### Neighbourhood centre zone code

#### Application

This code applies to development:-

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

#### Purpose and overall outcomes

1. The purpose of the Neighbourhood centre zone code is to provide for a small range of land uses and activities to support the basic convenience needs of local neighbourhoods or parts of neighbourhoods.

The zone accommodates small-scale convenience shopping, offices, community activities and other uses which directly support the basic convenience needs of the immediate community.

The zone also accommodates existing standalone business or entertainment activities, such as general stores, service stations and hotels, which do not form part of a higher order activity centre.

Where located in a village setting, the zone may contain a larger range of uses and activities that cater to and support the basic convenience needs of both village residents and the immediately surrounding rural and rural residential areas as well as the needs of tourists, visitors and the travelling public.

Neighbourhood centres complement and do not undermine the role and function of higher order activity centres.

1. The purpose of the Neighbourhood centre zone code will be achieved through the following overall outcomes:-
   1. development provides for a small range of business activities that service the day-to-day needs of localised catchments and are compatible with the intended role and function of the Neighbourhood centre zone;
   2. land uses contributing to employment, education and services in the Bundaberg Region are located in the centre commensurate with its local role and function. However, development does not undermine or compromise the activity centre network by proposing higher order or Iarger scale of uses that are more appropriately located in the principal activity centre, major activity centre, district centres or local centres;
   3. 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 neighbourhood centres;
   4. development provides for a limited range of complementary uses in appropriate locations to support community wellbeing and local employment opportunities;
   5. development provides for a limited range of residential activities that are ancillary to and support the predominant business functions of the zone;
   6. development has a low-rise built form that: -
2. is compatible with the existing and intended scale and character of the streetscape and surrounding area; and
3. incorporates a high standard of architecture, urban design and landscaping that is compatible with and sympathetic to its setting and context;
   1. development does not unreasonably impact on the amenity of surrounding premises; and
   2. development encourages and facilitates the efficient provision and safe operation of physical and social infrastructure.

#### Specific benchmarks for assessment

**Table 6.2.8.3.1 Benchmarks for assessable development**

| **Performance outcomes** | **Acceptable outcomes** | **Compliance / Representations** |
| --- | --- | --- |
| ***Land use composition and activity centre network*** | | |
| **PO1**  Development provides for the day-to-day retail and commercial needs of localised residential catchments, with uses including shops, food and drink outlets, health care services and offices. | **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**  In a village setting, development in the zone also services:-   1. the day-to-day retail and commercial needs of residents in the immediately surrounding rural and rural residential areas; and 2. the needs of tourists, visitors and the travelling public. | **AO2**  No acceptable outcome provided. | Click and provide your representations. |
| **PO3**  Business activities are of a small-scale and do not compete with higher order activity centres as the preferred location for retail and business activities in the Bundaberg region. | **AO3**  No acceptable outcome provided. | Click and provide your representations. |
| **PO4**  Service industry, utility, and emergency services uses may also be established in the zone where they are compatible with the amenity of surrounding residential development. | **AO4**  No acceptable outcome provided. | Click and provide your representations. |
| **PO5**  Where possible, development provides for the clustering of business activities and community activities to create a vibrant neighbourhood hub to service the immediate needs of residents. | **AO5**  No acceptable outcome provided. | Click and provide your representations. |
| ***Building height, built form and urban design*** | | |
| **PO6**  Development has a maximum building height of 2 storeys and 8.5m. | **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. | **AO7**  No acceptable outcome provided. | Click and provide your representations. |
| **PO8**  Development in a village setting maintains and reinforces the traditional “main street” character of the village and is sensitive to its rural setting and context. | **AO8**  No acceptable outcome provided. | Click and provide your representations. |
| ***Amenity*** | | |
| **PO9**  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. | **AO9**  No acceptable outcome provided. | Click and provide your representations. |
| ***Infrastructure and services*** | | |
| **PO10**  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. | **AO10**  No acceptable outcome provided. | Click and provide your representations. |
| **PO11**  Development does not adversely impact on the continued operation, viability and maintenance of existing infrastructure or compromise the future provision of planned infrastructure. | **AO11**  No acceptable outcome provided. | Click and provide your representations. |