

# Zone: Major Centre

**The purpose of the Major centre zone is to provide for a large variety of uses and activities to service a part of the local government area, including, for example, administrative, business, community, cultural, entertainment, professional, residential or retail uses or activities.**

The purpose of the Major centre zone is achieved through the following overall outcome; including but not limited to:

- Plainland provides for a range of commercial and community activities which provide for the current and future economic and social needs of the local community and a sub-regional catchment.
- A wide range of commercial, administrative, community activities are provided which support the local community and provide for the travelling public.
- Development does not compromise the viability of the centre hierarchy by proposing higher order or larger scale uses that are more appropriately located in the Principal centre zone.
- Development provides active uses located at the ground level and compatible supporting uses located above ground level providing an integrated development outcome with residential, retail and commercial land uses.
- Residential uses support the centre for commercial purposes. Residential uses are located above ground level or at the rear of commercial uses to maintain the vitality of the centre and active street frontages. Residents in the zone should expect a reasonable level of ambient noise associated with the benefits of living in a centre.
- Industry activities are limited to Service industries and Low impact industries that serve the needs of the community and have a similar built form and amenity to Shops and Offices in the centre.

- Short-term accommodation is provided where it is compatible with the commercial use of the centre.
- Development contributes to the creation of an active, safe and legible public realm, incorporating high quality public open spaces including town squares, civic plazas and forecourts, where appropriate.
- New development is compatible with and improves the local streetscape character and creates areas that are safe, convenient, comfortable and attractive. Development incorporates a high standard of urban and landscape design that creates attractive and functional buildings, streets and places in keeping with the role of the zone as a major hub of economic and community activity. Development provides a high level of amenity and is reflective of the surrounding character of the area and is sited and designed to maximise activity along primary street frontages with buildings maintaining a human scale at street level.
- Development in Plainland establishes a contemporary subtropical style through built form and landscaping that:
  - establishes a contemporary streetscape with a mix of architectural styles;
  - establishes active building frontages to primary road frontages and corners;
  - provides continuous shade and shelter to building entries and shopfronts; and
  - where appropriate incorporates public open spaces and parks.
- Development provides a high level of amenity that reflects the building typology, vernacular and streetscape character intended for the zone.
- Development maximises connectivity, permeability and ease of transport movements, including improving active and public transport networks.

EXAMPLES OF CONSISTENT USES		
Bar Car wash Community use Dual occupancy (where located above the ground storey of a commercial building) Educational establishment Function facility Health care service	Hotel Indoor sport and recreation Market Multiple dwelling (where located above or behind a commercial activity) Nightclub entertainment facility Office Place of worship	Rooming accommodation (where located above or behind a commercial activity) Service station Shop Shopping centre Showroom Theatre Veterinary service



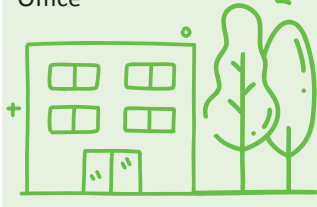
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## WE WOULD LIKE TO SEE

Shop



Office



Food & Drink Outlet

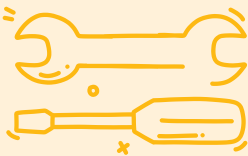


Childcare Centre



## WE WILL CONSIDER

Hardware & Trade Supplies



Hospital



Short Term Accommodation



Shopping Centre



## WE WOULD PREFER NOT TO SEE

Cropping



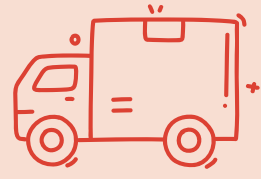
High Impact Industry



Bulk Landscape Supplies

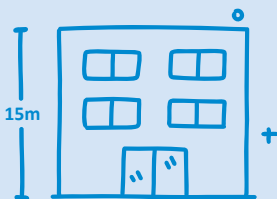


Transport Depot

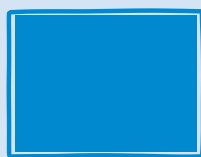


## AS PART OF YOUR DEVELOPMENT WE WILL ASSESS

Building Height - 15m maximum



Setback - 0m from all boundaries



Site Cover - 70% max



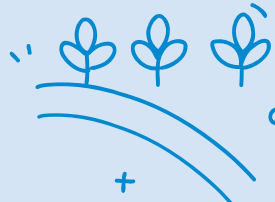
Water Quality



Amenity



Landscaping



Crime Prevention Through Environment Design (CPTED)



## FOR MORE INFORMATION

Visit: [www.lockyervalley.qld.gov.au](http://www.lockyervalley.qld.gov.au)  
 Contact: Council's Growth & Policy Team on 1300 005 872  
 Email: [planningscheme@lvrc.qld.gov.au](mailto:planningscheme@lvrc.qld.gov.au)  
 Book: [An appointment with a Planning Officer](#)



Scan the QR code to view the draft planning scheme, scheme maps and access the submissions portal.

