

## 6.2.11 Major centre zone code

### 6.2.11.1 Application

- (1) This code applies to assessing development in the Major centre zone.
- (2) When using this code, reference should be made to Part 5.

### 6.2.11.2 Purpose

- (1) The purpose of the Major centre zone code is to provide for a mix of uses and activities.

It includes concentrations of higher order retail, commercial, offices, residential, administrative and health services, community, cultural and entertainment facilities and other uses capable of servicing a subregion in the planning scheme area.

- (2) The local government purpose of the code is to ensure development is consistent with the identified role and function of Major centres within the hierarchy of centres.
- (3) The purpose of the code will be achieved through the following overall outcomes:
  - (a) a broad range of higher order retail, employment, commercial, administrative, community, cultural, education, higher density housing and entertainment activities are provided;
  - (b) development is well-designed and incorporates appropriately scaled art and cultural infrastructure;
  - (c) development is clustered around public transport facilities to promote public transport, walking and cycling;
  - (d) accommodation activities are provided at an appropriate scale and integrate with and enhance the vibrancy of the centre;
  - (e) development provides a high level of tropical design and reflects the surrounding character of the area;
  - (f) development is located and designed to maximise activity along the primary street frontage with buildings maintaining a human scale and pedestrian focus at street level;
  - (g) development provides a high quality interface to adjoining premises and manages impacts on adjacent development through appropriate location, design, operation and management;
  - (h) public open space areas including malls, plazas, parks and gardens are provided;
  - (i) landscaping is of a high quality and contributes to the visual dominance of tropical vegetation in the streetscape;
  - (j) development contributes to vibrant, engaging and active major centres that are safe comfortable and enjoyable for pedestrians;
  - (k) development maximises public transport accessibility and use, and encourages walking and cycling;
  - (l) development does not compromise the hierarchy of centres, whether as a result of the impacts from an individual development or the potential cumulative impacts of multiple developments;
  - (m) development reflects and responds to the natural features and constraints of the land.

**6.2.11.3 Criteria for assessment**

Part A - Criteria for assessable development

**Table 6.2.11.3a – Major centre zone code – assessable development**

Performance outcomes	Acceptable outcomes
<b>For assessable development</b>	
<b>Uses and other development</b>	
<p><b>PO1</b> Development is consistent with the purpose and overall outcomes sought for the zone.</p>	<p><b>AO1.1</b> No acceptable outcomes are provided.</p>
<b>Role and function of Major centres</b>	
<p><b>PO2</b> Development reinforces the role and function of Major centres within the hierarchy of centres.</p> <p>Note – The role and function of the hierarchy of centres is described 3.3.2 Element – Centres and centre activities within Part 3 Strategic framework</p> <p>Note – A Centre need and impact assessment may be required to demonstrate compliance with this performance outcome.</p>	<p><b>AO2.1</b> No acceptable outcomes are provided.</p>