

**Table 5.5.7 District centre zone**

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

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	building; and (b) not located in an <i>adult store sensitive use area</i> .	
	<b>Code assessment</b> if:- (a) not in an existing building; and (b) not located in an <i>adult store sensitive use area</i> .	<ul style="list-style-type: none"> <li>• District centre zone code</li> <li>• Applicable local plan code</li> <li>• Business uses and centre design code</li> <li>• <i>Prescribed other development codes</i></li> </ul>
	<b>Impact assessment</b> if not otherwise specified.	<ul style="list-style-type: none"> <li>• The planning scheme</li> </ul>
<b>Agricultural supplies store</b>	<b>Accepted development</b> if in an existing building.	<ul style="list-style-type: none"> <li>• Transport and parking code</li> </ul>
	<b>Code assessment</b> if not otherwise specified.	<ul style="list-style-type: none"> <li>• District centre zone code</li> <li>• Applicable local plan code</li> <li>• Business uses and centre design code</li> <li>• <i>Prescribed other development codes</i></li> </ul>
<b>Bar</b>	<b>Code assessment</b>	<ul style="list-style-type: none"> <li>• District centre zone code</li> <li>• Applicable local plan code</li> <li>• Business uses and centre design code</li> <li>• <i>Prescribed other development codes</i></li> </ul>
<b>Car wash</b>	<b>Code assessment</b>	<ul style="list-style-type: none"> <li>• District centre zone code</li> <li>• Applicable local plan code</li> <li>• Business uses and centre design codes</li> <li>• <i>Prescribed other development codes</i></li> </ul>
<b>Food and drink outlet</b>	<b>Accepted development</b> if:- (a) in an existing building; and (b) not for a <i>high volume convenience restaurant</i> located in the following local plan areas:- (i) Buderim local plan area; or (ii) Maleny local plan area.	<ul style="list-style-type: none"> <li>• Transport and parking code</li> </ul>
	<b>Impact assessment</b> if for a <i>high volume convenience restaurant</i> located in the following local plan areas:- (a) Buderim local plan area; or (b) Maleny local plan area.	<ul style="list-style-type: none"> <li>• The planning scheme</li> </ul>
	<b>Code assessment</b> if not otherwise specified.	<ul style="list-style-type: none"> <li>• District centre zone code</li> <li>• Applicable local plan code</li> <li>• Business uses and centre design code</li> <li>• <i>Prescribed other development codes</i></li> </ul>
<b>Function facility</b>	<b>Code assessment</b>	<ul style="list-style-type: none"> <li>• District centre zone code</li> <li>• Applicable local plan code</li> <li>• Business uses and centre design code</li> <li>• <i>Prescribed other development codes</i></li> </ul>
<b>Funeral parlour</b>	<b>Code assessment</b>	<ul style="list-style-type: none"> <li>• District centre zone code</li> <li>• Applicable local plan code</li> <li>• Business uses and centre design code</li> <li>• <i>Prescribed other development codes</i></li> </ul>
<b>Garden centre</b>	<b>Accepted development</b> if:- (a) in an existing building; and (b) not exceeding a <i>gross leasable floor</i>	<ul style="list-style-type: none"> <li>• Transport and parking code</li> </ul>

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	area of 300m <sup>2</sup> .	
	<b>Code assessment</b> if :- (a) not in an existing building; and (b) not exceeding a gross leasable floor area of 300m <sup>2</sup> .	<ul style="list-style-type: none"> <li>District centre zone code</li> <li>Applicable local plan code</li> <li>Business uses and centre design code</li> <li>Prescribed other development codes</li> </ul>
	<b>Impact assessment</b> if not otherwise specified.	<ul style="list-style-type: none"> <li>The planning scheme</li> </ul>
<b>Hardware and trade supplies</b>	<b>Accepted development</b> if:- (a) in an existing building; and (b) not exceeding a gross leasable floor area of 300m <sup>2</sup> .	<ul style="list-style-type: none"> <li>Transport and parking code</li> </ul>
	<b>Code assessment</b> if:- (a) not in an existing building; and (b) not exceeding a gross leasable floor area of 300m <sup>2</sup> .	<ul style="list-style-type: none"> <li>District centre zone code</li> <li>Applicable local plan code</li> <li>Business uses and centre design code</li> <li>Prescribed other development codes</li> </ul>
	<b>Impact assessment</b> if not otherwise specified.	<ul style="list-style-type: none"> <li>The planning scheme</li> </ul>
<b>Health care services</b>	<b>Accepted development</b> if in an existing building.	<ul style="list-style-type: none"> <li>Transport and parking code</li> </ul>
	<b>Code assessment</b> if not otherwise specified.	<ul style="list-style-type: none"> <li>District centre zone code</li> <li>Applicable local plan code</li> <li>Business uses and centre design code</li> <li>Prescribed other development codes</li> </ul>
<b>Home based business</b>	<b>Accepted development</b> if:- (a) for a home office; or (b) involving a home based child care service licensed under the <i>Child Care Act 2002</i> .	<ul style="list-style-type: none"> <li>No requirements applicable</li> </ul>
	<b>Accepted development</b> if for an activity other than a high impact home based business activity.	<ul style="list-style-type: none"> <li>Home based business code</li> </ul>
	<b>Impact assessment</b> if for a high impact home based business activity.	<ul style="list-style-type: none"> <li>The planning scheme</li> </ul>
<b>Hotel</b>	<b>Code assessment</b>	<ul style="list-style-type: none"> <li>District centre zone code</li> <li>Applicable local plan code</li> <li>Business uses and centre design code</li> <li>Multi-unit residential uses code if incorporating a residential component</li> <li>Prescribed other development codes</li> </ul>
<b>Market</b>	<b>Accepted development</b> if:- (a) conducted by a not-for-profit organisation; and (b) located on Council owned or controlled land.	<ul style="list-style-type: none"> <li>No requirements applicable</li> </ul>
	<b>Code assessment</b> if not otherwise specified.	<ul style="list-style-type: none"> <li>District centre zone code</li> <li>Applicable local plan code</li> <li>Market code</li> <li>Safety and security code</li> <li>Transport and parking code</li> <li>Waste management code</li> </ul>
<b>Office</b>	<b>Accepted development</b> if in an existing building.	<ul style="list-style-type: none"> <li>Transport and parking code</li> </ul>

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	<b>Code assessment</b> if not otherwise specified.	<ul style="list-style-type: none"> <li>District centre zone code</li> <li>Applicable local plan code</li> <li>Business uses and centre design code</li> <li><i>Prescribed other development codes</i></li> </ul>
<b>Sales office</b>	<b>Accepted development</b>	<ul style="list-style-type: none"> <li>Sales office code</li> <li>Transport and parking code</li> </ul>
<b>Service station</b>	<b>Code assessment</b>	<ul style="list-style-type: none"> <li>District centre zone code</li> <li>Applicable local plan code</li> <li>Service station code</li> <li><i>Prescribed other development codes</i></li> </ul>
<b>Shop</b>	<b>Accepted development</b> if:- (a) in an existing building; and (b) not for a <i>department store</i> or <i>discount department store</i> .	<ul style="list-style-type: none"> <li>Transport and parking code</li> </ul>
	<b>Impact assessment</b> if for a <i>department store</i> or <i>discount department store</i> .	<ul style="list-style-type: none"> <li>The planning scheme</li> </ul>
	<b>Code assessment</b> if not otherwise specified.	<ul style="list-style-type: none"> <li>District centre zone code</li> <li>Applicable local plan code</li> <li>Business uses and centre design code</li> <li><i>Prescribed other development codes</i></li> </ul>
<b>Shopping centre</b>	<b>Code assessment</b> if not involving a <i>department store</i> or <i>discount department store</i> .	<ul style="list-style-type: none"> <li>District centre zone code</li> <li>Applicable local plan code</li> <li>Business uses and centre design code</li> <li><i>Prescribed other development codes</i></li> </ul>
	<b>Impact assessment</b> if involving a <i>department store</i> or <i>discount department store</i> .	<ul style="list-style-type: none"> <li>The planning scheme</li> </ul>
<b>Theatre</b>	<b>Code assessment</b> if not involving a multiplex cinema.	<ul style="list-style-type: none"> <li>District centre zone code</li> <li>Applicable local plan code</li> <li>Business uses and centre design code</li> <li><i>Prescribed other development codes</i></li> </ul>
	<b>Impact assessment</b> if not otherwise specified.	<ul style="list-style-type: none"> <li>The planning scheme</li> </ul>
<b>Veterinary services</b>	<b>Accepted development</b> if in an existing building.	<ul style="list-style-type: none"> <li>Transport and parking code</li> </ul>
	<b>Code assessment</b> if not otherwise specified.	<ul style="list-style-type: none"> <li>District centre zone code</li> <li>Applicable local plan code</li> <li>Business uses and centre design code</li> <li><i>Prescribed other development codes</i></li> </ul>
<b>Industrial activities</b>		
<b>Service industry</b>	<b>Accepted development</b> if in an existing building.	<ul style="list-style-type: none"> <li>Transport and parking code</li> </ul>
	<b>Code assessment</b> if not otherwise specified.	<ul style="list-style-type: none"> <li>District centre zone code</li> <li>Applicable local plan code</li> <li>Business uses and centre design code</li> <li><i>Prescribed other development codes</i></li> </ul>
<b>Community activities</b>		
<b>Child care centre</b>	<b>Code assessment</b>	<ul style="list-style-type: none"> <li>District centre zone code</li> <li>Applicable local plan code</li> <li>Child care centre code</li> <li><i>Prescribed other development codes</i></li> </ul>
<b>Community care centre</b>	<b>Code assessment</b>	<ul style="list-style-type: none"> <li>District centre zone code</li> <li>Applicable local plan code</li> <li>Community activities code</li> <li><i>Prescribed other development codes</i></li> </ul>
<b>Community use</b>	<b>Accepted development</b> if:- (a) located on <i>Council</i> owned or controlled	<ul style="list-style-type: none"> <li>No requirements applicable</li> </ul>

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	land; and (b) undertaken by or on behalf of the Council.	
	<b>Accepted development</b> if in an existing building.	<ul style="list-style-type: none"> <li>Transport and parking code</li> </ul>
	<b>Code assessment</b> if not otherwise specified.	<ul style="list-style-type: none"> <li>District centre zone code</li> <li>Applicable local plan code</li> <li>Community activities code</li> <li><i>Prescribed other development codes</i></li> </ul>
<b>Educational establishment</b>	<b>Accepted development</b> if in an existing building.	<ul style="list-style-type: none"> <li>Transport and parking code</li> </ul>
	<b>Code assessment</b> if not otherwise specified.	<ul style="list-style-type: none"> <li>District centre zone code</li> <li>Applicable local plan code</li> <li>Community activities code</li> <li><i>Prescribed other development codes</i></li> </ul>
<b>Emergency services</b>	<b>Code assessment</b>	<ul style="list-style-type: none"> <li>District centre zone code</li> <li>Applicable local plan code</li> <li>Community activities code</li> <li><i>Prescribed other development codes</i></li> </ul>
<b>Place of worship</b>	<b>Code assessment</b>	<ul style="list-style-type: none"> <li>District centre zone code</li> <li>Applicable local plan code</li> <li>Community activities code</li> <li><i>Prescribed other development codes</i></li> </ul>
<b>Sport and recreation activities</b>		
<b>Club</b>	<b>Accepted development</b> if in an existing building.	<ul style="list-style-type: none"> <li>Transport and parking code</li> </ul>
	<b>Code assessment</b> if not otherwise specified.	<ul style="list-style-type: none"> <li>District centre zone code</li> <li>Applicable local plan code</li> <li>Business uses and centre design code</li> <li>Sport and recreation uses code</li> <li><i>Prescribed other development codes</i></li> </ul>
<b>Indoor sport and recreation</b>	<b>Accepted development</b> if:- (a) in an existing building; and (b) not involving an activity that requires a liquor licence or gaming licence.	<ul style="list-style-type: none"> <li>Transport and parking code</li> </ul>
	<b>Code assessment</b> if not otherwise specified.	<ul style="list-style-type: none"> <li>District centre zone code</li> <li>Applicable local plan code</li> <li>Business uses and centre design code</li> <li>Sport and recreation uses code</li> <li><i>Prescribed other development codes</i></li> </ul>
<b>Outdoor sport and recreation</b>	<b>Code assessment</b> if for a prescribed rooftop use.	<ul style="list-style-type: none"> <li>District centre zone code</li> <li>Applicable local plan code</li> <li>Business uses and centre design code</li> <li>Sport and recreation uses code</li> <li><i>Prescribed other development codes</i></li> </ul>
	<b>Impact assessment</b> if not otherwise specified.	<ul style="list-style-type: none"> <li>The planning scheme</li> </ul>
<b>Park</b>	<b>Accepted development</b>	<ul style="list-style-type: none"> <li>No requirements applicable</li> </ul>
<b>Other activities</b>		
<b>Parking station</b>	<b>Code assessment</b>	<ul style="list-style-type: none"> <li>District centre zone code</li> <li>Applicable local plan code</li> <li>Business uses and centre design code</li> <li><i>Prescribed other development codes</i></li> </ul>
<b>Telecommunications facility</b>	<b>Code assessment</b> if other than a freestanding tower.	<ul style="list-style-type: none"> <li>District centre zone code</li> <li>Applicable local plan code</li> <li>Telecommunications facility code</li> <li><i>Prescribed other development codes</i></li> </ul>

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		code <i>development codes</i> <ul style="list-style-type: none"> <li>Business uses and centre design code if involving studios or offices for broadcasting</li> </ul>
	Impact assessment if not otherwise specified.	<ul style="list-style-type: none"> <li>The planning scheme</li> </ul>
<i>Utility installation</i>	Accepted development if for a <i>local utility</i> .	<ul style="list-style-type: none"> <li>No requirements applicable</li> </ul>
	Impact assessment if not otherwise specified.	<ul style="list-style-type: none"> <li>The planning scheme</li> </ul>
Other defined uses		
All other uses defined in Schedule 1 (Definitions)	Impact assessment	<ul style="list-style-type: none"> <li>The planning scheme</li> </ul>
Undefined uses		
Any use not defined in Schedule 1 (Definitions)	Impact assessment	<ul style="list-style-type: none"> <li>The planning scheme</li> </ul>