

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

administrative and health services, community, small-scale entertainment and recreational facilities capable of servicing a district.

- (2) The local government purpose of the zone is to:
- (a) implement the policy direction set in the Strategic Framework, in particular:
    - (i) Theme 1: Settlement pattern, Element 3.4.2 Yarrabah township, Element 3.4.4 Business and industry development.
    - (ii) provide a focus for centre uses that service the economic, community and social needs of residents.
- (3) The purpose of the code will be achieved through the following overall outcomes:
- (a) A mix of retail, commercial, administrative, community, cultural and entertainment activities that support the surrounding community are provided as a concentrated focus in the Yarrabah township.
  - (b) Development provides a high level of amenity and is reflective of the surrounding character of the area.
  - (c) Where appropriate service industries may be located in the zone.
  - (d) Public open space areas including plazas, parks and gardens are provided.
  - (e) Development does not compromise the viability of the network of centres, including those outside the Yarrabah local government area.

**Table 6.2.2.1.a Self-assessable and assessable development in the District centre zone**

<b>Performance outcomes</b>	<b>Acceptable outcomes</b>
<b>Building height</b>	
<b>PO1</b> The height of buildings and structures is consistent with the scale of buildings in the neighbourhood.	<b>AO1</b> Buildings and structures are not more than 11.5 metres in height.
<b>Site coverage</b>	
<b>PO2</b> The site coverage of buildings ensures that there is sufficient space available to cater for services, landscaping and on-site parking and manoeuvring of vehicles.	<b>AO2</b> The site coverage of all buildings does not exceed 60%.
<b>Scale of development</b>	
<b>PO3</b> Development provides for a range of convenience goods and services for the daily needs of nearby residential communities.	<b>AO3.1</b> Accumulated non-residential development across the entire zone does not exceed 10,000m <sup>2</sup> in gross floor area;
	<b>AO3.2</b> No single tenancy exceeds 1000m <sup>2</sup> .
<b>Landscaping</b>	
<b>PO4</b> The appearance and amenity of development is enhanced through landscaping works.	<b>AO4.1</b> A minimum of 10% of the site is provided with space available for landscape planting.

Performance outcomes	Acceptable outcomes
	<b>AO4.2</b> Landscape planting beds adjacent to parking and manoeuvring areas are protected from vehicle encroachment by a 150mm high vertical kerb edge or similar durable obstruction.
	<b>AO4.3</b> Landscape planting consists of hardy tropical species suited to Yarrabah's climatic conditions, arranged in a tier of canopy trees for shade, and spreading ground covers for weed suppression.
	<b>AO4.4</b> Car parking surfaces are constructed or coated with glare reducing materials.
Use changes within existing buildings	
<b>PO5</b> Development involving a change of use is consistent with the scale and operation of uses within the centres activity group.	<b>AO5</b> The change of use is from one use within the Centres activity group to another use within the Centres activity group.

**Table 6.2.2.1.b Assessable development in the District centre zone**

Performance outcomes	Acceptable outcomes
Uses and other development	
<b>PO6</b> The establishment of uses is consistent with the outcomes sought for the zone.	<b>AO6</b> Uses identified in Table 6.2.2.1.c are not established in the District centre zone.
Form and layout	
<b>PO7</b> Development is designed in a way that fosters pedestrian connections and built co-ordination between other centre activity uses and nearby community facilities and areas of open space.	<b>AO7</b> No acceptable outcomes are prescribed.
<b>PO8</b> Roof forms are shaped to provide architecturally interesting skylines.	<b>AO8</b> No acceptable outcomes are prescribed.
<b>PO9</b> Mechanical plant and equipment such as air conditioning is screened from public view.	<b>AO9</b> No acceptable outcomes are prescribed.
<b>PO10</b> Refuse storage areas are screened from view from the street and/or nearby residential premises.	<b>AO10</b> No acceptable outcomes are prescribed.
Reconfiguring a lot outcomes	
<b>PO11</b> New lots contain a minimum area of 1000m <sup>2</sup> .	<b>AO11</b> No acceptable outcomes are prescribed.

Performance outcomes	Acceptable outcomes
<b>PO12</b> New lots have a minimum road frontage of 20 metres.	<b>AO12</b> No acceptable outcomes are prescribed.
<b>PO13</b> New lots contain a 20 metre x 30 metre rectangle.	<b>AO13</b> No acceptable outcomes are prescribed.

**Table 6.2.2.1.c Table of inconsistent uses in the District centre zone**

Air services, Animal husbandry, Animal keeping, Aquaculture, Brothel, Bulk landscape supplies, Cemetery, Crematorium, Cropping, Detention facility, Extractive industry, High impact industry, Hospital, 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, Outdoor sport and recreation, Outstation, Permanent plantation,	Port services, Relocatable home park, Renewable energy facility, Research and technology industry, Resort complex, Rural industry, Rural workers' accommodation, Special industry, Tourist park, Transport depot, 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.

## 6.2.2.2 Neighbourhood centre zone code

### 6.2.2.2.1 Application

This code applies to assessing material change of use and reconfiguring a lot development where the Neighbourhood 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.

### 6.2.2.2.2 Purpose and criteria for assessment

- (1) The purpose of the Neighbourhood centre zone code is to provide for a small mix of land uses to service residential neighbourhoods. It may include small-scale convenience shopping, professional offices, community services and other uses that directly support the immediate community.
- (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 3.4.4.1(4) Business and industry development.
    - (ii) Theme 2: Infrastructure, Element 3.5.2 Urban infrastructure.
  - (b) provide a small neighbourhood focus to cater for the daily convenience needs of nearby residents and visitors.

- (3) The purpose of the code will be achieved through the following overall outcomes:
- (a) Small-scale convenience retail, commercial and community uses servicing the local community are provided.
  - (b) Development provides a high level of amenity and is reflective of the surrounding character of the area.
  - (c) Development does not compromise the viability of the network of centres, including those outside the Yarrabah local government area.

**Table 6.2.2.2.a Self-assessable and assessable development in the Neighbourhood centre zone**

<b>Performance outcomes</b>	<b>Acceptable outcomes</b>
<b>Building height</b>	
<b>PO1</b> The height of buildings and structures is consistent with the scale of buildings in the neighbourhood.	<b>AO1</b> Buildings and structures are not more than 8.5 metres in height.
<b>Site coverage</b>	
<b>PO2</b> The site coverage of buildings ensures that there is sufficient space available to cater for services, landscaping and on-site parking and manoeuvring of vehicles.	<b>AO2</b> The site coverage of all buildings does not exceed 60%.
<b>Scale of development</b>	
<b>PO3</b> Development provides for a range of convenience goods and services for the daily needs of nearby residential communities.	<b>AO3.1</b> Accumulated non-residential development across the entire zone does not exceed 2000m <sup>2</sup> in gross floor area; <b>AO3.2</b> No single tenancy exceeds 800m <sup>2</sup> .
<b>Landscaping</b>	
<b>PO4</b> The appearance and amenity of development is enhanced through landscaping works.	<b>AO4.1</b> A minimum of 10% of the site is provided with space available for landscape planting.
	<b>AO4.2</b> Landscape planting beds adjacent to parking and manoeuvring areas are protected from vehicle encroachment by a 150mm high vertical kerb edge or similar durable obstruction.
	<b>AO4.3</b> Landscape planting consists of hardy tropical species suited to Yarrabah's climatic conditions, arranged in a tier of canopy trees for shade, and spreading ground covers for weed suppression.
	<b>AO4.4</b> Car parking surfaces are constructed or coated with glare reducing materials.

**Table 6.2.2.2.b Assessable development in the Neighbourhood centre zone**

Performance outcomes	Acceptable outcomes
<b>Uses and other development</b>	
<b>PO5</b> The establishment of uses is consistent with the outcomes sought for the zone.	<b>AO5</b> Uses identified in Table 6.2.2.2.c are not established in the Neighbourhood centre zone.
<b>Reconfiguring a lot outcomes</b>	
<b>PO6</b> New lots contain a minimum area of 1000m <sup>2</sup> .	<b>AO6</b> No acceptable outcomes are prescribed.
<b>PO7</b> New lots have a minimum road frontage of 20 metres.	<b>AO7</b> No acceptable outcomes are prescribed.
<b>PO8</b> New lots contain a 20 metre x 30 metre rectangle.	<b>AO8</b> No acceptable outcomes are prescribed.

**Table 6.2.2.2.c Table of inconsistent uses in the Neighbourhood centre zone**

Adult store, Agricultural supplies store, Air services, Animal husbandry, Animal keeping, Aquaculture, Bar, Brothel, Bulk landscape supplies, Cemetery, Club, Community care centre, Community residence, Crematorium, Cropping, Detention facility, Dual occupancy, Dwelling house, Dwelling unit, Educational establishment, Emergency services, Extractive industry, Funeral parlour, High impact industry,	Home based business, Hospital, Hotel, 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, Multiple dwelling, Nature-based tourism, Nightclub entertainment facility, Non-resident workforce accommodation, Outdoor sales, Outdoor sport and recreation, Outstation, Parking station,	Permanent plantation, Place of worship, Port services, Relocatable home park, Renewable energy facility, Research and technology industry, Residential care facility, Resort complex, Retirement facility, Rooming accommodation, Rural industry, Rural workers' accommodation, Short term accommodation, Special industry, Theatre, Tourist attraction, Tourist park, Transport depot, 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.