

Part 6 Zones

6.1 Preliminary

- (1) Zones organise the planning scheme area in a way that facilitates the location of preferred or acceptable land uses.
- (2) Zones are mapped and included in **Schedule 2 (Mapping)**.
- (3) The categories of development and assessment for development in a zone are in **Part 5 (Tables of assessment)**.
- (4) Assessment benchmarks for zones are contained in a zone code.
- (5) A precinct may be identified for part of a zone.
- (6) Precinct provisions are contained in the zone code.
- (7) Each zone code identifies the following:-
 - (a) the purpose of the code;
 - (b) the overall outcomes that achieve the purpose of the code;
 - (c) the performance outcomes that achieve the overall outcomes and the purpose of the code;
 - (d) the acceptable outcomes that achieve the performance and overall outcomes and the purpose of the code; and
 - (e) the performance and acceptable outcomes for the precinct.
- (8) The following are the zone codes for the planning scheme:-

Residential zones category

- (a) Low density residential zone code;
- (b) Medium density residential zone code;
- (c) High density residential zone code;

Centre zones category

- (d) Principal centre zone code;
- (e) Major centre zone code;
- (f) District centre zone code;
- (g) Local centre zone code;
- (h) Neighbourhood centre zone code;

Industry zones category

- (i) Industry zone code;
- (j) High impact industry zone code;

Recreation zones category

- (k) Sport and recreation zone code;
- (l) Open space zone code;

Environmental zones category

- (m) Environmental management and conservation zone code;

Other zones category

- (n) Community facilities zone code;
- (o) Emerging community zone code;
- (p) Limited development zone code;
- (q) Rural zone code;
- (r) Rural residential zone code;
- (s) Special purpose zone code; and
- (t) Specialised centre zone code.

6.2 Zone codes

6.2.1 Low density residential zone code

6.2.1.1 Application

This code applies to development:-

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

6.2.1.2 Purpose and overall outcomes

- (1) The purpose of the Low density residential zone is to provide for:-
 - (a) a variety of dwelling types, including dwelling houses; and
 - (b) community uses, and small-scale services, facilities and infrastructure, to support local residents.
- (2) The purpose of the Low density residential zone code will be achieved through the following overall outcomes:-
 - (a) development provides for low density residential activities that promote variety in housing size and choice;
 - (b) development is predominantly for dwelling houses and dual occupancies, with limited other residential activities established in the zone, such as retirement and residential care facilities and relocatable home parks, where such activities are of a scale and intensity that is compatible with the scale and intensity of the prevailing residential housing forms and are located with good access to community facilities, employment, public open space and public and active transport facilities;
 - (c) limited non-residential activities may also be established in the zone, where such activities provide for the day to day needs of the immediate residential community and do not detract from the residential amenity and character of the area, having regard to such matters as the location, nature, scale and intensity of the development;
 - (d) the scale, density and layout of development provides for an attractive, open and low density form or urban residential settlement;
 - (e) development has a low-rise built form that maintains, and is compatible with, the existing low density residential character and amenity of the area;
 - (f) development is designed and located in a manner which makes a positive contribution to the streetscape, is sympathetic to its local setting, maintains the low intensity character of the zone and maintains a high level of residential amenity;
 - (g) development encourages and facilitates the efficient provision and safe operation of physical and social infrastructure; and
 - (h) within newly developing, greenfield areas:
 - (i) interim land uses and development in the zone does not compromise the future potential of for urban purposes, as a result of the fragmentation of land parcels, the encroachment or establishment of inappropriate land use activities or other cause;
 - (ii) development and infrastructure provision occurs in a logical, orderly and efficient manner and is appropriately integrated with, and connected to, the surrounding urban fabric;
 - (iii) development sensitively responds to inherent physical constraints, environmental constraints, natural hazards, scenic amenity values and landscape character elements;
 - (iv) development provides for efficient and effective transport networks that maximise accessibility within and to newly developing areas; and

- (v) development for sensitive purposes incorporates appropriate buffers to potentially conflicting land uses, including industry and enterprise areas, rural activities, and infrastructure.

6.2.1.3 Specific benchmarks for assessment

Table 6.2.1.3.1 Benchmarks for assessable development

Performance outcomes	Acceptable outcomes
Residential uses	
<p>PO1 Development provides for a compatible mix of low density residential activities.</p>	<p>AO1 Development is for:- (a) Caretaker's accommodation; (b) Dual occupancy; or (c) Dwelling house.</p>
<p>PO2 Development for residential purposes other than a dwelling house or a dual occupancy occur in the Low density residential zone only where they are of a nature, scale and intensity that is consistent with the low density character of the locality, and have good access to public and active transport, employment, community facilities and public open space.</p>	<p>AO2 No acceptable outcome provided.</p>
Non-residential uses	
<p>PO3 A limited range of non-residential activities may be established in the Low density residential zone, provided that these uses:- (a) directly support the day to day needs of the immediate residential community; (b) are of a small-scale and low intensity; (c) are compatible with the prevailing residential character and amenity of the local area; (d) wherever possible, are co-located with other non-residential uses; and (e) are accessible to the population they serve and are located on the major road network rather than local residential streets.</p> <p>Note—such non-residential activities include community uses, parks, sales offices, shops (limited to corner stores) and utility installations (limited to local utilities).</p>	<p>AO3 No acceptable outcome provided.</p>
Building height and built form	
<p>PO4 Development has a maximum building height of 2 storeys and 8.5m.</p>	<p>AO4 No acceptable outcome provided.</p>
<p>PO5 Development has a built form and scale that is sympathetic to the low density residential character of the zone, positively contributes to the streetscape and maintains or provides a high level of residential amenity.</p> <p>Note—in assessing whether development maintains or provides a high level of residential amenity, the assessment manager will consider both the potential impacts on the amenity of nearby residents and premises, and the residential amenity for future residents of the proposed development, having regard to (amongst other things):- (a) adequate day light and ventilation to habitable rooms, the extent and duration of any overshadowing and other microclimatic impacts; (b) privacy and overlooking impacts; and (c) building mass and scale as seen from neighbouring premises, and from the street.</p>	<p>AO5 No acceptable outcome provided.</p>

Performance outcomes	Acceptable outcomes
<p>PO6 Development is sited and designed in a manner which is responsive to the sub-tropical climate and is sympathetic to its local setting by complementing:-</p> <p>(a) the traditional Queensland 'timber and tin' architectural vernacular where located in a rural town or village; or</p> <p>(b) the Queensland 'coastal beach' vernacular where located in a coastal town or village.</p> <p>Editor's note – the publication <i>Subtropical Design in South East Queensland – A Handbook for Planners, Developers and Decision Makers</i>, prepared by the Centre for Subtropical Design, provides guidance about the application of sub-tropical design principles. These principles are considered to have relevance and applicability to development in the Bundaberg region.</p>	<p>AO6 No acceptable outcome provided.</p>
Residential density	
<p>PO7 Development provides for an attractive, open and relatively low density form of urban residential settlement that maintains a high level of residential amenity.</p>	<p>AO7 In sewered areas, development provides for a net residential density of:-</p> <p>(a) 7 to 15 dwellings per hectare for dwelling houses; and</p> <p>(b) 15 to 25 equivalent dwellings per hectare for other residential activities.</p> <p>Editor's note—lower net residential densities are likely to be achieved in unsewered areas, with the primary consideration being the need to treat and dispose of effluent on-site.</p>
Amenity	
<p>PO8 Development maintains a high level of residential amenity and avoids or mitigates potential adverse impacts having regard to such matters as hours of operation, generation of odours, noise, waste products, dust, traffic, electrical interference, lighting, visual and privacy impacts.</p>	<p>AO8 No acceptable outcome provided.</p>
Infrastructure and services	
<p>PO9 Development is provided with urban services to support the needs of the community, including parks, reticulated water (where available), sewerage (where available), stormwater drainage, sealed roads, pathways, electricity and telecommunication infrastructure.</p>	<p>AO9 No acceptable outcome provided</p>
<p>PO10 Development does not adversely impact on the continued operation, viability and maintenance of existing infrastructure (including rural infrastructure) or compromise the future provision of planned infrastructure.</p>	<p>AO10 No acceptable outcome provided</p>

Performance outcomes	Acceptable outcomes
<i>In newly developing, greenfield areas</i>	
<p>PO11 Prior to the granting of a development approval for urban purposes:-</p> <ul style="list-style-type: none"> (a) interim land uses and other development in the zone is predominantly limited to existing uses and low-impact rural and domestic uses, to ensure that the future potential of land to be used for urban purposes is not compromised; and (b) development avoids the sporadic or premature creation of additional lots. 	<p>AO11 No acceptable outcome provided.</p>
<p>PO12 The layout and design of development ensures that:-</p> <ul style="list-style-type: none"> (a) a sense of character and community inclusion is promoted; (b) a high level of residential amenity, personal health and safety and protection for property is provided; and (c) sensitive land uses are buffered from potentially conflicting land uses, including industry and enterprise areas, rural activities, and infrastructure 	<p>AO12 No acceptable outcome provided.</p>
<p>PO13 Development sensitively responds to scenic values and landscape character elements, particularly prominent ridgelines, significant landmarks, and rural and coastal views and vistas.</p>	<p>AO13 No acceptable outcome provided.</p>
<p>PO14 Development sensitively responds to the physical constraints of the land and mitigates any adverse impacts on areas of environmental significance, including creeks, gullies, watercourses, wetlands, coastal areas, habitats and vegetation through location, design, operation and management.</p>	<p>AO14 No acceptable outcome provided.</p>
<p>PO15 The scale, density and layout of development facilitates an orderly and efficient land use pattern that:-</p> <ul style="list-style-type: none"> (a) is well connected to other parts of the urban fabric and planned future development; (b) supports walkable neighbourhoods that are well connected to employment nodes, centres, open space and recreation areas, community services and educational opportunities; (c) encourages public transport accessibility and use; and (d) maximises the efficient extension and safe operation of infrastructure. 	<p>AO15 No acceptable outcome provided.</p>

6.2.2 Medium density residential zone code

6.2.2.1 Application

This code applies to development:-

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

6.2.2.2 Purpose and overall outcomes

- (1) The purpose of the Medium density residential zone is to provide for:-

- (a) medium density multiple dwellings; and
- (b) community uses, and small-scale services, facilities and infrastructure, to support local residents.

Editor's note—the zone includes two precincts, being Precinct MDRZ1 (Bundaberg West medical/health hub) and Precinct MDRZ2 (Barolin Street office precinct), that also provide for particular business and community activities.

- (2) The purpose of the Medium density residential zone code will be achieved through the following overall outcomes:-

- (a) development provides for a range and mix of low and medium density residential dwelling choices and forms, predominantly for permanent living;
- (b) other medium density residential uses such as hostels, relocatable home parks, residential care facilities, retirement facilities, short-term accommodation and tourist parks may also be established in the zone;
- (c) residential activities that provide short-term accommodation are located in areas that are highly accessible to tourists and travellers, whilst avoiding areas that are predominantly used for permanent living;
- (d) limited non-residential activities may also be established in the zone, where such activities provide for the day to day needs of the immediate residential community and do not detract from the residential amenity and character of the area, having regard to such matters as the location, nature, scale and intensity of the development;
- (e) the scale, density and layout of development facilitates an efficient land use pattern that supports compact, safe and walkable neighbourhoods that are connected to employment nodes, activity centres, open space and recreational areas, community services and facilities, educational opportunities and transport options;
- (f) development encourages and facilitates the efficient provision and use of physical and social infrastructure;
- (g) development has a low-rise (up to three storeys) built form that is compatible with, and is sympathetic to, the existing and intended scale and character of the surrounding area, with non-residential built forms subservient to residential built forms in the locality;
- (h) development is designed and located in a manner which makes a positive contribution to the streetscape and maintains a high level of residential amenity; and
- (i) in addition to the overall outcomes for the zone generally:-
 - (i) development in **Precinct MDRZ1 (Bundaberg West medical/health hub)** provides for a cluster of medical, health care and allied services and facilities (including short-term accommodation) that complement and support the hospitals located in Bundaberg West; and

- (ii) development in **Precinct MDRZ2 (Barolin Street office precinct)** provides for small-scale business and community activities, predominantly in the form of offices and health care services, that take advantage of the precinct's prominent location along a major entry road into the Bundaberg CBD.

6.2.2.3 Specific benchmarks for assessment

Table 6.2.2.3.1 Benchmarks for assessable development

Performance outcomes	Acceptable outcomes
Residential uses	
<p>PO1 Development provides for a compatible mix of predominantly low and medium density residential activities.</p>	<p>AO1 Development provides for the following residential activities to occur in the Medium density residential zone:- (a) Caretaker's accommodation; (b) Dual occupancy; (c) Dwelling house; (d) Multiple dwelling; (e) Relocatable home park; (f) Residential care facility; (g) Retirement facility; (h) Rooming accommodation; (i) Short-term accommodation; or (j) Tourist park.</p>
<p>PO2 Short-term accommodation and tourist parks are located in tourism focus areas, within or adjacent to activity centres, or in other locations that are highly accessible and desirable to tourists or travellers, whilst avoiding locations that are predominantly used for permanent living.</p>	<p>AO2 No acceptable outcome provided.</p>
Non-residential uses	
<p>PO3 Except where otherwise provided for in a zone precinct, a limited range of non-residential activities may be established in the Medium density residential zone, provided that these activities:- (a) directly support the day to day needs of the immediate residential community; (b) are of a small-scale and low intensity; (c) are compatible with the prevailing residential character and amenity of the local area; (d) wherever possible, are co-located with other non-residential uses; and (e) are accessible to the population they serve and are located on the major road network rather than local residential streets.</p> <p>Note—such non-residential activities include community uses, emergency services, sales offices, shops (limited to corner stores) and utility installations (limited to local utilities).</p> <p>Editor's note—as provided for elsewhere in this code, a wider range of non-residential activities may be established in the identified zone precincts.</p>	<p>AO3 No acceptable outcome provided.</p>
Building height and built form	
<p>PO4 (a) Residential development has a maximum building height of 3 storeys and 11m. (b) Non-residential development has a maximum building height of:-</p>	<p>AO4 No acceptable outcome provided.</p>

Performance outcomes	Acceptable outcomes
<ul style="list-style-type: none"> (i) 2 storeys and 8.5m; or (ii) 3 storeys and 11m if located in Precinct MDRZ1 (Bundaberg West medical/health hub). 	
<p>PO5 Development has a built form and scale that is compatible with the existing and intended residential character of the zone, positively contributes to the streetscape and maintains or provides a high level of residential amenity.</p> <p>Note—in assessing whether development maintains or provides a high level of residential amenity, the assessment manager will consider both the potential impacts on the amenity of nearby residents and premises, and the residential amenity for future residents of the proposed development, having regard to (amongst other things):-</p> <ul style="list-style-type: none"> (a) adequate day light and ventilation to habitable rooms, the extent and duration of any overshadowing and other microclimatic impacts; (b) privacy and overlooking impacts; and (c) building mass and scale as seen from neighbouring premises, and from the street. 	<p>AO5 No acceptable outcome provided.</p>
<p>PO6 Development is sited and designed in a manner which is responsive to the sub-tropical climate and is sympathetic to its local setting by complementing:-</p> <ul style="list-style-type: none"> (a) the traditional Queensland ‘timber and tin’ architectural vernacular where located in a rural town or village; or (b) the Queensland ‘coastal beach’ vernacular where located in a coastal town or village. <p>Editor’s note—the publication <i>Subtropical Design in South East Queensland – A Handbook for Planners, Developers and Decision Makers</i>, prepared by the Centre for Subtropical Design, provides guidance about the application of sub-tropical design principles. These principles are considered to have relevance and applicability to development in the Bundaberg region.</p>	<p>AO6 No acceptable outcome provided.</p>
Residential density	
<p>PO7 Development encourages urban consolidation and facilitates a compact land use pattern that increases the number of people living close to services and facilities, maximises the efficient use of infrastructure and maintains a high level of residential amenity, within a low rise environment and consistent with available or planned infrastructure capacity.</p>	<p>AO7 In sewerred areas, development provides for a net residential density of 30 to 50 equivalent dwellings per hectare.</p> <p>Editor’s note—lower net residential densities are likely to be achieved in unsewerred areas, with the primary consideration being the need to treat and dispose of effluent on-site.</p>
Amenity	
<p>PO8 Development maintains a high level of residential amenity and avoids or mitigates potential adverse impacts having regard to such matters as hours of operation, generation of odours, noise, waste products, dust, traffic, electrical interference, lighting, visual and privacy impacts.</p>	<p>AO8 No acceptable outcome provided.</p>
Infrastructure and services	
<p>PO9 Development is provided with urban services to support the needs of the community, including parks, reticulated water (where available), sewerage (where available), stormwater drainage, sealed roads, pathways, electricity and telecommunication infrastructure.</p>	<p>AO9 No acceptable outcome provided</p>

Performance outcomes	Acceptable outcomes
<p>PO10 Development does not adversely impact on the continued operation, viability and maintenance of existing infrastructure (including rural infrastructure) or compromise the future provision of planned infrastructure.</p>	<p>AO10 No acceptable outcome provided</p>
Additional requirements for Precinct MDRZ1 (Bundaberg West medical/health hub)	
<p>PO11 In addition to providing for low and medium density residential accommodation, development in Precinct MDRZ1 (Bundaberg West medical/health hub):-</p> <ul style="list-style-type: none"> (a) facilitates hospital expansion; (b) provides for a wide range of medical and health-related business and community activities that complement and support the nearby hospitals; (c) provides for a limited range of other business and community activities which provide a service to the health-related uses and residential uses in the immediate area; (d) is of a scale and intensity that minimises impacts on surrounding land uses and does not detract from the role and function of higher order activity centres; and (e) provides a high level of accessibility, safety and permeability for pedestrians. 	<p>AO11 No acceptable outcome provided.</p>
Additional requirements for Precinct MDRZ2 (Barolin Street office precinct)	
<p>PO12 In addition to providing for low and medium density residential accommodation, development in Precinct MDRZ2 (Barolin Street office precinct):-</p> <ul style="list-style-type: none"> (a) provides for small-scale business and community activities predominantly in the form of offices and health care services; (b) provides for a limited range of ancillary business activities (e.g. small scale food and drink outlets such as take-away stores and coffee shops) which provide supporting services to the predominant uses in the precinct; (c) is accommodated in modern, well-designed buildings that contribute to an attractive and coherent streetscape and appropriately respond to the broader residential context and setting; (d) is of a scale and intensity that minimises impacts on surrounding land uses and does not detract from the role and function of higher order activity centres; and (e) does not impact on the role and function of Barolin Street as a major entry road into the Bundaberg CBD. 	<p>AO12 No acceptable outcome provided.</p>

6.2.3 High density residential zone code

6.2.3.1 Application

This code applies to development:-

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

6.2.3.2 Purpose and overall outcomes

- (1) The purpose of the High density residential zone code is to provide for high density residential uses for permanent residents and visitors in close proximity to the activity centres of Bundaberg and Bargara, supported by community uses, facilities, infrastructure and a range of retail, commercial and entertainment activities to service the needs of both visitors and surrounding residents.
- (2) The purpose of the High density residential zone code will be achieved through the following overall outcomes:-
 - (a) development provides a range of higher density residential dwelling choices in multi-storey, generally medium rise, formats;
 - (b) mixed use development is facilitated in the zone to help create vibrant and active streets and public spaces;
 - (c) non-residential uses that occur as part of a mixed use development may provide for a range of activities that:-
 - (i) complement tourist accommodation and enhance the attractiveness and function of the area as a visitor destination; and
 - (ii) offer food, shopping, entertainment and personal services to residents and visitors;
 - (d) other non-residential activities may also be established in the zone, where such activities provide for the day to day needs of the immediate residential community and do not detract from the residential amenity and character of the area, having regard to such matters as the location, nature, scale and intensity of the development;
 - (e) development encourages and facilitates urban consolidation and the efficient provision and use of physical and social infrastructure;
 - (f) the scale, density and layout of development facilitates an efficient land use pattern that supports compact, safe and walkable neighbourhoods that are connected to employment nodes, activity centres, open space and recreational areas, community services and facilities, educational opportunities and transport options;
 - (g) residential and mixed use development has a medium-rise built form that is compatible with, and is sympathetic to, the existing and intended scale and character of the surrounding area, with non-residential built forms subservient to residential built forms in the locality;
 - (h) development is designed and located in a manner which makes a positive contribution to the streetscape and maintains a high level of residential amenity; and
 - (i) development provides and maintains a high level of residential amenity, safety and design quality and is set amongst attractive landscaped grounds.

6.2.3.3 Specific benchmarks for assessment

Table 6.2.3.3.1 Benchmarks for assessable development

Performance outcomes	Acceptable outcomes
Residential uses	
<p>PO1 Development provides for a compatible mix of higher density residential activities catering for both permanent residents and tourists and visitors.</p>	<p>AO1 Development provides for the following residential activities to occur in the High density residential zone:- (a) Caretaker's accommodation; (b) Dual occupancy (where forming part of a mixed use building); (c) Dwelling house; (d) Dwelling unit; (e) Multiple dwelling; (f) Residential care facility; (g) Resort complex; (h) Retirement facility; (i) Rooming accommodation; or (j) Short-term accommodation.</p>
Mixed use development and non-residential uses	
<p>PO2 Where mixed use development is proposed, active, non-residential uses are provided at street level such as small-scale shops and food and drink outlets (e.g. cafes and restaurants) and residential uses are located above or behind street level active, non-residential uses.</p>	<p>AO2 No acceptable outcome provided.</p>
<p>PO3 The type, scale and intensity of business activities in mixed use development does not undermine the Bundaberg Region activity centre network, and primarily service the needs of residents and visitors in the immediate neighbourhood</p>	<p>AO3 Development ensures: (a) shops or offices, have a gross leasable floor area not exceeding 400m²; and (b) in the case of a shopping centre, gross leasable floor area does not exceed 1,200m² for all tenancies and 400m² for any single tenancy.</p>
<p>PO4 Non-residential activities not forming part of a mixed use development may also be established in the High density residential zone, provided that these activities:- (a) directly support the day to day needs of the immediate residential community; (b) are of a small-scale and low intensity; (c) are compatible with the prevailing residential character and amenity of the local area; (d) wherever possible, are co-located with other non-residential uses; and (e) are accessible to the population they serve and are located on the major road network rather than local residential streets.</p>	<p>AO4 No acceptable outcome provided.</p>
Building height and built form	
<p>PO5 (a) Residential development and mixed use buildings have a maximum building height:- (i) up to 6 storeys and 20m in Bundaberg; and (ii) in accordance with the building height limits for Bargara identified in Figure 6.2.3 (Bargara Building Heights). (b) Non-residential development has a maximum building height of 2 storeys and 8.5m.</p>	<p>AO5 No acceptable outcome provided.</p>
<p>PO6 Development has a built form and scale that is compatible with the existing and intended residential character of the area, positively</p>	<p>AO6 No acceptable outcome provided.</p>

Performance outcomes	Acceptable outcomes
<p>contributes to the streetscape and maintains or provides a high level of residential amenity.</p> <p>Note—in assessing whether development maintains or provides a high level of residential amenity, the assessment manager will consider both the potential impacts on the amenity of nearby residents and premises, and the residential amenity for future residents of the proposed development, having regard to (amongst other things):-</p> <p>(a) adequate day light and ventilation to habitable rooms, the extent and duration of any overshadowing and other microclimatic impacts;</p> <p>(b) privacy and overlooking impacts; and</p> <p>(c) building mass and scale as seen from neighbouring premises, and from the street.</p>	
<p>PO7 Development is sited and designed in a manner which is responsive to the sub-tropical climate and is sympathetic to the scale and character of surrounding development, including the Queensland 'coastal beach' vernacular where located in Bargara.</p> <p>Editor's note – the publication <i>Subtropical Design in South East Queensland – A Handbook for Planners, Developers and Decision Makers</i>, prepared by the Centre for Subtropical Design, provides guidance about the application of sub-tropical design principles. These principles are considered to have relevance and applicability to development in the Bundaberg region.</p>	<p>AO7 No acceptable outcome provided.</p>
Residential density	
<p>PO8 Development encourages urban consolidation and facilitates a compact land use pattern that increases the number of people living close to services and facilities, maximises the efficient use of infrastructure and maintains a high level of residential amenity, within a medium rise environment and consistent with available or planned infrastructure capacity.</p>	<p>AO8 Development provides for a maximum net residential density of 110 equivalent dwellings per hectare.</p>
Amenity	
<p>PO9 Development maintains a high level of residential amenity and avoids or mitigates potential adverse impacts having regard to such matters as hours of operation, generation of odours, noise, waste products, dust, traffic, electrical interference, lighting, visual and privacy impacts.</p>	<p>AO9 No acceptable outcome provided.</p>
Infrastructure and services	
<p>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.</p>	<p>AO10 No acceptable outcome provided.</p>
<p>PO11 Development does not adversely impact on the continued operation, viability and maintenance of existing infrastructure or compromise the future provision of planned infrastructure.</p>	<p>AO11 No acceptable outcome provided.</p>

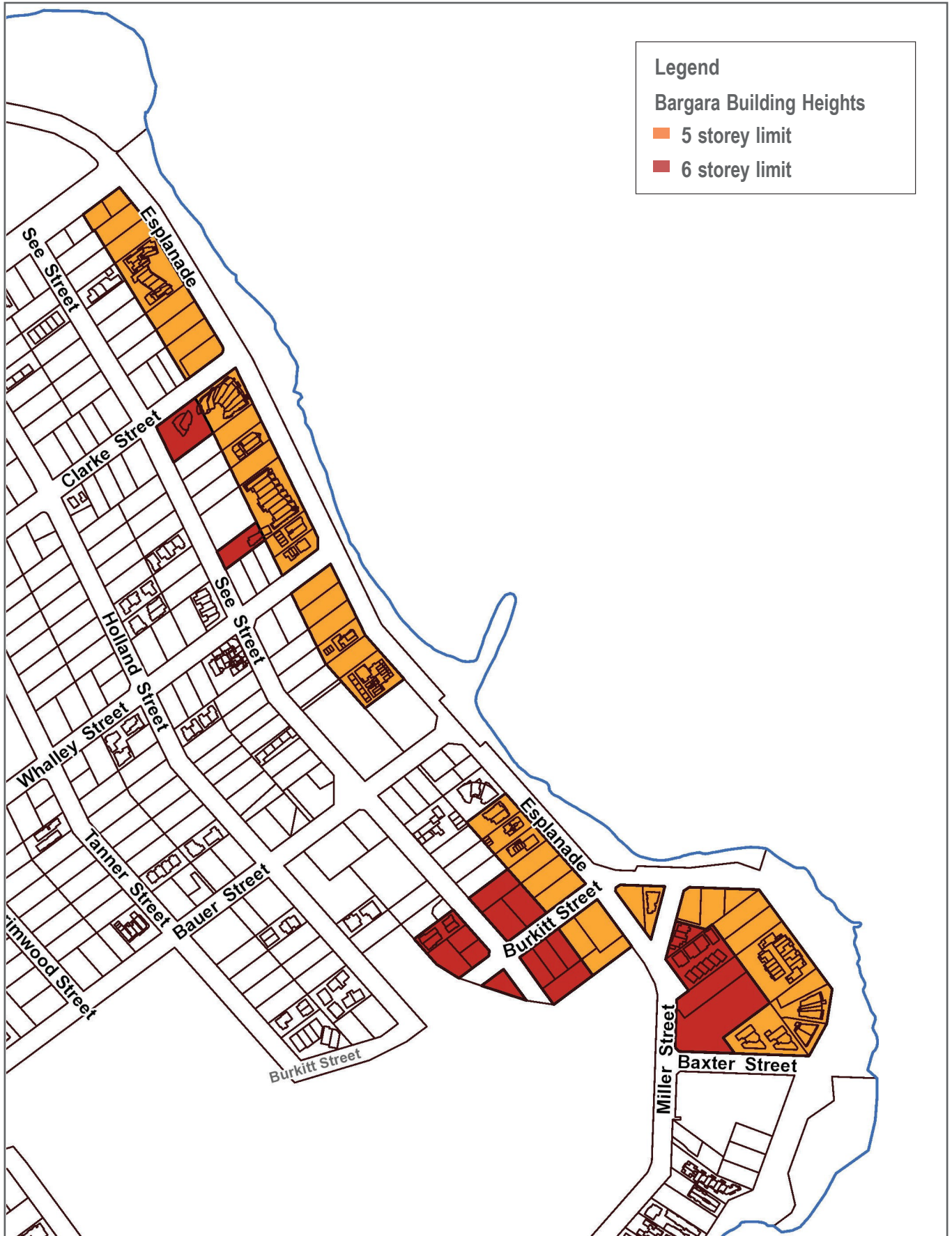


Figure 6.2.3
Bargara Building Heights

Version 6.0 effective 10 March 2023

Scale - 1:6000

6.2.4 Principal centre zone code

6.2.4.1 Application

This code applies to development:-

- (a) within the Principal centre zone as identified on the zone maps contained in **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 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.

- (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 retailing, entertainment, commercial, administrative and government services, and community and cultural facilities;
 - (b) any future full-line department store will be located in the principal activity centre, within Precinct PCZ1 (City Centre Core);
 - (c) higher density residential activities may be established where these activities complement the other functions of the zone;
 - (d) development provides for an efficient pattern of land use with high levels of accessibility and connectivity to transport networks;
 - (e) 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;
 - (f) 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;
 - (g) development provides for efficient and effective transport networks that maximise accessibility within and to the centre;
 - (h) development encourages and facilitates the efficient provision and use of physical and social infrastructure; and
 - (i) in addition to the overall outcomes for the zone generally:-
 - (i) 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;
 - (ii) 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

- (iii) 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.

6.2.4.3 Specific benchmarks for assessment

Table 6.2.4.3.1 Benchmarks for assessable development

Performance outcomes	Acceptable outcomes
<i>Land use composition and activity centre network</i>	
<p>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.</p>	<p>AO1 No acceptable outcome provided.</p>
<p>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.</p>	<p>AO2 No acceptable outcome provided.</p>
<p>PO3 Development provides for an efficient pattern of land use where:- (a) 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 (b) all development has a clear connection to the pedestrian, bicycle, public transport and road transport networks.</p>	<p>AO3 No acceptable outcome provided.</p>
<i>Built form and urban design</i>	
<p>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.</p>	<p>AO4 No acceptable outcome provided.</p>
<p>PO5 Development contributes to the creation of an active, safe and legible public realm, incorporating significant public open spaces including plazas, parks and gardens.</p>	<p>AO5 No acceptable outcome provided.</p>
<p>PO6 Building height and design contributes to a coherent, functional and visually interesting streetscape by:- (a) maintaining a low-rise built form along the street frontage; (b) ensuring that new development does not dominate the streetscape, but instead protects and respects existing heritage features and character values; and (c) enhancing the walkability of the centre, and the enjoyment of streets and public spaces.</p>	<p>AO6.1 Development integrates with adjoining and nearby development within the centre and:- (a) is built to the front boundary for any building (or part) up to 2 storeys in height; (b) 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 (c) maintains pedestrian comfort through the continuation of awnings or other footpath coverings that:- (i) extend for the full length of all street frontages to provide all-weather protection; (ii) cover the full width of the footpath; and (iii) are contiguous with adjoining buildings and awnings.</p>

Performance outcomes	Acceptable outcomes
	<p>AO6.2 Where adjoining a national, Queensland or local heritage place, development incorporates a podium height that complements the adjoining heritage building facade.</p>
Transport networks	
<p>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.</p>	<p>AO7 No acceptable outcome provided.</p>
Infrastructure and services	
<p>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.</p>	<p>AO8 No acceptable outcome provided.</p>
<p>PO9 Development does not adversely impact on the continued operation, viability and maintenance of existing infrastructure or compromise the future provision of planned infrastructure.</p>	<p>AO9 No acceptable outcome provided.</p>
Additional requirements for Precinct PCZ1 (City centre core)	
<p>PO10 Development in Precinct PCZ1 (City centre core) provides for:-</p> <ul style="list-style-type: none"> (a) significant high order shopping facilities, including a full line department store and discount department stores, to be accommodated in the precinct; (b) 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; and (c) uses and activities at street level that contribute to an active frontage and maintain pedestrian comfort through continuation of awnings or other footpath coverings. 	<p>AO10 No acceptable outcome provided.</p>
<p>PO11 Development in Precinct PCZ1 (City centre core) has a maximum building height of 9 storeys and 30m.</p>	<p>AO11 No acceptable outcome provided.</p>
Additional requirements for Precinct PCZ2 (City centre riverfront)	
<p>PO12 Development in Precinct PCZ2 (City centre riverfront) provides for:-</p> <ul style="list-style-type: none"> (a) a range of recreation, tourism, open space and other uses that take advantage of the riverfront setting to be accommodated in the precinct; (b) a mix of non-residential uses at street level to establish a vibrant interface between the city centre core and the Burnett River; (c) an attractive and useable public interface between the city centre core and the Burnett River; (d) enhanced public access to the Burnett River; and (e) the establishment of a movement corridor along the waterfront that links to the broader pedestrian movement network. 	<p>AO12 No acceptable outcome provided.</p>

Performance outcomes	Acceptable outcomes
<p>PO13 Development in Precinct PC22 (City centre riverfront):-</p> <ul style="list-style-type: none"> (a) has a maximum building height of 9 storeys and 30m; and (b) is sited and designed to maintain and frame views and sightlines to the Burnett River from public areas. 	<p>AO13 No acceptable outcome provided.</p>
Additional requirements for Precinct PC23 (City centre frame)	
<p>PO14 Development in Precinct PC23 (City centre frame) provides for:-</p> <ul style="list-style-type: none"> (a) 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; and (b) low 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. 	<p>AO14 No acceptable outcome provided.</p>
<p>PO15 Development in Precinct PC23 (City centre frame):-</p> <ul style="list-style-type: none"> (a) has a maximum building height of 4 storeys and 15m; and (b) is of a lower intensity and scale relative to the city centre core precinct and city centre riverfront precinct. 	<p>AO15 No acceptable outcome provided.</p>

6.2.5 Major centre zone code

6.2.5.1 Application

This code applies to development:-

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

6.2.5.2 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.

- (2) The purpose of the Major centre zone code will be achieved through the following overall outcomes:-
 - (a) 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;
 - (b) a department store may be established within the major activity centre only once such a store is established in the principal activity centre;
 - (c) higher density residential activities may be established where these activities complement the other functions of the zone;
 - (d) 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 larger scale of uses than intended for the centre;
 - (e) 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;
 - (f) 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;
 - (g) 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;
 - (h) development ensures that the relationship between uses and the public realm is enhanced and that the centre is more outwardly focused over time;
 - (i) buildings and structures in the Major centre zone have a medium rise built form and do not unduly dominate their setting;

- (j) development encourages and facilitates urban consolidation;
- (k) development provides for efficient and effective transport networks that maximise accessibility within and to the centre; and
- (l) development encourages and facilitates the efficient provision and safe operation of physical and social infrastructure.

6.2.5.3 Specific benchmarks for assessment

Table 6.2.5.3.1 Benchmarks for assessable development

Performance outcomes	Acceptable outcomes
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.
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.
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.
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.
Building height, built form and urban design	
PO5 Development has a maximum building height of 3 storeys and 12m.	AO5 No acceptable outcome provided.
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.
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.
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.
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.

Performance outcomes	Acceptable outcomes
<i>Transport networks</i>	
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.
<i>Infrastructure and services</i>	
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.
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.

6.2.6 District centre zone code

6.2.6.1 Application

This code applies to development:-

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

6.2.6.2 Purpose and overall outcomes

- (1) The purpose of the District centre zone code is to provide for a range of uses and activities that service the needs of district catchments in centres that are highly accessible and well connected to the catchment areas that they serve.

The zone may accommodate a concentration of land uses including retail, commercial, residential, offices, administrative and health services, community, small-scale entertainment and recreational facilities capable of servicing the day-to-day and weekly shopping and service needs of a district or subregion, provided that those facilities and uses should not more appropriately be accommodated in the Bundaberg CBD or the major activity centre.

District centres are developed as well-designed, safe and visually attractive business, community and employment centres, predominantly in a low rise building format, where significant off-site impacts are avoided.

District centres complement and do not undermine the role and function of Bundaberg CBD as the principal activity centre for the region and the major activity centre focussed on the Sugarland Shopping Centre and environs.

Note—the District centre zone comprises both district activity centres (rural) and district activity centres (urban).

- (2) The purpose of the District centre zone code will be achieved through the following overall outcomes:-
 - (a) development provides for a range of retail uses that does not include a department store, and discount department stores are only established in the zone where there is demonstrated need;
 - (b) land use composition in the zone promotes an active, mixed use environment;
 - (c) development provides for a range of residential activities that are ancillary to and support the predominant business functions of the zone;
 - (d) land uses contributing to employment, education and services in the Bundaberg Region are located in the centre. However, development does not undermine or compromise the activity centre network by proposing higher order or larger scale of uses that are more appropriately located in the principal activity centre or major activity centre;
 - (e) 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 district centres;
 - (f) district activity centres at Childers and Gin Gin contain a concentration of shopping, business, community, entertainment and government uses that serve residents, tourists and primary industries in the town and its rural hinterland;
 - (g) the Kepnock district activity centre services the existing eastern suburbs of Bundaberg City, the growth corridor of Kalkie Ashfield, and the central coastal area towns with shopping facilities and other complimentary uses. Development of the centre is to ensure that:
 - (i) it is well connected to surrounding residential areas through a walkable and cycle friendly pathway network;

6.2.6 District centre zone code

- (ii) multi-unit and other residential uses (such as shop top living and mixed use residential activities) contribute to the creation of an active main street / town centre; and
 - (iii) activities such as cafés and smaller retail shops encourage the use of the main street and community space areas outside normal business hours.
- (h) development encourages and facilitates urban consolidation;
 - (i) development facilitates the creation of vibrant and safe activity centres, with attractive and functional buildings, streets, open space and other public places provided;
 - (j) development ensures that the relationship between uses and the public realm is enhanced and that each activity centre is outwardly focused;
 - (k) where the zone includes a traditional “main street” character, development maintains and reinforces this established character;
 - (l) development has a predominantly low-rise built form that is compatible with the existing and intended scale and character of the streetscape and surrounding area;
 - (m) development provides for efficient and effective transport networks that maximise accessibility within and to the centre; and
 - (n) development encourages and facilitates the efficient provision and safe operation of physical and social infrastructure.

6.2.6.3 Specific benchmarks for assessment

Table 6.2.6.3.1 Benchmarks for assessable development

Performance outcomes	Acceptable outcomes
Land use composition and activity centre network	
PO1 Development in the District centre zone provides for a range of retail business activities, including shops and shopping centres, which service the day to day and weekly shopping needs of coastal and rural towns and villages or groups of residential neighbourhoods in Bundaberg.	AO1 No acceptable outcome provided.
PO2 Development for business activities is of a scale and intensity that is consistent with the intended role and function of a district activity centre.	AO2 No acceptable outcome provided.
PO3 Development ensures that higher order shopping facilities, including department stores, are not established in the District centre zone and discount department stores are only established in the zone where there is demonstrated need.	AO3 No acceptable outcome provided.
PO4 In addition to retail uses, development provides for a mix of other business activities and community activities to promote an active, mixed use environment.	AO4 Development provides for the following activities:- (a) food and drink outlets (e.g. local restaurant and dining facilities); (b) local health care services; (c) offices (e.g. banks and real estate agencies); (d) entertainment uses (e.g. a club, function facility or theatre); and (e) an appropriate range of community activities and support services.
PO5 Development for offices in urban district activity centres is of a scale and intensity that does not adversely impact on the Bundaberg principal activity centre's ability to attract, support and maintain the highest order and intensity of	AO5 No acceptable outcome provided.

Performance outcomes	Acceptable outcomes
commercial and government office space in the region.	
<p>PO6 Development provides for a range of residential activities, primarily accommodated in mixed use buildings, where such activities are ancillary to and support the predominant business functions of the zone.</p>	<p>AO6 Development provides for one or more of the following residential activities, accommodated in a mixed use building format:- (a) caretaker's accommodation; (b) dual occupancies; (c) dwelling units (e.g. shop top housing); (d) multiple dwellings; (e) rooming accommodation; and (f) short-term accommodation.</p>
Building height, built form and urban design	
<p>PO7 Development has a maximum building height of 3 storeys and 12m.</p>	<p>AO7 No acceptable outcome provided.</p>
<p>PO8 The structure and form of development within the zone provides high levels of connectivity between uses and the public realm so that each district activity centre does not function as a conventional enclosed shopping centre with internalised malls and inward facing retail uses.</p>	<p>AO8 No acceptable outcome provided.</p>
<p>PO9 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.</p>	<p>AO9 No acceptable outcome provided.</p>
<p>PO10 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.</p>	<p>AO10 No acceptable outcome provided.</p>
<p>PO11 Development in the rural district activity centres of Childers and Gin Gin maintains and reinforces the traditional "main street" character of these towns and is sensitive to their rural setting and historical context.</p>	<p>AO11 No acceptable outcome provided.</p>
<p>PO12 District centre may include permanent and short-term residential activities provided that buildings incorporate non-residential uses at street level to activate the public realm.</p>	<p>AO12 No acceptable outcome provided.</p>
Transport networks	
<p>PO13 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.</p>	<p>AO13 No acceptable outcome provided.</p>
Infrastructure and services	
<p>PO14 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.</p>	<p>AO14 No acceptable outcome provided.</p>
<p>PO15 Development does not adversely impact on the continued operation, viability and maintenance of existing infrastructure or compromise the future provision of planned infrastructure.</p>	<p>AO15 No acceptable outcome provided.</p>

Performance outcomes	Acceptable outcomes
Additional requirements for the Kepnock district activity centre	
<p>PO16 Development in the Kepnock district activity centre:-</p> <ul style="list-style-type: none"> (a) services residents of the Kalkie-Ashfield local development area and the eastern suburbs of the Bundaberg urban area; (b) includes one full line supermarket and other retail uses servicing weekly shopping needs; (c) includes a mix of commercial and community services meeting a range of convenience needs, in addition to entertainment and recreational facilities; and (d) in the longer term, may also include a discount department store, subject to demonstrated need and avoidance of undue adverse impacts on the Bundaberg CBD principal activity centre and the Sugarland shopping centre and environs major activity centre. 	<p>AO16 No acceptable outcome provided.</p>
<p>PO17 Development within the Kepnock district activity centre has a physical form generally in accordance with Figure 6.2.6 (Kepnock district activity centre concept plan), including:</p> <ul style="list-style-type: none"> (a) bulky goods retailing (showrooms and bulky goods outlets and other large format retail and business activities such as garden centres, hardware and trade supplies) and a service station in the eastern part of the site; (b) community activities, such as a child care centre or educational facilities in the south eastern corner of the site on the corner of Kepnock and Greathead Roads; and (c) residential development to provide a buffer between the commercial land uses and the existing low density residential area of Liddell Court and Scherer Boulevard. <p>Note—the land use areas and infrastructure elements shown on this figure are indicative only and represent a conceptual response to the overall outcomes and assessment benchmarks of the District centre zone code. The exact location and spatial extent of the various land use areas and infrastructure elements within the Kepnock district activity centre will be subject to more detailed ground truthing and site-specific assessments undertaken as part of future development application processes.</p>	<p>AO17 No acceptable outcome provided.</p>
<p>PO18 Residential development within the Kepnock district activity centre:-</p> <ul style="list-style-type: none"> (a) provides sufficient local residential population to support the primary commercial function of the centre; (b) provides medium density housing options within close proximity of retail and other shopping and community facilities; (c) provides landscape buffering to Scherer Boulevard and existing residences on Liddel Street; (d) when located within the retail/mixed use area, is integrated with commercial uses to contribute to a dynamic main street and provide affordable housing options; (e) in the medium density residential area, includes non-residential activities, provided they are of a small scale and low intensity, 	<p>AO18 No acceptable outcome provided.</p>



Performance outcomes	Acceptable outcomes
<p>are compatible with the prevailing residential character and amenity, and are located to front the major internal roads; and</p> <p>(f) is well connected via pedestrian and cycle paths to the adjoining commercial uses.</p>	
<p>PO19 Buildings in the medium density residential area consist of single and two storey housing with 3 storey (maximum of 11m) where setback a minimum of 20m from Scherer Boulevard and land within the Low density residential zone so as to provide a transition between the commercial uses of the District centre and the existing adjoining low density residential areas.</p>	<p>AO19 No acceptable outcome is provided.</p>
<p>PO20 Development contributes to a traditional, fine grained, pedestrian orientated 'main street' character, established through design elements including:</p> <p>(a) built form directly adjoining the site frontage at street level on an internal road or with limited setbacks at street level to accommodate pedestrian movement and shelter or outdoor business activities;</p> <p>(b) regular street and footpath grid layout to promote permeability and legibility</p> <p>(c) vehicle parking on the street, at the rear of buildings or underground;</p> <p>(d) narrow frontages to the street and footpath for individual business premises;</p> <p>(e) larger format business uses and less intensive functions such as storage, administration and building services sleeved behind finer grain development along street frontages;</p> <p>(f) continuous awnings or other all-weather protection over footpaths;</p> <p>(g) limited vehicle crossing of footpaths to minimise interruption of pedestrian movement;</p> <p>(h) building openings and display windows that engage pedestrians and allow views to and from businesses and the street.</p>	<p>AO20 No acceptable outcome provided.</p>
<p>PO21 Development includes a public square or plaza to act as an informal meeting place and a gathering place for community events, adjoined by active retail and commercial uses.</p>	<p>AO21 No acceptable outcome provided.</p>
<p>PO22 The shopping centre integrates with the active retail/mixed uses in the main street town centre through a high quality pathway network.</p>	<p>AO22 No acceptable outcome provided.</p>
<p>PO23 Development is to be accessed via internal roads with restricted access to Greathead Road, FE Walker Street or Kepnock Road.</p>	<p>AO23 No acceptable outcome provided.</p>
<p>PO24 Building setbacks and landscaping facilitate:</p> <p>(a) buffering to the major external roads</p> <p>(b) complement the setbacks of nearby residential development on Scherer Boulevard; and</p> <p>(c) an attractive pedestrian friendly interface with internal open space</p>	<p>AO24 Building setbacks are:-</p> <p>(a) 4m vegetated buffer where fronting Greathead Road and Bundaberg Ring Road;</p> <p>(b) 20m vegetated buffer where fronting FE Walker Street;</p> <p>(c) 2.5m when within the Retail / Mixed Use areas and fronting open space. If a commercial use has direct access to the open space an awning built to the boundary is to be provided for the full width of the building;</p>

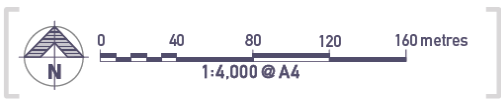
6.2.6 District centre zone code

Performance outcomes	Acceptable outcomes
	(d) in accordance with the setbacks prescribed within the Medium density residential zone code when within the Medium Density Residential area; and (e) 6m from any road frontage, and 2m from any side or rear boundary where not specified above.
PO25 Drainage areas provide opportunity to integrate water sensitive urban design infrastructure, and open space associated with commercial uses into attractive green spaces in and around the district centre. The primary functions of the drainage and detention areas are not to be undermined by commercial development encroachment.	AO25 No acceptable outcome provided.
AO26 Any activity accessing and/or fronting Kepnock Road is designed to ensure impacts on the Residents located opposite on the southern side of Kepnock Road are minimised through built form design, landscaping and appropriately located access points.	AO26 No acceptable outcome provided.



INDICATIVE LAND USE ELEMENTS

- 1** Bulky Goods/Retail
- 2** Medium Density Residential
- 3** Community Uses, Childcare or Educational
- 4** Retail / Mixed Use
- 5** District Centre Shopping Centre
-  Drainage Path
-  Bus Stop



**Figure 6.2.6
Kepnock District
Activity Centre
Concept Plan**

6.2.7 Local centre zone code

6.2.7.1 Application

This code applies to development:-

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

6.2.7.2 Purpose and overall outcomes

- (1) The purpose of the Local centre zone code is to provide for a limited range of land uses and activities to meet the local level retail, business and community needs of coastal towns and their surrounding rural catchments and residential neighbourhoods within Bundaberg.

The zone accommodates local shopping and commercial activities, cafes and dining, community services and residential development where it can integrate and enhance the fabric of the activity centre, but is not the predominant use.

Local centres are developed as well-designed, safe and visually attractive centres, predominantly in a low rise building format, where significant off-site impacts are avoided.

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


- (2) The purpose of the Local centre zone code will be achieved through the following overall outcomes:-
 - (a) development provides for a range of business activities that are compatible with the intended role and function of the Local centre zone, but does not include a department store or discount department store, and full-line supermarkets are only established in the zone where there is demonstrated need;
 - (b) development provides for a range of complementary uses in appropriate locations to support community wellbeing and local employment opportunities;
 - (c) development provides for a limited range of residential activities that are ancillary to and support the predominant business functions of the zone, with short-term accommodation provided in appropriate locations to meet the needs of tourists and travellers;
 - (d) development within the Bargara and Burnett Heads town centres:-
 - (i) provides for an active and vibrant public realm accommodating a variety of shopping, dining and entertainment activities;
 - (ii) contributes to an attractive and functional streetscape incorporating high quality urban design and landscaping to retain and build upon the character of these coastal towns; and
 - (iii) provides an appropriate density of residential development to accommodate an immediate resident population to support these local centres;
 - (e) 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 larger scale of uses that are more appropriately located in the principal activity centre, major activity centre or district centres;
 - (f) 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 local centres;
 - (g) development has a built form that: -
 - (i) is predominantly low-rise, with a low to medium rise built form in the Bargara and Burnett Heads town centres; and

- (ii) is compatible with the existing and intended scale and character of the streetscape and surrounding area;
- (h) development incorporates a high standard of architecture, urban design and landscaping that creates an attractive and functional “main street” setting or otherwise provides an attractive streetfront address;
- (i) development provides for efficient and effective transport networks that maximise accessibility within and to the centre; and
- (j) development encourages and facilitates the efficient provision and safe operation of physical and social infrastructure.

6.2.7.3 Specific benchmarks for assessment

Table 6.2.7.3.1 Benchmarks for assessable development

Performance outcomes	Acceptable outcomes
Land use composition and activity centre network	
<p>PO1 Development provides for a range of business activities that service the local level convenience needs of residents and surrounding tourism or primary production industries, and offers locally-based employment opportunities.</p> <p>Note—such business activities include, but are not limited to, food and drink outlets, small-scale offices, shops, small shopping centres and veterinary services.</p>	<p>AO1 No acceptable outcome provided.</p>
<p>PO2 Development for business activities is of a scale and intensity that is consistent with the intended role and function of the local activity centre.</p>	<p>AO2 No acceptable outcome provided.</p>
<p>PO3 Development ensures that:- (a) higher order shopping facilities, including department stores and discount department stores, are not established in the zone; and (b) major full-line supermarkets are only established in the zone where there is demonstrated need.</p>	<p>AO3 No acceptable outcome provided.</p>
<p>PO4 Development provides for a range of complementary community activities in appropriate locations to encourage community interaction and support the health, safety and wellbeing of local residents.</p> <p>Note—such community activities include community uses, emergency services and health care services.</p>	<p>AO4 No acceptable outcome provided.</p>
<p>PO5 Service industry and utility uses may also be established in the zone where such uses are compatible with the character and amenity of surrounding development.</p>	<p>AO5 No acceptable outcome provided.</p>
<p>PO6 Development provides for a limited range of residential activities, primarily accommodated in mixed use buildings, where such activities are ancillary to and support the predominant business functions of the zone.</p>	<p>AO6 Development provides for one or more of the following residential activities, accommodated in a mixed use building format:- (a) caretaker’s accommodation; (b) dual occupancies; (c) dwelling units (e.g. shop top housing); (d) multiple dwellings; and (e) short-term accommodation.</p>
<p>PO7 Short-term accommodation is established in those parts of the zone located in tourism focus areas and in locations that are highly accessible to</p>	<p>AO7 No acceptable outcome provided.</p>

Performance outcomes	Acceptable outcomes
tourists or travellers (e.g. Moore Park Beach, Burnett Heads, Bargara and Elliott Heads).	
Building height, built form and urban design	
PO8 Development, other than in the Burnett Heads and Bargara town centres, has a maximum building height of 2 storeys and 10m.	AO8 No acceptable outcome provided.
PO9 Development in the Bargara town centre has a maximum building height of 5 storeys.	AO9 No acceptable outcome provided.
PO10 Development in the Burnett Heads town centre has a building height, awnings, and front setbacks in accordance with Figure 6.2.7A (Burnett Heads town centre alternative Building Heights and Setbacks) . Figure 6.2.7A Burnett Heads town centre alternative Building Heights and Setbacks 	AO10 No acceptable outcome provided.
PO11 Development in the Burnett Heads and Bargara town centres: - (a) positively contributes to the streetscape and maintains a high level of residential amenity; and (b) provides for buildings that are built to the street frontage and designed to promote activity, including wide awnings to provide for footpath dining and all-weather protection for pedestrians. Note—in assessing whether development maintains or provides a high level of residential amenity, the assessment manager will consider both the potential impacts on the amenity of nearby residents and premises, and the residential amenity for future residents of the proposed development, having regard to (amongst other things):- (a) adequate day light and ventilation to habitable rooms, the extent and duration of any overshadowing and other microclimatic impacts; (b) privacy and overlooking impacts; and (c) building mass and scale as seen from neighbouring premises, and from the street.	AO11 No acceptable outcome provided.

Performance outcomes	Acceptable outcomes
<p>PO12 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.</p>	<p>AO12 No acceptable outcome provided.</p>
<p>PO13 Where existing development in the zone exhibits a traditional “main street” character, new development maintains and reinforces this established character.</p>	<p>AO13 No acceptable outcome provided.</p>
Transport networks	
<p>PO14 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.</p>	<p>AO14 No acceptable outcome provided.</p>
Infrastructure and services	
<p>PO15 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.</p>	<p>AO15 No acceptable outcome provided.</p>
<p>PO16 Development does not adversely impact on the continued operation, viability and maintenance of existing infrastructure or compromise the future provision of planned infrastructure.</p>	<p>AO16 No acceptable outcome provided.</p>

6.2.8 Neighbourhood centre zone code

6.2.8.1 Application

This code applies to development:-

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

6.2.8.2 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.

- (2) The purpose of the Neighbourhood centre zone code will be achieved through the following overall outcomes:-
 - (a) 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;
 - (b) 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 larger scale of uses that are more appropriately located in the principal activity centre, major activity centre, district centres or local centres;
 - (c) 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;
 - (d) development provides for a limited range of complementary uses in appropriate locations to support community wellbeing and local employment opportunities;
 - (e) development provides for a limited range of residential activities that are ancillary to and support the predominant business functions of the zone;
 - (f) development has a low-rise built form that: -
 - (i) is compatible with the existing and intended scale and character of the streetscape and surrounding area; and
 - (ii) incorporates a high standard of architecture, urban design and landscaping that is compatible with and sympathetic to its setting and context;
 - (g) development does not unreasonably impact on the amenity of surrounding premises; and
 - (h) development encourages and facilitates the efficient provision and safe operation of physical and social infrastructure.

6.2.8.3 Specific benchmarks for assessment

Table 6.2.8.3.1 Benchmarks for assessable development

Performance outcomes	Acceptable outcomes
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.
PO2 In a village setting, development in the zone also services:- (a) the day-to-day retail and commercial needs of residents in the immediately surrounding rural and rural residential areas; and (b) the needs of tourists, visitors and the travelling public.	AO2 No acceptable outcome provided.
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.
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.
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.
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.
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.
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.
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.
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.
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.

6.2.9 Industry zone code

6.2.9.1 Application

This code applies to development:-

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

6.2.9.2 Purpose and overall outcomes

- (1) The purpose of the Industry zone is to provide for:-
 - (a) a variety of industry activities; and
 - (b) other uses and activities that:-
 - (i) support industry activities; and
 - (ii) do not compromise the future use of premises for industry activities.
- (2) The purpose of the Industry zone code will be achieved through the following overall outcomes:-
 - (a) uses in the zone are predominantly for low to medium intensity industrial activities;
 - (b) high impact industry uses are only established in the zone where adverse impacts can be avoided or mitigated;
 - (c) special industry and those industrial uses with the potential to generate significant off-site impacts are not established in the zone;
 - (d) a limited range of non-industrial uses may be established in zone where:-
 - (i) ancillary to and directly supporting the ongoing industrial use of the zone; and/or
 - (ii) allied and compatible with industrial uses;
 - (e) development in the zone is protected from intrusion by incompatible land uses and land fragmentation;
 - (f) industry areas are well designed, make efficient use of available industrial land and provide a range of lot sizes and adaptable building configurations that cater for a variety of industry needs;
 - (g) development has a predominantly low-rise built form that is sympathetic to the existing and intended scale and character of the streetscape and surrounding area and provides for a modern, safe and functional industrial environment;
 - (h) development maintains public health and safety and avoids or mitigates significant adverse environmental or amenity impacts;
 - (i) development provides for efficient and effective transport networks that maximise accessibility within and to the zone; and
 - (j) development encourages and facilitates the efficient provision and safe operation of physical and social infrastructure.

6.2.9.3 Specific benchmarks for assessment

Table 6.2.9.3.1 Benchmarks for assessable development

Performance outcomes	Acceptable outcomes
Land use composition	
PO1 Uses in the zone are predominantly for low to medium intensity industrial activities.	AO1 No acceptable outcome provided.

Performance outcomes	Acceptable outcomes
Note—such activities include low impact industry, marine industry, medium impact industry, research and technology industry, service industry, transport depot and warehouse.	
PO2 High impact industry uses are only established in the zone where such uses:- (a) are appropriately separated from adjoining or nearby sensitive land uses; and (b) can operate without impacting on other industry or non-industry uses within the zone.	AO2 No acceptable outcome provided.
PO3 Non-industrial uses may be established where ancillary to and directly supporting the ongoing industrial use of the zone. Note—such non-industrial uses include caretaker's accommodation and food and drink outlets (e.g. take-away stores and snack bars).	AO3 No acceptable outcome provided.
PO4 Other non-industrial uses which are allied or compatible with industry activities may also be established in the zone, provided that such uses are appropriately located and designed to ensure that they do not compromise the ongoing operation and viability of industry activities. Note—such non-industrial uses include agricultural supplies stores, car wash, hardware and trade supplies, indoor sport and recreation, service stations and veterinary services.	AO4 No acceptable outcome provided.
PO5 Existing and planned industrial uses in the zone are protected from the intrusion of incompatible uses that may compromise or conflict with the primary use of premises for industry purposes.	AO5 No acceptable outcome provided.
<i>Building height, built form and urban design</i>	
PO6 Development has a maximum building height of 12m.	AO6 No acceptable outcome provided.
PO7 Industrial activities contribute positively to the image of the Bundaberg Region through a high quality of built form and landscaping, particularly where visible from the street or other public places, in keeping with the expectations of a modern, safe, and functional industrial environment.	AO7 No acceptable outcome provided.
<i>Effects of development</i>	
PO8 Development ensures that uses and works for industrial purposes are located, designed and managed to maintain public health and safety, avoid significant adverse effects on the natural environment, and minimise impacts on non-industrial land and sensitive land uses.	AO8 No acceptable outcome provided.
<i>Transport networks</i>	
PO9 Industrial activities have access to the appropriate level of transport infrastructure, including encouragement of public and active transport accessibility and use, and do not interfere with the safe and efficient operation of the surrounding road network.	AO9 No acceptable outcome provided.
<i>Infrastructure and services</i>	
PO10 Development is provided with urban services to support industry and employment activities, including parks, reticulated water, sewerage (where available), stormwater drainage, sealed roads, pathways, electricity and telecommunication infrastructure.	AO10 No acceptable outcome provided.

Performance outcomes	Acceptable outcomes
PO11 Development does not adversely impact on the continued operation, viability and maintenance of existing infrastructure (including rural infrastructure) or compromise the future provision of planned infrastructure.	AO11 No acceptable outcome provided.

6.2.10 High impact industry zone code

6.2.10.1 Application

This code applies to development:-

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

6.2.10.2 Purpose and overall outcomes

- (1) The purpose of the High impact industry zone is to provide for:-
 - (a) high impact industry; and
 - (b) other uses and activities that:-
 - (i) support industry activities; and
 - (ii) do not compromise the future use of premises for industry activities.
- (2) The purpose of the High impact industry zone code will be achieved through the following overall outcomes:-
 - (a) uses in the zone are predominantly for higher intensity industry activities;
 - (b) other industry activities, compatible with higher intensity industry activities, may also be established in the zone;
 - (c) a limited range of non-industrial uses may be established in zone where:-
 - (i) ancillary to and directly supporting the ongoing industrial use of the zone; and/or
 - (ii) allied and compatible with industry activities;
 - (d) development in the zone is protected from intrusion by incompatible land uses and land fragmentation;
 - (e) development maintains public health and safety and avoids or mitigates significant adverse environmental or amenity impacts;
 - (f) development has a predominantly medium-rise built form that is sympathetic to the existing and intended scale and character of the streetscape and surrounding area and provides for a modern, safe and functional industrial environment;
 - (g) industry areas are well designed, and make efficient use of available industrial land;
 - (h) development provides for efficient and effective transport networks that maximise accessibility within and to the zone; and
 - (i) development encourages and facilitates the efficient provision and safe operation of physical and social infrastructure.

6.2.10.3 Specific benchmarks for assessment

Table 6.2.10.3.1 Benchmarks for assessable development

Performance outcomes	Acceptable outcomes
Land use composition	
PO1 Uses in the zone are predominantly for higher intensity industry activities, recognising that some of these activities may have the potential to generate significant off-site impacts.	AO1 No acceptable outcome provided.

Performance outcomes	Acceptable outcomes
Note—such activities include marine industry, medium impact industry and high impact industry.	
<p>PO2 Other industry activities may also be established in the zone where compatible with higher intensity industry activities.</p> <p>Note—such activities include low impact industry, research and technology industry, transport depot and warehouse.</p>	<p>AO2 No acceptable outcome provided.</p>
<p>PO3 Non-industrial uses may be established where ancillary to and directly supporting the ongoing industrial use of the zone.</p> <p>Note—such non-industrial uses include caretaker's accommodation and food and drink outlets (e.g. take-away stores and snack bars).</p>	<p>AO3 No acceptable outcome provided.</p>
<p>PO4 Other non-industrial uses which are allied or compatible with industry activities may also be established in the zone, provided that such uses are appropriately located and designed to ensure that they do not compromise the ongoing operation and viability of industry activities.</p> <p>Note—such non-industrial uses include a service station.</p>	<p>AO4 No acceptable outcome provided.</p>
<p>PO5 Existing and planned industrial uses in the zone are protected from the intrusion of incompatible uses that may compromise or conflict with the primary use of premises for industry purposes.</p>	<p>AO5 No acceptable outcome provided.</p>
Building height, built form and urban design	
<p>PO6 Development has a maximum building height of 20m.</p>	<p>AO6 No acceptable outcome provided.</p>
<p>PO7 Industrial activities contribute positively to the image of the Bundaberg Region through a high quality of built form and landscaping, particularly where visible from the street or other public places, in keeping with the expectations of a modern, safe, and functional industrial environment.</p>	<p>AO7 No acceptable outcome provided.</p>
Effects of development	
<p>PO8 Development ensures that uses and works for industrial purposes are located, designed and managed to maintain public health and safety, avoid significant adverse effects on the natural environment, and minimise impacts on non-industrial land and sensitive land uses.</p>	<p>AO8 No acceptable outcome provided.</p>
Transport networks	
<p>PO9 Industrial activities have access to the appropriate level of transport infrastructure, including encouragement of public and active transport accessibility and use, and do not interfere with the safe and efficient operation of the surrounding road network.</p>	<p>AO9 No acceptable outcome provided.</p>
Infrastructure and services	
<p>PO10 Development is provided with urban services to support industry and employment activities, including parks, reticulated water, sewerage (where available), stormwater drainage, sealed roads, pathways, electricity and telecommunication infrastructure.</p>	<p>AO10 No acceptable outcome provided.</p>
<p>PO11 Development does not adversely impact on the continued operation, viability and maintenance of existing infrastructure (including rural infrastructure) or compromise the future provision of planned infrastructure.</p>	<p>AO11 No acceptable outcome provided.</p>

6.2.11 Sport and recreation zone code

6.2.11.1 Application

This code applies to development:-

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

6.2.11.2 Purpose and overall outcomes

- (1) The purpose of the Sport and recreation zone is to provide for:-
 - (a) a variety of cultural, educational, recreation and sporting uses and activities that require built infrastructure, including, for example, clubhouses, gymnasiums, swimming pools or tennis courts; and
 - (b) facilities and infrastructure to support the uses and activities stated in paragraph (a).
- (2) The purpose of the Sport and recreation zone code will be achieved through the following overall outcomes:-
 - (a) development in the zone provides for a range of recreation activities that meet the active sport and recreational needs of residents and visitors;
 - (b) ancillary uses and facilities that support the predominant recreation activities may also be established in the zone;
 - (c) sport and recreation open space may be used for temporary or periodical uses, where compatible with the role and function of the zone;
 - (d) development facilitates and encourages the efficient and effective provision and use of indoor and outdoor sport and recreation facilities and their integration with the broader regional open space network;
 - (e) development in the zone is protected from intrusion by incompatible land uses;
 - (f) development maintains public health and safety and avoids or mitigates significant adverse environmental or amenity impacts;
 - (g) development provides for efficient and effective transport networks that maximise accessibility within and to sport and recreation areas; and
 - (h) development encourages and facilitates the efficient provision and safe operation of physical and social infrastructure.

6.2.11.3 Specific benchmarks for assessment

Table 6.2.11.3.1 Benchmarks for assessable development

Performance outcomes	Acceptable outcomes
Land use composition	
PO1 Development in the Sport and recreation zone predominantly accommodates formalised recreation facilities that support organised team and individual sports and recreational pursuits including sporting fields, golf courses, outdoor courts, indoor sport centres, public swimming pools, equestrian facilities, and active leisure facilities such as water parks.	AO1 No acceptable outcome provided.

Performance outcomes	Acceptable outcomes
<p>PO2 Ancillary uses and facilities that support the predominant recreation activities may be established in the zone where they contribute to the ongoing safe, comfortable and efficient operation of recreation activities.</p> <p>Note—such ancillary uses and facilities includes caretaker's accommodation, clubs, community uses, function facilities, amenities blocks, kiosks, shelters, spectator stands, picnic tables and lighting infrastructure.</p>	<p>AO2 No acceptable outcome provided.</p>
<p>PO3 Sport and recreation open space may be used for temporary or periodical uses, such as markets or outdoor entertainment events, where these uses:- (a) are of a scale that can be reasonably accommodated by the existing facilities; and (b) do not unduly impact on the amenity and character of the surrounding area.</p>	<p>AO3 No acceptable outcome provided.</p>
<p>PO4 Existing and planned recreation activities are protected from the intrusion of incompatible land uses that may compromise or conflict with the primary use of premises for sport and recreation purposes.</p>	<p>AO4 No acceptable outcome provided.</p>
<p>PO5 Where possible, development encourages and facilitates the co-location and multiple use of sport and recreation fields and facilities by complementary recreation activities.</p>	<p>AO5 No acceptable outcome provided.</p>
Regional open space network	
<p>PO6 Areas used for recreation activities complement and, where possible, are connected to other parts of the broader regional open space network, including land in the Open space zone and the Environmental management and conservation zone.</p>	<p>AO6 No acceptable outcome provided.</p>
Built form and urban design	
<p>PO7 The scale, intensity and built form of development is compatible with the existing and intended scale and character of the streetscape and surrounding area.</p>	<p>AO7 No acceptable outcome provided.</p>
Effects of development	
<p>PO8 Development in the zone provides a high level of amenity and avoids or mitigates the potential for land use conflicts with existing and planned development in the locality.</p>	<p>AO8 No acceptable outcome provided.</p>
Transport networks	
<p>PO9 Development encourages public transport accessibility and use and provides for pedestrian, bicycle and vehicular movement networks that maximise connectivity, permeability and ease of movement within and to sport and recreation open space areas.</p>	<p>AO9 No acceptable outcome provided.</p>
Infrastructure and services	
<p>PO10 Development provides for infrastructure and services that are commensurate with the location and setting of the sport and recreation open space and the nature and scale of development that is intended to occur in the zone.</p>	<p>AO10 No acceptable outcome provided.</p>
<p>PO11 Development does not adversely impact on the continued operation, viability and maintenance of existing infrastructure (including rural infrastructure) or compromise the future provision of planned infrastructure.</p>	<p>AO11 No acceptable outcome provided.</p>

6.2.12 Open space zone code

6.2.12.1 Application

This code applies to development:-

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

6.2.12.2 Purpose and overall outcomes

(1) The purpose of the Open space zone is to provide for:-

- (a) local, district and regional parks for the use of residents and visitors; and
- (b) facilities and infrastructure that support, and are required by, users of the parks.

Editor's note—facilities and infrastructure that support, and are required by, users of the parks include shelters, amenity facilities, picnic tables, playgrounds and infrastructure to provide safe access and essential management of parks.

(2) The purpose of the Open space zone code will be achieved through the following overall outcomes:-

- (a) development in the zone predominantly provides for the informal active recreational needs of residents and visitors;
- (b) limited other uses and facilities that support the use and enjoyment of open space may also be established in the zone;
- (c) open space may be used for temporary or periodical uses, where compatible with the role and function of the zone;
- (d) open space is protected from the intrusion of incompatible uses and land use conflicts are avoided;
- (e) development facilitates and encourages the efficient and effective provision and use of open space and its integration with the broader regional open space network;
- (f) development provides a high level of amenity and is compatible with the existing and intended scale and character of the streetscape and surrounding area;
- (g) development provides for efficient and effective transport networks that maximise accessibility within and to sport and recreation areas; and
- (h) development encourages and facilitates the efficient provision and safe operation of physical and social infrastructure.

6.2.12.3 Specific benchmarks for assessment

Table 6.2.12.3.1 Benchmarks for assessable development

Performance outcomes	Acceptable outcomes
<i>Land use composition</i>	
PO1 Development in the Open space zone predominantly provides for parks and other small-scale and low intensity recreation activities that primarily cater for the informal active recreational needs of residents and visitors.	AO1 No acceptable outcome provided.

Performance outcomes	Acceptable outcomes
<p>PO2 Limited other uses which are ancillary to and support the use and enjoyment of open space may also be established in the zone.</p> <p>Note—such ancillary uses include small scale food and drink outlets (such as kiosks) and community uses.</p>	<p>AO2 No acceptable outcome provided.</p>
<p>PO3 Open space may be used for temporary or periodical uses, such as markets or outdoor entertainment events, where these uses:- (a) are of a scale that can be reasonably accommodated by the existing open space facilities; and (b) do not unduly impact on the amenity and character of the surrounding area.</p>	<p>AO3 No acceptable outcome provided.</p>
<p>PO4 Open space is protected from the intrusion of incompatible uses that may compromise or conflict with the primary use of premises for open space purposes.</p>	<p>AO4 No acceptable outcome provided.</p>
Regional open space network	
<p>PO5 Open space areas, where possible, are connected to other parts of the broader regional open space network including land in the Sport and recreation zone and the Environmental management and conservation zone.</p>	<p>AO5 No acceptable outcome provided.</p>
Built form and urban design	
<p>PO6 The scale, intensity and built form of development are compatible with the existing and intended scale and character of the streetscape and surrounding area.</p>	<p>AO6 No acceptable outcome provided.</p>
Effects of development	
<p>PO7 Development in the zone provides a high level of amenity and avoids or mitigates the potential for land use conflicts with existing and planned development in the locality.</p>	<p>AO7 No acceptable outcome provided.</p>
Transport networks	
<p>PO8 Development encourages public transport accessibility and use and provides for pedestrian, bicycle and vehicular movement networks that maximise connectivity, permeability and ease of movement within and to sport and recreation open space areas.</p>	<p>AO8 No acceptable outcome provided.</p>
Infrastructure and services	
<p>PO9 Development provides for infrastructure and services that are commensurate with the location and setting of the open space and the nature and scale of development that is intended to occur in the zone.</p>	<p>AO9 No acceptable outcome provided.</p>
<p>PO10 Development does not adversely impact on the continued operation, viability and maintenance of existing infrastructure (including rural infrastructure) or compromise the future provision of planned infrastructure.</p>	<p>AO10 No acceptable outcome provided.</p>

6.2.13 Environmental management and conservation zone code

6.2.13.1 Application

This code applies to development:-

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

6.2.13.2 Purpose and overall outcomes

- (1) The purpose of the Environmental management and conservation zone is to provide for the protection and maintenance of areas that support one or more of the following:-
 - (a) biological diversity;
 - (b) ecological integrity;
 - (c) naturally occurring land forms;
 - (d) coastal processes.
- (2) The purpose of the Environmental management and conservation zone code will be achieved through the following overall outcomes:-
 - (a) significant natural environmental values in the zone are protected for their importance in contributing to ecological sustainability;
 - (b) development provides for the preservation, protection and rehabilitation of land to maintain biodiversity, ecological processes, wildlife movement corridors, coastal processes, water quality, scenic amenity, cultural heritage significance and community wellbeing;
 - (c) small scale and low key activities that support the community's appreciation and enjoyment of environmental values are facilitated;
 - (d) low impact utility installations may be provided where significant adverse impacts are avoided or mitigated;
 - (e) development maintains scenic values and landscape character; and
 - (f) development encourages and facilitates the efficient provision and safe operation of physical and social infrastructure and ensures that public safety and environmental health is maintained.

6.2.13.3 Specific benchmarks for assessment

Table 6.2.13.3.1 Benchmarks for assessable development

Performance outcomes	Acceptable outcomes
Land use composition	
PO1 Most forms of development do not occur in the Environmental management and conservation zone to ensure that significant natural environmental values for biological diversity, water catchment, ecological functioning, beach protection or coastal management, and historical or cultural significance are protected and appropriately managed.	AO1 No acceptable outcome provided.
PO2 Parks and associated recreation activities and facilities may be established in the zone, where such development:- <ul style="list-style-type: none"> (a) supports environmental values and provides opportunities for appreciation or study of those values; 	AO2 No acceptable outcome provided.

Performance outcomes	Acceptable outcomes
<p>(b) promotes nature-based tourism activities and other low intensity, low key activities that are compatible with and have a direct connection with the environmental values; and</p> <p>(c) provides opportunities for recreational pursuits that have a direct connection with the environmental values of the land.</p>	
<p>PO3 Low impact utility installations may be provided where such activities are located, designed and operated to avoid or mitigate significant adverse impacts on ecological systems and processes.</p>	<p>AO3 No acceptable outcome provided.</p>
Scenic values and landscape character	
<p>PO4 Development maintains the scenic values and landscape character of the zone, particularly prominent ridgelines, escarpments, significant landmarks, and important views and vistas.</p>	<p>AO4 No acceptable outcome provided.</p>
Protection and buffering of natural features	
<p>PO5 Natural features such as creeks, gullies, watercourses, wetlands, flora and fauna communities, habitats, vegetation and bushland are protected and buffered from activities in the zone and adjoining land uses.</p>	<p>AO5 No acceptable outcome provided.</p>
Infrastructure and services	
<p>PO6 Where infrastructure and services are to be provided to service development in the zone, they are:-</p> <p>(a) commensurate with the very limited range of small scale and low-key activities that are intended to occur in the zone; and</p> <p>(b) designed, installed and operated to maintain public safety and environmental health.</p>	<p>AO6 No acceptable outcome provided.</p>
<p>PO7 Development does not adversely impact on the continued operation, viability and maintenance of existing infrastructure or compromise the future provision of planned infrastructure.</p>	<p>AO7 No acceptable outcome provided.</p>

6.2.14 Community facilities zone code

6.2.14.1 Application

This code applies to development:-

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

6.2.14.2 Purpose and overall outcomes

- (1) The purpose of the Community facilities zone is to provide for community-related uses, activities and facilities, whether publicly or privately owned, including, for example:-
 - (a) educational establishments;
 - (b) hospitals;
 - (c) transport and telecommunication networks;
 - (d) utility installations.
- (2) The purpose of the Community facilities zone code will be achieved through the following overall outcomes:-
 - (a) development in the zone caters primarily for specified uses, facilities and works which provide a service or function to the social, educational, health, and cultural needs of the community, in addition to a limited range of allied and compatible uses;
 - (b) community facilities and associated uses are appropriately located, provide a high level of amenity, are safe and are compatible with surrounding development;
 - (c) development contributes a built form design and building height that is of a character, intensity and scale consistent with existing and intended development in the surrounding area;
 - (d) community facilities are protected from the intrusion of incompatible uses and land use conflicts are avoided;
 - (e) development provides for efficient and effective transport networks that maximise accessibility within and to community facilities; and
 - (f) development encourages and facilitates the efficient provision and safe operation of physical and social infrastructure.

6.2.14.3 Specific benchmarks for assessment

Table 6.2.14.3.1 Benchmarks for assessable development

Performance outcomes	Acceptable outcomes
Land use composition	
<p>PO1 Development in the zone caters primarily for specified uses, facilities and works which include:-</p> <ul style="list-style-type: none"> (a) land used, owned or operated by Federal, State or local government for purposes such as air services, cemeteries, community uses, educational establishments, emergency services, public hospitals, utility installations, electricity infrastructure, substation and transport networks; (b) uses, facilities and works which by virtue of their location, intensity, combination of uses, operations or site characteristics are best managed in a use-specific land use allocation; or 	<p>AO1 No acceptable outcome provided.</p>

Performance outcomes	Acceptable outcomes
(c) private community services and facilities including educational establishments, places of worship, private hospitals and community uses.	
PO2 Development provides for a limited range of allied and compatible uses to fulfil ancillary functions required for community facilities land to function effectively.	AO2 No acceptable outcome provided.
PO3 Existing and planned community facilities and associated uses are protected from the intrusion of incompatible uses that could limit the ongoing operation of existing community facilities or prejudice appropriate new activities.	AO3 No acceptable outcome provided.
Location, operational needs and effects of development	
PO4 Community facilities and associated uses are located to optimise their accessibility, operational efficiency and benefit to the public.	AO4 No acceptable outcome provided.
PO5 Development accommodates the specific operational, functional and locational needs of the particular use, whilst being of a building height, scale, appearance and intensity that is compatible with existing and intended development in the surrounding area and adjacent zones.	AO5 No acceptable outcome provided.
PO6 Development provides a high level of amenity, maintains the safety of people, buildings and works, and effectively manages the potential for land use conflict with existing and intended surrounding development.	AO6 No acceptable outcome provided.
Transport networks	
PO7 Development encourages public transport accessibility and use and provides for pedestrian, bicycle and vehicular movement networks that maximise connectivity, permeability and ease of movement within and to community facilities.	AO7 No acceptable outcome provided.
Infrastructure and services	
PO8 Where infrastructure and services are to be provided, they are:- (a) commensurate with location and setting of the community facility; and (b) the nature and scale of development that is intended to occur in the zone.	AO8 No acceptable outcome provided.
PO9 Development does not adversely impact on the continued operation, viability and maintenance of existing infrastructure (including rural infrastructure) or compromise the future provision of planned infrastructure.	AO9 No acceptable outcome provided.

6.2.15 Emerging community zone code

6.2.15.1 Application

This code applies to development:-

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

6.2.15.2 Purpose and overall outcomes

- (1) The purpose of the Emerging community zone is to:-
 - (a) identify land that is intended for an urban purpose in the future;
 - (b) protect land that is identified for an urban purpose in the future from incompatible uses; and
 - (c) provide for the timely conversion of non-urban land to land for urban purposes.
- (2) The purpose of the Emerging community zone code will be achieved through the following overall outcomes:-
 - (a) land converted to urban purposes is developed in an efficient, coordinated and sustainable manner to facilitate the creation of complete and vibrant communities that:-
 - (i) comprise interconnected residential neighbourhoods;
 - (ii) are effectively integrated with existing communities; and
 - (iii) are provided with necessary supporting services, facilities, infrastructure and open space;
 - (b) interim land uses and development in the zone do not compromise the future potential use of land for urban purposes, as a result of the fragmentation of land parcels, the encroachment or establishment of inappropriate land use activities or other cause;
 - (c) development is undertaken in accordance with a plan of development that appropriately addresses the matters identified in the performance outcomes of this code and any applicable local plan code at **Part 7 (Local plans)**, and which may be implemented via a preliminary approval pursuant to section 49 of the Act that includes a variation approval;

Editor's note—planning scheme policies for local plan areas, in Schedule 6 (Planning Scheme Policies), also provide a plan of development for the development of land in the Emerging community zone.
 - (d) the Branyan identified growth area is not developed for urban purposes until such time as further investigations into the suitability of the land for urban development, and local structure planning has been undertaken by the Council.

Editor's note—the Branyan identified growth area is identified on Strategic Framework Map SFM-001 (Settlement pattern elements) as a Major urban expansion area. The Planning scheme policy for the Branyan local plan area provides local structure planning for the development of land included in the Emerging community zone in the Branyan identified growth area.
 - (e) unless otherwise specified in a local plan code, development provides for a predominantly low rise building form that is compatible with the character of the surrounding area;
 - (f) development and infrastructure provision in the zone occurs in a logical, orderly and efficient manner and is appropriately integrated with, and connected to, the surrounding urban fabric;
 - (g) development in the zone sensitively responds to inherent physical constraints, environmental constraints, natural hazards, scenic amenity values and landscape character elements;
 - (h) development provides for efficient and effective transport networks that maximise accessibility within and to emerging community areas; and

- (i) development for residential or other sensitive purposes incorporates appropriate buffers to potentially conflicting land uses, including industry and enterprise areas, rural activities, and infrastructure.

6.2.15.3 Specific benchmarks for assessment

Table 6.2.15.3.1 Benchmarks for assessable development

Performance outcomes	Acceptable outcomes
Local area planning	
<p>PO1 Where applicable, development occurs in accordance with any local area planning undertaken by the Council, as specified in a local plan code.</p> <p>Editor's note—in addition to the local plan codes at Part 7 (Local plan codes), planning scheme policies for local plan areas, in Schedule 6 (Planning Scheme Policies), also provide local area planning for the development of land in the Emerging community zone.</p>	<p>AO1 No acceptable outcome provided.</p>
Interim land uses and development	
<p>PO2 Prior to the granting of a development approval for urban purposes:-</p> <ul style="list-style-type: none"> (a) interim land uses and other development in the zone are predominantly limited to existing uses and low-impact rural and domestic uses, to ensure that the future potential of land to be used for urban purposes is not compromised; and (b) development avoids the sporadic or premature creation of additional lots. 	<p>AO2 No acceptable outcome provided.</p>
Land use mix	
<p>PO3 A mix of land uses and housing types is provided to meet the needs of the community.</p>	<p>AO3 No acceptable outcome provided.</p>
Layout and design of development	
<p>PO4 The layout and design of development ensures that:-</p> <ul style="list-style-type: none"> (a) a sense of character and community inclusion is promoted; and (b) a high level of residential amenity, personal health and safety and protection for property is provided. 	<p>AO4 No acceptable outcome provided.</p>
Building height	
<p>PO5 Unless otherwise specified in a local plan code, development has a maximum building height of 2 storeys and 8.5m.</p>	<p>AO5 No acceptable outcome provided.</p>
Density	
<p>PO6 Development encourages urban consolidation and facilitates a compact land use pattern that increases the number of people living close to services and facilities, maximises the efficient use of infrastructure and maintains a high level of residential amenity.</p>	<p>AO6 Unless otherwise specified in a local plan code, residential development provides for a net residential density of between 12 and 15 equivalent dwellings per hectare.</p>
Scenic amenity and landscape character	
<p>PO7 Development sensitively responds to scenic values and landscape character elements, particularly prominent ridgelines, significant landmarks, and rural and coastal views and vistas.</p>	<p>AO7 No acceptable outcome provided.</p>
Physical and environmental constraints	
<p>PO8 Development sensitively responds to the physical constraints of the land and mitigates any adverse impacts on areas of environmental significance,</p>	<p>AO8 No acceptable outcome provided.</p>

Performance outcomes	Acceptable outcomes
including creeks, gullies, watercourses, wetlands, coastal areas, habitats and vegetation through location, design, operation and management.	
Land use pattern	
<p>PO9 The scale, density and layout of development facilitates an orderly and efficient land use pattern that:-</p> <ul style="list-style-type: none"> (a) is well connected to other parts of the urban fabric and planned future development; (b) supports walkable neighbourhoods that are well connected to employment nodes, centres, open space and recreation areas, community services and educational opportunities; (c) encourages public transport accessibility and use; and (d) maximises the efficient extension and safe operation of infrastructure. 	<p>AO9 No acceptable outcome provided.</p>
Integration and connectivity of development	
<p>PO10 New development is effectively integrated with existing development by:-</p> <ul style="list-style-type: none"> (a) connecting and extending movement and open space networks; (b) making provision for future linkages; and (c) enhancing linkages between disconnected areas. 	<p>AO10 No acceptable outcome provided.</p>
Land use conflicts	
<p>PO11 Development in the zone ensures that conflicts with the existing or potential productive use of adjoining or nearby rural lands and economic resource areas, or with other potentially conflicting land uses including industry and enterprise areas, rural activities, and infrastructure, are avoided or appropriately managed.</p>	<p>AO11 No acceptable outcome provided.</p>
Transport networks	
<p>PO12 Development provides for pedestrian, bicycle and vehicular movement networks that maximise connectivity, permeability and ease of movement within emerging community areas and to existing urban areas.</p>	<p>AO12 No acceptable outcome provided.</p>
Development sequencing	
<p>PO13 Development occurs in a logical sequence and facilitates the efficient and timely provision of infrastructure and services prior to, or in conjunction with, the initial stages of the development</p>	<p>AO13 No acceptable outcome provided.</p>
Infrastructure and services	
<p>PO14 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.</p>	<p>AO14 No acceptable outcome provided.</p>
<p>PO15 Development does not adversely impact on the continued operation, viability and maintenance of existing infrastructure (including rural infrastructure) or compromise the future provision of planned infrastructure.</p>	<p>AO15 No acceptable outcome provided.</p>

6.2.16 Limited development zone code

6.2.16.1 Application

This code applies to development:-

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

6.2.16.2 Purpose and overall outcomes

- (1) The purpose of the Limited development zone code is to identify land that is significantly affected by one or more development constraints, including, for example, constraints relating to defence requirements, flooding, historical subdivisions, land contamination, past or future mining activities or topography.

Such constraints pose severe restrictions on the ability of the land to be developed for urban purposes.

More specifically, the purpose of the Limited development zone code is to limit development on land that is subject to the following circumstances:-

- (a) land located in an urban setting but is unsuitable for such purposes due to significant flooding constraints, access limitations or exposure to adverse amenity impacts; or
 - (b) land subject to a historical subdivision that is unsuitable for residential purposes in its current configuration due to servicing, physical, environmental or other development constraints.
- (2) The purpose of the Limited development zone code will be achieved through the following overall outcomes:-
 - (a) development is generally limited to pre-existing uses or new uses of a low-intensity, non-urban or rural nature;
 - (b) individual dwelling houses may only be established in the zone under limited circumstances;
 - (c) where development is proposed, it is of a low-intensity and scale and is compatible with the nature of the constraints present on the site;
 - (d) no additional lots are created in the zone, unless for accommodating essential infrastructure, services or facilities;
 - (e) historical subdivisions included in the zone may only be further developed for residential purposes subject to appropriate servicing arrangements and the provision of a more contemporary and responsive subdivision pattern and layout;
 - (f) development predominantly has a low-rise built form and maintains the low intensity character of the zone, incorporates a high level of residential amenity, and provides for the personal health of residents and safety and protection for property;
 - (g) development encourages and facilitates the efficient provision and safe operation of physical and social infrastructure; and
 - (h) in addition to the overall outcomes for the zone generally, development in **Precinct LDZ1 (Limited residential precinct)** does not materially intensify residential activities on premises located in high flood hazard areas.

6.2.16.3 Specific benchmarks for assessment

Table 6.2.16.3.1 Benchmarks for assessable development

Performance outcomes	Acceptable outcomes
Land use composition	
<p>PO1 Development in the zone is generally limited to pre-existing uses or new uses of a low-intensity, non-urban or rural nature.</p> <p>Notes—such uses include animal husbandry, cropping, wholesale nursery, park, environment facility and utility installation.</p>	<p>AO1 No acceptable outcome provided.</p>
<p>PO2 Individual dwelling houses may only be established in the zone where they are located, sited and designed to mitigate the impact of the constraints on the safety and wellbeing of residents.</p>	<p>AO2 No acceptable outcome provided.</p>
Reconfiguring a lot	
<p>PO3 No additional lots are created in the zone, unless the subdivision is for the purposes of accommodating any of the following uses:- (a) emergency services; (b) water cycle management infrastructure; (c) a telecommunications facility; or (d) electricity infrastructure.</p>	<p>AO3 No acceptable outcome provided.</p>
Historical subdivisions	
<p>PO4 Historical subdivisions included in the zone may only be further developed for residential purposes subject to appropriate address of the following matters:- (a) the availability and provision of supporting infrastructure and services to adequately service the development; and (b) the need to potentially reconfigure the historical subdivision pattern and layout to provide a more contemporary response to:- (i) physical and environmental constraints; (ii) natural hazards; (iii) topography; (iv) on-site effluent treatment and disposal (where sewerage is not available); (v) accessibility; and (vi) management of potential land use conflicts.</p>	<p>AO4 No acceptable outcome provided.</p>
Building height	
<p>PO5 Development has a maximum building height of 2 storeys and 8.5m.</p>	<p>AO5 No acceptable outcome provided.</p>
Amenity	
<p>PO6 Development maintains a high level of amenity and avoids or mitigates potential adverse impacts having regard to such matters as hours of operation, generation of odours, noise, waste products, dust, traffic, electrical interference, lighting, visual and privacy impacts.</p>	<p>AO6 No acceptable outcome provided.</p>
Infrastructure and services	
<p>PO7 Development provides for infrastructure and services that are commensurate with the very limited range of small scale and low-key activities that are expected to occur in the zone.</p>	<p>AO7 No acceptable outcome provided.</p>

Performance outcomes	Acceptable outcomes
<p>PO8 Development does not adversely impact on the continued operation, viability and maintenance of existing infrastructure (including rural infrastructure) or compromise the future provision of planned infrastructure.</p>	<p>AO8 No acceptable outcome provided.</p>
Additional requirements for Precinct LDZ1 (Limited residential precinct)	
<p>PO9 Development in Precinct LDZ1 (Limited residential precinct):-</p> <ul style="list-style-type: none"> (a) provides for the re-establishment of dwelling houses and refurbishment of existing dwelling houses on premises located in high flood hazard areas; and (b) avoids intensification of other residential activities. 	<p>AO9 No acceptable outcome provided.</p>

6.2.17 Rural zone code

6.2.17.1 Application

This code applies to development:-

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

6.2.17.2 Purpose and overall outcomes

- (1) The purpose of the Rural zone is to:-
 - (a) provide for rural uses and activities; and
 - (b) provide for other uses and activities that are compatible with:-
 - (i) existing and future rural uses and activities; and
 - (ii) the character and environmental features of the zone; and
 - (c) maintain the capacity of land for rural uses and activities by protecting and managing significant natural resources and processes.
- (2) The purpose of the Rural zone code will be achieved through the following overall outcomes:-
 - (a) development provides for a broad range of rural activities as well as more intensive rural activities, provided that adverse environmental and amenity impacts are avoided or appropriately managed;
 - (b) permanent residential accommodation in the zone is generally limited in scale and intensity;
 - (c) complementary uses such as on-farm rural workers' accommodation, visitor accommodation and non-rural uses that support rural enterprise or rural tourism activities may be established in the zone;
 - (d) development minimises conflicts with existing and future rural uses and activities on the surrounding rural lands and ensures that the productive capacity of rural land is protected for rural uses and associated value adding industries;
 - (e) development provides for the protection of agricultural land classification (ALC) Class A and Class B land for sustainable agricultural use;
 - (f) further subdivision of rural lands is minimised and fragmentation is prevented, to maintain viable farm sizes and to support the ability of landowners to continue rural pursuits;
 - (g) development maintains the rural and landscape character, scale and amenity of the zone;
 - (h) development has a predominantly low rise built form to maintain the rural character and amenity of the zone; and
 - (i) development encourages and facilitates the efficient provision and safe operation of physical and social infrastructure.

6.2.17.3 Specific benchmarks for assessment

Table 6.2.17.3.1 Benchmarks for assessable development

Performance outcomes	Acceptable outcomes
Land use composition	
PO1 Development in the Rural zone provides for a broad range of rural activities to support the ongoing productive use of rural lands.	AO1 No acceptable outcome provided.

Performance outcomes	Acceptable outcomes
Note—such rural activities include animal husbandry, aquaculture, cropping, permanent plantations, intensive horticulture, roadside stalls, wholesale nurseries and wineries.	
<p>PO2 More intensive rural activities are supported in the zone, provided that adverse environmental and amenity impacts are avoided or appropriately managed.</p> <p>Note—such activities include animal keeping, intensive animal industry and rural industry.</p>	<p>AO2 No acceptable outcome provided.</p>
<p>PO3 Permanent forms of residential accommodation in the zone are generally limited to dwelling houses and caretaker's accommodation on existing lots.</p>	<p>AO3 No acceptable outcome provided.</p>
<p>PO4 Visitor accommodation and other non-rural uses that support rural enterprise or rural based tourism activities may be established in the zone where such uses:-</p> <ul style="list-style-type: none"> (a) complement rural uses; (b) promote the sustainable use of rural land; (c) do not compromise the use of the land for rural activities; and (d) would not be more appropriately located in, and do not undermine the role of, a nearby rural town or village. 	<p>AO4 No acceptable outcome provided.</p>
Effects of development	
<p>PO5 Non-rural uses are located, designed and operated to minimise conflicts with existing and future rural uses and activities on the surrounding rural lands.</p>	<p>AO5 No acceptable outcome provided.</p>
<p>PO6 Intensive rural activities are not located adjacent to sensitive land uses, and are designed and operated to maintain the rural character and amenity of the zone.</p>	<p>AO6 No acceptable outcome provided.</p>
<p>PO7 Development for extractive industry uses is appropriately designed, operated and managed to minimise significant nuisance and environmental impacts on surrounding premises.</p>	<p>AO7 No acceptable outcome provided.</p>
Protection of agricultural land	
<p>PO8 Development does not alienate, fragment or diminish productivity of agricultural land classification (ALC) Class A and Class B land, unless:-</p> <ul style="list-style-type: none"> (a) there is an overriding need for the development in terms of public benefit; and (b) no other site is suitable for the particular purpose. 	<p>AO8 No acceptable outcome provided.</p>
Building height and built form	
<p>PO9 Development has a maximum building height of:-</p> <ul style="list-style-type: none"> (a) 2 storeys and 8.5m for residential and other non-rural activities; and (b) 10m for rural activities. 	<p>AO9 No acceptable outcome provided.</p>
<p>PO10 The built form of development:-</p> <ul style="list-style-type: none"> (a) integrates with and complements the predominant rural character and scale of the zone; and (b) sensitively responds to the environmental and topographical features of the landscape. 	<p>AO10 No acceptable outcome provided.</p>

Performance outcomes	Acceptable outcomes
Infrastructure and services	
<p>PO11 Development provides for infrastructure and services that are commensurate with the very limited range of small scale and low-key activities that are expected to occur in the zone.</p>	<p>AO11 No acceptable outcome provided.</p>
<p>PO12 Irrigation areas and associated infrastructure are protected from potential damage or encroachment by incompatible rural and non-rural uses.</p>	<p>AO12 No acceptable outcome provided.</p>
<p>PO13 Development does not adversely impact on the continued operation, viability and maintenance of existing infrastructure (including rural infrastructure) or compromise the future provision of planned infrastructure.</p>	<p>AO13 No acceptable outcome provided.</p>

6.2.18 Rural residential zone code

6.2.18.1 Application

This code applies to development:-

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

6.2.18.2 Purpose and overall outcomes

- (1) The purpose of the Rural residential zone is to provide for residential uses and activities on large lots, including lots for which the local government has not provided infrastructure and services.
- (2) The purpose of the Rural residential zone code will be achieved through the following overall outcomes:-
 - (a) development provides for low density residential activities and a range of relatively large residential lot sizes;
 - (b) limited other residential activities and non-residential uses may be established in the zone where they are small in scale, and the intensity and nature of the activity does not disturb the rural residential character and amenity of the surrounding locality, and if for a shop, services the daily needs of residents;
 - (c) development has a low-rise built form that maintains the low intensity character and rural residential amenity of the zone;
 - (d) development for residential uses adjacent to rural land does not interfere with the existing or ongoing use of the rural land for rural purposes;
 - (e) development ensures each identified rural residential precinct maintains the particular lifestyle option, local character, topography and constraints of the precinct, and generally maintain the following lot sizes:-
 - (i) precinct RRZ1 – 2,000m² lot size;
 - (ii) precinct RRZ2 – 4,000m² lot size; and
 - (iii) precinct RRZ3 – 4ha lot size;
 - (f) where not in a precinct, development maintains the existing residential density of the rural residential neighbourhood; and
 - (g) development encourages and facilitates the efficient provision and safe operation of physical and social infrastructure.

6.2.18.3 Specific benchmarks for assessment

Table 6.2.18.3.1 Benchmarks for assessable development

Performance outcomes	Acceptable outcomes
Land use composition	
PO1 Development provides for low density residential activities, primarily in the form of dwelling houses within a semi-rural setting.	AO1 No acceptable outcome provided.
PO2 Home based businesses and nature-based tourism may be established in the zone where the scale, intensity and nature of the activity do not disturb the rural residential character and amenity of the surrounding locality.	AO2 No acceptable outcome provided.

Performance outcomes	Acceptable outcomes
<p>PO3 Non-residential uses are limited to small-scale and low intensity rural activities and other uses that are compatible with the prevailing rural residential character and amenity of the zone. Shops are limited to those that service the daily needs of residents.</p> <p>Note—such uses include sales office, community uses, emergency services and utility installation.</p>	<p>AO3 No acceptable outcome provided.</p>
Reconfiguring a lot	
<p>PO4 Development provides for large residential lot sizes to maintain the lower residential density of the zone, cater for the different lifestyle options and localised character, topography and other site constraints. Lot size is generally in accordance with:</p> <p>(a) Precinct RRZ1 – 2,000m² minimum lot size area; (b) Precinct RRZ2 – 4,000m² minimum lot size area; (c) Precinct RRZ3 – 4ha minimum lot size area; and (d) where not in a precinct – 2ha minimum lot size.</p>	<p>AO4 No acceptable outcome provided.</p>
Effects of development	
<p>PO5 Development for residential uses adjacent to rural land does not interfere with the existing or ongoing use of the rural land for productive agricultural purposes.</p>	<p>AO5 No acceptable outcome provided.</p>
<p>PO6 Development incorporates a high level of rural residential amenity, personal health and safety and protection for property.</p>	<p>AO6 No acceptable outcome provided.</p>
Building height and built form	
<p>PO7 Development has a maximum building height of 2 storeys and 8.5m.</p>	<p>AO7 No acceptable outcome provided.</p>
<p>PO8 The built form of development:-</p> <p>(a) integrates with and complements the predominant rural residential character and scale of the zone; and (b) is sympathetic to the environmental and topographical features of the landscape.</p>	<p>AO8 No acceptable outcome provided.</p>
Amenity	
<p>PO9 Development maintains a high level of residential amenity and avoids or mitigates potential adverse impacts having regard to such matters as hours of operation, generation of odours, noise, waste products, dust, traffic, electrical interference, lighting, visual and privacy impacts.</p>	<p>AO9 No acceptable outcome provided.</p>
Infrastructure and services	
<p>PO10 Development provides for infrastructure and services that are commensurate with a rural residential location and the nature and scale of development that is intended to occur in the zone.</p>	<p>AO10 No acceptable outcome provided.</p>
<p>PO11 Development does not adversely impact on the continued operation, viability and maintenance of existing infrastructure (including rural infrastructure) or compromise the future provision of planned infrastructure.</p>	<p>AO11 No acceptable outcome provided.</p>

6.2.19 Special purpose zone code

6.2.19.1 Application

This code applies to development:-

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

6.2.19.2 Purpose and overall outcomes

- (1) The purpose of the Special purpose zone code is to:-
 - (a) recognise and facilitate industrial development of a regional, state and national significance within the Port of Bundaberg and Bundaberg State Development Area;
 - (b) facilitate and maintain linkages to the Port of Bundaberg and major freight routes;
 - (c) ensure that incompatible development does not encroach on or prejudice development within the Port of Bundaberg and the State Development Area; and
 - (d) ensure that development complements the role of the Port of Bundaberg as an economic, freight and logistics hub, and is consistent with the preferred development intent of the precincts within the Port of Bundaberg Land Use Plan and the State Development Area Development Scheme.

Editor's note—the Material change of use of premises regulated by the Bundaberg State Development Area Development Scheme is administered by the Coordinator-General. In this area, the planning scheme only regulates development for reconfiguring a lot, building work and operational work, and then, only if the area is not Strategic Port Land.

Editor's note—development on Strategic Port Land not regulated by the Bundaberg State Development Area Development Scheme is regulated by the Port of Bundaberg Land Use Plan and is administered by the Port Authority.

- (2) The purpose of the code will be achieved through the following overall outcomes:
 - (a) the Port of Bundaberg and Bundaberg State Development Area accommodate a wide range of large-scale industry uses, particularly those which support or have a nexus with the Port;
 - (b) development associated with other non-industrial uses is consistent with the preferred development intent of the precincts within the State Development Area or the Port of Bundaberg Land Use Plan, and is limited in extent;
 - (c) development maintains public health and safety and avoids or mitigates significant adverse environmental or amenity impacts;
 - (d) development provides for the efficient use of land, with lot sizes that cater for a range of large format industrial uses and discourage take up of land for smaller scale activities better suited to other zones;
 - (e) development provides for efficient and effective transport networks that maximise accessibility within and to the Port of Bundaberg and the Bundaberg State Development Area;
 - (f) development encourages and facilitates the efficient provision and safe operation of physical and social infrastructure; and
 - (g) areas within the Bundaberg State Development Area that are intended for an urban purpose are limited to the urban areas identified in the Development Scheme for the Bundaberg State Development Area.

6.2.19.3 Specific benchmarks for assessment

- (1) No performance outcomes or acceptable outcomes are provided. Development is required to demonstrate compliance with the purpose and overall outcomes of this code.

6.2.20 Specialised centre zone code

6.2.20.1 Application

This code applies to development:-

- (a) within the Specialised centre zone as identified on the zone maps contained in **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)**.

6.2.20.2 Purpose and overall outcomes

- (1) The purpose of the Specialised centre zone code is to provide for large floor plate retail business activities and other 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 identified activity centres and adjacent to major road transport corridors.
- (2) The purpose of the Specialised centre zone code will be achieved through the following overall outcomes:-
 - (a) 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;
 - (b) development also provides for other business uses, some residential uses and some industrial uses which are well suited to establish in the zone;
 - (c) development in the zone does not provide for higher order and other retail facilities better suited to establishing within an activity centre;
 - (d) 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 a higher order, larger scale or different types of uses than intended for the centre;
 - (e) 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 a specialised centre;
 - (f) development incorporates a high standard of built form, urban design and landscaping which makes a positive contribution to the streetscape and is sympathetic to the existing and intended scale and character of the surrounding area; and
 - (g) development encourages and facilitates the efficient provision and safe operation of physical and social infrastructure.

6.2.20.3 Specific benchmarks for assessment

Table 6.2.20.3.1 Benchmarks for assessable development

Performance outcomes	Acceptable outcomes
<i>Land use composition and activity centre network</i>	
PO1 Development provides for a range of retail business uses predominantly in the form of showrooms, garden centres, hardware and trade supplies and outdoor sales that have large floor plates and require high levels of visibility and accessibility to major roads.	AO1 No acceptable outcome provided.
PO2 Development also provides for other business uses (including food and drink outlets), some residential uses (particularly short-term accommodation) and some industrial uses which, because of their scale or	AO2 No acceptable outcome provided.

Performance outcomes	Acceptable outcomes
characteristics, are well suited to establish in the zone.	
PO3 Development 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, to be established in the Specialised centre zone.	AO3 No acceptable outcome provided.
<i>Building height, built form and urban design</i>	
PO4 Development has a maximum building height of 2 storeys and 11m.	AO4 No acceptable outcome provided.
PO5 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.	AO5 No acceptable outcome provided.
<i>Effects of development</i>	
PO6 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.	AO6 No acceptable outcome provided.
<i>Transport networks</i>	
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 a specialised centre.	AO7 No acceptable outcome provided.
<i>Infrastructure and services</i>	
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.
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.