

## 7.2.5 Maryborough principal activity centre local plan code

### 7.2.5.1 Application

This code applies to assessable development:-

- (a) within the Maryborough principal activity centre local plan area as shown on **Map ZM-002** in **Schedule 2 (Mapping)**; and
- (b) identified as requiring assessment against the Maryborough principal activity centre local plan code by the tables of assessment in **Part 5 (Tables of assessment)**.

Editor's note—the respective local plan precincts referred to in this code are identified on **Figure 7.2.5A (Maryborough principal activity centre local plan elements)** and **Map LPM-001 (Maryborough principal activity centre local plan area map)**.

### 7.2.5.2 Context and setting

This section is extrinsic material in accordance with section 15 of the *Statutory Instruments Act 1992* and is intended to assist in the interpretation of the Maryborough principal activity centre local plan code.

The Maryborough principal activity centre local plan area is located in the central part of the Fraser Coast and has an area of approximately 94 hectares. The local plan area takes in Maryborough's traditional business centre and areas immediately surrounding the business centre core.

In terms of urban form and structure, the local plan area is characterised by its grid-based street pattern, established inner-city setting and extensive frontage to the Mary River and riverfront parkland. The local plan area contains an impressive collection of intact heritage buildings and significant streetscapes which are highly valued for the cultural identity and sense of place that they provide. Physically, the local plan area is characterised by its relatively flat topography, reflective of its location on the alluvial plain. As a result, the local plan area is subject to periodic flooding from the Mary River.

As one of two principal activity centres within the Fraser Coast (the other being the Pialba principal activity centre in Hervey Bay), the Maryborough principal activity centre provides a diverse range of higher order community, government and health services, retail and commercial activities, and education and employment opportunities to service the needs of residents of Maryborough and surrounding rural areas and towns.

More specifically, with its fine-grained shopfronts, Maryborough's traditional town centre currently provides for a mix of shops, commercial and government offices, service industries, hotels and restaurants. More recently, larger format shopping centre-based developments (Station Square and Maryborough Central Plaza) have been established in areas immediately surrounding the traditional business centre. The local plan area does not currently contain significant levels of residential accommodation, although this is likely to change over time as mixed use residential development is established to take advantage of the high levels of access to services and facilities.

The local plan area accommodates a significant range of civic, cultural, educational and open space assets, primarily focused in the northern part of the area and adjacent to the Mary River. These community facilities include the Town Hall, Court House, Queens Park, aquatic centre, Brolga Theatre, Maryborough High School, Central Primary School, Trade Training Centre and transit centre. Over time, cultural, tourism and leisure opportunities within the local plan area are intended to be enhanced through the provision of a high-quality promenade along the Mary River linking the Brolga Theatre to the historic portside district centred on Wharf Street.

The principal roads servicing the local plan area include Kent Street, Alice Street, Lennox Street, Adelaide Street, Ferry Street and March Street.

### 7.2.5.3 Purpose and overall outcomes

- (1) The purpose of the Maryborough principal activity centre local plan code is to:-
  - (a) reinforce the role and function of the Maryborough principal activity centre as a focus for higher order community, government and health services, retail and commercial activities, and education and employment opportunities to service the needs of residents of Maryborough and surrounding rural areas and towns;
  - (b) provide for a diverse mix of uses and an urban form and structure which promotes activity, vibrancy and tourism whilst conserving the historical character and significance of the local plan area.

- (2) The purpose of the code will be achieved through the following overall outcomes:-

- (a) the Maryborough principal activity centre maintains and reinforces its role and function as the principal activity centre for the central part of the Fraser Coast region;

Note—a Principal Activity Centre:

- (A) contains the largest and most diverse concentration of urban activities;
  - (B) has high population densities; and
  - (C) is the key regional focus for employment and development including, government administration, cultural, entertainment, health, education and public and active transport facilities;
- (b) the Maryborough principal activity centre provides a full range of town centre activities and government services to meet the needs of the Maryborough community and surrounding rural areas and towns in the central, western and southern coastal parts of the Fraser Coast Region;
  - (c) development provides for regional level government services and facilities to be focused within the local plan area, including health, education, justice, community and employment activities;
  - (d) mixed use development incorporating permanent and short-term residential accommodation is encouraged throughout the local plan area, provided that active (non-residential) frontages are maintained along key streets;
  - (e) heritage places and significant streetscapes within the local plan area are conserved and sensitively reused;
  - (f) infill and redevelopment in the local plan area has a high quality, contemporary built form and design which responds to and respects the traditional streetscape and historical architectural character of the local plan area and provides high levels of pedestrian comfort and convenience;
  - (g) ease of access for residents, workers and tourists is enhanced through an integrated and interconnected network of pedestrian and cycle paths linking major recreational and activity generators within the local plan area and to adjacent residential neighbourhoods and employment areas;
  - (h) development maintains and, where possible, enhances:-
    - (i) visual and physical linkages to the Mary River and riverfront parkland; and
    - (ii) significant views and vistas to prominent landmarks and significant streetscapes;

*Overall outcomes for development in the **Activity centre core local plan precinct***

- (i) development in the Activity centre core local plan precinct provides for this part of the principal activity centre to reinforce its role and function as the traditional business centre for Maryborough;
- (j) the Activity centre core local plan precinct accommodates a range of higher order retail, office, entertainment, government and community service functions and is a preferred location for the provision of an additional discount department store within the principal activity centre;
- (k) development in the Activity centre core local plan precinct maintains and enhances the traditional main street character of the precinct characterised by a finer grained mix of active uses addressing primary street frontages and continuous awnings over footpath areas;

*Overall outcomes for development in the **Retail focus local plan precinct***

- (l) development in the Retail focus local plan precinct (identified as Significant Development Site No. 1 on **Figure 7.2.5A**) provides for the improvement and expansion of existing shopping centre-based facilities located in the precinct, and is an alternative location for the provision of an additional discount department store within the principal activity centre;
- (m) development also provides for office-based uses (including government functions) which are sleeved by or located above more active business activities such as shops, cafes and restaurants along street frontages;
- (n) development in the Retail focus local plan precinct maintains and enhances physical and functional integration with the Activity centre core local plan precinct;

*Overall outcomes for development in the **Frame local plan precinct***

- (o) development in the Frame local plan precinct provides a supporting role to the traditional business centre by accommodating a mix of complementary lower-order business activities (with an emphasis on showrooms and outdoor sales uses), community activities, low impact industry and service industry uses which, by their nature or operating characteristics, are not suited to locating in the Activity centre core local plan precinct;
- (p) Significant Development Site No. 2 (as identified on **Figure 7.2.5A**) is comprehensively redeveloped in an integrated manner to effectively revitalise the northern part of the Maryborough principal activity centre, more clearly define the southbound entry and sense of arrival into the activity centre and provide a more active edge to Queens Park;

*Overall outcomes for development in the **Wharf Street local plan precinct***

- (q) development in the Wharf Street local plan precinct provides the focus for tourist, cultural, entertainment and recreational functions within the local plan area;
- (r) through appropriate utilisation of existing building stock and sensitive infill and redevelopment, a mix of active and residential uses are provided which enhance the vibrancy of the precinct through increased business and community interaction;
- (s) Significant Development Site No. 3 (as identified on **Figure 7.2.5A**) is comprehensively redeveloped in an integrated manner to effectively revitalise the

northern part of the Maryborough principal activity centre and provide a more active edge to Queens Park;

*Overall outcomes for development in the **Inner-city residential local plan precinct***

- (t) to enhance vitality and vibrancy in this part of the local plan area, development in the Inner-city residential local plan precinct (identified as Significant Development Site No. 4 on **Figure 7.2.5A**) provides for contemporary and well-designed higher density residential uses and may include active (non-residential) uses at street level;
- (u) development in the precinct has a form and scale which complements surrounding built form and enhances vehicle, pedestrian and cyclist linkages to the riverfront and lower Wharf Street via Kent Street;

*Overall outcomes for development in the **Riverfront local plan precinct***

- (v) subject to appropriate mitigation of flood hazard, development in the Riverfront local plan precinct provides for low-key waterfront industries, improved marina facilities and supporting business activities to take advantage of its riverfront setting and proximity to the Wharf Street local plan precinct;

*Overall outcomes for development in the **Cultural and parkland local plan precinct***

- (w) development in the Cultural and parkland local plan precinct provides for the improvement and expansion of civic, cultural, convention, entertainment and leisure facilities within the local plan area;
- (x) development in the Cultural and parkland local plan precinct supports the provision of a high-quality promenade along the Mary River linking the Brolga Theatre to the historic portside district centred on Wharf Street;
- (y) Significant Development Site No. 5 (as identified on **Figure 7.2.5A**) is developed in an integrated manner, including the provision of supporting residential accommodation, to complement and reinforce the role and function of the Brolga Theatre as a regionally significant cultural and entertainment facility and provide a more active edge to Queens Park; and

*Overall outcomes for development in the **Education, recreation and community local plan precinct***

- (z) development in the Education, recreation and community local plan precinct provides for the improvement and expansion of the existing educational establishment, outdoor sport and recreation and government uses currently located in the precinct, whilst protecting the amenity of surrounding residential areas.

**7.2.5.4 Assessment Benchmarks**

**Table 7.2.5.4.1 Assessment benchmarks for assessable development – Development in the Maryborough principal activity centre local plan area generally**

Performance outcomes		Acceptable outcomes	
<i>Role and function</i>			
<b>PO1</b>	Development in the Maryborough principal activity centre supports the role and function of Maryborough as the principal activity centre for	<b>AO1</b>	No acceptable outcome provided.

Performance outcomes		Acceptable outcomes	
	the central part of the Fraser Coast Region <sup>2</sup> .		
<b>Setting and character</b>			
<b>PO2</b>	Development provides for buildings, structures and landscaping that reflect and are responsive to the traditional setting and historical character of the Maryborough principal activity centre.	<b>AO2</b>	No acceptable outcome provided.
<b>Streetscapes and gateways</b>			
<b>PO3</b>	Development:- (a) contributes to the creation or enhancement of a traditional main street built form and streetscape; (b) creates vibrant and active streets and public spaces; (c) provides continuous weather protection for pedestrians along primary active street frontages; and (d) provides integrated and functional parking and access arrangements that do not dominate the street.	<b>AO3</b>	Unless otherwise specified in the assessment criteria for a local plan precinct, development:- (a) fronting a primary active street frontage identified on <b>Figure 7.2.5A (Maryborough principal activity centre local plan elements)</b> provides buildings that:- (i) are setback:- (A) consistent with the alignment of adjoining buildings where in a heritage character area; or (B) otherwise built to the boundary or setback a maximum of 3m from the street frontage; (ii) incorporate shopfronts, indoor/outdoor cafes/restaurants and other activities that are likely to foster casual, social and business interaction for extended periods; (iii) incorporate all weather protection in the form of continuous cantilevered awnings over footpath areas in conjunction with mature or semi-mature shade trees planted along the site frontage adjacent to the kerbside; (iv) minimise vehicle crossings of footpaths to protect pedestrian safety and convenience and to maintain continuous shopfronts; (b) fronting a street that is not a primary active street frontage identified on <b>Figure 7.2.5A (Maryborough principal activity centre local plan elements)</b> provides:- (i) buildings that are setback at least 6m from the street frontage; and (ii) landscaping and street tree planting that contribute to a boulevard appearance; (c) incorporates building openings that overlook the street; (d) ensures that signage is integrated with buildings; (e) includes the provision of landscaping, shaded seating and consistent and simple paving materials on footpaths; and (f) provides for any on-site car parking to be located at the rear or to one side of the development.
<b>PO4</b>	Development contributes to:- (a) the maintenance and enhancement of an attractive and coherent streetscape	<b>AO4</b>	Development fronting a primary streetscape treatment area, secondary streetscape treatment area or gateway/entry point identified on <b>Figure 7.2.5A (Maryborough principal activity centre</b>

<sup>2</sup> **Principal Activity Centres** are located at Maryborough (CBD) and Pialba in Hervey Bay. They contain the largest and most diverse concentration of urban activities, have high population densities, and are the key regional focus for employment and development including, government administration, cultural, entertainment, health, education and public and active transport facilities.

Performance outcomes		Acceptable outcomes	
	<p>character; and</p> <p>(b) the establishment of gateways to enhance the sense of arrival to the Maryborough principal activity centre.</p>		<p><b>local plan elements):-</b></p> <p>(a) provides for and complements any streetscape improvements;</p> <p>(b) incorporates architectural and landscape treatments which emphasise corner locations; and</p> <p>(c) incorporates design elements such as varied roof forms, changes in materials and variations of projected and recessed elements and facades.</p>
<b>Views and vistas</b>			
<b>PO5</b>	Development maintains and, where possible, enhances significant views and vistas to prominent landmarks, the Mary River and along significant streetscapes.	<b>AO5</b>	No acceptable outcome provided.
<b>Building height and scale</b>			
<b>PO6</b>	<p>Development provides for buildings and structures to have a height and scale which:-</p> <p>(a) is compatible with the existing or future desired character of adjacent development;</p> <p>(b) is appropriate to the scale and function of the use; and</p> <p>(c) minimises detrimental impacts, including overshadowing and excessive massing and scale, to surroundings.</p>	<b>AO6</b>	<p>The height of buildings and structures above ground level does not exceed:-</p> <p>(a) 18m (but not more than 4 storeys [or 5 storeys where the fifth storey is for a pop-up]) in the Activity centre core local plan precinct and Retail focus local plan precinct;</p> <p>(b) 12m (but not more than 3 storeys) in the Frame local plan precinct;</p> <p>(c) in the Wharf Street local plan precinct:-</p> <p>(i) 8.5m (but not more than 2 storeys) where fronting onto Wharf Street; and</p> <p>(ii) 12m (but not more than 3 storeys) where fronting onto a street other than Wharf Street or located behind an existing building fronting Wharf Street;</p> <p>(d) 18m (but not more than 4 storeys [or 5 storeys where the fifth storey is for a pop-up]) in the Inner-city residential local plan precinct;</p> <p>(e) 8.5m (but not more than 2 storeys) in the Riverfront local plan precinct;</p> <p>(f) in the Cultural and parkland local plan precinct:-</p> <p>(i) 18m (but not more than 4 storeys [or 5 storeys where the fifth storey is for a pop-up]) north of Walker Street; and</p> <p>(ii) 6m (but not more than 1 storey) elsewhere; and</p> <p>(g) 12m (but not more than 3 storeys) in the Education, recreation and community local plan precinct.</p> <p>Note—where a fifth storey is provided as a pop-up the maximum floor area of the pop-up is not to exceed 70m<sup>2</sup> or 15% of the individual building area, whichever is the lesser.</p>
<b>Mixed use development</b>			
<b>PO7</b>	Mixed use development incorporating permanent and short-term residential accommodation is encouraged throughout the local plan area, provided that active (non-residential) frontages are maintained at street level.	<b>AO7</b>	Mixed use development incorporating residential uses ensures that residential floorspace is located above street level or to the rear of buildings with active (non-residential) street frontages.
<b>Reuse of heritage places and character buildings</b>			
<b>PO8</b>	Development involving the sensitive reuse of heritage places or character buildings within the local plan area is encouraged and	<b>AO8.1</b>	Development provides for the adaptive reuse of heritage places and character buildings for a range of uses that are sympathetic with inherent cultural heritage and character values and

Performance outcomes		Acceptable outcomes	
	facilitated.		compatible with the land use intent of the precinct in which it is located.
		<b>AO8.2</b>	Notwithstanding the assessment criteria of the Transport and parking code, no additional on-site car parking is required to be provided in connection with development involving the sensitive reuse of a heritage place or character building in the local plan area.
<b>Pedestrian and cyclist connections</b>			
<b>PO9</b>	Development enhances pedestrian and cyclist connectivity by providing street and through block pedestrian and bicycle connections to and between key destinations, including the effective linking of the riverfront promenade and parkland to other parts of the local plan area.	<b>AO9</b>	Development provides the street, pedestrian and cycle links identified on <b>Figure 7.2.5A (Maryborough principal activity centre local plan elements)</b> such that connections to and between key local destinations are provided and reinforced.

**Table 7.2.5.4.2 Assessment benchmarks for assessable development – Development in the Activity centre core local plan precinct**

Performance outcomes		Acceptable outcomes	
<b>Role and function</b>			
<b>PO1</b>	Development in the Activity centre core local plan precinct provides for the establishment of a diverse range of business activities, multi-unit residential activities, entertainment activities and community activities that are compatible with the role and function of the precinct as the traditional business centre of the Maryborough principal activity centre.	<b>AO1</b>	No acceptable outcome provided.
<b>Infill and redevelopment</b>			
<b>PO2</b>	Infill and redevelopment in the Activity centre core local plan precinct:- (a) has a high quality, contemporary design which complements the built form and scale of the traditional streetscape and historical architectural character of the precinct; and (b) conserves and, where possible, enhances the predominant main street urban fabric where relatively narrow shopfronts and other finer grained active uses are located at street level (Examples—speciality shops, cafes and restaurants).	<b>AO2</b>	No acceptable outcome provided.

**Table 7.2.5.4.3 Assessment benchmarks for assessable development – Development in the Retail focus local plan precinct**

Performance outcomes		Acceptable outcomes	
<b>Development in the Retail focus local plan precinct</b>			
<b>PO1</b>	Development in the Retail focus local plan precinct (Significant	<b>AO1</b>	No acceptable outcome provided.

Performance outcomes	Acceptable outcomes
<p>Development Site No. 1) provides for the following:-</p> <ul style="list-style-type: none"> <li>(a) the consolidation of the existing Station Square Shopping Centre as the major shopping centre in the western part of the principal activity centre;</li> <li>(b) the development of the precinct in an integrated manner in accordance with an approved master plan or plan of development;</li> <li>(c) enhancement of the physical and functional relationship of the precinct with the adjacent Activity centre core precinct;</li> <li>(d) higher order retail facilities including supermarkets and discount department stores in association with speciality shops and other appropriate business and entertainment activities such as cafes, restaurants, hotels, cinemas and the like;</li> <li>(e) supporting uses including commercial and government offices and community uses;</li> <li>(f) office floor space sleeved by or located above active business uses along street frontages;</li> <li>(g) an upgraded transit hub and incorporation of a high quality public plaza centred around the former railway station building that provides an effective extension of Ellena Street as a pedestrian connection into the precinct and a focus of community activity on the western side of Lennox Street;</li> <li>(h) active uses that interact with or overlook the public plaza, Lennox Street and upgraded transit hub;</li> <li>(i) public or semi-public linkage from Alice Street through to the public plaza and upgraded transit hub;</li> <li>(j) active uses that address Alice Street to more clearly define the edge of the activity centre and create a pleasant and legible entry into the centre;</li> <li>(k) a legible and interconnected internal roadway system that provides safe and efficient means of access and circulation for passenger and service vehicles throughout the precinct; and</li> <li>(l) consolidated car parking areas and a multi-deck parking</li> </ul>	<p>Editor's note—<b>Figure 7.2.5A (Maryborough principal activity centre local plan elements)</b> identifies the Retail focus local plan precinct as Significant Development Site No. 1 and also identifies some of the key urban design elements for the future development of this local plan precinct.</p> <p>Note—further substantial development within the Retail focus local plan precinct should occur in accordance with an approved master plan or plan of development which identifies how the key land use and urban design elements referred to in the performance outcome will be effectively achieved over time (through subsequent stages of development).</p>



Performance outcomes		Acceptable outcomes	
	structure that are sleeved behind buildings and/or landscaping and which do not dominate street frontages.		

**Table 7.2.5.4.4 Assessment benchmarks for assessable development – Development in the Frame local plan precinct**

Performance outcomes		Acceptable outcomes	
<i>Role and function</i>			
<b>PO1</b>	Development in the Frame local plan precinct provides for predominantly business activities, community activities and low impact/service industries that:- (a) provide a support role to the functioning of the Activity centre core local plan precinct (Examples—office, health care services, community uses); or (b) due to their scale, function or operating characteristics, are not suited or appropriate to being located in the Activity centre core local plan precinct (Examples—showroom, outdoor sales and low impact industry).	<b>AO1</b>	No acceptable outcome provided.
<b>PO2</b>	Higher order retailing facilities are not located in the Frame local plan precinct so as to protect the role and function of the Activity centre core and Retail focus local plan precincts to deliver these facilities.	<b>AO2.1</b>  <b>AO2.2</b>	Department stores and discount department stores are not located in the Frame local plan precinct.  Existing supermarkets are not intensified and new supermarkets are not located in the Frame local plan precinct.
<i>Significant Development Site No. 2</i>			
<b>PO3</b>	Significant Development Site No. 2 is comprehensively redeveloped in an integrated manner that facilitates the revitalisation of the northern part of the Maryborough principal activity centre by:- (a) incorporating a mix of uses, including speciality retail and residential uses above street level that interact with and overlook the surrounding streets and Queens Park; (b) providing a positive address to Lennox Street to more clearly define the southbound entry and sense of arrival to the activity centre; (c) ensuring that any larger format retail facilities are sleeved by finer grained business activities along street frontages; (d) providing a consolidated multi-deck parking station sleeved by business activities along street frontages; and (e) incorporating a public east-west through block link connecting Lennox Street to	<b>AO3</b>	No acceptable outcome provided.  Editor's note—the location and extent of Significant Development Site No. 2 is identified on <b>Figure 7.2.5A (Maryborough principal activity centre local plan elements)</b> .  Note—the redevelopment of Significant Development Site No. 2 should occur in accordance with an approved master plan or plan of development which identifies how the key land use and urban design elements referred to in the performance outcome will be effectively achieved over time.  Note—interim development proposed on Significant Development Site No. 2 prior to the finalisation of an approved master plan or plan of development is to demonstrate that achievement of the key land use and urban design elements referred to in the performance outcome will not be compromised.

Performance outcomes		Acceptable outcomes	
	Adelaide Street (to generally align with the Catholic Church and ultimately through to Wharf Street).		

**Table 7.2.5.4.5 Assessment benchmarks for assessable development – Development in the Wharf Street local plan precinct**

Performance outcomes		Acceptable outcomes	
<b>Role and function</b>			
<b>PO1</b>	Development in the Wharf Street local plan precinct provides a built form and mix of residential, business and entertainment activities that enhances and promotes the leisure, entertainment, cultural and tourism role of the precinct (Examples—shop top housing, speciality shops, cafes, restaurants, hotels, museums and galleries).	<b>AO1</b>	No acceptable outcome provided.
<b>Infill and redevelopment</b>			
<b>PO2</b>	Infill and redevelopment in the Wharf Street local plan precinct has a high quality, contemporary design which complements the built form and scale of the traditional streetscape and historical architectural character of the precinct.	<b>AO2</b>	No acceptable outcome provided.
<b>PO3</b>	New buildings are sited and orientated to be sympathetic with the pattern of existing development in the Wharf Street local plan precinct and do not unduly dominate the streetscape.	<b>AO3.1</b>	Frontage setbacks for new buildings comply with the following:- (a) where there are uniform existing setbacks, any new buildings are sympathetic to this continuity and are not located closer to the street than adjoining heritage or character buildings; and (b) where adjoining heritage or character buildings that are built to the street frontage, new development is also built to the street frontage.
		<b>AO3.2</b>	New buildings are designed and sited to respect the predominant orientation of existing heritage or character buildings in the street.
		<b>AO3.3</b>	The height of new buildings located behind existing heritage or character buildings fronting onto Wharf Street comply with <b>Figure 7.2.5B (Protection of streetscape views from Wharf Street)</b> .
<b>St Mary's Catholic Church site</b>			
<b>PO4</b>	Any additional development on the St Mary's Catholic Church site ensures that the existing presentation to Bazaar Street is maintained and the existing church remains a significant visual and character element at the western end of Wharf Street.	<b>AO4</b>	Any additional development on the St Mary's Catholic Church site is located towards the Adelaide Street frontage of the site.
<b>Significant Development Site No. 3</b>			
<b>PO5</b>	Significant Development Site No. 3 is comprehensively redeveloped in	<b>AO5</b>	No acceptable outcome provided.

Performance outcomes		Acceptable outcomes	
	<p>an integrated manner that facilitates the revitalisation of the northern part of the Maryborough principal activity centre by:-</p> <p>(a) incorporating a mix of uses, including residential, business, entertainment and community activities which assist in enhancing the vibrancy and levels of community interaction in the area, particularly after hours;</p> <p>(b) at street level, providing an active edge and interface to Queens Park and surrounding streets, with upper (residential) levels overlooking the park; and</p> <p>(c) incorporating a public east-west through block link connecting Adelaide Street to Bazaar Street, in the vicinity of, or in association with, the adjoining St Mary's Catholic Church.</p>		<p>Editor's note—the location and extent of Significant Development Site No. 3 is identified on <b>Figure 7.2.5A (Maryborough principal activity centre local plan elements)</b>.</p> <p>Note—the redevelopment of Significant Development Site No. 3 should occur in accordance with an approved master plan or plan of development which identifies how the key land use and urban design elements referred to in the performance outcome will be achieved over time.</p>

**Table 7.2.5.4.6 Assessment benchmarks for assessable development – Development in the Inner-city residential local plan precinct**

Performance outcomes		Acceptable outcomes	
<i>Development in the Inner-city residential local plan precinct</i>			
<b>PO1</b>	<p>The Inner-city residential local plan precinct (Significant Development Site No. 4 as identified on <b>Figure 7.2.5A</b>) is comprehensively redeveloped in an integrated manner that facilitates the revitalisation of the eastern part of the principal activity centre by:-</p> <p>(a) incorporating multiple residential uses in the form of multiple dwellings and/or short-term accommodation;</p> <p>(b) where appropriate, providing active (non-residential) uses at street level (Examples—speciality shops, restaurants and cafes);</p> <p>(c) ensuring that the scale, form, style, layout and design of buildings exhibit a high quality, contemporary architectural appearance and incorporates sustainable sub-tropical design principles, taking advantage of the precinct's proximity to the riverfront;</p> <p>(d) providing for a pedestrian, cycleway and road connection between Kent Street and lower Wharf Street on an alignment parallel to the rail spur; and</p> <p>(e) ensuring development is sited and designed to actively address and overlook the</p>	<b>AO1</b>	<p>No acceptable outcome provided.</p> <p>Note—Appropriate and integrated redevelopment of the Inner-city residential local plan precinct is sought to create high quality and contemporary inner-city residential accommodation to complement the tourist, cultural, recreation and entertainment focus of the adjacent Wharf Street local plan precinct and riverfront promenade. In particular, redevelopment of the Inner-city residential local plan precinct is intended to enhance the vibrancy of this part of the activity centre, by increasing activity levels and social interaction, particularly after hours.</p> <p>Note—the redevelopment of the Inner-city residential local plan precinct should occur in accordance with an approved master plan or plan of development which identifies how the key land use and urban design elements referred to in the performance outcome will be effectively achieved over time.</p>

Performance outcomes		Acceptable outcomes	
		connection referred to above.	
<b>Building bulk and scale</b>			
<b>PO2</b>	Development in the Inner-city residential local plan precinct:- (a) minimises building bulk and scale; (b) does not visually dominate its settling; and (c) sensitively responds to the natural topography.	<b>AO2.1</b>  <b>AO2.2</b>	Development in the precinct is designed as a series of separate buildings as opposed to one or two large building footprints.  Building form exhibits a variation in building height across the precinct, characterised by 2 storey development adjacent to Kent Street, graduating up to 4 storeys towards lower Wharf Street.

**Table 7.2.5.4.7 Assessment benchmarks for assessable development – Development in the Riverfront local plan precinct**

Performance outcomes		Acceptable outcomes	
<b>Development in the Riverfront local plan precinct</b>			
<b>PO1</b>	Subject to flood hazard being appropriately addressed, the Riverfront local plan precinct is progressively developed in an integrated manner that facilitates:- (a) enhancement of low-key, riverfront industries and marina facilities with high quality visual presentation; (b) the provision of supporting business activities to take advantage of the riverfront setting and focus (Examples—chandlery, speciality retail, cafes and restaurants); (c) the enhancement of public access into this precinct through the effective extension of the riverfront promenade; and (d) provision of consolidated parking areas that do not visually dominate the riverfront setting.	<b>AO1</b>	No acceptable outcome provided.

**Table 7.2.5.4.8 Assessment benchmarks for assessable development – Development in the Cultural and parkland local plan precinct**

Performance outcomes		Acceptable outcomes	
<b>Role and function</b>			
<b>PO1</b>	Development in the Cultural and parkland local plan precinct provides for:- (a) predominantly community, entertainment and recreation activities that support the improvement and expansion of civic, cultural, convention, entertainment, recreation and leisure facilities within the precinct; and (b) low-key and small-scale business uses that enhance the vibrancy of the precinct, such as speciality shops, cafes and restaurants.	<b>AO1</b>	No acceptable outcome provided.  Editor's note— <b>Figure 7.2.5A (Maryborough principal activity centre local plan elements)</b> identifies key urban design elements for the future development of the Cultural and parkland local plan precinct.  Editor's note—Council intends (at a future date) to prepare an integrated master plan for the Cultural and parkland local plan precinct to ensure that development in and around this precinct helps to strengthen the role and function of the Brolga Theatre, Queens Park, and riverfront parkland as Maryborough's premier cultural, open space and recreation focus.
<b>Development in the Cultural and parkland local plan precinct</b>			

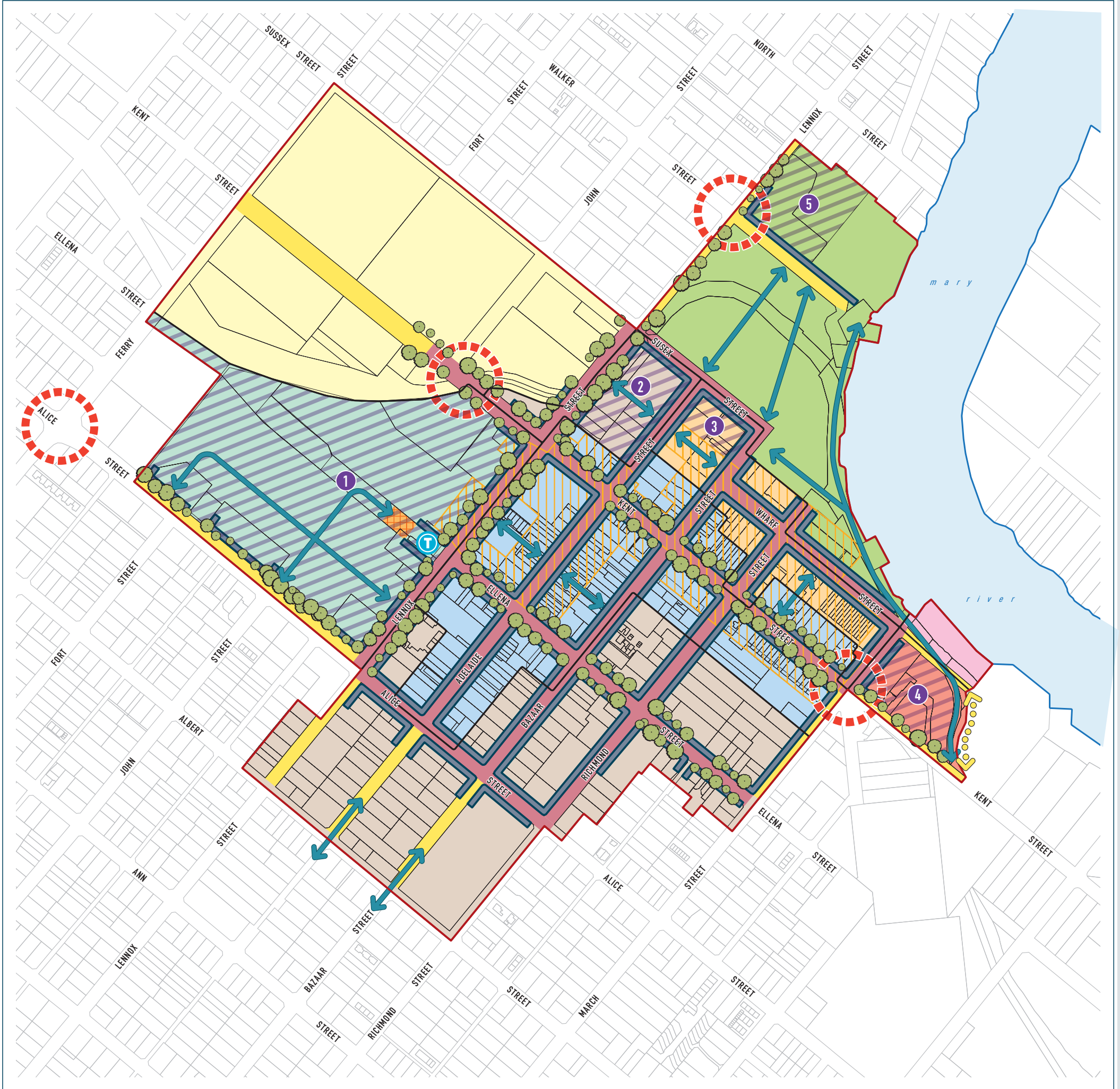
Performance outcomes		Acceptable outcomes	
<b>PO2</b>	<p>Development in the Cultural and parkland local plan precinct:-</p> <p>(a) maintains, and where possible enhances, visual and physical links between the Maryborough principal activity centre and the Mary River, particularly from Walker Street, Wharf Street, Richmond Street and March Street; and</p> <p>(b) exhibits high architectural quality befitting of the precinct's riverfront setting and function as the prime recreational space for the Maryborough principal activity centre.</p>	<b>AO2</b>	No acceptable outcome provided.
<b>Significant Development Site No. 5</b>			
<b>PO3</b>	<p>Development on Significant Development Site No. 5 complements and reinforces the role and function of the Brolga Theatre as a regionally significant cultural and entertainment facility and provides an active edge to the adjacent parkland. Such development is characterised by the following:-</p> <p>(a) a mix of uses that, over time, may include convention and conference facilities, multi-unit residential uses (Examples—multiple dwellings and short-term accommodation) and event-related speciality shops, restaurants and cafes;</p> <p>(b) multi-storey development that principally addresses Walker Street with active uses engaging with and overlooking Queens Park;</p> <p>(c) provision of a secondary frontage to Lennox Street and built form at the corner of Walker Street to more clearly define the gateway entry into the activity centre from the north;</p> <p>(d) development at the interface to surrounding residential areas is sympathetic to the character and amenity of these areas;</p> <p>(e) provision of an iconic entry point and civic pedestrian space in Walker Street to provide a daytime and after hours focal point for pedestrian crossing Queens Park;</p> <p>(f) high levels of pedestrian connectivity with Queens Park and the riverfront promenade; and</p> <p>(g) consolidated car parking areas</p>	<b>AO3</b>	<p>No acceptable outcome provided.</p> <p>Editor's note—the location and extent of Significant Development Site No. 5 is identified on <b>Figure 7.2.5A (Maryborough principal activity centre local plan elements)</b>.</p>

Performance outcomes		Acceptable outcomes	
	that are sleeved behind buildings and/or landscaping and which do not dominate street frontages or unduly impact on the amenity of surrounding residential areas.		

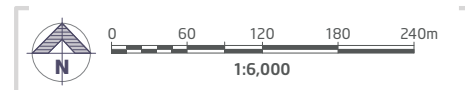
**Table 7.2.5.4.9 Assessment benchmarks for assessable development – Development in the Education, recreation and community local plan precinct**

Performance outcomes		Acceptable outcomes	
<i>Role and function</i>			
<b>PO1</b>	Development in the Education, recreation and community local plan precinct:- (a) provides for predominantly community and recreation activities that enhance the role of the precinct as a focus for education, active sport and recreation and government purposes and, more generally, supporting the functioning of the activity centre; and (b) does not unreasonably impact upon the amenity of surrounding residential areas along Ferry Street and Sussex Street.	<b>AO1</b>	No acceptable outcome provided.
<i>Development in the Medium density residential zone</i>			
<b>PO2</b>	Development in the Medium density residential zone in the Education, recreation and community local plan precinct provides for the integrated redevelopment of the existing dwelling houses into multi-unit residential accommodation, characterised by:- (a) contemporary and high quality building design befitting of its location adjacent to an eastbound gateway/entry point into the activity centre; and (b) the majority of units addressing and overlooking Kent Street.	<b>AO2</b>	No acceptable outcome provided.

**Figure 7.2.5A Maryborough principal activity centre local plan elements**



LEGEND	
<b>BOUNDARIES</b>	
	LOCAL PLAN AREA BOUNDARY
	CADASTRAL BOUNDARY
<b>LOCAL PLAN PRECINCTS</b>	
	ACTIVITY CENTRE CORE PRECINCT
	RETAIL FOCUS PRECINCT
	FRAME PRECINCT
	WHARF STREET PRECINCT
	INNER-CITY RESIDENTIAL PRECINCT
	RIVERFRONT PRECINCT
	CULTURAL AND PARKLAND PRECINCT
	EDUCATION, RECREATION AND COMMUNITY PRECINCT
<b>ELEMENTS</b>	
	PRIMARY ACTIVE STREET FRONTAGE
	PRIMARY STREETScape TREATMENT AREA
	SECONDARY STREETScape TREATMENT AREA
	KEY STREET TREATMENT
	SIGNIFICANT DEVELOPMENT SITE
	SIGNIFICANT DEVELOPMENT SITE NUMBER
	HERITAGE CHARACTER AREA
	PEDESTRIAN AND BICYCLE LINKAGE
	PROPOSED STREET LINK TREATMENT
	PUBLIC PLAZA
	TRANSIT HUB
	GATEWAY/ENTRY POINT



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Figure 7.2.5B Protection of streetscape views from Wharf Street

