

6.2 Zone codes

6.2.1 Residential zones category

6.2.1.1 Low density residential zone code

6.2.1.1.1 Application

This code applies to assessing material change of use and reconfiguring a lot development where the Low density residential zone code is shown as being applicable in the table of assessment.

When using this code, reference should be made to section 5.3.2 and, where applicable, section 5.3.3, in Part 5.

6.2.1.1.2 Purpose and criteria for assessment

- (1) The purpose of the Low density residential zone code is to provide for predominantly dwelling houses supported by community uses and small-scale services and facilities that cater for local residents.
- (2) The local government purpose of the code is to:
 - (a) implement the policy direction set in the Strategic Framework, in particular:
 - (i) Theme 1: Settlement pattern, Element 3.4.3 Residential development, Element 3.4.5 Natural hazards.
 - (ii) Theme 2: Infrastructure, Element 3.5.2 Urban infrastructure, Element, 3.5.5 Roads and transport.
 - (iii) Theme 3: Economic development, Theme 3.6.2 Economic opportunity.
 - (iv) Theme 4: Strong communities, Element 3.7.3 Healthy communities, Element 3.7.4 Housing diversity and choice, Element 3.7.5 Sense of community, place and identity.
 - (b) retain the low density residential character and amenity of the area, consisting predominantly of low-rise 1 and 2 storey dwelling houses.
 - (c) provide for a diversity in housing choice through other housing types at a scale of 1 and 2 storeys to cater for different housing needs and family structures.
 - (d) provide support for compatible small scale non-residential use activities.
 - (e) ensure development occurs on appropriately sized and shaped lots and is of a form that reinforces the green tropical character of Yarrabah.
- (3) The purpose of the code will be achieved through the following overall outcomes:
 - (a) A range of housing, predominantly detached dwelling houses, on a range of lot sizes is provided.
 - (b) Development maintains a high level of residential amenity having regard to traffic, noise, dust, odour, lighting and other locally specific impacts.
 - (c) Development reflects and enhances the existing low density scale and character of the area.
 - (d) Development is reflective and responsive to the environmental constraints of the land.
 - (e) Development is supported by necessary community facilities, open space and recreational areas and appropriate infrastructure to support the needs of the local community.
 - (f) Non-residential uses may be supported where such uses directly support the day to day needs of the immediate residential community; do not detract from the residential amenity of the area, and do not undermine the viability of nearby centres.

Table 6.2.1.1.a Self–assessable and assessable development in the Low density residential zone

Performance outcomes	Acceptable outcomes
Building height	
PO1 The height of all buildings and structures must be in keeping with the residential character of the area.	AO1 Buildings and structures are not more than 8.5 metres in height.
Site coverage	
PO2 Site coverage of all buildings and structures is in keeping with the residential character of the area.	AO2 Site coverage of all buildings and structures does not exceed 50% of the site.

Table 6.2.1.1.b Assessable development in the Low density residential zone

Performance outcomes	Acceptable outcomes
Uses and other development	
PO3 The establishment of uses is consistent with the outcomes sought for the zone.	AO3 Uses identified in Table 6.2.1.1.c are not established in the Low density residential zone.
Development density	
PO4 The density of development does not exceed 60 persons per hectare.	PO4 No acceptable outcomes are prescribed.
Reconfiguring a lot outcomes	
PO5 New lots contain a minimum area of 600m ² .	AO5 No acceptable outcomes are prescribed.
PO6 New lots have a minimum road frontage of 15 metres.	AO6 No acceptable outcomes are prescribed.
PO7 New lots contain a 20m x 15m rectangle.	AO7 No acceptable outcomes are prescribed.

Table 6.2.1.1.c Table of inconsistent uses in the Low density residential zone

Adult store, Agricultural supplies store, Air services, Animal husbandry, Animal keeping, Aquaculture, Bar, Brothel, Bulk landscape supplies, Caretaker's accommodation, Car wash, Cemetery, Club, Crematorium, Cropping, Detention facility, Extractive industry, Food and drink outlet, Function facility, Funeral parlour, Garden centre, Hardware and trade supplies,	High impact industry, Hospital, Hotel, Indoor sport and recreation, Intensive animal industry, Intensive horticulture, Landing, Low impact industry, Major electricity infrastructure, Major sport, recreation and entertainment facility, Marine industry, Medium impact industry, Motor sport facility, Nature-based tourism, Nightclub entertainment facility, Non-resident workforce accommodation, Office, Outdoor sales, Outdoor sport and recreation, Outstation,	Parking station, Permanent plantation, Port services, Renewable energy facility, Research and technology industry, Residential care facility, Resort complex, Roadside stall, Rooming accommodation, Rural industry, Rural workers' accommodation, Service industry, Shopping centre, Showroom, Special industry, Theatre, Tourist attraction, Transport depot, Veterinary services, Warehouse, Wholesale nursery, Winery
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Note: This table does not imply that all other uses not listed in the table are automatically consistent uses within the zone. Assessable development must still demonstrate consistency through the assessment process.

6.2.1.2 Low-medium density residential zone code

6.2.1.2.1 Application

This code applies to assessing material change of use and reconfiguring a lot development where the Low-medium density residential zone code is shown as being applicable in the table of assessment.

When using this code, reference should be made to section 5.3.2 and, where applicable, section 5.3.3, in Part 5.

6.2.1.2.2 Purpose and criteria for assessment

- (1) The purpose of the Low-medium density residential zone code is to provide for a range and mix of dwelling types including dwelling houses and multiple dwellings supported by community uses and small-scale services and facilities that cater for local residents.
- (2) The local government purpose of the code is to:
 - (a) implement the policy direction set in the Strategic Framework, in particular:
 - (i) Theme 1: Settlement pattern, Element 3.4.1(4) Yarrabah township, Element 3.4.3 Residential development, Element 3.4.5 Natural hazards.
 - (ii) Theme 2: Infrastructure, Element 3.5.2 Urban infrastructure, Element 3.5.5 Roads and transport.
 - (iii) Theme 3: Economic development, Theme 3.6.2 Economic opportunity.
 - (iv) Theme 4: Strong communities, Element 3.7.3 Healthy communities, Element 3.7.4 Housing diversity and choice, Element 3.7.5 Sense of community, place and identity.
 - (b) provide for well designed, medium-rise multiple dwellings up to 2 storeys in most areas and up to 3 storeys in Yarrabah Township to capitalise on location, amenity and proximity to services.

- (c) provide for a diversity in housing choice through other housing types to cater for different housing needs.
 - (d) provide for a mix of housing types supported by compatible small scale non-residential use activities.
 - (e) ensure development occurs on appropriately sized and shaped lots and is of a form that reinforces the green tropical character of Yarrabah.
- (3) The purpose of the code will be achieved through the following overall outcomes:
- (a) Development provides a range of residential dwelling choices including multiple dwellings and other residential development and short-term accommodation for visitors.
 - (b) Development encourages and facilitates urban consolidation and the efficient use of physical and social infrastructure.
 - (c) Development is designed to provide safe and walkable neighbourhoods.
 - (d) Development maintains a high level of residential amenity having regard to traffic, noise, dust, odour, lighting and other locally specific impacts.
 - (e) Development is reflective and responsive to the environmental constraints of the land.
 - (f) Development provides a high level of amenity and is reflective of the surrounding character of the area.
 - (g) Development is supported by necessary community facilities, open space and recreational areas and appropriate infrastructure to support the needs of the local community.
 - (h) Non-residential uses may be supported where such uses directly support the day to day needs of the immediate residential community; do not detract from the residential amenity of the area, and do not undermine the viability of nearby centres.

Table 6.2.1.2.a Self-assessable and assessable development in the Low-medium density residential zone

Performance outcomes	Acceptable outcomes
Building height	
PO1 The height of all buildings and structures must be in keeping with the residential character of the area.	AO1.1 Buildings and structures are not more than 11.5 metres in height in the Yarrabah Township; or AO1.2 Elsewhere, buildings and structures are not more than 8.5 metres in height.
Site coverage	
PO2 Site coverage of all buildings and structures is in keeping with the residential character of the area.	AO2 Site coverage of all buildings and structures does not exceed 60% of the site.

Table 6.2.1.2.b Assessable development in the Low-medium density residential zone

Performance outcomes	Acceptable outcomes
Uses and other development	
PO3 The establishment of uses is consistent with the outcomes sought for the zone.	AO3 Uses identified in Table 6.2.1.2.c are not established in the Low-medium density residential zone.

Development density	
PO4 The density of development does not exceed 120 persons per hectare.	AO4 No acceptable outcomes are prescribed.
Reconfiguring a lot outcomes	
PO5 New lots contain a minimum area of 600m ² .	AO5 No acceptable outcomes are prescribed.
PO6 New lots have a minimum road frontage of 15 metres.	AO6 No acceptable outcomes are prescribed.
PO7 New lots contain a 20 metre x 15 metre rectangle.	AO7 No acceptable outcomes are prescribed.

Table 6.2.1.2.c Table of inconsistent uses in the Low-medium density residential zone

Adult store, Agricultural supplies store, Air services, Animal husbandry, Animal keeping, Aquaculture, Bar, Brothel, Bulk landscape supplies, Caretaker's accommodation, Car wash, Cemetery, Club, Crematorium, Cropping, Detention facility, Extractive industry, Food and drink outlet, Function facility, Funeral parlour, Garden centre, Hardware and trade supplies,	High impact industry, Hospital, Hotel, Indoor sport and recreation, Intensive animal industry, Intensive horticulture, Landing, Low impact industry, Major electricity infrastructure, Major sport, recreation and entertainment facility, Marine industry, Medium impact industry, Motor sport facility, Nature-based tourism, Nightclub entertainment facility, Non-resident workforce accommodation, Office, Outdoor sales, Outdoor sport and recreation, Outstation,	Parking station, Permanent plantation, Port services, Renewable energy facility, Research and technology industry, Residential care facility, Resort complex, Roadside stall, Rural industry, Rural workers' accommodation, Service industry, Shopping centre, Showroom, Special industry, Theatre, Tourist attraction, Transport depot, Veterinary services, Warehouse, Wholesale nursery, Winery
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Note: This table does not imply that all other uses not listed in the table are automatically consistent uses within the zone. Assessable development must still demonstrate consistency through the assessment process.

6.2.2 Centre zones category

6.2.2.1 District centre zone code

6.2.2.1.1 Application

This code applies to assessing material change of use and reconfiguring a lot development where the District centre zone code is shown as being applicable in the table of assessment.

When using this code, reference should be made to section 5.3.2 and, where applicable, section 5.3.3, in Part 5.

6.2.2.1.2 Purpose and criteria for assessment

- (1) The purpose of the District centre zone code is to provide for a mix of uses and activities. It includes a concentration of land uses including retail, commercial, residential, offices,