

6.2.6 District Centre Zone Code

6.2.6.1. Purpose

- (1) The purpose of the zone is to provide for a mix of uses and activities. It includes a concentration of land uses including retail, commercial, residential, offices, administrative and health services, community, small-scale entertainment and recreational facilities capable of servicing a district.
- (2) The local government purpose is to reinforce the role of district centres identified on the zone maps to accommodate activities which complement but do not compete with the principal centre. No additional District Centres are supported to those located at Duke Street, Excelsior Road, Mellor Street, Pinewood Avenue, Southside, Imbil, Kilkivan, Goomeri and Cooloola Cove; during the life of this Planning Scheme.
- (3) The purpose of the code will be achieved through the following overall outcomes:
 - (a) A mix of retail, commercial, service industry, administrative, community, cultural and entertainment activities are provided which function in a supporting role to the principal centre, provide employment and investment opportunities and service the needs of residents in, and visitors to, the surrounding district.
 - (b) Development does not compromise the hierarchy of the network of centres.
 - (c) Retail uses at the highest order (such as department stores and discount department stores), large showrooms and non-service industrial uses are not envisaged and generally will not be supported in this zone.
 - (d) Development provides a high level of amenity and is reflective of the surrounding character of the area.
 - (e) Dwelling units and short-term accommodation may be supported where they are integrated with and do not detract from the viability of non-residential activities.
 - (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.
 - (i) Development avoids or mitigates any adverse impacts on the environmental values of conservation significant areas.
 - (j) Development is sited, designed and managed to avoid or minimise the risk of natural hazard impacts (flood inundation, acid sulphate soils and bushfire) to people and property.

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

Table 6. 8 District centre zone code

Performance Outcomes		Acceptable Outcomes	
Section 1 General			
PO1	Development performs at a district centre scale and intensity providing a mix of retail, commercial, service industry, administrative, community, cultural and entertainment activities that function in a supporting role to the principal centre, while providing employment and investment opportunities and meeting the convenience needs of residents in, and visitors to, a surrounding district size catchment.	AO1.1	The gross floor area in any combination of retail and commercial space does not exceed 2,000m ² .
PO2	Development integrates with and reflects the character and built form of the adjoining area.	AO2.1	Building height does not exceed 2 storeys and 12.0m above ground level.
		and	
		AO2.2	Building entrances are clearly visible from the street.
		and	

Performance Outcomes	Acceptable Outcomes
	<p>AO2.3 The maximum length of any façade of a building without articulation or change of materials is 10m.</p> <p>and</p> <p>AO2.4 In all other circumstances, the maximum building length in one plane is 15m.</p> <p>and</p> <p>AO2.5 Upper levels incorporate horizontal and vertical variations in elements such as balconies, windows, shading devices and parapets.</p> <p>and</p> <p>AO2.6 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> <ul style="list-style-type: none"> (a) 1.8m high screen fencing to all common boundaries with a residential zone; and (b) minimum 5m side and rear boundary setbacks; and (c) minimum 6m boundary setback to any street frontage; <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 In all other circumstances, buildings have no minimum side and rear boundary setbacks except to provide vehicular access to parking behind the building.</p>
<p>PO4 Development provides a safe and secure environment.</p>	<p>AO4.1 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>

Performance Outcomes	Acceptable Outcomes
	<p>AO4.2 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>AO4.3 Pedestrian movement areas involve minimal vehicle conflict points and facilitate equitable access.</p> <p>and</p> <p>AO4.4 The ground level of buildings facing the primary frontage comprises windows and active space.</p>
<p>PO5 The efficiency and safety of the road network is not compromised by inappropriate access arrangements.</p>	<p>AO5.1 Access is designed and constructed in accordance with the standards contained in Planning Scheme Policy 1: Development Standards.</p>
<p>PO6 Development is serviced by infrastructure including water, sewerage, stormwater drainage, constructed road access, power, telecommunications and waste collection which:</p> <p>(a) conforms with industry standards for quality;</p> <p>(b) is reliable and service failures are minimised; and</p> <p>(c) is functional and readily augmented.</p>	<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>PO7 Refuse storage areas are:</p> <p>(a) conveniently located for use and collection; and</p> <p>(b) are of useable size; and</p> <p>(c) avoid adverse impacts on neighbours and occupants; and</p> <p>(d) are screened from view within the site, adjoining properties and the street.</p>	<p>AO7.1 No Acceptable Outcome specified.</p>
Section 2 Advertising devices	
<p>PO8 Advertising devices:</p> <p>(a) are of a scale and appearance that reflect the intended character of the zone; and</p> <p>(b) maintain the safety of pedestrian and transport networks.</p>	<p>AO8.1 The advertising device is a building sign.</p> <p>and</p> <p>AO8.2 The maximum height of the advertising device does not exceed the building height of any building on the site.</p>
Section 3 For development affected by one or more overlays	
Flood hazard	
<p>PO9 Development siting and layout responds to flooding potential and maintains personal safety at all times.</p>	<p>AO9.1 New buildings are:</p> <p>(a) not located within the overlay area; or</p> <p>(b) building floor levels of habitable rooms must be at or above the flood hazard level.</p> <p>and</p>

Performance Outcomes	Acceptable Outcomes
	<p>AO9.2 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>PO10 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>AO10.1 Dwelling houses are not constructed as single storey slab on ground.</p> <p>and</p> <p>AO10.2 Only non-habitable rooms (e.g. garages, laundries) are located on the ground floor of other residential development.</p> <p>and</p> <p>AO10.3 Screening is used to ensure that the understorey is not visible from the street.</p> <p>and</p> <p>AO10.4 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>AO10.5 Ground floors are constructed using resilient building materials and allow for the flow through of flood water.</p> <p>Non-residential buildings:</p> <p>AO10.6 Non-residential buildings and structures:</p> <ol style="list-style-type: none"> (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 (b) allow for the flow through of flood water on the ground floor. <p>and</p> <p>AO10.7 Resilient building materials are used in accordance with the relevant building assessment provisions.</p>

Performance Outcomes	Acceptable Outcomes
<p>PO11 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>AO11.1 Works associated with the proposed development do not:</p> <ul style="list-style-type: none"> (a) involve a net increase in filling greater than 50m³; or (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 (c) change flood characteristics outside the subject site in ways that result in: <ul style="list-style-type: none"> (i) loss of flood storage; (ii) loss of/changes to flow paths; (iii) acceleration or retardation of flows; or (iv) any reduction in flood warning times anywhere else in the floodplain.
<p>PO12 Development avoids the release of hazardous materials into floodwaters.</p>	<p>AO12.1 Materials manufactured or stored on site are not hazardous in nature.</p> <p>or</p> <p>AO12.2 Hazardous materials and any associated manufacturing equipment are located above the adopted flood level.</p>
<p>PO13 Community infrastructure is able to function effectively during and immediately after flood events.</p>	<p>AO13.1 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>AO13.2 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>AO13.3 Development for any of the uses identified in column 1 of Table 6.9 - Minimum flood levels is located above the flood level specified in column 2 of Table 6.9 - Minimum flood levels.</p>

Performance Outcomes	Acceptable Outcomes
	Note: A flood study report prepared by a suitably qualified engineer may need to be provided, demonstrating the achievement of this requirement.
Heritage and neighbourhood character	
<p>PO14 Existing Local Heritage Places (identified as Heritage Character – Local on the Heritage and Neighbourhood Character Overlay Map) are conserved.</p>	<p>AO14.1 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>
Potential and actual acid sulfate soils	
<p>PO15 Where development involves:</p> <ul style="list-style-type: none"> (a) excavating or otherwise removing 100m³ or more of soil or sediment, or (b) filling of land with more than 500m³ of material with an average depth of 0.5m or greater, the disturbance of potential or actual acid sulfate soils is avoided or appropriately managed to mitigate the release of acid and metal contaminants. <p>Editor's Note: Excavating or otherwise removing more than 1,000m³ of soil or sediment or using more than 1,000m³ of material as fill triggers referral to the Chief Executive administering the <i>Land Act 1994</i> as an advice agency.</p>	<p>AO15.1 The disturbance of acid sulfate soils is avoided by:</p> <ul style="list-style-type: none"> (a) not excavating or otherwise removing soil or sediment identified as containing acid sulfate soils; (b) not permanently or temporarily extracting groundwater that results in the aeration of previously saturated acid sulfate soils; (c) not undertaking filling that results in actual acid sulfate soils being moved below the watertable or previously saturated acid sulfate soils being aerated. <p>or</p> <p>AO15.2 The disturbance of acid sulfate soils avoids the release of acid or associated metal contaminants by:</p> <ul style="list-style-type: none"> (a) neutralising existing acidity and preventing the generation of acid and associated metal contaminants; and (b) preventing the release of surface or groundwater flows containing acid or associated metal contaminants into the environment.
Bushfire	
<p>PO16 Development maintains the safety of people and property, including the function of community infrastructure, during and immediately after bushfire events.</p>	<p>AO16.1 Development is not located in areas identified as a High or Medium bushfire hazard area.</p> <p>or</p> <p>AO16.2 Road access for fire-fighting appliances and firebreaks are provided through a perimeter road that separates the use from areas of bushfire hazard and that road has a minimum cleared width of 20 metres;</p> <p>and</p>

Performance Outcomes	Acceptable Outcomes
	<p>AO16.3 For a development requiring MCU involving new or existing buildings with a gross floor area greater than 50m² where a reticulated water supply is not available and a water tank is provided for the purpose of household water supply, one tank within 100m of each class 1, 2, 3 or 4 building has:</p> <p>(a) fire brigade tank fittings; and</p> <p>(b) if the buildings are in a high or medium risk area identified in the bushfire hazard overlay, the building's take off connection from the tank is at a level that allows 5,000 litres to be dedicated for fire fighting purposes.</p>
<p>PO17 Public safety and the environment are not adversely affected by the detrimental impacts of bushfire on hazardous materials manufactured or stored in bulk.</p>	<p>AO17.1 No Acceptable Outcome identified.</p>
<p>Conservation significant areas</p>	
<p>PO18 Development avoids or minimises adverse impacts on areas of conservation significance.</p>	<p>AO18.1 Development occurs outside the overlay area.</p> <p>or</p> <p>AO18.2 Development is compatible with the values of the conservation significant area.</p> <p>or</p> <p>AO18.3 Where development within a conservation significant area is unavoidable, measures are incorporated to protect and retain the ecological values and underlying ecosystem processes within or adjacent to the development site to the greatest extent practicable.</p> <p>and</p> <p>AO18.4 Buffer areas are to be maintained or where possible rehabilitated.</p> <p>Editor's Note: This buffer does not apply to equipment such as pumps that are necessary to access water.</p>

Table 6. 9 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