

7. Guide to Centre and Mixed use development

Brisbane City Plan 2014 (City Plan) has been developed by Brisbane City Council in consultation with the community and guides how land in Brisbane can be used and developed.

City Plan provides for a range of business, retail, professional, administrative, entertainment, cultural and residential activities in a number of centres. These centres are linked by major transport corridors, making economic hubs easily accessible for businesses, workers and residents.

This guide outlines the different types of Centre and Mixed use zones, their uses and when a development application is required.

Centre and Mixed use zones

City Plan has four [Centre zones](#), a [Mixed use zone](#) and a [Specialised centre zone](#). These zones identify land for a range of activities that support our city's economy and are the focal points for economic growth and the provision of services in the city. They also provide for a mix of development in centres and along the transport corridors that link them and identify the intended scale and intensity of development, which is clearly linked to building heights described as a number of storeys. City Plan further divides some zones into numbered zone precincts. These precincts provide specific information about the types of development intended for particular areas.

The [Centre zones](#) allow 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 Chermside
- Major centres such as Toowong
- District centres such as Cannon Hill
- Neighbourhood centres such as a row of shops on Cavendish Road, Coorparoo.

The [Mixed use zone](#) applies to areas close to centres and along major transport corridors. These zones have been identified through previous neighbourhood plans as areas where a mix of uses support a nearby centre and/or areas that provide a transition to residential areas. These areas provide for a mix of uses including office, retail, residential, tourist accommodation and low-impact industrial uses.



The Mixed use zone is divided into the following three zone precincts.

- MU1 Inner city.
- MU2 Centre frame.
- MU3 Corridor.

The [Specialised centre zone](#) provides for one or more specialised uses on a site such as education, entertainment and industry.

This zone is divided into six zone precincts.

- SC1 Major education and research facility.
- SC2 Entertainment and conference centre.
- SC3 Brisbane markets.
- SC4 Large format retail.
- SC5 Mixed industry and business.
- SC6 Marina.

The zones, zone precincts and examples of intended development and building heights are detailed in the following table. The table also shows the colour associated with each zone and precinct in the interactive mapping tool.

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

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

How do I ensure that development provides a good built outcome?

[City Plan](#) identifies the acceptable building height (in storeys), site cover and boundary setbacks to define an acceptable building envelope and building form for centre and mixed use development, including multiple dwellings and short-term accommodation. Plot ratio and gross floor area (GFA) is still used in some cases for specific neighbourhood plans but it is no longer the primary determinant of yield.

City Plan's form-based approach to defining acceptable development allows for flexibility in building design and certainty for proponents and investors, while ensuring development is consistent with the height and scale compatible with the area and the community's expectations. This emphasis on design and form ensures that development provides good outcomes in terms of building design and articulation, landscaping, deep planting, open space, access to sunlight and breezes.

Does a new tenant require an approval to use an existing commercial premises?

Where a new tenant takes over an existing building in a [Centre](#) or [Mixed use zone](#), providing there is no increase in GFA, a development application may not be required. Most centre activities can be accepted development where they meet all requirements of the identified outcomes in the Centre and Mixed use code. When an application is required, the application is likely to be code assessable where the building does not exceed the maximum building height.

[Centre activities](#) are a defined group of activities in City Plan and include child care centres, clubs, community care centres, community uses, dwelling units, educational establishments, food and drink outlets, function facilities, health care services, indoor sport and recreation centres, offices, places of worship, sales offices, shops, shopping centres, short-term accommodation, theatre and veterinary service activities. City Plan codes provide flexibility for new tenancies within this group of activities. Other uses may also be appropriate without requiring an application depending on which Centre zone the development is proposed in.

What are the acceptable hours of operation in Centre zones?

The hours of operation vary depending on the zone and/or the particular use (e.g. function facility) and the category of development and assessment required. Licensed clubs, function facilities, hotels or nightclubs will usually be subject to code assessment so that the extended hours noise impacts on adjoining properties can be considered.

Accommodation activities, dwelling units or emergency services have unlimited hours of operation.

For other uses, unlimited hours of operation apply in the Principal and Major centre zones while the acceptable hours of operation in a District centre zone, Neighbourhood centre zone and Mixed use zone (including deliveries) is between 6am-10pm.

How are carparking rates determined?

The [Transport, access, parking and servicing code](#) (City Plan Part 9.4.11) must be considered for centre and mixed use activities. The first acceptable outcome in this code specifies that development is to comply with the standards in the [Transport, access, parking and servicing planning scheme policy](#) (City Plan Schedule 6.31). This planning scheme policy provides acceptable carparking standards in one part of the plan. These standards include some changes to carparking space standards in comparison to *Brisbane City Plan 2000*.

Future residents of new multiple dwellings and student accommodation within traffic and parking permit areas will not be eligible for an on-street parking permit so it is important that adequate onsite carparks are provided. This change will apply to residents of new developments where a development application is made to Council after 31 March 2015.

How to find the acceptable carparking space standard for development

1. Refer to Figure A in the [Transport, access, parking and servicing code](#) to determine if the site is in the City core or City frame. If it is, refer to Table 13 in the [Transport, access, parking and servicing planning scheme policy](#) for the number of carparking spaces required
2. If the site is not in the City core or City frame, use Council's [interactive mapping tool](#) to help determine if the site is within 400 metres walking distance of a major public transport interchange. A major public transport interchange is a railway station, bus station, ferry terminal or interchange that includes dedicated platforms, docks, bus parking bays, seating and ticketing facilities. If it is, refer to Table 13 in the [Transport, access, parking and servicing planning scheme policy](#) in Schedule 6 for the number of carparking spaces required.
3. If the site is not within 400 metres walking distance of the above locations of public transport, refer to Table 14 in the [Transport, access, parking and servicing planning scheme policy](#) in Schedule 6 for the number of carparking spaces required in general circumstances.

More information

For more information about City Plan visit www.brisbane.qld.gov.au and search for *Brisbane City Plan 2014*, or phone Council on (07) 3403 8888.

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