

Table 6.2.4.2.c Table of inconsistent uses in the Environmental Management zone

Adult store, Agricultural supplies store, Air services, Animal husbandry, Animal keeping, Aquaculture, Bar, Brothel, Bulk landscape supplies, Caretaker's accommodation, Car wash, Cemetery, Child care centre, Club, Community care centre, Community use, Crematorium, Cropping, Detention facility, Dual occupancy, Dwelling unit, Educational establishment, Emergency services, Food and drink outlet, Function facility, Funeral parlour, Garden centre,	Hardware and trade supplies, Health care services, High impact industry, Hospital, Hotel, Indoor sport and recreation, Intensive animal industry, Intensive horticulture, Low impact industry, Major electricity infrastructure, Major sport, recreation and entertainment facility, Marine industry, Market, Medium impact industry, Motor sport facility, Multiple dwelling, Nightclub entertainment facility, Non-resident workforce accommodation, Office, Outdoor sales, Outdoor sport and recreation, 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, Roadside stall, Rooming accommodation, Rural industry, Rural workers' accommodation, Sales office, Service industry, Service station, Shop, Shopping centre, Short term accommodation, Showroom, Special industry, Theatre, Tourist attraction, Tourist park, 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.

6.2.5 Industrial zones category

6.2.5.1 Industry zone code

6.2.5.1.1 Application

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

6.2.5.1.2 Purpose and criteria for assessment

- (1) The purpose of the Industry zone code is to provide for a range of service, low or medium impact industrial uses. It may include non-industrial and business uses that support the industrial activities where they do not compromise the long-term use of the land for industrial purposes.
- (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 3.4.4 Business and industry development.
 - (ii) Theme 2: Infrastructure, Element 3.5.2 Urban infrastructure.
 - (iii) Theme 3: Economic development, Element 3.6.2 Economic opportunity.
 - (b) provide and protect land that is accessible and serviced for the location of industry.
 - (c) manage development to maintain an industrial amenity and provide adequate separation to sensitive land use activities.

- (3) The purpose of the code will be achieved through the following overall outcomes:
- (a) Uses and works for industrial purposes are located, designed and managed to maintain safety to people, avoid significant adverse effects on the natural environment and minimise impacts on adjacent non-industrial land.
 - (b) The scale, character and built form of development contributes to a high standard of amenity.
 - (c) Development has access to development infrastructure and essential services.
 - (d) The viability of both existing and future industrial activities is protected from the intrusion of incompatible uses.
 - (e) Industrial uses are adequately separated from sensitive land uses to minimise the likelihood of environmental harm or environmental nuisance occurring.
 - (f) Extractive industry sites be rehabilitated once the resource has been exhausted or the extractive industry use becomes no longer viable (i.e. reaches end of life).

Table 6.2.5.1.a Self-assessable and assessable development in the Industry zone

Performance outcomes	Acceptable outcomes
Building height	
PO1 The height of buildings and structures is consistent with those of nearby buildings.	AO1 Buildings and structures are not more than 10 metres in height.
Site coverage	
PO2 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.	AO2 The site coverage of buildings does not exceed 75%.
Setbacks	
PO3 Buildings and structures are setback to: (a) contribute to an attractive and consistent streetscape appearance; (b) provide for visible employee and customer car parking; (c) allow landscaping planting along street frontages; (d) avoid unusable spaces between buildings / boundaries.	AO3.1 Buildings, structures, display areas and storage are set back a minimum of 6 metres from road frontage(s);
	AO3.2 Where a site has a common boundary with land in an Industry zone, the buildings are setback either: (a) 0 metres from the side and rear boundaries; or (b) 2.5 metres or ¼ of the height of the building, which ever if the greater; and (c) not any distance between 0 metres and 2.5 metres.
	AO3.3 Where a site has a common boundary with land not in an Industry zone, the buildings, structures, display areas and storage are setback 2.5 metres or ¼ of the height of the building, which ever is the greater from the common boundary.

Performance outcomes	Acceptable outcomes
Building design	
<p>PO4 Development provides a quality workplace.</p>	<p>AO4.1 Pedestrian entrances to buildings are: (a) easy to identify from the street and on-site car parking areas; (b) provided with sun and rain protection consisting of a minimum width of 900mm and positioned immediately above the entry way.</p>
	<p>AO4.2 Any office or sales spaces are orientated toward the street and are provided with human scale elements (including, but not limited to windows, doors, shading devices and variations in construction materials, colours etc.).</p>
	<p>AO4.3 Customer parking is located at the front of the building between the building and the street or to the side of the building with clear visibility to the street.</p>
	<p>AO4.4 Any gates are sliding, or alternatively, open inward to the site so that the adjoining footpath reserve is not blocked when gates are open.</p>
	<p>AO4.5 Car parking surfaces are constructed or coated with glare reducing materials.</p>
Landscaping	
<p>PO5 The appearance and amenity of development is enhanced through landscaping works.</p>	<p>AO5.1 A minimum of 5% of the site is provided with space available for landscape planting.</p>
	<p>AO5.2 A 2 metre landscape planting strip is provided along the road frontage(s).</p>
	<p>AO5.3 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.</p>
	<p>AO5.4 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.</p>
Loading and unloading of goods	
<p>PO6 The movement of traffic on roads is not compromised by the loading and unloading of goods.</p>	<p>AO6 All delivery/pick up vehicles are situated entirely within the site when being loaded and/or unloaded with goods.</p>

Performance outcomes	Acceptable outcomes
Access	
PO7 The movement of traffic on roads is not compromised by access and egress to the site.	A07.1 Site access for vehicles is limited to one point per road frontage: or
	A07.2 If needed, two access points separated by a minimum of 10 metres to facilitate on-site vehicular manoeuvring for large vehicles.
	A07.3 Sufficient space is available for vehicles to manoeuvre within the site so as to enter and leave the site in forward gear.
Waste collection	
PO8 Development collects and disposes of waste materials and caters for spillages in a manner that prevents contamination of land or water.	A08.1 Sources of potential contaminants are roofed and sealed with impervious surfaces and provided with 110% storage capacity bund for spillage containment.
	A08.2 Roof and storm water are directed away from areas of potential contamination.
	A08.3 Contaminating materials are stored at levels above the defined flood / storm tide event, whichever is the highest.

Table 6.2.5.1.b Assessable development in the Industry zone

Performance outcomes	Acceptable outcomes
Uses and other development	
PO9 The establishment of uses is consistent with the outcomes sought for the Industry zone.	AO9 Uses identified in Table 6.2.5.1.c are not established in the Industry zone.
Use impacts	
PO10 Development does not lower the standards of amenity in terms of air, noise, odour, electrical interference and vibrations at any land use associated with the: <ul style="list-style-type: none"> (a) the Accommodation activity group, located outside the Industry zone; (b) the Sensitive land use activity group, located outside the Industry zone. 	AO10 No acceptable outcomes are prescribed.
Reconfiguring a lot outcomes	
PO11 New lots contain a minimum area of 1000m ² .	AO11 No acceptable outcomes are prescribed.

Performance outcomes	Acceptable outcomes
PO12 New lots have a minimum road frontage of 20 metres.	AO12 No acceptable outcomes are prescribed.
PO13 New lots contain a 20 metre x 40 metre rectangle.	AO13 No acceptable outcomes are prescribed.

Table 6.2.5.1.c Table of inconsistent uses in the Industry zone

Adult store, Air services, Animal husbandry, Bar, Cemetery, Child care centre, Club, Community care centre, Community residence, Educational establishment, Emergency services, Environment facility, Food and drink outlet, Garden centre, Health care services, Home based business,	Hospital, Hotel, Indoor sport and recreation, Intensive animal industry, Intensive horticulture, Landing, Market, Motor sport facility, Multiple dwelling, Nature-based tourism, Nightclub entertainment facility, Non-resident workforce accommodation, Outdoor sport and recreation, Outstation, Parking station, Permanent plantation,	Port services, Relocatable home park, Residential care facility, Resort complex, Retirement facility, Rooming accommodation, Rural workers' accommodation, Shopping centre, Short term accommodation, Special industry, Theatre, Tourist attraction, Tourist park, 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.

6.2.6 Other zones category

6.2.6.1 Community facilities zone code

6.2.6.1.1 Application

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

6.2.6.1.2 Purpose and criteria for assessment

- (1) The purpose of the Community facilities zone code is to provide for community related activities and facilities whether under public or private ownership. These may include the provision of municipal services, public utilities, government installations, hospitals and schools, transport and telecommunication networks and community infrastructure of an artistic, social or cultural nature.
- (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 3.4.5 Natural Hazards.