Table 5.5.22— Mixed use zone

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| Use | Categories of development and assessment | Assessment benchmarks |
| Any prescribed accepted development | Accepted development |
| Development approval is not required | Not applicable |
| Caretaker’s accommodation | Accepted development, subject to compliance with identified requirements |
| If complying with all acceptable outcomes in the Caretaker’s accommodation code | Not applicable |
| Assessable development—Code assessment |
| If not complying with all acceptable outcomes in the Caretaker’s accommodation code | Caretaker’s accommodation code |
| Centre activities (activity group) where not caretaker's accommodation | Accepted development, subject to compliance with identified requirements |
| If involving an existing premises with no increase in gross floor area, where:1. gross floor area is no greater than 1,500m2 for any individual tenancy of a shop or shop component of a shopping centre in the Centre frame zone precinct or Corridor zone precinct;
2. complying with all acceptable outcomes in section A of the Centre or mixed use code
 | Not applicable |
| Assessable development—Code assessment |
| If involving an existing premises with no increase in gross floor area, where:1. gross floor area is no greater than 1,500m2 for any individual tenancy of a shop or shop component of a shopping centre in the Centre frame zone precinct or Corridor zone precinct;
2. not complying with all acceptable outcomes in section A of the Centre or mixed use code
 | Centre or mixed use code—purpose, overall outcomes and section A outcomes only |
| If involving a new premises or an existing premises with an increase in gross floor area, where:1. gross floor area is no greater than 1,500m2 for any individual tenancy of a shop or shop component of a shopping centre in the Centre frame zone precinct or Corridor zone precinct;
2. no greater than:
3. the building height and gross floor area specified in a relevant neighbourhood plan;
4. where a neighbourhood plan does not specify building height:
5. 5 storeys in the Inner city zone precinct; or
6. 5 storeys in the Centre frame zone precinct; or
7. 4 storeys in the Corridor zone precinct
 | Centre or mixed use codeMixed use zone codePrescribed secondary code |
| Garden centre | Accepted development, subject to compliance with identified requirements |
| If involving an existing premises with no increase in gross floor area, where:1. gross floor area is no greater than 1,500m2 for any individual tenancy in the Centre frame zone precinct or Corridor zone precinct;
2. complying with all acceptable outcomes in Section A of the Centre or mixed use code
 | Not applicable |
| Assessable development—Code assessment |
| If involving an existing premises with no increase in gross floor area, where:1. gross floor area is no greater than 1,500m2 for any individual tenancy in the Centre frame zone precinct or Corridor zone precinct;
2. not complying with all acceptable outcomes in Section A of the Centre or mixed use code
 | Centre or mixed use code—purpose, overall outcomes and section A outcomes only |
| If involving a new premises or an existing premises with an increase in gross floor area, where:1. gross floor area is no greater than 1,500m2 for any individual tenancy in the Centre frame zone precinct or Corridor zone precinct;
2. no greater than:
3. the building height and gross floor area specified in a relevant neighbourhood plan
4. where a neighbourhood plan does not specify building height:
5. 5 storeys in the Inner city zone precinct; or
6. 5 storeys in the Centre frame zone precinct; or
7. 4 storeys in the Corridor zone precinct
 | Centre or mixed use codeMixed use zone codePrescribed secondary code |
| Hardware and trade supplies | Accepted development, subject to compliance with identified requirements |
| If involving an existing premises with no increase in gross floor area, where:1. gross floor area is no greater than 1,500m2 for any individual tenancy in the Centre frame zone precinct or Corridor zone precinct;
2. complying with all acceptable outcomes in section A of the Centre or mixed use code
 | Not applicable |
| Assessable development—Code assessment |
| If involving an existing premises with no increase in gross floor area, where:1. gross floor area is no greater than 1,500m2 for any individual tenancy in the Centre frame zone precinct or Corridor zone precinct;
2. not complying with all acceptable outcomes in section A of the Centre or mixed use code
 | Centre or mixed use code—purpose, overall outcomes and section A outcomes only |
| If involving a new premises or an existing premises with an increase in gross floor area, where:1. gross floor area is no greater than 1,500m2 for any individual tenancy in the Centre frame zone precinct or Corridor zone precinct;
2. no greater than:
3. the building height and gross floor area specified in a relevant neighbourhood plan;
4. where a neighbourhood plan does not specify building height:
5. 5 storeys in the Inner city zone precinct; or
6. 5 storeys in the Centre frame zone precinct; or
7. 4 storeys in the Corridor zone precinct
 | Centre or mixed use codeMixed use zone codePrescribed secondary code |
| Home-based business | Accepted development, subject to compliance with identified requirements |
| If complying with all acceptable outcomes in the Home-based business code | Not applicable |
| Assessable development—Code assessment |
| If not complying with all acceptable outcomes in the Home-based business code | Home-based business code |
| Market | Accepted development |
| If not involving building work or operational work | Not applicable |
| Multiple dwelling | Assessable development—Code assessment |
| If no greater than:1. the building height and gross floor area specified in a relevant neighbourhood plan;
2. where a neighbourhood plan does not specify building height:
3. 5 storeys in the Inner city zone precinct; or
4. 5 storeys in the Centre frame zone precinct; or
5. 4 storeys in the Corridor zone precinct
 | Centre or mixed use codeMixed use zone codePrescribed secondary code |
| Park | Accepted development, subject to compliance with identified requirements |
| If complying with all acceptable outcomes in the Park code | Not applicable |
| Assessable development—Code assessment |
| If not complying with all acceptable outcomes in the Park code | Park code |
| Residential care facility | Assessable development—Code assessment |
| If no greater than:1. the building height and gross floor area specified in a relevant neighbourhood plan;
2. where a neighbourhood plan does not specify building height:
3. 5 storeys in the Inner city zone precinct; or
4. 5 storeys in the Centre frame zone precinct; or
5. 4 storeys in the Corridor zone precinct
 | Centre or mixed use codeResidential care facility codeMixed use zone codePrescribed secondary code |
| Retirement facility | Assessable development—Code assessment |
| If no greater than:1. the building height and gross floor area specified in a relevant neighbourhood plan;
2. where a neighbourhood plan does not specify building height:
3. 5 storeys in the Inner city zone precinct; or
4. 5 storeys in the Centre frame zone precinct; or
5. 4 storeys in the Corridor zone precinct
 | Centre or mixed use codeMixed use zone codePrescribed secondary code |
| Rooming accommodation | Accepted development, subject to compliance with identified requirements |
| If involving an existing premises with no increase in gross floor area, where complying with all acceptable outcomes in section B of the Rooming accommodation code | Not applicable |
| Assessable development—Code assessment |
| If involving an existing premises with no increase in gross floor area, where not complying with all acceptable outcomes in section B of the Rooming accommodation code | Rooming accommodation code—purpose, overall outcomes and section B outcomes only |
| If involving a new premises or an existing premises with an increase in gross floor area, where no greater than:1. the building height, gross floor area, plot ratio and site cover specified in a relevant neighbourhood plan;
2. where a neighbourhood plan does not specify building height:
3. 5 storeys in the Inner city zone precinct; or
4. 5 storeys in the Centre frame zone precinct; or
5. 4 storeys in the Corridor zone precinct
 | Centre or mixed use codeRooming accommodation code—purpose, overall outcomes and section B outcomes onlyMixed use zone codePrescribed secondary code |
| Showroom | Accepted development, subject to compliance with identified requirements |
| If involving an existing premises with no increase in gross floor area, where:1. gross floor area is no greater than 1,500m2 for any individual tenancy in the Centre frame zone precinct or Corridor zone precinct;
2. complying with all acceptable outcomes in section A of the Centre or mixed use code
 | Not applicable |
| Assessable development—Code assessment |
| If involving an existing premises with no increase in gross floor area, where:1. gross floor area is no greater than 1,500m2 for any individual tenancy in the Centre frame zone precinct or Corridor zone precinct;
2. not complying with all acceptable outcomes in section A of the Centre or mixed use code
 | Centre or mixed use code—purpose, overall outcomes and section A outcomes only |
| If involving a new premises or an existing premises with an increase in gross floor area, where:1. gross floor area is no greater than 1,500m2 for any individual tenancy in the Centre frame zone precinct or Corridor zone precinct;
2. no greater than:
3. the building height and gross floor area specified in a relevant neighbourhood plan;
4. where a neighbourhood plan does not specify building height:
5. 5 storeys in the Inner city zone precinct; or
6. 5 storeys in the Centre frame zone precinct; or
7. 4 storeys in the Corridor zone precinct
 | Centre or mixed use codeMixed use zone codePrescribed secondary code |
| Telecommunications facility where not a broadcasting station or television station | Assessable development—Code assessment |
| If not accepted development in section 5.3.4 | Telecommunications facility codeMixed use zone codePrescribed secondary code |
| Utility installation where sewage pump station or water pump station | Accepted development, subject to compliance with identified requirements |
| If complying with all acceptable outcomes in section A of the Special purpose code | Not applicable |
| Assessable development—Code assessment |
| If not complying with all acceptable outcomes in section A of the Special purpose code | Special purpose code—purpose, overall outcomes and section A outcomes only |
| Assessable development—Impact assessment |
| Any other use not listed in this table.Any use listed in this table and not meeting the description listed in the "Categories of development and assessment" column.Any other undefined use. | The planning scheme including:Centre or mixed use code |

Note—Prescribed accepted development that is not assessable under the planning scheme is identified in section 5.3.4.

Editor’s note—The above categories of development and assessment apply unless otherwise prescribed in the Regulation.

Editor’s note—The default category of assessment is impact assessment unless otherwise prescribed in the Regulation.