### Specialised centre zone code

#### Application

This code applies to development:-

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

#### 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:-
   1. 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;
   2. development also provides for other business uses, some residential uses and some industrial uses which are well suited to establish in the zone;
   3. development in the zone does not provide for higher order and other retail facilities better suited to establishing within an activity centre;
   4. 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, Iarger scale or different types of uses than intended for the centre;
   5. new regional level State government facilities for justice, education, health, community, administration and employment activities serving the Bundaberg Region are located in the Bundaberg CBD as the principal activity centre rather than in a specialised centre;
   6. 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
   7. development encourages and facilitates the efficient provision and safe operation of physical and social infrastructure.

#### Specific benchmarks for assessment

**Table 6.2.20.3.1 Benchmarks for assessable development**

| **Performance outcomes** | **Acceptable outcomes** | **Compliance / Representations** |
| --- | --- | --- |
| ***Land use composition and activity centre network*** | |  |
| **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. | 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 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 characteristics, are well suited to establish in the zone. | **AO2**  No acceptable outcome provided. | Click and provide your representations. |
| **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. | Click and provide your representations. |
| ***Building height, built form and urban design*** | |  |
| **PO4**  Development has a maximum building height of 2 storeys and 11m. | **AO4**  No acceptable outcome provided. | Click and provide your representations. |
| **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. | Click and provide your representations. |
| ***Effects of development*** | |  |
| **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. | Click and provide your representations. |
| ***Transport networks*** | |  |
| **PO7**  Development encourages public transport accessibility and use and also provides for pedestrian, bicycle and vehicular movement networks that maximise connectivity, permeability and ease of movement within and to a specialised centre. | **AO7**  No acceptable outcome provided. | Click and provide your representations. |
| ***Infrastructure and services*** | |  |
| **PO8**  Development is provided with urban services to support the needs of the community, including parks, reticulated water, sewerage, stormwater drainage, sealed roads, pathways, electricity and telecommunication infrastructure. | **AO8**  No acceptable outcome provided. | Click and provide your representations. |
| **PO9**  Development does not adversely impact on the continued operation, viability and maintenance of existing infrastructure or compromise the future provision of planned infrastructure. | **AO9**  No acceptable outcome provided. | Click and provide your representations. |