

6.2.8 Specialised Centre Zone Code

6.2.8.1. Purpose

- (1) The purpose of the zone provides for one (or more) specialised uses.
- (2) The specific focus and the purpose of the specialised centre is:
 - (a) to consolidate the Gympie Medical Precinct as a centre for the medical or surgical care or treatment of patients, and ancillary activities servicing the needs of patients, workers and visitors, including accommodation, chemists, shops and food outlets; and
 - (b) to accommodate within the Monkland Showroom Precinct bulky goods showrooms, retail warehouses and 'big-box' retail uses that benefit from highway exposure and are constrained by lot size requirements from establishing in other areas of Gympie.
- (3) The purpose of the code will be achieved through the following overall outcomes:

Gympie Medical Precinct:

 - (a) A wide range of health care activities and support services are provided and form the predominant land use.
 - (b) Non-medical uses including residential care facilities and short-term accommodation servicing the needs of patients and visitors are established where potential conflicts between the residential uses and health care uses are appropriately managed.
 - (c) Development is provided with appropriate infrastructure and services.
 - (d) Development is established where the impacts of natural hazards are avoided or safely managed.

Monkland Showroom Precinct:

 - (e) Showrooms, bulky goods outlets, retail warehouses and support facilities are provided and form the predominant land use.
 - (f) Development is designed to provide a high standard of appearance and high level of amenity.
 - (g) Vehicular access, car parking and service areas are safe and efficient and complemented by landscaping and shade that maintains and enhances the streetscape of the surrounding area.
 - (h) Development is provided with appropriate infrastructure and services.
 - (i) Development is established where the impacts of natural hazards are avoided or safely managed.
 - (j) Development is reflective and responsive to the environmental constraints of the land.

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

Table 6. 12 Specialised centre zone code

Performance Outcomes	Acceptable Outcomes
Gympie Medical Precinct only	
Section 1 General	
<p>PO1 The form and appearance of development is compatible with the intended character of the zone.</p>	<p>AO1.1 Site cover does not exceed 50%.</p> <p>and</p> <p>AO1.2 Building height does not exceed 2 storeys and 10m above ground level.</p> <p>and</p> <p>AO1.3 Buildings are set back no closer to the street frontage than 6m.</p> <p>and</p> <p>AO1.4 Building entrances are clearly visible from the street.</p> <p>and</p> <p>AO1.5 Plant and service equipment (air conditioning, exhaust fans, lift motor rooms, telecommunication devices, etc.) are integrated into the building.</p>

Performance Outcomes	Acceptable Outcomes
<p>PO2 The scale, bulk and design of buildings provide a safe and welcoming built environment that reflects the intended streetscape character.</p>	<p>AO2.1 The maximum length of any façade of a building without articulation or change of materials is 10m.</p> <p>and</p> <p>AO2.2 In all other circumstances, the maximum building length in one plane is 15m.</p> <p>and</p> <p>AO2.3 Upper levels incorporate horizontal and vertical variations in elements such as balconies, windows, shading devices and parapets.</p>
<p>PO3 Development provides an appropriate interface to neighbouring uses.</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 street frontages; <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 a minimum 6m setback to street frontages and minimum 3m setback to side and rear boundary.</p>
<p>PO4 Development provides a safe, permeable and secure environment for the movement of patrons, pedestrians and visitors to, within and from the site.</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> <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>

Performance Outcomes	Acceptable Outcomes
	<p>and</p> <p>AO4.4 The ground level of buildings facing the primary street frontage comprise activated facades, windows, building entrances and other active spaces.</p>
<p>PO5 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>AO5.1 Development is connected to reticulated water supply and sewerage.</p> <p>and</p> <p>AO5.2 Stormwater is discharged to a lawful point of discharge.</p> <p>and</p> <p>AO5.3 Infrastructure is provided, designed and constructed in accordance with the standards contained in Planning Scheme Policy 1: Development Standards.</p>
<p>PO6 The efficiency and safety of the road network is not compromised by inappropriate access arrangements.</p>	<p>AO6.1 No direct vehicular access is provided from Channon Street where access from an alternative street is available.</p> <p>or</p> <p>AO6.2 .In all other circumstances, access is 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 Caretaker's accommodation	
<p>PO8 The caretaker's accommodation is subsidiary to and compatible with the principal use on the same site.</p>	<p>AO8.1 Only one caretaker's accommodation is established on the site.</p> <p>and</p> <p>AO8.2 One vehicle parking space is provided for the exclusive use of the caretaker's accommodation.</p>
<p>PO9 The caretaker's accommodation integrates with the scale, character and appearance of the setting.</p>	<p>AO9.1 The caretaker's accommodation has a building height not exceeding 2 storeys and 8.5m above ground level.</p> <p>and</p> <p>AO9.2 The street frontage setback is:</p> <p>(a) a minimum of 6m, where freestanding;</p> <p>or</p>

Performance Outcomes	Acceptable Outcomes
	<p>(b) no less than the building line of any façade on an approved non-residential use, where proposed on the second storey.</p> <p>and</p> <p>AO9.3 Where adjoining a non-residential use, the caretaker's accommodation is set back a minimum of 5m from the common property boundary.</p>
<p>PO10 The caretaker's accommodation is adequately serviced.</p>	<p>AO10.1 The caretaker's accommodation is connected to reticulated water supply and sewerage.</p> <p>and</p> <p>AO10.2 Stormwater is discharged to a lawful point of discharge.</p>
Section 3 Home based business	
<p>PO11 The activity, occupation or business is subordinate to the dwelling house on the site.</p>	<p>AO11.1 The activity, occupation or business is conducted entirely within the curtilage of the dwelling occupied by the operator.</p> <p>and</p> <p>AO11.2 The maximum internal floor area used is 40m².</p> <p>and</p> <p>AO11.3 Outdoor activity or storage areas are not included.</p> <p>and</p> <p>AO11.4 Signage is limited to a single un-illuminated sign bearing the name and nature of the activity, occupation or business and not exceeding 0.3m².</p> <p>and</p> <p>AO11.5 Additional on site access and vehicle parking arrangements are not provided.</p>
<p>PO12 The amenity of the local residential area is not adversely affected.</p>	<p>AO12.1 No more than one non-resident of the site is employed.</p> <p>and</p> <p>AO12.2 The home business does not involve the storage of hazardous or noxious materials.</p> <p>and</p> <p>AO12.3 The home business does not involve servicing or repair of vehicles.</p> <p>and</p> <p>AO12.4 Delivery vehicles are no larger than a 3-tonne rigid vehicle.</p> <p>and</p>

Performance Outcomes	Acceptable Outcomes
	AO12.5 The home business does not involve hiring out of any machinery or equipment.
Section 4 Advertising devices	
<p>PO13 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>AO13.1 Advertising devices do not occur unless on the same premises and in direct association with a lawful business or community activity.</p> <p>and</p> <p>AO13.2 The combined maximum signface area does not exceed 2m² per site.</p> <p>and</p> <p>AO13.3 The maximum height does not exceed 2.4m above ground level.</p> <p>and</p> <p>AO13.4 The advertising device is wholly contained within the boundaries of the lot.</p> <p>and</p> <p>AO13.5 The advertising device is not a moving sign.</p>
Monkland Showroom Precinct only	
Section 5 General	
<p>PO14 The form and appearance of development is compatible with the intended character of the zone.</p>	<p>and</p> <p>AO14.1 Site cover does not exceed 60%.</p> <p>and</p> <p>AO14.2 Building height does not exceed 10m above ground level.</p> <p>and</p> <p>AO14.3 Buildings are set back from the primary street frontage a minimum of 6m.</p> <p>and</p> <p>AO14.4 Buildings are set back from any secondary street frontage a minimum of 3m.</p> <p>and</p> <p>AO14.5 Plant and service equipment (air conditioning, exhaust fans, lift motor rooms, telecommunication devices, etc.) are integrated into the building.</p>
<p>PO15 The scale, bulk and design of buildings reflect the intended streetscape character.</p>	<p>AO15.1 The maximum building length in one plane is less than 30m, with variations at least a 0.5m deep and 3m wide between continuing façades.</p> <p>and</p>

Performance Outcomes	Acceptable Outcomes
	<p>AO15.2 All parts of the building façades visible from a State-controlled or arterial road are constructed predominantly of brick or painted concrete or masonry and do not incorporate highly reflective materials.</p> <p>and</p> <p>AO15.3 Buildings include variation in parapet design, roofing heights and treatments.</p> <p>and</p> <p>AO15.4 The building has an obvious front entry and is directly accessible from the primary street frontage.</p>
<p>PO16 Development provides a safe and secure environment.</p>	<p>AO16.1 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>AO16.2 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>AO16.3 Pedestrian movement areas involve minimal vehicle conflict points and facilitate equitable access.</p>
<p>PO17 Development responds to the natural landforms and stormwater flows of the site.</p>	<p>and</p> <p>AO17.1 Cut and fill is minimised.</p> <p>AO17.2 Elevated split-level building construction is used to achieve level changes.</p>
<p>PO18 Development is adequately serviced.</p>	<p>and</p> <p>AO18.1 Development is connected to reticulated water supply and sewerage.</p> <p>AO18.2 Stormwater is discharged to a lawful point of discharge.</p>

Performance Outcomes	Acceptable Outcomes
PO19 The efficiency and safety of the road network is not compromised by inappropriate access arrangements.	AO19.1 No Acceptable Outcome specified.
PO20 Refuse storage areas are: (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.	AO20.1 No Acceptable Outcome specified.
Section 6 Caretaker's accommodation	
PO21 The caretaker's accommodation is subsidiary to and compatible with the principal use on the same site.	<p>AO21.1 Only one caretaker's accommodation is established on the site.</p> <p>and</p> <p>AO21.2 One vehicle parking space is provided for the exclusive use of the caretaker's accommodation.</p>
PO22 The caretaker's accommodation integrates with the scale, character and appearance of the setting.	<p>AO22.1 The caretaker's accommodation has a building height not exceeding 2 storeys and 8.5m above ground level.</p> <p>and</p> <p>AO22.2 The street frontage setback is: (a) a minimum of 6m, where freestanding; or (b) no less than the building line of any façade on an approved non-residential use, where proposed on the second storey.</p> <p>and</p> <p>AO22.3 Where adjoining a non-residential use, the caretaker's accommodation is set back a minimum of 5m from the common property boundary.</p>
PO23 The caretaker's accommodation is adequately serviced.	<p>AO23.1 The caretaker's accommodation is connected to reticulated water supply and sewerage.</p> <p>and</p> <p>AO23.2 Stormwater is discharged to a lawful point of discharge.</p>
Section 7 Advertising devices	
PO24 Advertising devices: (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>AO24.1 The advertising device is a building sign or fence sign.</p> <p>and</p> <p>AO24.2 The maximum height of the advertising device does not exceed the building height of any building on the site.</p> <p>and</p>

Performance Outcomes	Acceptable Outcomes
	<p>AO24.3 The combined maximum signface area does not exceed 6m² per site.</p> <p>and</p> <p>AO24.4 The advertising device is wholly contained within the boundaries of the lot.</p>
All Development	
Section 8 For development affected by one or more overlays	
Flood hazard	
<p>PO25 Development siting and layout responds to flooding potential and maintains personal safety at all times.</p>	<p>AO25.1 New buildings are: (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> <p>and</p> <p>AO25.2 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>PO26 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>AO26.1 Dwelling houses are not constructed as single storey slab on ground.</p> <p>and</p> <p>AO26.2 Only non-habitable rooms (e.g. garages, laundries) are located on the ground floor of other residential development.</p> <p>and</p> <p>AO26.3 Screening is used to ensure that the understorey is not visible from the street.</p> <p>and</p> <p>AO26.4 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>AO26.5 Ground floors are constructed using resilient building materials and allow for the flow through of flood water.</p>

Performance Outcomes	Acceptable Outcomes
	<p>Non-residential buildings:</p> <p>AO26.6 Non-residential buildings and structures:</p> <ul 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>AO26.7 Resilient building materials are used in accordance with the relevant building assessment provisions.</p>
<p>PO27 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>AO27.1 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; <p>or</p> <ul style="list-style-type: none"> (iv) any reduction in flood warning times anywhere else in the floodplain.
<p>PO28 Development avoids the release of hazardous materials into floodwaters.</p>	<p>AO28.1 Materials manufactured or stored on site are not hazardous in nature.</p> <p>or</p> <p>AO28.2 Hazardous materials and any associated manufacturing equipment are located above the adopted flood level.</p>
<p>PO29 Community infrastructure is able to function effectively during and immediately after flood events.</p>	<p>AO29.1 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>

Performance Outcomes	Acceptable Outcomes
	<p>AO29.2 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>AO29.3 Development for any of the uses identified in column 1 of Table 6.13 - Minimum flood levels is located above the flood level specified in column 2 of Table 6.13 - 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>
Bushfire	
<p>PO30 Development maintains the safety of people and property, including the function of community infrastructure, during and immediately after bushfire events.</p>	<p>AO30.1 Development is not located in areas identified as a High or Medium bushfire hazard area.</p> <p>or</p> <p>AO30.2 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> <p>AO30.3 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>

Performance Outcomes	Acceptable Outcomes
PO31 Public safety and the environment are not adversely affected by the detrimental impacts of bushfire on hazardous materials manufactured or stored in bulk.	AO31.1 No Acceptable Outcome identified.

Table 6. 13 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