

6.2.6.8 Specialised centre zone code

- (1) The purpose of the Specialised centre zone code is to provide for one (or more) specialised uses.
- (2) The local government purpose of the code is to:
 - (a) Implement the policy direction set in the Strategic Framework, in particular:
 - (i) Theme 1: Brisbane's globally competitive economy, Element 1.1 – Brisbane as a Centre for global business and Element 1.3 – Brisbane's population serving economy;
 - (ii) Theme 4: Brisbane's highly effective transport and infrastructure networks and Element 4.2 – Brisbane's other infrastructure networks;
 - (iii) Theme 5: Brisbane's CityShape and Element 5.4 – Brisbane's Special Centres.
 - (b) Provide for the continued operation of specialised centre uses that are identified as preferable in the relevant zone precinct together with anticipated, compatible and necessary complementary uses.
 - (c) Enable the re-use of land in the Specialised centre zone to occur in an integrated manner should a specialised centre purpose cease.

Note—Land in the Specialised centre zone is contained in either the Brisbane Markets zone precinct, Entertainment and conference centre zone precinct, Large format retail zone precinct, Major education and research facility zone precinct, Marina zone precinct or Mixed industry and business zone precinct.

- (3) The purpose of the code will be achieved through overall outcomes for:
 - (a) development location and uses;
 - (b) development form;
 - (c) the following zone precincts:
 - (i) Brisbane Markets zone precinct;
 - (ii) Entertainment and conference centre zone precinct;
 - (iii) Large format retail zone precinct;
 - (iv) Major education and research facility zone precinct;
 - (v) Marina zone precinct;
 - (vi) Mixed industry and business zone precinct.
- (4) Development location and uses overall outcomes are:
 - (a) Development contributes to the specific mix or type of activities envisaged in the zone precinct in an integrated and co-located manner to maximise site multifunctionality, efficiency of the use of land and physical and social infrastructure, particularly where the proposed specialised centre purpose is not intended or cannot be easily accommodated in other centre zones at the scale or concentration required for optimal functioning.
 - (b) Development that may limit the ongoing operation of an existing use or prejudice the establishment of a new use that is appropriate to the specific nature of the relevant zone precinct is not accommodated.
 - (c) Development for a use not anticipated in the relevant zone precinct may be accommodated where it is demonstrated that the proposal is safe, well designed, integrated with the surrounding area and offers compensatory community benefits.
- (5) Development form overall outcomes are:
 - (a) Development is appropriately located according to the proposed use and building and landscape design is of a scale, height and bulk that provides a high level of amenity, is generally consistent with the character of the area and transitions sensitively to surrounding uses.
 - (b) Development creates a variety of building forms, materials and façade treatments.
 - (c) Development provides infrastructure, services and utilities that are commensurate with the level of service demands generated by the use.
 - (d) Development is supported by complementary uses of appropriate scale and purpose to directly serve the employees and activities of the zone precinct and which does not compromise the commercial, retail or community service role and function of nearby centre activities.

- (e) Development minimises adverse impacts (including glare, odour, light, noise, traffic, parking, servicing and hours of operation) on the health, safety and amenity of adjoining sensitive land uses, predominantly through maintaining adequate buffering between these land uses.
 - (f) Development is designed, sited and constructed to minimise noise, odour and air quality impacts on residents consistent with its location in the Specialised centre zone, although residents cannot expect to enjoy the same level of noise, odour and air quality amenity as compared with residential areas (due to the levels of activity envisaged during the day and evening).
 - (g) Development achieves a satisfactory standard of environmental performance by adopting principles of innovative, sustainable and efficient design, construction and operation to encourage water conservation and responsiveness to climate.
 - (h) Development maximises road, rail, public transport and active transport connections and accessibility between the Specialised centre zone and key destinations to ensure efficient and safe movement of people and goods and a high level of accessibility for visitors, patrons and employees.
 - (i) Development for a use that is a significant economic driver, such as a university, consolidates its role in facilitating growth in allied industries including research and development, drawing visitors and students to the region and functioning as a major employment generator.
 - (j) Development is designed, constructed and operated to maintain the safety and security of people and property.
 - (k) Development responds to land constraints, mitigates any adverse impacts on environmental values and natural features, and addresses other specific characteristics, as identified by overlays affecting the site or in codes applicable to the development.
- (6) Brisbane Markets zone precinct form overall outcomes are:
- (a) Development provides for facilities and services to facilitate the marketing, storage, handling and distribution of primarily fresh food and produce, including:
 - (i) the sale of fresh food and produce by both wholesale and small scale retail facilities;
 - (ii) large scale storage and handling facilities;
 - (iii) businesses and facilities having a connection to or association with the marketing and distribution of fresh food and produce;
 - (iv) trash and treasure markets;
 - (v) complementary uses such as food and drink outlets, which serve employees, customers and visitors to the markets.
- (7) Entertainment and conference centre zone precinct overall outcomes are:
- (a) Development provides areas and large format facilities for the amusement and entertainment of the public, including venues for conferences, concerts, public or community group gatherings, private functions, trade exhibitions and displays, plus ancillary office, catering, light refreshments and sale of merchandise.
 - (b) Development for a large format library, museum or gallery facility and associated ancillary functions is accommodated.
 - (c) Development of a site that is adaptable for occasional sport and recreation uses may also be accommodated.
 - (d) Development for a complementary use directly related to the core functions of the Entertainment and conference centre zone precinct, including shop, food and drink outlet, office, hotel, major sport, recreation and entertainment facility, motor sport facility, nightclub or tourist attraction, may also be accommodated.
- (8) Large format retail zone precinct overall outcomes are:
- (a) Development provides for large indoor or outdoor premises requiring direct vehicular access for handling, storage and display for sale, auction, hire or lease of goods of a bulky nature, such as vehicles, caravans, boats, machinery, equipment, electrical appliances, carpets or furniture.
 - (b) Development for an ancillary use such as food service, office and on-site workshop for the sale, servicing, fitting and repair of products and accessories may also be accommodated.

- (9) Major education and research facility zone precinct overall outcomes are:
- (a) Development provides premises for teaching and research such as a university or research facility that promote knowledge creation and entrepreneurial activity in science and technology, research, development, low impact manufacturing or other innovative uses, for example, a technology park.
 - (b) Development for ancillary facilities such as office space, student accommodation, food service and sport and recreation facilities may be accommodated.
 - (c) Development for a complementary use may also be accommodated where supporting or enhancing the functionality of the Major education and research facility zone precinct, including child care centre, community facility - community purpose, food and drink outlet, function facility, health care services, hostel where off-site student accommodation, indoor and outdoor sport and recreation and theatre.
- (10) Marina zone precinct overall outcomes are:
- (a) Development provides an area for marina activities, maritime businesses and marine industry uses for which a location adjoining or near the waterfront is essential to facilitate mooring, access, launching, storage, refuelling, repair and maintenance of boats.
 - (b) Development provides for small-scale complementary uses serving visitors, including:
 - (i) food and drink outlets such as kiosks;
 - (ii) club houses and associated facilities for serving food and drinks;
 - (iii) toilets, laundries and ablutions facilities and refuse collection areas;
 - (iv) shops such as a chandlery or convenience retail;
 - (v) offices that fulfil an administrative or regulatory function for marina activities;
 - (vi) secure car and trailer parking areas.
- (11) Mixed industry and business zone precinct overall outcomes are:
- (a) Development provides premises on large parcels of land to accommodate firms seeking to combine their corporate office and manufacturing and distribution industry functions in one central location.
 - (b) Development for a mix of industrial activities, commercial enterprises and workshops are facilitated and supported by office activities set in a business park environment.
 - (c) Development provides for a wide range of industry and business uses, including clean low impact industry, research and technology facilities, knowledge creation and entrepreneurial activities and service industries that are more compatible with urban areas.
 - (d) Development for a complementary use such as food and drink outlets, finance services, community facilities and convenience shops predominantly serving employees of firms located in the Mixed industry and business zone precinct, is limited and comprises a very small proportion of activities in the zone precinct.