

<b>Performance outcomes</b>	<b>Acceptable outcomes</b>
<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 40 metre rectangle.	<b>AO13</b> 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.

- (ii) Theme 3: Economic development, Element 3.6.3 Education.
  - (iii) Theme 4 Strong communities, Element 3.7.2 Social infrastructure, Element 3.7.3 Healthy communities, Element 3.7.6 Arts and culture.
- (b) Provide for the development of uses that meet the economic, community and social needs of the community.
- (3) The purpose of the code will be achieved through the following overall outcomes:
- (a) Special uses and works that are owned or operated by federal, state or local government that may include municipal services, public utilities and transport networks are provided.
  - (b) Development is located in publicly accessible locations and is generally consistent in scale, height and bulk with that of surrounding development.
  - (c) Community facilities are protected by excluding development that could limit the on-going operation of existing community uses or prejudice appropriate new activities.
  - (d) Development will be provided with a level of infrastructure that is appropriate to the use.

**Table 6.2.6.1.a Self-assessable and assessable development in the Community facilities zone**

<b>Performance outcomes</b>	<b>Acceptable outcomes</b>
<b>Building height</b>	
<b>PO1</b> The height of buildings and structures is compatible with the character of the area and must not detrimentally impact on amenity of the area.	<b>AO1</b> Buildings and structures are not more than 8.5 metres in height.
<b>Setbacks</b>	
<b>PO2</b> Buildings and structures are setback to maintain the character of the surrounding area.	<b>AO2</b> Buildings and structures are setback not less than: <ul style="list-style-type: none"> <li>(a) 6 metres from any road frontage(s);</li> <li>(b) 4.5 metres from any side or rear boundaries.</li> </ul>
<b>Vehicle parking</b>	
<b>PO3</b> Areas used for vehicle parking are setback to ensure that a high standard on amenity is provided to: <ul style="list-style-type: none"> <li>(a) the streetscape; and</li> <li>(b) any land use associated with the Accommodation activity group and/or the Sensitive land use activity group.</li> </ul>	<b>AO3</b> Areas used for vehicle parking are setback not less than: <ul style="list-style-type: none"> <li>(a) 2 metres from any road frontage(s);</li> <li>(b) 2 metres from any side or rear boundaries common with any land use associated with the Accommodation activity group and / or the Sensitive land use activity group.</li> <li>(c) 1 metre from any other side or rear boundary.</li> </ul>

Performance outcomes	Acceptable outcomes
<b>Landscaping</b>	
<b>PO4</b> The setbacks for areas used for vehicle parking are provided with landscape planting and other visual screening to enhance the appearance of the site and to provide a buffer to any land associated with the Accommodation activity group and/or the Sensitive land use activity group.	<b>AO4.1</b> The setback areas nominated in <b>AO3</b> within this code are provided with landscape planting that: <ul style="list-style-type: none"> <li>(a) provides an effective visual screen;</li> <li>(b) is maintained at all times.</li> </ul>
	<b>AO4.2</b> Common boundaries with any land use associated with the Accommodation activity group and / or the Sensitive land use activity group are provided with a minimum 1.8 metre high screen fence or wall constructed of durable materials.
<b>Cultural heritage</b>	
<b>PO5</b> Development is located, designed and operated to ensure that any impacts on land with known cultural values can be managed in collaboration with traditional owners.	<b>AO5.1</b> Development is not undertaken on land with known cultural values (including both physical artefacts and places of significance); or
	<b>AO5.2</b> Where a place of significance is identified and cannot be avoided, development should promote the place, where appropriate, and with the approval from the relevant traditional owners.

**Table 6.2.6.1.b Assessable development in the Community facilities zone**

Performance outcomes	Acceptable outcomes
<b>Uses and other development</b>	
<b>PO6</b> The establishment of uses is consistent with the outcomes sought for the Community facilities zone.	<b>AO6</b> Uses identified in Table 6.2.6.1.c are not established in the Community facilities zone.
<b>Amenity</b>	
<b>PO7</b> Buildings and structures adjacent to any land use associated with the Accommodation activity group and/or the Sensitive activity group are designed and operated to maintain the character and amenity of the surrounding area taking into account: <ul style="list-style-type: none"> <li>(a) noise;</li> <li>(b) dust;</li> <li>(c) light;</li> <li>(d) odours;</li> <li>(e) electrical interference;</li> <li>(f) appearance;</li> <li>(g) streetscape.</li> </ul>	<b>AO7</b> No acceptable outcomes are prescribed.

Reconfiguring a lot outcomes	
<b>PO8</b> All lots must be of suitable dimensions to accommodate the intended land use.	<b>AO8</b> No acceptable outcomes are prescribed.

**Table 6.2.6.1.c Table of inconsistent uses in the Community facilities zone**

Adult store, Agricultural supplies store, Air services, Animal husbandry, Aquaculture, Brothel, Bulk landscape supplies, Car wash, Cropping, Detention facility, Extractive industry, Garden centre, Hardware and trade supplies, High impact industry, 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, Nightclub entertainment facility, Non-resident workforce accommodation, Outdoor sales, Outstation, Permanent plantation, Port services, Renewable energy facility,	Research and technology industry, Resort complex, Rural industry, Rural workers' accommodation, Service industry, Service station, Shopping centre, Showroom, Special industry, Substation, 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.

## 6.2.6.2 Emerging community zone code

### 6.2.6.2.1 Application

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

### 6.2.6.2.2 Purpose and criteria for assessment

- (1) The purpose of the Emerging community zone code is to:
  - (a) identify land that is suitable for urban purposes and conserve land that may be suitable for urban development in the future.
  - (b) manage the timely conversion of non-urban land to urban purposes.
  - (c) permit interim enterprise activities that do not prevent or discourage longer term use of the land for urban 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 3.4.3 Residential development, Element 3.4.4 Business and industry development.
    - (ii) Theme 2: Infrastructure Element 3.5.2 Urban infrastructure.
    - (iii) 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) allocate land that may be suitable for the future residential needs and enterprise growth opportunities for Yarrabah.

- (c) recognise that certain parts of land within the zone is subject to constraints that may make those parts unsuitable for development.
- (3) The purpose of the code will be achieved through the following overall outcomes:
- (a) Land is developed in an orderly sequence and in accordance with structure plans prepared for each sequential parcel of land.
  - (b) The development of land is dependent on the orderly and cost effective provision of infrastructure.
  - (c) Prior to development of each sequential parcel of land for urban purposes,
    - (i) for residential communities, a range of dwelling choices is considered to provide for a variety of differing community needs and choices. Development will consist predominantly of dwelling houses on a range of lot sizes and will also potentially include land for dual occupancies and multiple dwellings;
    - (ii) for other urban purposes, a suitable mix of uses as defined by a structure plan endorsed by the Council.
  - (d) Land in this zone is generally seen as being suitable for urban development, but may contain pockets of unsuitable land by virtue of a range of environmental constraints. Natural habitat areas, wildlife corridors, wetland and waterway corridors are protected from urban development.
  - (e) Roads and pathways are co-ordinated and interconnected to ensure accessibility between different neighbourhoods and parts of the neighbourhood.
  - (f) Where appropriate small scale local uses that support the surrounding residential neighbourhoods may be appropriate.
  - (g) Interim land uses and lot reconfiguration do not compromise the longer term future potential of the zone to be used for urban purposes. Uses that are incompatible with the long term planning intent are not established.

**Table 6.2.6.2.a Self-assessable and assessable development in the Emerging community zone**

<b>Performance outcomes</b>	<b>Acceptable outcomes</b>
<b>Building height</b>	
<b>PO1</b> The height of buildings is compatible with the character of the area and must not detrimentally impact on visual landscape amenity.	<b>AO1</b> Buildings and structures are not more than 8.5 metres in height.
<b>Building scale</b>	
<b>PO2</b> Building scale is kept compatible with the future intent to redevelop land for urban purposes and the size of buildings and structures should not compromise this intent.	<b>AO2</b> Buildings and structures do not have a building footprint exceeding 500m <sup>2</sup> per lot.
<b>Setbacks</b>	
<b>PO3</b> Buildings and structures are setback to ensure that the future redevelopment intent of the land for urban purposes is not compromised.	<b>AO3.1</b> Buildings are setback not less than 6 metres from any road(s). <b>AO3.2</b> Buildings and structures are setback 4.5 metres from all side and rear boundaries.

Performance outcomes	Acceptable outcomes
<b>Cultural heritage</b>	
<p><b>PO4</b></p> <p>Development is located, designed and operated to ensure that any impacts on land with known cultural values can be managed in collaboration with traditional owners.</p>	<p><b>AO4.1</b></p> <p>Development is not undertaken on land with known cultural values (including both physical artefacts and places or significance); or</p> <p><b>AO4.2</b></p> <p>Where a place of significance is identified and cannot be avoided, development should promote the place, where appropriate, and with the approval of the traditional owners.</p>

**Table 6.2.6.2.b Assessable development in the Emerging community zone**

Performance outcomes	Acceptable outcomes
<b>Uses and other development</b>	
<p><b>PO5</b></p> <p>The establishment of uses is consistent with the outcomes sought for the Emerging community zone.</p>	<p><b>AO5.1</b></p> <p>Uses identified in Table 6.2.6.2.c are not established in the Emerging community zone.</p>
	<p><b>AO5.2</b></p> <p>Notwithstanding <b>AO5.1</b> of this code, the range of inconsistent uses may vary following adoption of a structure plan by Council for any particular Emerging community zoned land parcel, in which case, the nominated list of consistent uses will override the list of inconsistent uses in Table 6.2.6.2.c, to the extent of the inconsistency.</p>
<b>Structure planning</b>	
<p><b>PO6</b></p> <p>All proposals for development must accord with, and implement the provisions of, an adopted structure plan, or must enable Council to adopt a structure plan for the site. Alternatively, development must not compromise the future implementation of a structure plan.</p>	<p><b>PO6.1</b></p> <p>The development complies with the provisions of an adopted structure plan.</p>
	<p><b>PO6.2</b></p> <p>The development is part of an application that contains a structure plan of sufficient detail to allow assessment, consideration and adoption of a structure plan.</p>
	<p><b>PO6.3</b></p> <p>The proposed development is inconsequential to the implementation of any existing or future structure plan.</p>
<p><b>PO7</b></p> <p>Development demonstrates that proposals are ordered and co-ordinated in terms of infrastructure, movement, open space and service provision.</p>	<p><b>PO7</b></p> <p>No acceptable outcomes are prescribed.</p>

Performance outcomes	Acceptable outcomes
<b>Reconfiguring a lot outcomes</b>	
<b>PO8</b> The minimum lot size is 4 hectares, unless <ul style="list-style-type: none"> <li>(a) the lot reconfiguration results in no additional lots (e.g. amalgamation, boundary realignments to resolve encroachments);</li> <li>(b) the reconfiguration is limited to one additional lot to accommodate:               <ul style="list-style-type: none"> <li>(i) Telecommunications facility;</li> <li>(ii) Utility installation.</li> </ul> </li> <li>(c) the lot reconfiguration complies with the provisions of an adopted structure plan.</li> </ul>	<b>AO8</b> No acceptable outcomes are prescribed.

**Table 6.2.6.2.c Table of inconsistent uses in the Emerging community zone**

Adult store, Air services, Bar, Brothel, Car wash, Cemetery, Child care centre, Club, Community care centre, Crematorium, Detention facility, Dual occupancy, Dwelling unit, Extractive industry, Food and drink outlet, Function facility, Funeral parlour, Hardware and trade supplies, Health care services,	High impact industry, Hospital, Indoor sport and recreation, Intensive animal industry, Intensive horticulture, Landing, Major electricity infrastructure, Major sport, recreation and entertainment facility, Marine industry, Medium impact industry, Motor sport facility, Multiple dwelling, Nightclub entertainment facility, Non-resident workforce accommodation, Office, Outdoor sales, Outstation, Parking station,	Permanent plantation, Place of worship, Port services, Research and technology industry, Residential care facility, Resort complex, Retirement facility, Rooming accommodation, Rural workers' accommodation, Shop, Shopping centre, Short term accommodation, Showroom, Special industry, Theatre, Tourist attraction, Veterinary services, Warehouse, 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.

Note: The development of a structure plan for the Emerging community zone may alter the status of uses listed as inconsistent in Table 6.2.6.2.c.

### 6.2.6.3 Rural zone code

#### 6.2.6.3.1 Application

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

### 6.2.6.3.2 Purpose and criteria for assessment

- (1) The purpose of the Rural zone code is to:
  - (a) provide for a wide range of rural uses including cropping, horticulture, forestry, animal husbandry, animal keeping, intensive animal industry and other primary production activities;
  - (b) provide opportunities for non-rural uses that are compatible with agriculture, the environment, and the landscape character of the rural area where they do not compromise the long-term use of the land for rural purposes;
  - (c) protect or manage significant natural features, resources, and processes, including the capacity for primary production.
- (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.
    - (ii) Theme 5: Natural resources and landscapes, Element 3.8.2 Primary production, forestry and fisheries.
  - (b) recognise the primacy of rural production and farming practices in rural areas.
  - (c) integrate and balance agricultural land uses and the protection of matters of state environmental significance and scenic amenity significance, where such areas are present in the Rural zone.
  - (d) protect rural land from fragmentation and alienation of rural use through the establishment of development that does not support the agricultural capability of the land.
- (3) The purpose of the code will be achieved through the following overall outcomes:
  - (a) Areas for use for primary production are conserved and fragmentation is avoided.
  - (b) Development embraces sustainable land management practices and contributes to the amenity and landscape of the area.
  - (c) Residential and other development is appropriate only where directly associated with the rural nature of the zone.
  - (d) Adverse impacts of land use, both on-site and on adjoining areas, are avoided and any unavoidable impacts are minimised through location, design, operation and management.
  - (e) 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 6.2.6.3.a Self-assessable and assessable development in the Rural zone**

Performance outcomes	Acceptable outcomes
<b>Building height</b>	
<b>PO1</b> The height of buildings is compatible with the rural character of the area and must not detrimentally impact on visual landscape amenity.	<b>AO1.1</b> Dwelling houses are not more than 8.5 metres in height.
	<b>AO1.2</b> Rural farm sheds and other rural structures are not more than 10 metres in height.
<b>Building scale</b>	
<b>PO2</b> Building scale is compatible with the rural character of the area and must not detrimentally impact on the visual landscape amenity.	<b>AO2</b> Buildings and structures do not have a building footprint exceeding 500m <sup>2</sup> per lot.



Performance outcomes	Acceptable outcomes
<b>Setbacks</b>	
<b>PO3</b> Buildings and structures are setback to maintain the rural character of the area and achieve separation from buildings on adjoining properties.	<b>AO3</b> Buildings are setback not less than: (a) 10 metres from front boundaries; (b) 6 metres from side and rear boundaries.
<b>Cultural heritage</b>	
<b>PO4</b> Development is located, designed and operated to ensure that any impacts on land with known cultural values can be managed in collaboration with traditional owners.	<b>AO4.1</b> Development is not undertaken on land with known cultural values (including both physical artefacts and places of significance); or
	<b>AO4.2</b> Where a place of significance is identified and cannot be avoided, development should promote the place, where appropriate, and with the approval from the relevant traditional owners.

**Table 6.2.6.3.b Assessable development in the Rural 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 Rural zone.	<b>AO5</b> Uses identified in Table 6.2.6.3.c are not established in the Rural zone.
<b>Reconfiguring a lot outcomes</b>	
<b>PO6</b> The minimum lot size is 40 hectares, unless <ul style="list-style-type: none"> <li>(a) the lot reconfiguration results in no additional lots (e.g. amalgamation, boundary realignments to resolve encroachments);</li> <li>(b) the reconfiguration is limited to one additional lot to accommodate: <ul style="list-style-type: none"> <li>(i) Telecommunications facility;</li> <li>(ii) Utility installation.</li> </ul> </li> <li>(c) the lot reconfiguration divides one lot into two lots where: <ul style="list-style-type: none"> <li>(i) the existing lot is severed by a road and the road was gazetted before 9 May 2008;</li> <li>(ii) the resulting lot boundaries use the gazetted road as the boundary of the division.</li> </ul> </li> </ul>	<b>AO6</b> No acceptable outcomes are prescribed.

**Table 6.2.6.3.c Table of inconsistent uses in the Rural zone**

Adult store, Bar, Brothel, Car wash, Child care centre, Club, Community care centre, Community residence, Detention facility, Dual occupancy, Educational establishment, Emergency services, Food and drink outlet, Function facility, Funeral parlour, Hardware and trade supplies, Health care services, High impact industry, Hospital, Hotel,	Landing, Major electricity infrastructure, Major sport, recreation and entertainment facility, Marine industry, 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, Research and technology industry, Residential care facility, Resort complex, Retirement facility, Rooming accommodation, Sales office, Shop, Shopping centre, Short term accommodation, Showroom, Special industry, Substation, Theatre, Tourist attraction, Transport depot, Warehouse
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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.

#### **6.2.6.4 Rural residential zone code**

##### **6.2.6.4.1 Application**

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

##### **6.2.6.4.2 Purpose and criteria for assessment**

- (1) The purpose of the Rural residential zone code is to provide for rural residential development on large lots where infrastructure and services may not be provided. The intensity of residential development within the zone is dispersed.
- (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.
    - (ii) Theme 2: Infrastructure, Element 3.5.2 Urban infrastructure.
  - (b) provide for dwellings on lots generally larger than 4000m<sup>2</sup>.
  - (c) provide protection to matters of state environmental significance and areas of scenic amenity significance where present.
- (3) The purpose of the code will be achieved through the following overall outcomes:
  - (a) Development is predominantly for detached dwelling houses on large lots catering for hobby-farm or conservation-style living requiring limited infrastructure and services.
  - (b) Development preserves the environmental, scenic amenity and topographical features of the land by integrating an appropriate scale of residential activities among these features.
  - (c) Development provides a high level of residential amenity.

- (d) Development provides for the safe use of on-site wastewater treatment systems for effluent disposal with systems designed for varied soil type, slopes and prolonged periods of wet weather

Note: Reticulated sewerage is not generally available and is not required to be provided.

**Table 6.2.6.4.a Self–assessable and assessable development in the Rural residential zone**

<b>Performance outcomes</b>	<b>Acceptable outcomes</b>
<b>Building height</b>	
<b>PO1</b> The height of buildings is compatible with the rural residential character of the area and must not detrimentally impact on visual landscape amenity.	<b>AO1</b> Dwelling houses are not more than 8.5 metres in height.
<b>Building scale</b>	
<b>PO2</b> Building scale is compatible with the rural character of the area and must not detrimentally impact on visual landscape amenity.	<b>AO2</b> The site coverage of all buildings and structures does not exceed 20%.
<b>Setbacks</b>	
<b>PO3</b> Buildings and structures are setback to maintain the rural character of the area and achieve separation from buildings on adjoining properties.	<b>AO3</b> Buildings are setback not less than: (a) 10 metres from front boundaries; (b) 6 metres from side and rear boundaries.
<b>Cultural heritage</b>	
<b>PO4</b> Development is located, designed and operated to ensure that any impacts on land with known cultural values can be managed in collaboration with traditional owners.	<b>AO4.1</b> Development is not undertaken on land with known cultural values (including both physical artefacts and places of significance); or
	<b>AO4.2</b> Where a place of significance is identified and cannot be avoided, development should promote the place, where appropriate, and with the approval from the relevant traditional owners.

**Table 6.2.6.4.b Assessable development in the Rural residential zone**

<b>Performance outcomes</b>	<b>Acceptable outcomes</b>
<b>Uses and other development</b>	
<b>PO5</b> The establishment of uses is consistent with the outcomes sought for the Rural residential zone.	<b>AO5</b> Uses identified in Table 6.2.6.4.c are not established in the Rural residential zone.
<b>Reconfiguring a lot outcomes</b>	
<b>PO6</b> New lots adequately accommodate a dwelling house along with a demonstrated acceptable on-site method of waste disposal.  Note: Acceptable on-site waste disposal is to be demonstrated in a report prepared by a suitably qualified professional.	<b>AO6</b> New lots contain a minimum area of 4000m <sup>2</sup> , with at least one contiguous area of 1000m <sup>2</sup> exclusive of 1 in 6 gradients.

Performance outcomes	Acceptable outcomes
<b>PO7</b> New lots have a minimum road frontage of 30 metres.	<b>A07</b> No acceptable outcomes are prescribed.
<b>PO8</b> New lots contain a 40 metre x 50 metre rectangle.	<b>A08</b> No acceptable outcomes are prescribed.

**Table 6.2.6.4.c Table of inconsistent uses in the Rural residential zone**

Adult store, Agricultural supplies store, Air services, Bar, Brothel, Car wash, Cemetery, Child care centre, Club, Community care centre, Community residence, Crematorium, Detention facility, Dual occupancy, Dwelling unit, Extractive industry, 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, Landing, Low impact industry, Major electricity infrastructure, Major sport, recreation and entertainment facility, Marine industry, Medium impact industry, Motor sport facility, Multiple dwelling, Nightclub entertainment facility, Non-resident workforce accommodation, Office, Outdoor sales, 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 workers' accommodation, Sales office, Service station, Shop, Shopping centre, Short term accommodation, Showroom, Special industry, Substation, Telecommunications facility, Theatre, Tourist attraction, Tourist park, Transport depot, Warehouse.
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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.

### 6.2.6.5 Special purpose zone code

### 6.2.6.6 Application

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

### 6.2.6.7 Purpose and criteria for assessment

- (1) The purpose of the Special purpose zone code is to provide for public uses that are owned or operated by government, semi-government, statutory authorities, government owned corporations, local government or private organisations in the course of a public utility undertaking relating to aviation facilities, the provision of water supply, sewerage, electricity, telecommunications, drainage or other like services.
- (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 Natural hazards.

- (ii) Theme 2: Infrastructure, Element 3.5.3 Water management, Element 3.5.4 Waste management, Element 3.5.5 Roads and transport.
- (iii) Theme 4: Strong communities, Element 3.7.3 Healthy communities.
- (b) facilitate the on-going operation of public utilities.
- (3) The purpose of the code will be achieved through the following overall outcomes:
  - (a) Special uses and works that are owned or operated by federal, state or local government are accommodated within this zone.
  - (b) Development is located appropriate to the type of proposed special purpose and is generally consistent in scale, height and bulk with that of surrounding development.
  - (c) Special purpose uses are protected by excluding development that could limit the on-going operation of existing special purpose uses or prejudice appropriate new activities.

**Table 6.2.6.7.a Self-assessable and assessable development in the Special purpose zone**

Performance outcomes	Acceptable outcomes
<b>Building height</b>	
<p><b>PO1</b> The height of all buildings and structures must be in keeping with the intended character of the area , in particular the height of buildings must not detrimentally affect the amenity of any land containing uses associated with the following:</p> <ul style="list-style-type: none"> <li>(a) the Accommodation activity group;</li> <li>(b) the Sensitive land use activity group.</li> </ul>	<p><b>AO1</b> Buildings and structures are not more than 8.5 metres in height.</p>
<b>Setbacks</b>	
<p><b>PO2</b> Buildings and structures are setback to maintain the character of the surrounding area, in particular setbacks must not detrimentally affect the amenity of any land use associated with:</p> <ul style="list-style-type: none"> <li>(a) the Accommodation activity group;</li> <li>(b) the Sensitive land use activity group.</li> </ul>	<p><b>AO2</b> Buildings and structures are setback not less than:</p> <ul style="list-style-type: none"> <li>(a) 6 metres from any road frontage(s);</li> <li>(b) 4.5 metres from any side or rear boundaries common with any land use associated with the Accommodation activity group;</li> <li>(c) 6 metres from any side or rear boundaries common with any land use associated with the Sensitive land use activity group.</li> </ul>
<b>Vehicle parking</b>	
<p><b>PO3</b> Areas used for vehicle parking are setback to ensure that a high standard on amenity is provided to the streetscape and any land use associated with the Accommodation activity group and/or the Sensitive land use activity group.</p>	<p><b>AO3</b> Areas used for vehicle parking are setback not less than:</p> <ul style="list-style-type: none"> <li>(a) 2 metres from any road frontage(s);</li> <li>(b) 4.5 metres from any side or rear boundaries common with any land use associated with the Accommodation activity group and / or the Sensitive land use activity group.</li> <li>(c) 1 metre from any other side or rear boundary.</li> </ul>

Performance outcomes	Acceptable outcomes
<b>Landscaping</b>	
<b>PO4</b> The setbacks for areas used for vehicle parking are provided with landscape planting and other visual screening to enhance the appearance of the site and to provide a buffer to any land associated with the Accommodation activity group and/or the Sensitive land use activity group.	<b>AO4.1</b> The setback areas nominated in <b>AO3</b> within this code are provided with landscape planting that: <ul style="list-style-type: none"> <li>(a) provides an effective visual screen;</li> <li>(b) is maintained at all times.</li> </ul>
	<b>AO4.2</b> Common boundaries with any land use associated with the Accommodation activity group and / or the Sensitive land use activity group are provided with a minimum 1.8 metre high screen fence or wall constructed of durable materials.
<b>Cultural heritage</b>	
<b>PO5</b> Development is located, designed and operated to ensure that any impacts on land with known cultural values can be managed in collaboration with traditional owners.	<b>AO5.1</b> Development is not undertaken on land with known cultural values (including both physical artefacts and places of significance); or
	<b>AO5.2</b> Where a place of significance is identified and cannot be avoided, development should promote the place, where appropriate, and with the approval from the relevant traditional owners.

**Table 6.2.6.7.b Assessable development in the Special purpose zone**

Performance outcomes	Acceptable outcomes
<b>Uses and other development</b>	
<b>PO6</b> The establishment of uses is consistent with the outcomes sought for the Special purpose zone.	<b>AO6</b> Uses identified in Table 6.2.6.5.c are not established in the Special purpose zone.
<b>Amenity</b>	
<b>PO7</b> Buildings and structures adjacent to any land use associated with the Accommodation activity group and/or the Sensitive activity group are designed and operated to maintain the character and amenity of the surrounding area taking into account: <ul style="list-style-type: none"> <li>(a) noise;</li> <li>(b) dust;</li> <li>(c) light;</li> <li>(d) odours;</li> <li>(e) electrical interference;</li> <li>(f) appearance;</li> <li>(g) streetscape.</li> </ul>	<b>AO7</b> No acceptable outcomes are prescribed.

Performance outcomes	Acceptable outcomes
<b>Reconfiguring a lot outcomes</b>	
<b>PO8</b> All lots must be of suitable dimensions to accommodate the intended land use.	<b>AO8</b> No acceptable outcomes are prescribed.
<b>PO9</b> Surplus land to be disposed of for other purposes must comply with the minimum lot size and dimensions specified in the equivalent zone to the intended likely land use.  Note: For example, if surplus land is to be used for Low density residential land use purposes, the proposed lot reconfiguration must comply with the minimum Performance Outcome specified in the Low density residential zone.	<b>AO9</b> No acceptable outcomes are prescribed.

**Table 6.2.6.7.c Table of inconsistent uses in the Special purpose zone**

Adult store, Agricultural supplies store, Animal husbandry, Animal keeping, Aquaculture, Bar, Brothel, Bulk landscape supplies, Caretaker's accommodation, Car wash, Cemetery, Child care centre, Club, Community care centre, Community residence, Community use, Crematorium, Cropping, Detention facility, Dual occupancy, Dwelling house, Dwelling unit, Educational establishment, Emergency services, Extractive industry, Food and drink outlet, Function facility, Funeral parlour,	Garden centre, Hardware and trade supplies, Health care services, High impact industry, Home based business, Hospital, Indoor sport and recreation, Intensive animal industry, Intensive horticulture, Landing, Low impact industry, Major sport, recreation and entertainment facility, Marine industry, Market, Medium impact industry, Motor sport facility, Multiple dwelling, Nature-based tourism, Nightclub entertainment facility, Non-resident workforce accommodation, Office, Outdoor sales, Outdoor sport and recreation, Outstation, Park, Permanent plantation,	Place of worship, Port services, Relocatable home park, 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, 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.