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### Principal centre zone code

#### Application

This code applies to development:-

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

#### Purpose and overall outcomes

1. The purpose of the Principal centre zone code is to accommodate a wide range of business uses, entertainment uses, multi-unit residential uses and community uses within an active and vibrant mixed use environment.

The scale and level of intensity of such development should reinforce the intended role and function of Bundaberg CBD as the principal activity centre for the planning scheme area servicing the whole of the regional council area as well as areas outside of the regional council area.

1. The purpose of the Principal centre zone code will be achieved through the following overall outcomes:-
	1. development supports the role of the zone as the regional focus and location of the highest order retailing, entertainment, commercial, administrative and government services, and community and cultural facilities;
	2. any future full-line department store will be located in the principal activity centre, within Precinct PCZ1 (City Centre Core);
	3. higher density residential activities may be established where these activities complement the other functions of the zone;
	4. development provides for an efficient pattern of land use with high levels of accessibility and connectivity to transport networks;
	5. development has a built form, height and scale that is compatible with the prevailing character of the principal activity centre, incorporating high quality design elements that protect and respond to important heritage features, and contribute to a cohesive but visually interesting streetscape and skyline;
	6. development facilitates the creation of a vibrant and safe activity centre, with attractive and functional buildings that address the street, open space and other public places at a human scale, and provide active pedestrian friendly frontages, befitting of the zone’s focus as a regional hub;
	7. development provides for efficient and effective transport networks that maximise accessibility within and to the centre;
	8. development encourages and facilitates the efficient provision and use of physical and social infrastructure; and
	9. in addition to the overall outcomes for the zone generally:-
		1. development in **Precinct PCZ1 (City centre core)** provides for, and has a building height and form that supports, the highest intensity and diversity of business activities and other uses to be accommodated in the precinct in a configuration that reinforces the role and function of the city centre core and is sympathetic to the character and scale of surrounding development and the existing streetscape;
		2. development in **Precinct PCZ2 (City centre riverfront)** has a building height and form that is compatible with the character of the area and positively contributes to the streetscape, provides for a range of uses that take advantage of the riverfront setting, and is configured in a manner that increases activity levels in the area and enhances public accessibility to, and appreciation of, the Burnett River; and
		3. development in **Precinct PCZ3 (City centre frame)** has a building height and form that positively contributes to the streetscape amenity, character and function and provides for a range of lower intensity activities that complement and support the higher order activities provided in the city centre core.

#### Specific benchmarks for assessment

Table 6.2.4.3.1 Benchmarks for assessable development

| **Performance outcomes** | **Acceptable outcomes** | **Compliance / Representations**  |
| --- | --- | --- |
| ***Land use composition and activity centre network*** |
| **PO1**Development in the Principal centre zone provides for the highest order of business activities (particularly retailing and offices), entertainment activities and community activities within the Bundaberg region.  | **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 provides 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. | **AO2**No acceptable outcome provided. | Click and provide your representations. |
| **PO3**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; andall development has a clear connection to the pedestrian, bicycle, public transport and road transport networks. | **AO3**No acceptable outcome provided. | Click and provide your representations. |
| ***Built form and urban design*** |
| **PO4**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 primary role and focus of the zone as a regional hub. | **AO4**No acceptable outcome provided. | Click and provide your representations. |
| **PO5**Development contributes to the creation of an active, safe and legible public realm, incorporating significant public open spaces including plazas, parks and gardens. | **AO5**No acceptable outcome provided. | Click and provide your representations. |
| **PO6** Building height and design contributes to a coherent, functional and visually interesting streetscape by:-1. maintaining a low-rise built form along the street frontage;
2. ensuring that new development does not dominate the streetscape, but instead protects and respects existing heritage features and character values; and
3. enhancing the walkability of the centre, and the enjoyment of streets and public spaces.
 | **AO6.1**Development integrates with adjoining and nearby development within the centre and:- 1. is built to the front boundary for any building (or part) up to 2 storeys in height;
2. for any part of a building exceeding 2 storeys in height, is set back from the front boundary to ensure the existing streetscape character and heritage facades are not impacted or dominated; and
3. maintains pedestrian comfort through the continuation of awnings or other footpath coverings that:-
4. extend for the full length of all street frontages to provide all-weather protection;
5. cover the full width of the footpath; and
6. are contiguous with adjoining buildings and awnings.

**AO6.2**Where adjoining a national, Queensland or local heritage place, development incorporates a podium height that complements the adjoining heritage building facade.  | Click and provide your representations. |
| ***Transport networks*** |
| **PO7**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. | **AO7**No acceptable outcome provided. | Click and provide your representations. |
| ***Infrastructure and services*** |
| **PO8**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. | **AO8**No acceptable outcome provided. | Click and provide your representations. |
| **PO9**Development does not adversely impact on the continued operation, viability and maintenance of existing infrastructure or compromise the future provision of planned infrastructure. | **AO9**No acceptable outcome provided. | Click and provide your representations. |
| ***Additional requirements for Precinct PCZ1 (City centre core)*** |
| **PO10**Development in **Precinct PCZ1 (City centre core)** provides for:-significant high order shopping facilities, including a full line department store and discount department stores, to be accommodated in the precinct;residential uses to be located at the upper levels of mixed-use buildings, with complementary non-residential uses and activities at street level offering food, shopping, entertainment and personal services to residents, visitors, and workers; anduses and activities at street level that contribute to an active frontage and maintain pedestrian comfort through continuation of awnings or other footpath coverings. | **AO10**No acceptable outcome provided. | Click and provide your representations. |
| **PO11**Development in **Precinct PCZ1 (City centre core)** has a maximum building height of 9 storeys and 30m. | **AO11**No acceptable outcome provided. | Click and provide your representations. |
| ***Additional requirements for Precinct PCZ2 (City centre riverfront)*** |
| **PO12**Development in **Precinct PCZ2 (City centre riverfront)** provides for:-a range of recreation, tourism, open space and other uses that take advantage of the riverfront setting to be accommodated in the precinct;a mix of non-residential uses at street level to establish a vibrant interface between the city centre core and the Burnett River;an attractive and useable public interface between the city centre core and the Burnett River;enhanced public access to the Burnett River; andthe establishment of a movement corridor along the waterfront that links to the broader pedestrian movement network. | **AO12**No acceptable outcome provided. | Click and provide your representations. |
| **PO13**Development in **Precinct PCZ2 (City centre riverfront)**:-has a maximum building height of 9 storeys and 30m; andis sited and designed to maintain and frame views and sightlines to the Burnett River from public areas. | **AO13**No acceptable outcome provided. | Click and provide your representations. |
| ***Additional requirements for Precinct PCZ3 (City centre frame)*** |
| **PO14**Development in **Precinct PCZ3 (City centre frame)** provides for:-a wide range of predominantly land consumptive business, community and other uses that complement and support the higher order retail, commercial and other facilities provided in the city centre core and contribute to the depth and breadth of activities offered by the principal activity centre; andlow impact industry and service industry uses that complement the range of activities contained in the principal activity centre and do not unreasonably impact on the amenity of any residential activities in the zone. | **AO14**No acceptable outcome provided. | Click and provide your representations. |
| **PO15**Development in **Precinct PCZ3 (City centre frame):-**1. has a maximum building height of 4 storeys and 15m; and
2. is of a lower intensity and scale relative to the city centre core precinct and city centre riverfront precinct.
 | **AO15**No acceptable outcome provided. | Click and provide your representations. |