

Table 5.5.21 Specialised centre zone

SPECIALISED 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>• Specialised 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>Business activities</b>		
<b>Adult store</b>	<b>Accepted development</b> if:- (a) in an existing building; and (b) not located in an <i>adult store sensitive use area</i> .	<ul style="list-style-type: none"> <li>• Transport and parking code</li> </ul>
	<b>Code assessment</b> if:- (a) not in an existing building; (b) not located in an <i>adult store sensitive use area</i> ; and (c) having a minimum <i>gross leasable floor area</i> of 300m <sup>2</sup> .	<ul style="list-style-type: none"> <li>• Specialised 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>• Specialised 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>• Specialised 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>Food and drink outlet</b>	<b>Accepted development</b> if:- (a) in an existing building; and (b) not incorporating a <i>drive-through facility</i> .	<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>• Specialised 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>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>• Specialised 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 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>• Specialised 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>Hardware and trade supplies</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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	Code assessment if not otherwise specified.	<ul style="list-style-type: none"> <li>Specialised centre zone code</li> <li>Applicable local plan code</li> </ul>	<ul style="list-style-type: none"> <li>Business uses and centre design code</li> <li>Prescribed other development codes</li> </ul>
Outdoor sales	Code assessment	<ul style="list-style-type: none"> <li>Specialised centre zone code</li> <li>Applicable local plan code</li> </ul>	<ul style="list-style-type: none"> <li>Business uses and centre design code</li> <li>Prescribed other development codes</li> </ul>
Service station	Code assessment	<ul style="list-style-type: none"> <li>Specialised centre zone code</li> <li>Applicable local plan code</li> </ul>	<ul style="list-style-type: none"> <li>Service station code</li> <li>Prescribed other development codes</li> </ul>
Shop	Accepted development if:- (a) in an existing building; (b) having a minimum gross leasable floor area of 300m <sup>2</sup> ; and (c) not incorporating a supermarket, department store or discount department store.	<ul style="list-style-type: none"> <li>Transport and parking code</li> </ul>	
	Code assessment if:- (a) not in an existing building; (b) having a minimum gross leasable floor area of 300m <sup>2</sup> ; and (c) not incorporating a supermarket, department store or discount department store.	<ul style="list-style-type: none"> <li>Specialised centre zone code</li> <li>Applicable local plan code</li> </ul>	<ul style="list-style-type: none"> <li>Business uses and centre design code</li> <li>Prescribed other development codes</li> </ul>
	Impact assessment if not otherwise specified.	<ul style="list-style-type: none"> <li>The planning scheme</li> </ul>	
Shopping centre	Code assessment if:- (a) each shop tenancy has a minimum gross leasable floor area of 300m <sup>2</sup> ; and (b) not incorporating a supermarket, department store or discount department store.	<ul style="list-style-type: none"> <li>Specialised centre zone code</li> <li>Applicable local plan code</li> </ul>	<ul style="list-style-type: none"> <li>Business uses and centre design code</li> <li>Prescribed other development codes</li> </ul>
	Impact assessment if not otherwise specified.	<ul style="list-style-type: none"> <li>The planning scheme</li> </ul>	
Showroom	Accepted development if in an existing building.	<ul style="list-style-type: none"> <li>Transport and parking code</li> </ul>	
	Code assessment if not otherwise specified.	<ul style="list-style-type: none"> <li>Specialised centre zone code</li> <li>Applicable local plan code</li> </ul>	<ul style="list-style-type: none"> <li>Business uses and centre design code</li> <li>Prescribed other development codes</li> </ul>
Veterinary services	Accepted development if in an existing building.	<ul style="list-style-type: none"> <li>Transport and parking code</li> </ul>	
	Code assessment if not otherwise specified.	<ul style="list-style-type: none"> <li>Specialised centre zone code</li> <li>Applicable local plan code</li> </ul>	<ul style="list-style-type: none"> <li>Business uses and centre design code</li> <li>Prescribed other development codes</li> </ul>
Industrial activities			
Low impact industry	Accepted development if in an existing building.	<ul style="list-style-type: none"> <li>Industry uses code</li> <li>Transport and parking code</li> </ul>	
	Code assessment if not otherwise specified.	<ul style="list-style-type: none"> <li>Specialised centre zone code</li> <li>Applicable local plan code</li> </ul>	<ul style="list-style-type: none"> <li>Industry uses code</li> <li>Prescribed other development codes</li> </ul>

SPECIALISED CENTRE ZONE		
Defined use	Category of development and category of assessment	Assessment benchmarks for assessable development and requirements for accepted development
		code
<b>Research and technology industry</b>	<b>Accepted development</b> if in an existing building.	<ul style="list-style-type: none"> <li>Industry uses code</li> <li>Transport and parking code</li> </ul>
	<b>Code assessment</b> if not otherwise specified.	<ul style="list-style-type: none"> <li>Specialised centre zone code</li> <li>Applicable local plan code</li> <li>Industry uses code</li> <li><i>Prescribed other development codes</i></li> </ul>
<b>Service industry</b>	<b>Accepted development</b> if in an existing building.	<ul style="list-style-type: none"> <li>Industry uses code</li> <li>Transport and parking code</li> </ul>
	<b>Code assessment</b> if not otherwise specified.	<ul style="list-style-type: none"> <li>Specialised centre zone code</li> <li>Applicable local plan code</li> <li>Industry uses code</li> <li><i>Prescribed other development codes</i></li> </ul>
<b>Community activities</b>		
<b>Community use</b>	<b>Accepted development</b> 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"> <li>No requirements applicable</li> </ul>
	<b>Impact assessment</b> if not otherwise specified.	<ul style="list-style-type: none"> <li>The planning scheme</li> </ul>
<b>Crematorium</b>	<b>Code assessment</b>	<ul style="list-style-type: none"> <li>Specialised 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>Specialised 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>Specialised 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>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>Specialised 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>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>Specialised 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>	<ul style="list-style-type: none"> <li>Specialised centre zone code</li> <li>Applicable local plan code</li> <li>Telecommunications facility code</li> <li>Business uses and centre design code if involving studios or offices for broadcasting</li> <li><i>Prescribed other development codes</i></li> </ul>
<b>Utility installation</b>	<b>Accepted development</b>	<ul style="list-style-type: none"> <li>No requirements</li> </ul>

SPECIALISED CENTRE ZONE		
Defined use	Category of development and category of assessment	Assessment benchmarks for assessable development and requirements for accepted development
	if for a <i>local utility</i> .	applicable
	<b>Impact assessment</b> 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)	<b>Impact assessment</b>	<ul style="list-style-type: none"> <li>The planning scheme</li> </ul>
Undefined uses		
Any use not defined in Schedule 1 (Definitions)	<b>Impact assessment</b>	<ul style="list-style-type: none"> <li>The planning scheme</li> </ul>