

6.2.21 Specialised centre zone code

6.2.21.1 Application

- (1) This code applies to assessable development:-
 - (a) within the Specialised centre zone as identified on the zoning maps contained within **Schedule 2 (Mapping)**; and
 - (b) identified as requiring assessment against the Specialised centre zone code by the tables of assessment in **Part 5 (Tables of assessment)**.
- (2) All provisions in this code are assessment benchmarks for applicable assessable development.

6.2.21.2 Purpose and overall outcomes

- (1) The purpose of the Specialised centre zone code is to provide for large floor plate retail business activities and other activities which because of their size, requirement for high levels of accessibility to private motor vehicle traffic, or other characteristics, are best located outside of activity centres, adjacent to *major roads*.
- (2) The purpose of the Specialised centre zone code will be achieved through the following overall outcomes:-
 - (a) development provides for a range of retail business activities predominantly in the form of *showrooms, garden centres, hardware and trade supplies and outdoor sales* that have large floor plates and require high levels of visibility and accessibility to *major roads*;
 - (b) development also provides for other business uses and some industrial uses which, because of their scale or characteristics, are not suited to establish in another *centre zone*;
 - (c) development does not compromise the viability of the *Sunshine Coast activity centre network*⁵;
 - (d) development provides for the following:-
 - (i) any *shop* tenancy to have a minimum *gross leasable floor area* of 300m²;
 - (ii) the total *gross leasable floor area* of all existing and approved business activities to not exceed any allocation specified for the specialised centre in a local plan code; and
 - (iii) higher order and other retail facilities better suited to establishing within an activity centre, including *supermarkets, department stores and discount department stores* to not be established in the Specialised centre zone;
 - (e) development incorporates a high standard of urban and landscape design that creates attractive and functional buildings, streets and places;
 - (f) development is designed and operated to be responsive to the Sunshine Coast's sub-tropical climate and minimise the use of water and energy;
 - (g) development is located, designed and operated in a manner that does not adversely impact on the amenity of surrounding premises, having regard to matters such as noise, lighting, waste, fumes, odours, overlooking and public health and safety;
 - (h) development avoids as far as practicable, or where avoidance is not practicable, otherwise mitigates, adverse impacts on *ecologically important areas*, including creeks, gullies, *waterways, wetlands*, coastal areas, habitats and *vegetation* through location, design, operation and management;
 - (i) development is designed and sited to sensitively respond to the physical characteristics and constraints of land, including flooding, *steep land*, landslide hazard and bushfire hazard, where applicable;

⁵ Editor's note—the *Sunshine Coast activity centre network* is described in **Table SC1.2.3 of Schedule 1 (Definitions)**.

- (j) development is provided with the full range of urban services to support the needs of the community, including *parks*, roads and transport corridors, pedestrian and cycle paths, reticulated water, sewerage, stormwater drainage and electricity and telecommunication infrastructure;
- (k) development is located and designed to maximise the efficient extension and safe operation of *infrastructure*;
- (l) development does not adversely impact on the continued operation, viability and maintenance of existing *infrastructure* or compromise the future provision of planned *infrastructure*; and
- (m) development provides for the following:-
 - (i) a use listed as a consistent use in column 1 of **Table 6.2.21.2.1 (Consistent uses and potentially consistent uses in the Specialised centre zone)** to occur in the Specialised centre zone; and
 - (ii) a use listed as a potentially consistent use in column 2 of **Table 6.2.21.2.1** to occur in the Specialised centre zone only where further assessment has determined that the use is appropriate in the zone having regard to such matters as its location, nature, scale and intensity.

Note—a use not listed in **Table 6.2.21.2.1** is an inconsistent use and is not intended to occur in the Specialised centre zone.

Table 6.2.21.2.1 Consistent uses and potentially consistent uses in the Specialised centre zone

Column 1 Consistent Uses	Column 2 Potentially Consistent Uses
Residential activities	
<i>Caretaker's accommodation</i>	<i>Short-term accommodation</i>
Business activities	
(a) <i>Adult store</i> (where not located in an <i>adult store sensitive use area</i> and having a minimum gross leasable floor area of 300m ²) (b) <i>Agricultural supplies store</i> (c) <i>Car wash</i> (d) <i>Food and drink outlet</i> (e) <i>Funeral parlour</i> (f) <i>Garden centre</i> (g) <i>Hardware and trade supplies</i> (h) <i>Outdoor sales</i> (i) <i>Service station</i> (j) <i>Shop</i> (where having a minimum gross leasable floor area of 300m ² and not incorporating a <i>supermarket</i> , <i>department store</i> or <i>discount department store</i>) (k) <i>Shopping centre</i> (where each shop tenancy has a minimum gross leasable floor area of 300m ² and not incorporating a <i>supermarket</i> , <i>department store</i> or <i>discount department store</i>) (l) <i>Showroom</i> (m) <i>Veterinary services</i>	<i>Sales office</i>
Industrial activities	
(a) <i>Low impact industry</i> (b) <i>Research and technology industry</i> (c) <i>Service industry</i>	(a) <i>Bulk landscape supplies</i> (b) <i>Warehouse</i>
Community activities	
(a) <i>Community use</i> (b) <i>Crematorium</i> (c) <i>Emergency services</i> (d) <i>Place of worship</i>	None
Sport and recreation activities	
(a) <i>Indoor sport and recreation</i> (b) <i>Park</i>	None
Other activities	
(a) <i>Parking station</i> (b) <i>Telecommunications facility</i> (c) <i>Utility installation</i> (where a <i>local utility</i>)	None