### Major centre zone code

#### 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.

#### 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.

1. 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.
2. The purpose of the code will be achieved through the following overall outcomes:
	1. a broad range of higher order retail, employment, commercial, administrative, community, cultural, education, higher density housing and entertainment activities are provided;
	2. development is well-designed and incorporates appropriately scaled art and cultural infrastructure;
	3. development is clustered around public transport facilities to promote public transport, walking and cycling;
	4. accommodation activities are provided at an appropriate scale and integrate with and enhance the vibrancy of the centre;
	5. development provides a high level of tropical design and reflects the surrounding character of the area;
	6. 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;
	7. development provides a high quality interface to adjoining premises and manages impacts on adjacent development through appropriate location, design, operation and management;
	8. public open space areas including malls, plazas, parks and gardens are provided;
	9. landscaping is of a high quality and contributes to the visual dominance of tropical vegetation in the streetscape;
	10. development contributes to vibrant, engaging and active major centres that are safe comfortable and enjoyable for pedestrians;
	11. development maximises public transport accessibility and use, and encourages walking and cycling;
	12. 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;
	13. development reflects and responds to the natural features and constraints of the land.

#### Criteria for assessment

Part A - Criteria for assessable development

Table 6.2.11.3a – Major centre zone code – assessable development

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