

## 5.6 Categories of development and assessment – Local plans

The following tables identify the categories of development and assessment for development when a local plan changes the level of assessment from that of a zone.

**Table 5.6.1 Maryborough principal activity centre local plan: Material change of use**

Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
<b>PRINCIPAL CENTRE ZONE—ACTIVITY CENTRE CORE LOCAL PLAN PRECINCT</b>		
<i>Business activities</i>		
Agricultural supplies store	Impact assessment	<ul style="list-style-type: none"> <li>The planning scheme</li> </ul>
<b>PRINCIPAL CENTRE ZONE—RETAIL FOCUS LOCAL PLAN PRECINCT</b>		
<i>Residential activities</i>		
<ul style="list-style-type: none"> <li>Dual occupancy</li> <li>Dwelling unit</li> <li>Multiple dwelling</li> <li>Rooming accommodation</li> <li>Short-term accommodation</li> </ul>	Impact assessment	<ul style="list-style-type: none"> <li>The planning scheme</li> </ul>
<i>Business activities</i>		
Agricultural supplies store	Impact assessment	<ul style="list-style-type: none"> <li>The planning scheme</li> </ul>
<i>Community activities</i>		
<ul style="list-style-type: none"> <li>Educational establishment</li> <li>Hospital</li> <li>Place of worship</li> </ul>	Impact assessment	<ul style="list-style-type: none"> <li>The planning scheme</li> </ul>
<b>PRINCIPAL CENTRE ZONE—ACTIVITY CENTRE FRAME LOCAL PLAN PRECINCT</b>		
<i>Business activities</i>		
<ul style="list-style-type: none"> <li>Car wash</li> <li>Outdoor sales</li> </ul>	Code assessment	<ul style="list-style-type: none"> <li>Business uses code</li> <li>Maryborough principal activity centre local plan code</li> <li>Principal centre zone code</li> <li>Transport and parking code</li> </ul>
<ul style="list-style-type: none"> <li>Garden centre</li> <li>Hardware and trade supplies</li> <li>Showroom</li> </ul>	<b>Accepted</b> If located within an existing building.	Not applicable
	<b>Code assessment</b> If not otherwise specified.	<ul style="list-style-type: none"> <li>Business uses code (Table 9.3.1.3.1, Table 9.3.1.3.3 and Table 9.3.1.3.5)</li> <li>Maryborough principal activity centre local plan code</li> <li>Principal centre zone code</li> <li>Transport and parking code</li> </ul>
Office	<b>Accepted</b> If:- (a) located within an existing building; and (b) the total of all existing and approved offices on the premises will not exceed a GLFA of 500m <sup>2</sup> .	Not applicable
	<b>Code assessment</b> If:- (a) the total of all existing and approved offices on the premises will not exceed a GLFA of 500m <sup>2</sup> ; and (b) not otherwise specified.	<ul style="list-style-type: none"> <li>Business uses code (Table 9.3.1.3.1 and Table 9.3.1.3.3)</li> <li>Maryborough principal activity centre local plan code</li> <li>Principal centre zone code</li> <li>Transport and parking code</li> </ul>

Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
	<b>Impact assessment</b> If not otherwise specified.	<ul style="list-style-type: none"> <li>The planning scheme</li> </ul>
<b>Shop</b>	<b>Accepted</b> If:- (a) located within an existing building; and (b) not involving a department store, discount department store or supermarket.	Not applicable
	<b>Code assessment</b> If:- (a) not involving a department store, discount department store or supermarket; and (b) not otherwise specified.	<ul style="list-style-type: none"> <li>Business uses code (Table 9.3.1.3.1 and Table 9.3.1.3.3)</li> <li>Maryborough principal activity centre local plan code</li> <li>Principal centre zone code</li> <li>Transport and parking code</li> </ul>
<b>Shopping centre</b>	<b>Code assessment</b> If not involving a department store, discount department store or supermarket.	<ul style="list-style-type: none"> <li>Business uses code (Table 9.3.1.3.1 and Table 9.3.1.3.3)</li> <li>Maryborough principal activity centre local plan code</li> <li>Principal centre zone code</li> <li>Transport and parking code</li> </ul>
<b>Entertainment activities</b>		
<b>Theatre</b>	<b>Impact assessment</b>	<ul style="list-style-type: none"> <li>The planning scheme</li> </ul>
<b>Industry activities</b>		
<b>Low impact industry</b>	<b>Accepted subject to requirements</b> If located within an existing building.	<ul style="list-style-type: none"> <li>Industry uses code (Table 9.3.8.3.1)</li> <li>Transport and parking code (Table 9.4.4.3.1)</li> </ul>
	<b>Code assessment</b> If not otherwise specified.	<ul style="list-style-type: none"> <li>Industry uses code</li> <li>Maryborough principal activity centre local plan code</li> <li>Principal centre zone code</li> <li>Transport and parking code</li> </ul>
<b>Community activities</b>		
<b>Funeral parlour</b>	<b>Accepted</b> If located within an existing building.	Not applicable
	<b>Code assessment</b> If not otherwise specified.	<ul style="list-style-type: none"> <li>Business uses code (Table 9.3.1.3.1 and Table 9.3.1.3.3)</li> <li>Maryborough principal activity centre local plan code</li> <li>Principal centre zone code</li> <li>Transport and parking code</li> </ul>
<b>PRINCIPAL CENTRE ZONE—WHARF STREET LOCAL PLAN PRECINCT</b>		
<b>Business activities</b>		
<ul style="list-style-type: none"> <li>Adult store</li> <li>Agricultural supplies store</li> </ul>	<b>Impact assessment</b>	<ul style="list-style-type: none"> <li>The planning scheme</li> </ul>
<b>Office</b>	<b>Accepted</b> If:- (a) located within an existing building; and (b) the total of all existing and approved offices on the premises will not exceed a GLFA of 200m <sup>2</sup> .	Not applicable
	<b>Code assessment</b> If:- (a) the total of all existing and approved offices on the premises will not exceed a GLFA of	<ul style="list-style-type: none"> <li>Business uses code (Table 9.3.1.3.1 and Table 9.3.1.3.2)</li> <li>Maryborough principal activity centre local plan code</li> <li>Principal centre zone code</li> <li>Transport and parking code</li> </ul>

Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
	200m <sup>2</sup> ; and (b) not otherwise specified.	
<ul style="list-style-type: none"> <li>• Shop</li> <li>• Shopping centre</li> </ul>	<p><b>Accepted</b> If:- (a) located within an existing building; and (b) not involving a department store, discount department store or supermarket.</p> <p><b>Code assessment</b> If:- (a) not involving a department store, discount department store or supermarket; and (b) not otherwise specified.</p>	<p>Not applicable</p> <ul style="list-style-type: none"> <li>• Business uses code (Table 9.3.1.3.1 and Table 9.3.1.3.2)</li> <li>• Maryborough principal activity centre local plan code</li> <li>• Principal centre zone code</li> <li>• Transport and parking code</li> </ul>
<ul style="list-style-type: none"> <li>• Garden centre</li> <li>• Hardware and trade supplies</li> <li>• Services station</li> </ul>	<b>Impact assessment</b>	<ul style="list-style-type: none"> <li>• The planning scheme</li> </ul>
<b>Community activities</b>		
<ul style="list-style-type: none"> <li>• Educational establishment</li> <li>• Health care services</li> <li>• Hospital</li> </ul>	<b>Impact assessment</b>	<ul style="list-style-type: none"> <li>• The planning scheme</li> </ul>
<b>PRINCIPAL CENTRE ZONE—INNER-CITY RESIDENTIAL LOCAL PLAN PRECINCT</b>		
<b>Residential activities</b>		
Retirement facility	<b>Code assessment</b> If comprising a multi-storey building.	<ul style="list-style-type: none"> <li>• Maryborough principal activity centre local plan code</li> <li>• Principal centre zone code</li> <li>• Residential care facility and retirement facility code</li> <li>• Landscaping code</li> <li>• Transport and parking code</li> <li>• Works, services and infrastructure code</li> </ul>
<b>Business activities</b>		
<ul style="list-style-type: none"> <li>• Adult store</li> <li>• Agricultural supplies store</li> <li>• Garden centre</li> <li>• Hardware and trade supplies</li> <li>• Office</li> <li>• Service station</li> <li>• Veterinary service</li> </ul>	<b>Impact assessment</b>	<ul style="list-style-type: none"> <li>• The planning scheme</li> </ul>
Food and drink outlet	<p><b>Accepted</b> If located within an existing mixed use building.</p> <p><b>Code assessment</b> If not otherwise specified.</p>	<p>Not applicable</p> <ul style="list-style-type: none"> <li>• Business uses code (Table 9.3.1.3.1 and Table 9.3.1.3.2)</li> <li>• Maryborough principal activity centre local plan code</li> <li>• Principal centre zone code</li> <li>• Transport and parking code</li> </ul>
<ul style="list-style-type: none"> <li>• Shop</li> <li>• Shopping centre</li> </ul>	<p><b>Accepted</b> If:- (a) located within an existing mixed use building; and (b) not involving a department store, discount department store or supermarket.</p> <p><b>Code assessment</b> If:- (a) not involving a</p>	<p>Not applicable</p> <ul style="list-style-type: none"> <li>• Business uses code (Table 9.3.1.3.1 and Table 9.3.1.3.2)</li> <li>• Maryborough principal activity centre local plan</li> </ul>

Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
	department store, discount department store or supermarket; and (b) not otherwise specified.	code • Principal centre zone code • Transport and parking code
<b>Entertainment activities</b>		
• Club • Theatre	<b>Impact assessment</b>	• The planning scheme
• Bar • Function facility • Hotel	<b>Code assessment</b> If forming part of a mixed use building.	• Business uses code (Table 9.3.1.3.1, Table 9.3.1.3.2 and Table 9.3.1.3.6) • Maryborough principal activity centre local plan code • Principal centre zone code • Transport and parking code
<b>Community activities</b>		
• Educational establishment • Hospital • Place of worship	<b>Impact assessment</b>	• The planning scheme
<b>Recreation activities</b>		
Indoor sport and recreation	<b>Code assessment</b> If forming part of a mixed use building.	• Business uses code (Table 9.3.1.3.1 and Table 9.3.1.3.2) • Maryborough principal activity centre local plan code • Principal centre zone code • Transport and parking code
<b>PRINCIPAL CENTRE ZONE—RIVERFRONT LOCAL PLAN PRECINCT</b>		
<b>Residential activities</b>		
• Dual occupancy • Multiple dwelling • Rooming accommodation • Short-term accommodation	<b>Impact assessment</b>	• The planning scheme
<b>Business activities</b>		
• Adult store • Agricultural supplies store • Garden centre • Hardware and trade supplies • Office • Service station • Veterinary service	<b>Impact assessment</b>	• The planning scheme
• Shop • Shopping centre	<b>Accepted</b> If:- (a) located within an existing building; and (b) not involving a department store, discount department store or supermarket.  <b>Code assessment</b> If:- (a) not involving a department store, discount department store or supermarket; and (b) not otherwise specified.	Not applicable  • Business uses code • Maryborough principal activity centre local plan code • Principal centre zone code • Transport and parking code
<b>Entertainment activities</b>		
Theatre	<b>Impact assessment</b>	• The planning scheme
<b>Industry activities</b>		
• Low impact industry • Marine industry	<b>Accepted subject to requirements</b>	• Industry uses code (Table 9.3.8.3.1) • Transport and parking code (Table 9.4.4.3.1)

Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
<ul style="list-style-type: none"> <li>Research and technology industry</li> </ul>	If located within an existing building.	
	<b>Code assessment</b> If not otherwise specified.	<ul style="list-style-type: none"> <li>Industry uses code</li> <li>Maryborough principal activity centre local plan code</li> <li>Principal centre zone code</li> <li>Transport and parking code</li> </ul>
<b>Community activities</b>		
<ul style="list-style-type: none"> <li>Child care centre</li> <li>Community care centre</li> <li>Educational establishment</li> <li>Health care services</li> <li>Hospital</li> <li>Place of worship</li> </ul>	<b>Impact assessment</b>	<ul style="list-style-type: none"> <li>The planning scheme</li> </ul>
<b>Recreation activities</b>		
<b>Indoor sport and recreation</b>	<b>Code assessment</b>	<ul style="list-style-type: none"> <li>Business uses code (Table 9.3.1.3.1 and Table 9.3.1.3.2)</li> <li>Maryborough principal activity centre local plan code</li> <li>Principal centre zone code</li> <li>Landscaping code</li> <li>Transport and parking code</li> </ul>
<b>Other activities</b>		
<b>Landing Port services</b>	<b>Code assessment</b>	<ul style="list-style-type: none"> <li>Industry uses code (if port services involving the servicing, maintenance or repair of vessels)</li> <li>Maryborough principal activity centre local plan code</li> <li>Principal centre zone code</li> <li>Landscaping code</li> <li>Transport and parking code</li> <li>Works, services and infrastructure code</li> </ul>
<b>COMMUNITY FACILITIES ZONE—CULTURAL AND PARKLAND LOCAL PLAN PRECINCT</b>		
<b>Residential activities</b>		
<ul style="list-style-type: none"> <li>Multiple dwelling</li> <li>Short-term accommodation</li> </ul>	<b>Code assessment</b> If located north of Walker Street.	<ul style="list-style-type: none"> <li>Maryborough principal activity centre local plan code</li> <li>Multi-unit residential uses code</li> <li>Community facilities zone code</li> <li>Transport and parking code</li> </ul>
<b>Business activities</b>		
<ul style="list-style-type: none"> <li>Shop</li> <li>Shopping centre</li> </ul>	<b>Accepted</b> If:- (a) located within an existing building; and (b) not involving a department store, discount department store or supermarket.	Not applicable
	<b>Code assessment</b> If:- (a) not involving a department store, discount department store or supermarket; and (b) not otherwise specified.	<ul style="list-style-type: none"> <li>Business uses code (Table 9.3.1.3.1 and Table 9.3.1.3.3)</li> <li>Maryborough principal activity centre local plan code</li> <li>Community facilities zone code</li> <li>Transport and parking code</li> </ul>
<b>Recreation activities</b>		
<b>Major sport, recreation and entertainment facility</b>	<b>Code assessment</b>	<ul style="list-style-type: none"> <li>Community activities code</li> <li>Maryborough principal activity centre local plan code</li> <li>Community facilities zone code</li> <li>Landscaping code</li> <li>Transport and parking code</li> <li>Works, services and infrastructure code</li> </ul>

Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
<i>Other activities</i>		
<ul style="list-style-type: none"> <li>• Landing</li> <li>• Parking station</li> </ul>	Code assessment	<ul style="list-style-type: none"> <li>• Maryborough principal activity centre local plan code</li> <li>• Community facilities zone code</li> <li>• Landscaping code</li> <li>• Transport and parking code</li> <li>• Works, services and infrastructure code</li> </ul>