

Table 5.5.8 Local centre zone

LOCAL 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"> • Local 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"> • Local centre zone code • Applicable local plan code • Community residence code • <i>Prescribed other development codes</i>
Dual occupancy	Code assessment if forming part of a <i>mixed use development</i> .	<ul style="list-style-type: none"> • Local 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"> • Local centre zone code • Applicable local plan code • Multi-unit residential uses code • <i>Prescribed other development codes</i>
Multiple dwelling	Code assessment if forming part of a <i>mixed use development</i> .	<ul style="list-style-type: none"> • Local centre zone code • Applicable local plan code • Multi-unit residential uses code • <i>Prescribed other development codes</i>
	Impact assessment if not otherwise specified.	<ul style="list-style-type: none"> • The planning scheme
Rooming accommodation	Code assessment	<ul style="list-style-type: none"> • Local centre zone code • Applicable local plan code • Multi-unit residential uses code • <i>Prescribed other development codes</i>
Short-term accommodation	Code assessment	<ul style="list-style-type: none"> • Local centre zone code • Applicable local plan code • Multi-unit residential uses code • <i>Prescribed other development codes</i>
Business activities		
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"> • Local centre zone code • Applicable local plan code • Business uses and centre design code • <i>Prescribed other development codes</i>
Bar	Code assessment if:- (a) located within a local (full service) activity centre; or (b) for a <i>prescribed rooftop use</i> .	<ul style="list-style-type: none"> • Local 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
Car wash	Code assessment if located within a local (full service) activity centre.	<ul style="list-style-type: none"> • Local 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
Food and drink outlet	Accepted development if:- (a) in an existing building; (b) not incorporating a <i>drive-through facility</i> ; and	<ul style="list-style-type: none"> • Transport and parking code

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	(c) not for a <i>high volume convenience restaurant</i> .	
	Impact assessment if:- (a) incorporating a <i>drive-through facility</i> ; or (b) for a <i>high volume convenience restaurant</i> .	<ul style="list-style-type: none"> The planning scheme
	Code assessment if not otherwise specified.	<ul style="list-style-type: none"> Local centre zone code Applicable local plan code Business uses and centre design code <i>Prescribed other development codes</i>
Function facility	Code assessment	<ul style="list-style-type: none"> Local centre zone code Applicable local plan code Business uses and centre design code <i>Prescribed other development codes</i>
Funeral parlour	Code assessment	<ul style="list-style-type: none"> Local centre zone code Applicable local plan code Business uses and centre design code <i>Prescribed other development codes</i>
Garden centre	Accepted development if:- (a) in an existing building; and (b) not exceeding a <i>gross leasable floor area</i> 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 <i>gross leasable floor area</i> of 300m ² .	<ul style="list-style-type: none"> Local 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
Hardware and trade supplies	Accepted development if:- (a) in an existing building; and (b) not exceeding a <i>gross leasable floor area</i> 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 <i>gross leasable floor area</i> of 300m ² .	<ul style="list-style-type: none"> Local 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
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"> Local 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

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	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 if:- (a) located within a local (full service) activity centre; or (b) for a <i>prescribed rooftop use</i> .	<ul style="list-style-type: none"> Local 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>
	Impact assessment if not otherwise specified.	<ul style="list-style-type: none"> The planning scheme
Market	Accepted development if:- (a) conducted by a not-for-profit organisation; and (b) 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"> Local centre zone code Applicable local plan code Market code Safety and security code Transport and parking code Waste management code
Office	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"> Local 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 if located within a local (full service) activity centre.	<ul style="list-style-type: none"> Local centre zone code Applicable local plan code Service station code <i>Prescribed other development codes</i>
	Impact assessment if not otherwise specified.	<ul style="list-style-type: none"> The planning scheme
Shop	Accepted development if:- (a) in an existing building; and (b) having a <i>gross leasable floor area</i> not exceeding 300m ² .	<ul style="list-style-type: none"> Transport and parking code
	Code assessment if:- (a) not otherwise specified above; and (b) having a <i>gross leasable floor area</i> not exceeding:- (i) 1,000m ² if for a <i>supermarket</i> ; and (ii) 300m ² otherwise.	<ul style="list-style-type: none"> Local 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
Shopping centre	Code assessment if:- (a) having a <i>gross leasable floor area</i> not exceeding 2,500m ² ; and (b) any <i>shop</i> tenancy	<ul style="list-style-type: none"> Local centre zone code Applicable local plan code Business uses and centre design code <i>Prescribed other development codes</i>

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	has a gross leasable floor area not exceeding:- (i) 1,000m ² if for a supermarket; and (ii) 300m ² otherwise.	
	Impact assessment if not otherwise specified.	<ul style="list-style-type: none"> The planning scheme
Veterinary 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"> Local centre zone code Applicable local plan code Business uses and centre design code Prescribed other development codes
Industrial activities		
Low impact industry	Code assessment if:- (a) involving the mechanical repair and servicing of motor vehicles, lawn mowers or the like; (b) in a rural town or rural village; and (c) on a site that does not require an active street frontage as identified on a local plan elements figure.	<ul style="list-style-type: none"> Local 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
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"> Local centre zone code Applicable local plan code Business uses and centre design code Prescribed other development codes
Community activities		
Child care centre	Code assessment	<ul style="list-style-type: none"> Local centre zone code Applicable local plan code Child care centre code Prescribed other development codes
Community care centre	Code assessment	<ul style="list-style-type: none"> Local centre zone code Applicable local plan code Community activities code Prescribed other development codes
Community use	Accepted development if:- (a) located on Council owned or controlled land; and (b) undertaken by or on behalf of the Council.	<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"> Local centre zone code Applicable local plan code Community activities code Prescribed other development codes
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"> Local centre zone code Applicable local plan code Community activities code Prescribed other development codes
Emergency services	Code assessment	<ul style="list-style-type: none"> Local centre zone code Community activities code

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		<ul style="list-style-type: none"> Applicable local plan code Prescribed other development codes
<i>Place of worship</i>	Code assessment	<ul style="list-style-type: none"> Local centre zone code Applicable local plan code Community activities code Prescribed other development codes
Sport and recreation activities		
<i>Club</i>	Accepted development if:- (a) in an existing building; and (b) not exceeding a gross 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 floor area of 300m ² .	<ul style="list-style-type: none"> Local centre zone code Applicable local plan code Business uses and centre design code Sport and recreation uses code Prescribed other development codes
	Impact assessment if not otherwise specified.	<ul style="list-style-type: none"> The planning scheme
<i>Outdoor sport and recreation</i>	Code assessment if for a prescribed rooftop use.	<ul style="list-style-type: none"> Local centre zone code Applicable local plan code Business uses and centre design code Sport and recreation uses code Prescribed other development codes
	Impact assessment if not otherwise specified.	<ul style="list-style-type: none"> The planning scheme
<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"> Local centre zone code Applicable local plan code Business uses and centre design code Sport and recreation uses code Prescribed other development codes
<i>Park</i>	Accepted development	
Other activities		
<i>Parking station</i>	Code assessment	<ul style="list-style-type: none"> Local centre zone code Applicable local plan code Business uses and centre design code Prescribed other development codes
<i>Utility installation</i>	Accepted development if for a local utility.	<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