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### District centre zone code

#### Application

This code applies to development:-

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

#### 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).

1. The purpose of the District centre zone code will be achieved through the following overall outcomes:-
	1. 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;
	2. land use composition in the zone promotes an active, mixed use environment;
	3. development provides for a range of residential activities that are ancillary to and support the predominant business functions of the zone;
	4. 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 Iarger scale of uses that are more appropriately located in the principal activity centre or major activity centre;
	5. new regional level State government facilities for justice, education, health, community, administration and employment activities serving the Bundaberg Region are located in the Bundaberg CBD as the principal activity centre rather than in district centres;
	6. 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;
	7. 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:
		1. it is well connected to surrounding residential areas through a walkable and cycle friendly pathway network;
		2. 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
		3. activities such as cafés and smaller retail shops encourage the use of the main street and community space areas outside normal business hours.
	8. development encourages and facilitates urban consolidation;
	9. development facilitates the creation of vibrant and safe activity centres, with attractive and functional buildings, streets, open space and other public places provided;
	10. development ensures that the relationship between uses and the public realm is enhanced and that each activity centre is outwardly focused;
	11. where the zone includes a traditional “main street” character, development maintains and reinforces this established character;
	12. 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;
	13. development provides for efficient and effective transport networks that maximise accessibility within and to the centre; and
	14. development encourages and facilitates the efficient provision and safe operation of physical and social infrastructure.

#### Specific benchmarks for assessment

**Table 6.2.6.3.1 Benchmarks for assessable development**

| **Performance outcomes** | **Acceptable outcomes** | **Compliance / Representations**  |
| --- | --- | --- |
| ***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. | Provide a brief description how your proposal complies with the relevant Acceptable outcome (if applicable) or a detailed analysis how compliance is achieved with the Performance outcome. |
| **PO2**Development for business activities is of a scale and intensity that is consistent with the intended role and function of a district activity centre. | **AO2**No acceptable outcome provided. | Click and provide your representations.  |
| **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. | Click and provide your representations. |
| **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:-1. food and drink outlets (e.g. local restaurant and dining facilities);
2. local health care services;
3. offices (e.g. banks and real estate agencies);
4. entertainment uses (e.g. a club, function facility or theatre); and
5. an appropriate range of community activities and support services.
 | Click and provide your representations. |
| **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 commercial and government office space in the region. | **AO5**No acceptable outcome provided. | Click and provide your representations. |
| **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. | **AO6**Development provides for one or more of the following residential activities, accommodated in a mixed use building format:-1. caretaker’s accommodation;
2. dual occupancies;
3. dwelling units (e.g. shop top housing);
4. multiple dwellings;
5. rooming accommodation; and
6. short-term accommodation.
 | Click and provide your representations. |
| ***Building height, built form and urban design*** |
| **PO7**Development has a maximum building height of 3 storeys and 12m. | **AO7**No acceptable outcome provided. | Click and provide your representations. |
| **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. | **AO8**No acceptable outcome provided. | Click and provide your representations. |
| **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. | **AO9**No acceptable outcome provided. | Click and provide your representations. |
| **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. | **AO10**No acceptable outcome provided. | Click and provide your representations. |
| **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. | **AO11**No acceptable outcome provided. | Click and provide your representations. |
| **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. | **AO12**No acceptable outcome provided. | Click and provide your representations. |
| ***Transport networks*** |
| **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. | **AO13**No acceptable outcome provided. | Click and provide your representations. |
| ***Infrastructure and services*** |
| **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. | **AO14**No acceptable outcome provided. | Click and provide your representations. |
| **PO15**Development does not adversely impact on the continued operation, viability and maintenance of existing infrastructure or compromise the future provision of planned infrastructure. | **AO15**No acceptable outcome provided. | Click and provide your representations. |
| ***Additional requirements for the Kepnock district activity centre*** |
| **PO16**Development in the Kepnock district activity centre:-1. services residents of the Kalkie-Ashfield local development area and the eastern suburbs of the Bundaberg urban area;
2. includes one full line supermarket and other retail uses servicing weekly shopping needs;
3. includes a mix of commercial and community services meeting a range of convenience needs, in addition to entertainment and recreational facilities; and
4. 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.
 | **AO16**No acceptable outcome provided. | Click and provide your representations. |
| **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:1. 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;
2. 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
3. residential development to provide a buffer between the commercial land uses and the existing low density residential area of Liddell Court and Scherer Boulevard.

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.  | **AO17**No acceptable outcome provided. | Click and provide your representations. |
| **PO18**Residential development within the Kepnock district activity centre:-1. provides sufficient local residential population to support the primary commercial function of the centre;
2. provides medium density housing options within close proximity of retail and other shopping and community facilities;
3. provides landscape buffering to Scherer Boulevard and existing residences on Liddel Street;
4. 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;
5. in the medium density residential area, includes non-residential activities, provided they are of a small scale and low intensity, are compatible with the prevailing residential character and amenity, and are located to front the major internal roads; and
6. is well connected via pedestrian and cycle paths to the adjoining commercial uses.
 | **AO18**No acceptable outcome provided. | Click and provide your representations. |
| **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. | **AO19**No acceptable outcome is provided. | Click and provide your representations. |
| **PO20**Development contributes to a traditional, fine grained, pedestrian orientated ‘main street’ character, established through design elements including:* 1. 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;
	2. regular street and footpath grid layout to promote permeability and legibility
	3. vehicle parking on the street, at the rear of buildings or underground;
	4. narrow frontages to the street and footpath for individual business premises;
	5. larger format business uses and less intensive functions such as storage, administration and building services sleeved behind finer grain development along street frontages;
	6. continuous awnings or other all-weather protection over footpaths;
	7. limited vehicle crossing of footpaths to minimise interruption of pedestrian movement;
	8. building openings and display windows that engage pedestrians and allow views to and from businesses and the street.
 | **AO20**No acceptable outcome provided. | Click and provide your representations. |
| **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. | **AO21**No acceptable outcome provided. | Click and provide your representations. |
| **PO22**The shopping centre integrates with the active retail/mixed uses in the main street town centre through a high quality pathway network. | **AO22**No acceptable outcome provided. | Click and provide your representations. |
| **PO23**Development is to be accessed via internal roads with restricted access to Greathead Road, FE Walker Street or Kepnock Road. | **AO23**No acceptable outcome provided. | Click and provide your representations. |
| **PO24**Building setbacks and landscaping facilitate:* 1. buffering to the major external roads
	2. complement the setbacks of nearby residential development on Scherer Boulevard; and
	3. an attractive pedestrian friendly interface with internal open space
 | **AO24**Building setbacks are:- 1. 4m vegetated buffer where fronting Greathead Road and Bundaberg Ring Road;
2. 20m vegetated buffer where fronting FE Walker Street;
3. 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;
4. in accordance with the setbacks prescribed within the Medium density residential zone code when within the Medium Density Residential area; and
5. 6m from any road frontage, and 2m from any side or rear boundary where not specified above.
 | Click and provide your representations. |
| **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. | Click and provide your representations. |
| **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. | Click and provide your representations. |