

6.2.5 Principal Centre Zone Code

6.2.5.1. Purpose

- (1) The purpose of the zone is to provide for the largest and most diverse mix of uses and activities that forms the core of an urban settlement. It includes key concentrations of high-order retail, commercial, employment, health services, administrative, community, cultural, recreational and entertainment activities and other uses, capable of servicing the planning scheme area.
- (2) The local government purpose is to maintain the Gympie central business district as the highest order centre in the region.
- (3) The purpose of the code will be achieved through the following overall outcomes:
 - (a) The principal centre has an urban form that utilises building heights, setbacks and building design to present a compact, higher density appearance in keeping with its role.
 - (b) The widest range and highest order of retail, commercial, administrative, community, cultural, entertainment, compatible employment areas and nodes are provided.
 - (c) Mary Street provides a pedestrian-focused environment which results in a continuous frontage of active uses that enable people access to a variety of services within safe walking distance.
 - (d) Development is well-designed, incorporates civic and public open spaces which reinforce a 'sense of place'; provides a high level of amenity and quality of streetscape; is reflective of or respectful to the surrounding character of the area and promotes high accessibility through public transport use, walking and cycling.
 - (e) Residential development is provided at an appropriate scale and integrates with the commercial uses of the centre where this can be achieved without creating conflict between commercial and residential development.
 - (f) Development is provided with appropriate infrastructure and services.
 - (g) Development is established where the impacts of natural hazards are avoided or safely managed.
 - (h) Development recognises and conserves the cultural heritage values of existing Local Heritage places.

6.2.5.2. Assessment Benchmarks for Assessable Developments and Requirements for Accepted Development

Table 6. 6 Principal centre zone code

Performance Outcomes		Acceptable Outcomes
Section 1 General		
PO1	Development performs at a principal centre scale and intensity providing for the widest range and highest order of retail, commercial, administrative, community, cultural, entertainment activities and employment opportunities.	AO1.1 No acceptable outcome specified.
PO2	The scale, bulk and design of buildings provide a safe and welcoming built environment that reflects the intended streetscape character.	AO2.1 Building height does not exceed 3 storeys and 15m above ground level. and AO2.2 Buildings are built to the street alignment. and AO2.3 Building entrances are clearly visible from the street. and AO2.4 The Mary Street frontage of development incorporates an all-weather awning built to a line 0.5m short of the carriageway with at least 3m vertical clearance. and

Performance Outcomes	Acceptable Outcomes
	<p>AO2.5 The maximum building length in one plane is less than 30m, with variations at least 0.5m deep and 3m wide between continuing façades.</p> <p>and</p> <p>AO2.6 Upper levels incorporate horizontal and vertical variations in elements such as balconies, windows, shading devices and parapets.</p> <p>and</p> <p>AO2.7 Buildings on corner sites incorporate:</p> <p>(a) Elements distinguishing different levels; and</p> <p>(b) Variations in roof shape, recesses or projections, shade devices and detailing.</p> <p>and</p> <p>AO2.8 Parking areas and parking structures are behind or under buildings.</p> <p>and</p> <p>AO2.9 Plant and service equipment (air conditioning, exhaust fans, lift motor rooms, telecommunication devices, etc.) are integrated into the building.</p>
<p>PO3 Development responds to the intended urban form on adjoining sites.</p>	<p>AO3.1 Where adjoining residential zoned land, development provides:</p> <p>(a) 1.8m high screen fencing to all common boundaries with a residential zone; and</p> <p>(b) minimum 3m side and rear boundary setbacks; and</p> <p>(c) minimum 3m boundary setback to street frontages.</p> <p>Editor's Note: The height of the screen fence may be tapered from 1.2m to 1.8m from the street frontage over a maximum distance of 6m.</p> <p>or</p> <p>AO3.2 Where adjoining non-residential zoned land, buildings have no minimum side and rear boundary setbacks.</p>
<p>PO4 Buildings maximise shop-front exposure to Mary Street.</p>	<p>AO4.1 Buildings are built to side boundaries, except for pedestrian access.</p> <p>and</p> <p>AO4.2 The ground level comprises display windows and active space (e.g. shops, cafés, offices, personal services, hotels, medical facilities and small showrooms).</p>

Performance Outcomes	Acceptable Outcomes
	<p>and</p> <p>AO4.3 Buildings incorporate windows and doors opening to the street.</p>
<p>PO5 Development provides a safe and secure environment.</p>	<p>AO5.1 Development provides:</p> <ul style="list-style-type: none"> (a) opportunities for casual surveillance and sightlines of open space and/or adjacent development; (b) activity areas adjacent to pedestrian pathways; (c) pathways, underpasses and other spaces that minimise sudden changes of grade and blind corners; (d) lighting of external areas; (e) increased visibility of high risk areas such as car parks, stairwells and the like; (f) entrances to buildings that are oriented to face open or 'active' spaces; and (g) clear sight lines from within the building at the entry point. <p>and</p> <p>AO5.2 parking areas with more than 20 parking spaces provide dedicated, obvious and direct pedestrian paths linking parking spaces with public streets and/or entry points to on-site commercial premises.</p> <p>and</p> <p>AO5.3 Pedestrian movement areas involve minimal vehicle conflict points and facilitate equitable access.</p> <p>and</p> <p>AO5.4 The ground level of buildings facing the primary frontage comprises windows and active space.</p>
<p>PO6 Development is serviced by infrastructure including water; sewerage; stormwater drainage, constructed road access and public transport facilities, power, telecommunications and waste collection which:</p> <ul style="list-style-type: none"> (a) conforms with industry standards for quality; (b) is reliable and service failures are minimised; and (c) is functional and readily augmented. 	<p>AO6.1 Development is connected to reticulated water supply and sewerage.</p> <p>and</p> <p>AO6.2 Stormwater is discharged to a lawful point of discharge.</p> <p>and</p> <p>AO6.3 Infrastructure is provided, designed and constructed in accordance with the standards contained in Planning Scheme Policy 1: Development Standards.</p> <p>and</p> <p>AO6.4 Where involving an increase in gross floor area of more than 5,000m², development provides bus and taxi loading areas within 100m of the main entrance.</p>

Performance Outcomes	Acceptable Outcomes
<p>PO7 The efficiency and safety of the road network is not compromised by inappropriate access arrangements.</p>	<p>AO7.1 No direct vehicular access is provided from Mary Street. Where access to vehicle parking cannot be provided from an alternative street, a monetary contribution in lieu of providing vehicle parking will be required.</p> <p>Editor's Note: The quantum of such contribution is established in Council's Schedule of Fees and Charges.</p>
<p>PO8 Refuse storage areas are:</p> <ul style="list-style-type: none"> (a) conveniently located for use and collection; and (b) are of useable size; and (c) avoid adverse impacts on neighbours and occupants; and (d) are screened from view within the site, adjoining properties and the street. 	<p>AO8.1 No Acceptable Outcome specified.</p>
<p>Section 2 Advertising devices</p>	
<p>PO9 Advertising devices:</p> <ul style="list-style-type: none"> (a) are of a scale and appearance that reflect the intended character of the zone; and (b) maintain the safety of pedestrian and transport networks. 	<p>AO9.1 The advertising device is a building sign.</p> <p>and</p> <p>AO9.2 The maximum height of the advertising device does not exceed the building height of any building on the site.</p>
<p>Section 3 For development affected by one or more overlays</p>	
<p>Flood hazard</p>	
<p>PO10 Development siting and layout responds to flooding potential and maintains personal safety at all times.</p>	<p>AO10.1 New buildings are:</p> <ul style="list-style-type: none"> (a) not located within the overlay area; or (b) building floor levels of habitable rooms must be at or above the flood hazard level. <p>and</p> <p>AO10.2 Signage is provided on site indicating the position and path of all safe evacuation routes off the site.</p> <p>Editor's Note:</p> <ol style="list-style-type: none"> 1. Building work in a designated flood hazard overlay area must meet the requirements of the relevant building assessment provisions under the <i>Building Act 1975</i>. 2. Gympie Regional Council has made resolutions under section 13 of the <i>Building Regulation 2006</i> designating a flood hazard management areas and the level to which habitable rooms of buildings must be built. This information, as well as the Final Report for Gympie Regional Flood Study (February 2012) is available by contacting Council on 1300 307 800. 3. Determining theoretical flood lines for major floods involves making a number of assumptions. The flood lines on the plans represent a best estimate based on information available for each catchment at that time, and may be changed as more information becomes available.
<p>PO11 Development is resilient to flood events by ensuring design and built form account for the potential risks of flooding.</p>	<p>Residential buildings:</p> <p>AO11.1 Dwelling houses are not constructed as single storey slab on ground.</p> <p>and</p> <p>AO11.2 Only non-habitable rooms (e.g. garages, laundries) are located on the ground floor of other residential development.</p>

Performance Outcomes	Acceptable Outcomes
	<p>and</p> <p>AO11.3 Screening is used to ensure that the understorey is not visible from the street.</p> <p>and</p> <p>AO11.4 Orientation to the street is achieved by ensuring that the stairs to the dwelling and at least one habitable room overlook the street.</p> <p>and</p> <p>AO11.5 Ground floors are constructed using resilient building materials and allow for the flow through of flood water.</p> <p>Non-residential buildings:</p> <p>AO11.6 Non-residential buildings and structures:</p> <p>(a) orient to the street by activating the street frontage through ground floor commercial uses or urban design treatments such as recess wall treatments, screening and/or landscaping; and</p> <p>(b) allow for the flow through of flood water on the ground floor.</p> <p>and</p> <p>AO11.7 Resilient building materials are used in accordance with the relevant building assessment provisions.</p>
<p>PO12 Development directly, indirectly and cumulatively avoids any significant increase in water flow, velocity or flood level, and does not increase the potential for flood damage either on site or other properties.</p>	<p>AO12.1 Works associated with the proposed development do not:</p> <p>(a) involve a net increase in filling greater than 50m³; or</p> <p>(b) result in any reductions of on site flood storage capacity and contain within the subject site any changes to depth/duration/velocity of flood waters; or</p> <p>(c) change flood characteristics outside the subject site in ways that result in:</p> <p>(i) loss of flood storage;</p> <p>(ii) loss of/changes to flow paths;</p> <p>(iii) acceleration or retardation of flows; or</p> <p>(iv) any reduction in flood warning times anywhere else in the floodplain.</p>
<p>PO13 Development avoids the release of hazardous materials into floodwaters.</p>	<p>or</p> <p>AO13.1 Materials manufactured or stored on site are not hazardous in nature.</p> <p>AO13.2 Hazardous materials and any associated manufacturing equipment are located above the adopted flood level.</p>

Performance Outcomes	Acceptable Outcomes
<p>PO14 Community infrastructure is able to function effectively during and immediately after flood events.</p>	<p>AO14.1 Any components of the infrastructure that are likely to fail to function or may result in contamination when inundated by flood water (e.g. electrical switchgear and motors, water supply pipeline air valves) are designed and constructed to avoid floodwater intrusion/infiltration.</p> <p>and</p> <p>AO14.2 Substations in flood prone areas ensure that the sensitive electrical equipment on site (e.g. transformers, control cabinets, neutral earth reactors and switch gear) are located 300mm above 1% AEP flood levels.</p> <p>Note: A flood study report prepared by a suitably qualified engineer may need to be provided, demonstrating the achievement of this requirement.</p> <p>and</p> <p>AO14.3 Development for any of the uses identified in column 1 of Table 6.7 - Minimum flood levels is located above the flood level specified in column 2 of Table 6.7 - Minimum flood levels.</p> <p>Note: A flood study report prepared by a suitably qualified engineer may need to be provided, demonstrating the achievement of this requirement.</p>
Heritage and neighbourhood character	
<p>PO15 Existing Local Heritage Places (identified as Heritage Character – Local on the Heritage and Neighbourhood Character Overlay Map) are conserved.</p>	<p>AO15.1 Development incorporates the retention and productive reuse of a Local Heritage Place (identified as Heritage Character – Local on the Heritage and Neighbourhood Character Overlay Map).</p>

Table 6. 7 Minimum flood levels

Column 1 Development for Material Change of Use	Column 2 Minimum flood level
Emergency services, such as Police, Ambulance and Fire Brigade facilities and emergency shelters	0.2% AEP flood level
Hospital	0.2% AEP flood level
Utility installation, being a water treatment plant	0.2% AEP flood level
Major electricity infrastructure	0.5% AEP flood level
Utility installation, being a sewage treatment plant	0.5% AEP flood level
Residential care facility and Retirement facility	0.5% AEP flood level
Special industry, such as a Power station	0.2% AEP flood level
Community uses , such as stores of valuable records or items of historic or cultural significance (e.g. galleries and libraries)	0.5% AEP flood level
Medium impact industry, such as a regional fuel storage and distribution facility	0.5% AEP flood level
Warehouse being a food storage warehouse	0.5% AEP flood level