



Commercial Zones

- Neighbourhood Centre Zone ● Local Centre Zone ● District Centre Zone ● Principal Centre Zone
- Mixed Use Zone ● Specialised Centre Zone

The Fraser Coast region is characterised by a range of vibrant and diverse coastal and rural towns and villages which are serviced by the two major regional population centres of Hervey Bay and Maryborough.

There is a hierarchy of centres established within the Fraser Coast. Services and facilities are provided at a scale commensurate with the role and function of each centre.

A range of Centre Zones cater for the variety of community needs in the different locations throughout the Fraser Coast region. From the Neighbourhood and Local Centres that provide the surrounding residential areas convenience and essential services, to the Principal Centres of Pialba and Maryborough that provide the main economic hubs for the Fraser Coast. The Centre Zones provide the opportunities to ensure a resilient and thriving regional economy for small and big business.

The long-term sustainability of the Fraser Coast's economy relies upon the support and growth of the various centres throughout the region by encouraging business.






It is also recognised that the different centres of the Fraser Coast are an integral part of the economic fabric to help make the Fraser Coast a vibrant and sustainable region.

Land uses consistent with the zoning of land

Assessment criteria relevant to land uses within each zone, including their purpose and overall outcomes, are included in Part 6 of the Fraser Coast Planning Scheme 2014. The table provides a summary of the identified consistent uses applicable to each of these zones including the overall outcomes.

Planning Assistance

Enquiries can be made between 8.15am and 4.45pm Monday to Friday by phoning 1300 79 49 29 or in person at the Hervey Bay or Maryborough Customer Service Centres.

	Neighbourhood Centre
	Local Centre
	District Centre
	Principal Centre
	Mixed Use
	Specialised Centre



Zone	General Uses Type		Purpose
Neighbourhood Centre Zone	<ul style="list-style-type: none"> • Caretakers accommodation; • Child care centre; • Community use; • Food and drink outlet; • Health care services; • Market; 	<ul style="list-style-type: none"> • Multiple dwelling; • Office; • Rooming accommodation; • Service industry; • Shop; • Veterinary services. 	The purpose of the neighbourhood centre zone is to provide for:- <ol style="list-style-type: none"> a small variety of uses and activities to service local residents; and other small-scale uses and activities that directly support local residents, including, for example, community services, convenience shops or offices.
Local Centre Zone	<ul style="list-style-type: none"> • Agricultural supplies store; • Child care centre; • Community care centre; • Community use; • Emergency services; • Food and drink outlet; • Garden centre; • Hardware and trade supplies; • Low impact industry. 	<ul style="list-style-type: none"> • Market; • Multiple dwelling; • Office; • Rooming accommodation; • Service industry; • Shop; • Shopping centre; and • Short-term accommodation. 	The purpose of the local centre zone is to provide for:- <ol style="list-style-type: none"> a limited variety of commercial, community and retail activities to service local residents; and other uses and activities that integrate with, and enhance, the local centre, including, for example, entertainment, shopping or residential uses.
District Centre Zone	<ul style="list-style-type: none"> • Bar; • Child care centre; • Community care centre; • Community use; • Emergency services; • Food and drink outlet; • Function facility; • Hardware and trade services; • Health Care Services. 	<ul style="list-style-type: none"> • Rooming accommodation; • Multiple dwelling; • Office; • Sales office; • Service industry; • Shop; • Shopping centre; • Short-term accommodation; and • Veterinary services. 	The purpose of the district centre zone is to provide for a large variety of uses and activities to service a district of the local government area, including, for example, administrative, business, community, cultural, entertainment, professional, residential or retail uses or activities.
Principal Centre Zone	<ul style="list-style-type: none"> • Adult store; • Bar; • Child care centre; • Club; • Community care centre; • Community use; • Food and drink outlet; • Function facility; • Health Care Services; • Hotel; • Rooming accommodation; • Multiple dwelling. 	<ul style="list-style-type: none"> • Nightclub entertainment; • Office; • Sales office; • Service industry; • Shop; • Shopping centre; • Short-term accommodation; • Theatre; and • Veterinary services. 	The purpose of the principal centre zone is to provide for a large variety of uses and activities (including, for example, administrative, business, community, cultural, entertainment, professional, residential or retail activities) to:- <ol style="list-style-type: none"> form the core of an urban area; and service the local government area.
Mixed Use Zone Precincts: <ul style="list-style-type: none"> • MU1– Urangan Harbour • MU2 – Hervey Bay Airport Business and Industry Park • MU3 – Carriers Arms Hotel • MU4 – Dominion Flour Mill • MU5 – Fraser Island Resorts 	<ul style="list-style-type: none"> • Aquaculture; • Bar; • Car wash; • Club; • Food and drink outlet; • Function facility; • Hotel; • Marine industry; • Market; • Medium impact industry; • Multiple dwelling; • Office. 	<ul style="list-style-type: none"> • Port services; • Resort complex; • Rooming accommodation; • Shop; • Shopping centre; • Short-term accommodation; • Showroom; • Theatre; • Tourist attraction; and • Warehouse. 	The purpose of the mixed use zone is to provide for a variety of uses and activities, including, for example, business, residential, retail, service industry, tourist accommodation or low impact industrial uses or activities.
Specialised Centre Zone	<ul style="list-style-type: none"> • Adult store; • Agricultural supplies store; • Car wash; • Food and drink outlet; • Funeral parlour; • Garden centre; • Hardware and trade supplies. 	<ul style="list-style-type: none"> • Indoor sport and recreation; • Outdoor sales; • Service station; • Shop; • Showroom; and • Veterinary services. 	The purpose of the specialised centre zone is to provide for one or more specialised uses including, for example, conference centres, entertainment centres, education and research facilities or university campuses.

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enquiry@frasercoast.qld.gov.au

