

# CENTRE, MIXED USE AND SPECIALISED CENTRE ZONES



*Dedicated to a better Brisbane*

BRISBANE CITY PLAN 2014 | DEVELOPMENT ASSESSMENT FACT SHEET

*Brisbane City Plan 2014 (City Plan)* has been developed by Brisbane City Council in consultation with the community to create a simple, fast and clear development assessment process. The plan guides how land in Brisbane can be used and developed to support economic growth, while protecting our city's enviable way of life.

This factsheet provides information on three zone categories.

- [Centre zone](#).
- [Mixed use zone](#).
- [Specialised centre zone](#).

## What is a zone?

All of Brisbane is divided into zones. These zones guide the type of development that may be built on a site.

The City Plan further divides some zones into numbered zone precincts. These precincts provide more information about the types of development intended for particular locations.

## What are Centre, Mixed use and Specialised centre zones?

These zones identify land for a range of activities that support our city's economy and are focal points for economic growth and the provision of services in the city.

### Centre zones

The [Centre zone](#) allows development in large and small centres across the city for uses including business, retail, professional services, administrative services, entertainment, cultural activities and residential. There are four types of centre zones:

- Principal centres such as Chermiside
- Major centres such as Toowong
- District centres such as Cannon Hill
- Neighbourhood centres such as a row of shops on Cavendish Road, Coorparoo.

### Mixed use zones

The [Mixed use zone](#) applies to areas close to centres and along major transport corridors. The Mixed use zone provides for a mixture of uses including office, retail, residential, tourist accommodation and low impact industrial uses.

Mixed use zones are divided into three precincts:

- Inner city, such as parts of Fortitude Valley
- Centre frame, such as surrounding Chermiside major centre
- Corridor, along major transport corridors.

### Specialised centre zones

The [Specialised centre zone](#) provides for one or more specialised uses such as education, entertainment and industry on a site. This zone is divided into six precincts:

- Brisbane markets
- Entertainment and conference centre
- Large format retail
- Major education and research facility
- Marina
- Mixed industry and business.

Uses that complement and enhance these specialised activities are also able to locate within the [Specialised centre zone](#).

### How do I find out my property's zoning?

The *Brisbane City Plan 2014* [interactive mapping](#) tool allows you to view your property on a map to see the zones that apply to your site. The maps are colour and number coded to help you clearly identify the relevant zones and precincts within an area.

The table on the following page provides more information about Centre, Mixed use and Specialised centre zones and zone precincts, including the corresponding colours used on maps, intended development and the maximum building height in the zone.

Brisbane City Plan 2014 zone	Brisbane City Plan 2014 zone precinct	Examples of intended development	Maximum building height unless varied by a neighbourhood plan
Principal centre (PC)	PC1 City centre	<ul style="list-style-type: none"> <li>Commercial uses of state-wide significance including government, administration, offices and cultural facilities</li> <li>Highest density buildings that contain a mix of uses</li> <li>I.e. CBD, Fortitude Valley and South Brisbane</li> </ul>	Refer to neighbourhood plan to determine number of storeys allowed
	PC2 Regional centre	<ul style="list-style-type: none"> <li>Regionally significant commercial, residential community, cultural and entertainment uses as well as retail requiring large catchments</li> <li>High rise buildings containing a mix of uses</li> <li>E.g. Chermshire and Upper Mount Gravatt</li> </ul>	Refer to neighbourhood plan to determine number of storeys allowed
Major centre (MC)	Not applicable	<ul style="list-style-type: none"> <li>A mix of offices, residential, administrative and community services as well as retail requiring large catchments</li> <li>E.g. Carindale and Toowong</li> </ul>	10 storeys*
District centre (DC)	DC1 District	<ul style="list-style-type: none"> <li>Concentration of district-serving retail, commercial, residential and other uses.</li> <li>Low-medium rise buildings of a similar height to surrounding residential areas, e.g. Sunnybank and Stafford</li> </ul>	4 storeys*
	DC2 Corridor	<ul style="list-style-type: none"> <li>A higher intensity economic activity clustered around high frequency public transport</li> <li>A mix of offices, shops and residential</li> </ul>	5 storeys*
Neighbourhood centre (NC)	Not applicable	<ul style="list-style-type: none"> <li>Small-scale convenience shopping, professional offices and community services</li> <li>Servicing a small local catchment</li> </ul>	3 storeys*
Mixed use (MU)	MU1 Inner city	<ul style="list-style-type: none"> <li>Mix of business, retail, residential, service industry and tourist accommodation</li> <li>Close to the City centre</li> </ul>	5 storeys*
	MU2 Centre frame	<ul style="list-style-type: none"> <li>Mix of business, retail, residential, service industry and tourist accommodation</li> <li>Does not compete with the retail and entertainment functions of nearby centres</li> </ul>	5 storeys*
	MU3 Corridor	<ul style="list-style-type: none"> <li>Mix of business, retail, residential, service industry and tourist accommodation</li> <li>Close to high-frequency public transport</li> </ul>	4 storeys*
Specialised centre (SC)	SC1 SC2 SC3 SC4 SC5 SC6	<ul style="list-style-type: none"> <li>A significant development important to the function of the city: <ul style="list-style-type: none"> <li>major education and research facility (SC1)</li> <li>entertainment and conference centre (SC2)</li> <li>Brisbane markets (SC3)</li> <li>large format retail (SC4) e.g. homemaker centre</li> <li>mixed industry and business (SC5) e.g. business park</li> <li>marina (SC6) including facilities for mooring, launching, refuelling and maintenance of boats.</li> </ul> </li> </ul>	Varies

\*Note: Building heights may be varied by an applicable neighbourhood plan.

## How do I know if I need to submit a development application?

Depending on the type of development you are proposing, and the location and characteristics of the site, you may need to submit a development application to Council.

A [PD Online](#) property enquiry can help you determine if the proposal requires Council approval. You can also phone Council on (07) 3403 8888 during business hours and ask to speak to a town planner.

While Council aims to assist you through the process, you may wish to engage a consultant, town planner, surveyor or other appropriately qualified professional for help with your building or development project.

## More information

You can lodge your application by emailing [dalodgement@brisbane.qld.gov.au](mailto:dalodgement@brisbane.qld.gov.au) You may wish to engage a consultant town planner, surveyor or other appropriately qualified professional to prepare the application for you.

For more information about City Plan and to access the [interactive mapping](#) tool, visit [www.brisbane.qld.gov.au](http://www.brisbane.qld.gov.au) and search for *Brisbane City Plan 2014* or call Council on (07) 3403 8888.

You can also attend one of the [Talk to a Planner sessions](#) that Council holds throughout the year to speak to a Council officer in person.

If you would like to be kept up to date with future services and general planning and development in the city, you can register your details by emailing [CPAdmin@brisbane.qld.gov.au](mailto:CPAdmin@brisbane.qld.gov.au)

### Code assessable

You need to apply to Council to assess your application against the relevant codes in *Brisbane City Plan 2014*. This application will not require public notification.

### Impact assessable

You will need to apply to Council to assess your application against the relevant codes in *Brisbane City Plan 2014*. Depending on the type of development, the assessment can range across all provisions of the City Plan. This application will need public notification (signage on site, notice in paper and letters to neighbours).



**Disclaimer:** The content of this information sheet is a summary and has been prepared to assist the reader to understand the City Plan. Please refer to the full City Plan document, entitled *Brisbane City Plan 2014*, on Council's website for further detail.