2 (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.

Performance outcomes		Acceptable outcomes	
	of showrooms, garden centres, hardware and trade supplies and outdoor sales that have large floor plates or require high levels of visibility and accessibility to major roads.		
PO2	Development also provides for other business uses and some industrial uses which because of their scale or characteristics are not suited to establish in another centre zone.	AO2	No acceptable outcome provided.
PO3	Development in the zone is consistent with the hierarchy of centres as described in Table 6.2.21.3.2 (Fraser Coast Hierarchy of Centres) and spatially shown on Figure 6d , and does not provide for higher order and other retail facilities better suited to establishing within an activity centre, including supermarkets, department stores and discount department stores.	AO3	No acceptable outcome provided.
General			
PO4	Development incorporates a high standard of urban design and landscaping that creates attractive and functional buildings, streets and places.	AO4	No acceptable outcome provided.
PO5	For that part of the zone adjoining the links mobility corridor in Hervey Bay, development provides semi-active frontages, break out areas and sensitive landscape treatments that enhance the functioning of the links mobility corridor as a high quality active transport corridor and allow for passive observation of the corridor.	AO5	No acceptable outcome provided.
PO6	Development is designed and operated to be responsive to the Fraser Coast's sub-tropical climate ³⁰ and minimise the use of water and energy.	AO6	No acceptable outcome provided.
PO7	Development has a built form that is sympathetic to the intended scale and character of the streetscape and surrounding area.	AO7	Development has a maximum building height of 10.0m above ground level.
PO8	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.	AO8	No acceptable outcome provided.
PO9	Development is provided with the full range of urban services to support the needs of the community, including parks, roads and transport corridors, pedestrian and cycle paths, reticulated water, sewerage, stormwater drainage and electricity and telecommunication infrastructure.	AO9	No acceptable outcome provided.
PO10	Development does not adversely impact on the continued safe operation, viability and maintenance of existing infrastructure or compromise the future provision of planned infrastructure.	AO10	No acceptable outcome provided.

³⁰ 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.

Table 6.2.21.3.2 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 urban area; and • 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.