

Table 5.5.6 Major centre zone

MAJOR CENTRE ZONE		
Defined use	Category of development and category of assessment	Assessment benchmarks for assessable development and requirements for accepted development
Residential activities		
Caretaker's accommodation	Accepted development if in an existing building.	<ul style="list-style-type: none"> Caretaker's accommodation code
	Code assessment if not otherwise specified.	<ul style="list-style-type: none"> Major centre zone code Applicable local plan code Caretaker's accommodation code Nuisance code Transport and parking code
Community residence	Code assessment	<ul style="list-style-type: none"> Major centre zone code Applicable local plan code Schedule 6, Part 2, Item 6, sections (b) – (e) of the Regulation Prescribed other development codes
Dual occupancy	Code assessment if forming part of a mixed use development.	<ul style="list-style-type: none"> Major centre zone code Applicable local plan code Dual occupancy code Nuisance code Sustainable design code Transport and parking code
	Impact assessment if not otherwise specified.	<ul style="list-style-type: none"> The planning scheme
Dwelling unit	Code assessment	<ul style="list-style-type: none"> Major centre zone code Applicable local plan code Multi-unit residential uses code Prescribed other development codes
Multiple dwelling	Code assessment	<ul style="list-style-type: none"> Major centre zone code Applicable local plan code Multi-unit residential uses code Prescribed other development codes
Residential care facility	Code assessment	<ul style="list-style-type: none"> Major centre zone code Applicable local plan code Residential care facility and retirement facility code Multi-unit residential uses code if in a building greater than 2 storeys in height Prescribed other development codes
Resort complex	Code assessment	<ul style="list-style-type: none"> Major centre zone code Applicable local plan code Multi-unit residential uses code Prescribed other development codes
Retirement facility	Code assessment	<ul style="list-style-type: none"> Major centre zone code Applicable local plan code Residential care facility and retirement facility code Multi-unit residential uses code if in a building greater than 2 storeys in height Prescribed other development codes
Rooming accommodation	Code assessment	<ul style="list-style-type: none"> Major centre zone code Applicable local plan code Multi-unit residential uses code Prescribed other development codes
Short-term accommodation	Code assessment	<ul style="list-style-type: none"> Major centre zone code Applicable local plan code Multi-unit residential uses code Prescribed other development codes
Business activities		
Adult store	Accepted development if:- (a) in an existing building; and (b) not located in an adult store sensitive use area.	<ul style="list-style-type: none"> Transport and parking code
	Code assessment if:- (a) not in an existing building; and (b) not located in an	<ul style="list-style-type: none"> Major centre zone code Applicable local plan code Business uses and centre design code Prescribed other development codes

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	<i>adult store sensitive use area.</i>	
	Impact assessment if not otherwise specified.	<ul style="list-style-type: none"> The planning scheme
Agricultural supplies store	Accepted development if in an existing building.	<ul style="list-style-type: none"> Transport and parking code
	Code assessment if not otherwise specified.	<ul style="list-style-type: none"> Major centre zone code Applicable local plan code Business uses and centre design code Prescribed other development codes
Bar	Accepted development if:- (a) in an existing building; and (b) not involving amplified music that is audible external to the premises.	<ul style="list-style-type: none"> Transport and parking code
	Code assessment if not otherwise specified.	<ul style="list-style-type: none"> Major centre zone code Applicable local plan code Business uses and centre design code Prescribed other development codes
Car wash	Code assessment	<ul style="list-style-type: none"> Major centre zone code Applicable local plan code Business uses and centre design code Prescribed other development codes
Food and drink outlet	Accepted development if in an existing building.	<ul style="list-style-type: none"> Transport and parking code
	Code assessment if not otherwise specified.	<ul style="list-style-type: none"> Major centre zone code Applicable local plan code Business uses and centre design code Prescribed other development codes
Function facility	Code assessment	<ul style="list-style-type: none"> Major centre zone code Applicable local plan code Business uses and centre design code Prescribed other development codes
Funeral parlour	Code assessment	<ul style="list-style-type: none"> Major centre zone code Applicable local plan code Business uses and centre design code Prescribed other development codes
Garden centre	Accepted development if:- (a) in an existing building; and (b) not exceeding a gross leasable floor area of 300m ² .	<ul style="list-style-type: none"> Transport and parking code
	Code assessment if:- (a) not in an existing building; and (b) not exceeding a gross leasable floor area of 300m ² .	<ul style="list-style-type: none"> Major centre zone code Applicable local plan code Business uses and centre design code Prescribed other development codes
	Impact assessment if not otherwise specified.	<ul style="list-style-type: none"> The planning scheme
Hardware and trade supplies	Accepted development if:- (a) in an existing building; and (b) not exceeding a gross leasable floor area of 300m ² .	<ul style="list-style-type: none"> Transport and parking code
	Code assessment if:- (a) not in an existing building; and (b) not exceeding a	<ul style="list-style-type: none"> Major centre zone code Applicable local plan code Business uses and centre design code Prescribed other development codes

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Defined use	Category of development and category of assessment	Assessment benchmarks for assessable development and requirements for accepted development
	<i>gross leasable floor area of 300m².</i>	
	Impact assessment if not otherwise specified.	<ul style="list-style-type: none"> The planning scheme
Health care services	Accepted development if in an existing building.	<ul style="list-style-type: none"> Transport and parking code
	Code assessment if not otherwise specified.	<ul style="list-style-type: none"> Major centre zone code Applicable local plan code Business uses and centre design code <i>Prescribed other development codes</i>
Home based business	Accepted development if: (a) for a <i>home office</i> ; or (b) involving a home based child care service licensed under the <i>Child Care Act 2002</i> .	<ul style="list-style-type: none"> No requirements applicable
	Accepted development if for an activity other than a <i>high impact home based business activity</i> .	<ul style="list-style-type: none"> Home based business code
	Impact assessment if for a <i>high impact home based business activity</i> .	<ul style="list-style-type: none"> The planning scheme
Hotel	Code assessment	<ul style="list-style-type: none"> Major centre zone code Applicable local plan code Business uses and centre design code Multi-unit residential uses code if incorporating a residential component <i>Prescribed other development codes</i>
Market	Accepted development if:- (c) conducted by a not-for-profit organisation; and (d) located on <i>Council</i> owned or controlled land.	<ul style="list-style-type: none"> No requirements applicable
	Code assessment if not otherwise specified.	<ul style="list-style-type: none"> Major centre zone code Applicable local plan code Market code Safety and security code Transport and parking code Waste management code
Nightclub entertainment facility	Code assessment if located in a designated special entertainment precinct.	<ul style="list-style-type: none"> Major centre zone code Applicable local plan code Business uses and centre design code <i>Prescribed other development codes</i>
	Impact assessment if not otherwise specified.	<ul style="list-style-type: none"> The planning scheme
Office	Accepted development if located in an existing building.	<ul style="list-style-type: none"> Transport and parking code
	Code assessment if not otherwise specified.	<ul style="list-style-type: none"> Major centre zone code Applicable local plan code Business uses and centre design code <i>Prescribed other development codes</i>
Sales office	Accepted development	<ul style="list-style-type: none"> Sales office code
Service station	Code assessment	<ul style="list-style-type: none"> Major centre zone code Applicable local plan code Service station code <i>Prescribed other development codes</i>
Shop	Accepted development if:- (a) in an existing building; and (b) not for a <i>department store</i> .	<ul style="list-style-type: none"> Transport and parking code
	Impact assessment if	<ul style="list-style-type: none"> The planning scheme

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Defined use	Category of development and category of assessment	Assessment benchmarks for assessable development and requirements for accepted development
	for a <i>department store</i> .	
	Code assessment if not otherwise specified.	<ul style="list-style-type: none"> Major centre zone code Applicable local plan code Business uses and centre design code <i>Prescribed other development codes</i>
Shopping centre	Code assessment if not involving a <i>department store</i> .	<ul style="list-style-type: none"> Major centre zone code Applicable local plan code Business uses and centre design code <i>Prescribed other development codes</i>
	Impact assessment if involving a <i>department store</i> .	<ul style="list-style-type: none"> The planning scheme
Theatre	Code assessment	<ul style="list-style-type: none"> Major centre zone code Applicable local plan code Business uses and centre design code <i>Prescribed other development codes</i>
Veterinary services	Accepted development if located in an existing building.	<ul style="list-style-type: none"> Transport and parking code
	Code assessment if not otherwise specified.	<ul style="list-style-type: none"> Major centre zone code Applicable local plan code Business uses and centre design code <i>Prescribed other development codes</i>
Industrial activities		
Medium impact industry	Code assessment if for a micro-brewery.	<ul style="list-style-type: none"> Major centre zone code Applicable local plan code code Business uses and centre design code <i>Prescribed other development codes</i>
	Impact assessment if not otherwise specified.	<ul style="list-style-type: none"> The planning scheme
Service industry	Accepted development if in an existing building.	<ul style="list-style-type: none"> Transport and parking code
	Code assessment if not otherwise specified.	<ul style="list-style-type: none"> Major centre zone code Applicable local plan code Business uses and centre design code <i>Prescribed other development codes</i>
Community activities		
Child care centre	Code assessment	<ul style="list-style-type: none"> Major centre zone code Applicable local plan code Child care centre code <i>Prescribed other development codes</i>
Community care centre	Code assessment	<ul style="list-style-type: none"> Major centre zone code Applicable local plan code Community activities code <i>Prescribed other development codes</i>
Community use	Accepted development if:- (a) located on <i>Council</i> owned or controlled land; and (b) undertaken by or on behalf of the <i>Council</i> .	<ul style="list-style-type: none"> No requirements applicable
	Accepted development if in an existing building.	<ul style="list-style-type: none"> Transport and parking code
	Code assessment if not otherwise specified.	<ul style="list-style-type: none"> Major centre zone code Applicable local plan code Community activities code <i>Prescribed other development codes</i>
Educational establishment	Accepted development if in an existing building.	<ul style="list-style-type: none"> Transport and parking code
	Code assessment if not otherwise specified.	<ul style="list-style-type: none"> Major centre zone code Applicable local plan code Community activities code <i>Prescribed other development codes</i>
Emergency services	Code assessment	<ul style="list-style-type: none"> Major centre zone code Applicable local plan code Community activities code <i>Prescribed other development codes</i>

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<i>Hospital</i>	Code assessment	<ul style="list-style-type: none"> Major centre zone code Applicable local plan code Community activities code <i>Prescribed other development codes</i>
<i>Place of worship</i>	Code assessment	<ul style="list-style-type: none"> Major centre zone code Applicable local plan code Community activities code <i>Prescribed other development codes</i>
Sport and recreation activities		
<i>Club</i>	Accepted development if in an existing building.	<ul style="list-style-type: none"> Transport and parking code
	Code assessment if not otherwise specified.	<ul style="list-style-type: none"> Major centre zone code Applicable local plan code Business uses and centre design code Sport and recreation uses code <i>Prescribed other development codes</i>
<i>Indoor sport and recreation</i>	Accepted development if in an existing building.	<ul style="list-style-type: none"> Transport and parking code
	Code assessment if not otherwise specified.	<ul style="list-style-type: none"> Major centre zone code Applicable local plan code Business uses and centre design code Sport and recreation uses code <i>Prescribed other development codes</i>
<i>Major sport, recreation and entertainment facility</i>	Code assessment if:- (a) for a convention and exhibition centre or entertainment centre; (b) located on <i>Council</i> owned or controlled land; and (c) undertaken by or on behalf of the <i>Council</i> .	<ul style="list-style-type: none"> Major centre zone code Applicable local plan code Business uses and centre design code <i>Prescribed other development codes</i>
	Impact assessment if not otherwise specified.	<ul style="list-style-type: none"> The planning scheme
<i>Park</i>	Accepted development	<ul style="list-style-type: none"> No requirements applicable
Other activities		
<i>Parking station</i>	Code assessment	<ul style="list-style-type: none"> Major centre zone code Applicable local plan code Business uses and centre design code <i>Prescribed other development codes</i>
<i>Telecommunications facility</i>	Code assessment if other than a freestanding tower.	<ul style="list-style-type: none"> Major centre zone code Applicable local plan code Business uses and centre design code if involving studios or offices for broadcasting Telecommunications facility code <i>Prescribed other development codes</i>
	Impact assessment if not otherwise specified.	<ul style="list-style-type: none"> The planning scheme
<i>Utility installation</i>	Accepted development if for a <i>local utility</i> .	<ul style="list-style-type: none"> No requirements applicable
	Impact assessment if not otherwise specified.	<ul style="list-style-type: none"> The planning scheme
Other defined uses		
All other uses defined in Schedule 1 (Definitions)	Impact assessment	<ul style="list-style-type: none"> The planning scheme
Undefined uses		
Any use not defined in Schedule 1 (Definitions)	Impact assessment	<ul style="list-style-type: none"> The planning scheme