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### Major centre zone code

#### Application

This code applies to development:-

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

#### Purpose and overall outcomes

1. The purpose of the Major centre zone code is to accommodate a wide mix of uses including higher order retail, entertainment and commercial facilities in the major retail centre that services a sub-regional catchment population.

The zone may accommodate concentrations of higher order retail, professional offices, residential, administrative and health services, community and other uses capable of servicing a significant part of the planning scheme area, provided that these facilities and uses should not more appropriately be accommodated in the Bundaberg CBD.

The major centre is developed as a well-designed, safe and visually attractive business, community and employment centre.

The major centre complements and does not undermine the role and function of Bundaberg CBD as the principal activity centre for the region.

1. The purpose of the Major centre zone code will be achieved through the following overall outcomes:-
	1. development supports the role of the zone as a sub-regional focus and location of a wide mix of higher order retailing, entertainment and commercial activities that service a sub-regional population, and supports and strengthens linkages with nearby specialised activity centres, community facilities and industry areas, including the Bundaberg Airport, Bundaberg Recreational Precinct and CQUniversity;
	2. a department store may be established within the major activity centre only once such a store is established in the principal activity centre;
	3. higher density residential activities may be established where these activities complement the other functions of the zone;
	4. major land uses contributing to employment, education and services in the Bundaberg Region are located in the centre commensurate with its subregional role and function. Development does not undermine or compromise the activity centre network by proposing a higher order or Iarger scale of uses than intended for the centre;
	5. new regional level State government facilities for justice, education, health, community, administration and employment activities serving the Bundaberg Region are located in the Bundaberg CBD as the principal activity centre rather than in this centre;
	6. development facilitates the creation of a vibrant and safe activity centre, with attractive and functional buildings, streets, open space and other public places provided, befitting of the zone’s focus as a sub-regional hub;
	7. development creates a cohesive and walkable centre that reduces and mitigates barriers to pedestrian movement, including roads, vehicle movement and car parking, and reduces the need for additional vehicle trips within the centre;
	8. development ensures that the relationship between uses and the public realm is enhanced and that the centre is more outwardly focused over time;
	9. buildings and structures in the Major centre zone have a medium rise built form and do not unduly dominate their setting;
	10. development encourages and facilitates urban consolidation;
	11. development provides for efficient and effective transport networks that maximise accessibility within and to the centre; and
	12. development encourages and facilitates the efficient provision and safe operation of physical and social infrastructure.

#### Specific benchmarks for assessment

Table 6.2.5.3.1 Benchmarks for assessable development

| **Performance outcomes** | **Acceptable outcomes** | **Compliance / Representations**  |
| --- | --- | --- |
| ***Land use composition and activity centre network*** |
| **PO1**Development in the Major centre zone provides for higher order business activities (particularly retailing uses) and entertainment activities.  | **AO1**No acceptable outcome provided. | Provide a brief description how your proposal complies with the relevant Acceptable outcome (if applicable) or a detailed analysis how compliance is achieved with the Performance outcome. |
| **PO2**Development for business activities is of a scale and intensity that is consistent with the intended role and function of the major activity centre as a sub-regional centre which is subordinate to, and does not undermine the intended role and function of the principal activity centre. | **AO2**No acceptable outcome provided. | Click and provide your representations. |
| **PO3**Development ensures that a department store is not established in the Major centre zone unless such a use has already been established in the Bundaberg CBD. | **AO3**No acceptable outcome provided. | Click and provide your representations. |
| **PO4**As part of mixed use premises, development may provide for a mix of medium and high density residential activities and short-term accommodation uses that are complementary to the predominant non-residential uses and business functions of the zone. | **AO4**No acceptable outcome provided. | Click and provide your representations. |
| ***Building height, built form and urban design*** |
| **PO5**Development has a maximum building height of 3 storeys and 12m. | **AO5**No acceptable outcome provided. | Click and provide your representations. |
| **PO6**The structure and form of development within the zone is progressively improved to provide better connectivity between uses and the public realm and enhance the centre so that it does not function only as a conventional enclosed shopping centre with internalised malls and inward facing retail uses. | **AO6**No acceptable outcome provided. | Click and provide your representations. |
| **PO7**The built form and urban design of development incorporates a high standard of architecture, urban design and landscaping that creates attractive and functional buildings, streets and places in keeping with the role and function of the zone as a sub-regional hub. | **AO7**No acceptable outcome provided. | Click and provide your representations. |
| **PO8**Development contributes to the creation of an active, safe and legible public realm, incorporating public open spaces including outdoor plazas or other breakout areas, where appropriate and practicable. | **AO8**No acceptable outcome provided. | Click and provide your representations. |
| **PO9**Where located in the zone, residential buildings incorporate non-residential uses at street level to activate the public realm. | **AO9**No acceptable outcome provided. | Click and provide your representations. |
| ***Transport networks*** |
| **PO10**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. | **AO10**No acceptable outcome provided. | Click and provide your representations. |
| ***Infrastructure and services*** |
| **PO11**Development is provided with urban services to support the needs of the community, including parks, reticulated water, sewerage, stormwater drainage, sealed roads, pathways, electricity and telecommunication infrastructure. | **AO11**No acceptable outcome provided. | Click and provide your representations. |
| **PO12**Development does not adversely impact on the continued operation, viability and maintenance of existing infrastructure or compromise the future provision of planned infrastructure. | **AO12**No acceptable outcome provided. | Click and provide your representations. |