

Part 6 Zones



Part 6 Zones

6.1 Preliminary

- (1) Zones organise the planning scheme area in a way that facilitates the location of preferred or acceptable land uses.
- (2) Zones are mapped and included in Schedule 2.
- (3) The categories of development and assessment for development in a zone are in Part 5.
- (4) Assessment benchmarks for zones are contained in a zone code.
- (5) Precinct may be identified for part of a zone.
- (6) Precinct provisions are contained in the zone code.
- (7) Each zone code identifies the following:
 - (a) the purpose of the code
 - (b) the overall outcomes that achieve the purpose of the code
 - (c) the performance outcomes that achieve the overall outcomes and the purpose of the code
 - (d) the acceptable outcomes that achieve the performance and overall outcomes and the purpose of the code

The following are the zone codes for the planning scheme:

6.2. Residential zone codes

- 6.2.1 Low density residential zone code
- 6.2.2 Medium density residential zone code

6.3 Centre zones category

- 6.3.1 Local centre zone code
- 6.3.2 Principal centre zone code

6.4 Recreation zones category

- 6.4.1 Open space zone code
- 6.4.2 Sport and recreation zone code

6.5 Environmental zones category

- 6.5.1 Environmental management and conservation zone

6.6 Industrial zones category

- 6.6.1 Low impact industry zone code
- 6.6.2 Medium impact industry zone code
- 6.6.3 Special industry zone code

6.7 Other zones category

- 6.7.1 Community facilities zone code
- 6.7.2 Mixed use zone code
- 6.7.3 Rural zone code
- 6.7.4 Rural residential zone code
- 6.7.5 Special purpose zone code
- 6.7.6 Township zone code

6.2 Residential zone codes

6.2.1 Low density residential zone code

6.2.1.1 Application

This code applies to assessing material change of use, reconfiguring a lot, and building work development in the Low density residential zone.

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 Purpose

The purpose of the Low density residential zone is to provide for—

- (a) residential uses; and
- (b) community uses, and small-scale services, facilities and infrastructure, to support local residents.

The purpose of the code will be achieved through the following overall outcomes:

- (1) Development provides for and supports a range of housing types, predominantly detached *dwelling houses*, on a range of lot sizes that are generally larger than those in the Medium density residential zone.
- (2) Development provides for an efficient land use pattern and is well connected to other parts of the Mount Isa local government area.
- (3) Development is characterised by an open attractive *streetscape*, generous building *setbacks* and front gardens.
- (4) Development reflects and enhances the existing low density scale and character of the area.
- (5) New residential development is designed to not to be affected by nearby existing uses that are potentially incompatible with residential development.
- (6) *Home based businesses* may operate within, this zone but must be limited to small-scale activities that have negligible impacts on surrounding land uses.
- (7) Development for small-scale non-*residential activities* is facilitated, but only where such uses:
 - (a) support the day to day needs of the immediate and surrounding residential community; and
 - (b) are compatible with local residential amenity; and
 - (c) do not undermine the viability of existing commercial uses.
- (8) Development maintains a high level of residential amenity and does not result in or create adverse impacts from, noise, dust, odour, lighting and other local impacts.
- (9) Development incorporates and facilitates sustainable practices including maximising energy efficiency and water conservation appropriate to Mount Isa's semi-arid environment.
- (10) Development is appropriately designed and located to be responsive to the environmental constraints of the land, including but not limited to natural topography, bushfire and flooding.
- (11) Development is supported by appropriate open space and recreational areas to support the needs of the local community.
- (12) Development is supported by appropriately designed transport infrastructure that facilitates efficient and safe transport use, safe cycling and walking.
- (13) Natural features such as creeks, gullies, waterways, wetlands and vegetation are protected from the impacts of development.
- (14) Development is provided with appropriate infrastructure and services.

6.2.2 Medium density residential zone code

6.2.2.1 Application

This code applies to assessing material change of use, reconfiguring a lot, and building work development in the Medium density residential zone.

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 Purpose

The purpose of the Medium density residential zone is to provide for—

- (a) medium density multiple dwellings; and
- (b) community uses, and small-scale services, facilities and infrastructure, to support local residents.

The Racehorse stables precinct allows for the stabling of racehorses (where registered with Racing Queensland) at the rear of properties close to Buchanan Park to support the local racing industry.

The purpose of the code will be achieved through the following overall outcomes:

- (1) Development provides for and supports a range of residential choices including dwelling houses, dual occupancies, and multiple dwellings.
- (2) Development provides for an efficient land use pattern and is well connected to other parts of the Mount Isa local government area.
- (3) Development is characterised by smaller lot sizes and larger variety of housing types such as multiple dwellings than the Low density residential zone, with a high level of amenity with a streetscape and setbacks consistent with medium density *residential activities*.
- (4) Development reflects and enhances the existing medium density scale and character of the area.
- (5) The development of stables for registered racehorses in the Racehorse stables precinct is facilitated where they are:
 - (a) directly supporting racing activities at Buchanan Park; and
 - (b) compatible with local residential amenity, safety and character.
- (6) New residential development is designed to minimise or mitigate any adverse impacts from nearby existing uses that are potentially incompatible with residential development.
- (7) Home based businesses may operate within, this zone but must be limited to small-scale activities that have negligible impacts on surrounding land uses.
- (8) Development for small-scale non-*residential activities* is facilitated, but only where such uses:
 - (a) support the day to day needs of the immediate and surrounding residential community; and
 - (b) are compatible with local residential amenity; and
 - (c) do not undermine the viability of the CBD.
- (9) Development maintains a high level of residential amenity and does not result in adverse impacts from, noise, dust, odour, lighting and other local impacts.
- (10) Development incorporates and facilitates sustainable practices including maximising energy efficiency and water conservation appropriate to Mount Isa's semi-arid environment.
- (11) Development is appropriately designed and located to be responsive to the environmental constraints of the land, including but not limited to natural topography, bushfire and flooding.
- (12) Development is supported by appropriate open space, recreational areas to support the needs of the local community.
- (13) Development is supported by appropriately designed transport infrastructure that facilitates efficient and safe transport use, safe cycling and walking.
- (14) Natural features such as creeks, gullies, waterways, wetlands and vegetation are protected from the impacts of development.
- (15) Development is provided with appropriate infrastructure and services.

6.3 Centre zones category

6.3.1 Local centre zone code

6.3.1.1 Application

This code applies to assessing material change of use, reconfiguring a lot, and building work development in the Local centre zone.

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

6.3.1.2 Purpose

The purpose of the Local centre zone is to provide for—

- (a) a limited variety of commercial, community and retail activities to service local residents; and
- (b) other uses and activities that integrate with, and enhance, the local centre, including, for example, entertainment, shopping or residential uses.

It includes local shopping, local employment nodes, *centre activities*, cafes and dining, entertainment, and community services. *Residential activities* are supported where they can integrate and enhance the fabric of the local centre.

The purpose of the code will be achieved through the following overall outcomes:

- (1) Development does not undermine the viability, role or function of the Central Business District of Mount Isa.
- (2) Development is limited to defined compact commercial areas distributed around the urban areas of Mount Isa.
- (3) A range of retail, and small scale commercial and community uses are provided which meet the local convenience needs of the immediate surrounding population.
- (4) *Residential activities* are provided where they can integrate with and enhance the fabric of the local centre, but they are not the predominant use and should not compromise the ability for non-residential uses to be concentrated in the centre or limit activities at street level.
- (5) The ground level of development is occupied by *centre or community activities* to facilitate an active road frontage.
- (6) Parking, loading and other servicing aspects of development do not dominate the road frontage.
- (7) Development provides a high level of amenity and is reflective of the surrounding character of the area
- (8) Development is designed and presented to a high standard and includes attractive facades and roof lines, an appropriate level of detailing, high quality materials and sun and weather protection for pedestrians.
- (9) The effects of development including noise, odour, traffic, waste, air pollution, vibration, overlook and lighting do not have a negative impact the amenity of the surrounding area.
- (10) Development incorporates and facilitates sustainable practices including maximising energy efficiency and water conservation appropriate to Mount Isa's semi-arid environment.
- (11) Development is appropriately designed and located to be responsive to the environmental constraints of the land, including, but not limited to, natural topography, vegetation, bushfire and flooding.
- (12) Development is supported by appropriate open space, recreational areas to support the needs of the local community.
- (13) Development is supported by appropriately designed transport infrastructure that facilitates efficient and safe transport use, safe cycling and walking.
- (14) Natural features such as creeks, gullies, waterways, wetlands and vegetation are protected from the impacts of development.
- (15) Development is provided with appropriate infrastructure and services.

6.3.2 Principal centre zone code

6.3.2.1 Application

This code applies to assessing material change of use, reconfiguring a lot, and building work development in the Principal centre zone.

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

6.3.2.2 Purpose

The purpose of the Principal centre zone is to provide a for a large variety of uses and activities (including, for example, administrative, business, community, cultural, entertainment, professional, residential or retail activities) to—

- (a) form the core of an urban area; and
- (b) service the local government area

The purpose of the code will be achieved through the following overall outcomes:

- (1) Development reinforces the CBD as the primary commercial area of Mount Isa with a mix of retail, commercial, administrative, community and compatible cultural, entertainment and tourism activities in Mount Isa.
- (2) *Residential activities* are supported where a high level of residential amenity can be achieved without compromising the primary function of the CBD as a commercial activity centre.
- (3) The ground floor of development is occupied by *centre, entertainment or community activities* to facilitate an active road frontage.
- (4) The existing character of the CBD is enhanced and contributes to an attractive and vibrant public realm by facilitating high quality architectural and urban design outcomes.
- (5) Development is sustainable and provides a high level of amenity.
- (6) A balance is achieved between traffic movement, car parking and a pedestrian-orientated environment that is well connected, comfortable and safe.
- (7) Development achieves a wide range of compatible activities that provide diverse employment opportunities and enhance the vitality of the street and public open spaces during the day and night.
- (8) Development has an appropriate scale, height and setbacks that reflect the existing or preferred built form character of the CBD. The preferred maximum height of buildings in the CBD is 15 metres, however buildings that are greater than 15 metres in height are considered on a site by site basis, where appropriately located and designed.
- (9) Development is designed and presented to a high standard and includes attractive facades and roof lines, an appropriate level of detailing, high quality materials and sun and weather protection for pedestrians.
- (10) The effects of development including noise, odour, traffic, waste, air pollution, vibration, overlook and lighting do not have a negative impact the amenity of the surrounding area.
- (11) Parking, loading and other servicing aspects of development do not dominate the road frontage.
- (12) Development incorporates and facilitates sustainable practices including maximising energy efficiency and water conservation appropriate to Mount Isa's semi-arid environment.
- (13) Development is appropriately designed and located to be responsive to the environmental constraints of the land, including, but not limited to, natural topography, vegetation, bushfire and flooding.
- (14) Development is supported by appropriate open space, recreational areas to support the needs of the local community.
- (15) Development is supported by appropriately designed transport infrastructure that facilitates efficient and safe transport use, safe cycling and walking.
- (16) Natural features such as creeks, gullies, waterways, wetlands and vegetation are protected from the impacts of development.
- (17) Development is provided with appropriate infrastructure and services.

6.4 Recreation zones category

6.4.1 Open space zone code

6.4.1.1 Application

This code applies to assessing material change of use, reconfiguring a lot, and building work development in the Open space zone.

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

6.4.1.2 Purpose

The purpose of the Open space zone is to provide for—

- (a) local, district and regional parks for the use of residents and visitors; and
- (b) facilities and infrastructure that support, and are required by, users of the parks.

The purpose of the code will be achieved through the following overall outcomes:

- (1) A range accessible open spaces, including local, district and regional scale parks and linkages are available to the general public for a variety of outdoor activities.
- (2) Open space contributes to a safe, efficient and legible park network.
- (3) Where possible, open space integrates with existing open space, sport and recreation uses and community facilities.
- (4) Open space areas are planned and designed to enhance community liveability, scenic amenity and provide a retreat and visual relief from built up areas.
- (5) Ancillary structures and buildings such as shelters, amenity facilities, picnic tables and playgrounds are provided where necessary and appropriate.
- (6) The development and use of open space areas does not affect the amenity of adjacent areas, particularly residential areas.
- (7) Open spaces are designed so that they are cost-effective to maintain;
- (8) Development incorporates and facilitates sustainable practices including maximising energy efficiency and water conservation appropriate to Mount Isa's semi-arid environment.
- (9) Where open space areas include natural habitats such as vegetation, wetlands or waterways, or act as a buffer between natural and developed areas, adverse impacts on areas of ecological significance are avoided.
- (10) Development is supported by appropriately designed transport infrastructure that facilitates efficient transport use, safe cycling and walking.
- (11) Development is appropriately designed and located to be responsive to the environmental constraints of the land, including, but not limited to, natural topography, vegetation, bushfire and flooding.
- (12) Development is supported by appropriately designed transport infrastructure that facilitates efficient and safe transport use, safe cycling and walking.
- (13) Natural features such as creeks, gullies, waterways, wetlands and vegetation are protected from the impacts of development.
- (14) Development is provided with appropriate infrastructure and services.

6.4.2 Sport and recreation zone code

6.4.2.1 Application

This code applies to assessing material change of use, reconfiguring a lot, and building work development in the Sport and recreation zone.

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

6.4.2.2 Purpose

The purpose of the Sport and recreation zone is to provide for—

- (a) a variety of cultural, educational, recreation and sporting uses and activities that require built infrastructure, including, for example, clubhouses, gymnasiums, swimming pools or tennis courts; and
- (b) facilities and infrastructure to support the uses and activities stated in paragraph (a).

The purpose of the code will be achieved through the following overall outcomes:

- (1) Opportunities are provided for active sport and recreational pursuit such as playing fields, equestrian facilities, outdoor cultural facilities, educational activities, public swimming pools, indoor facilities and outdoor courts.
- (2) Sport and recreation land uses integrate with existing open space land uses where possible.
- (3) Sporting clubs that use playing fields have the opportunity to establish club facilities, where appropriate.
- (4) Buildings and structures, such as clubhouses, kiosks, shelters, stands, amenity facilities, picnic tables and playgrounds are facilitated, where necessary and appropriate.
- (5) Development complements the existing built form, character and scale of the surrounding local area.
- (6) Development contributes to a high standard of amenity and the effects of development including noise, odour, traffic and lighting do not have a negative impact on the amenity of the surrounding area.
- (7) Sport and recreation facilities are located and designed to be cost-effective to maintain.
- (8) Development incorporates and facilitates sustainable practices including maximising energy efficiency and water conservation appropriate to Mount Isa's semi-arid environment.
- (9) Development is supported by appropriately designed transport infrastructure that facilitates efficient transport use, safe cycling and walking.
- (10) Development is appropriately designed and located to be responsive to the environmental constraints of the land, including, but not limited to, natural topography, vegetation, bushfire and flooding.
- (11) Development is supported by appropriately designed transport infrastructure that facilitates efficient and safe transport use, safe cycling and walking.
- (12) Natural features such as creeks, gullies, waterways, wetlands and vegetation are protected from the impacts of development.
- (13) Development is provided with appropriate infrastructure and services.

6.5 Environmental zones category

6.5.1 Environmental management and conservation zone

6.5.1.1 Application

This code applies to assessing material change of use, reconfiguring a lot, and building work development in the Environmental management and conservation zone.

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

6.5.1.2 Purpose

The purpose of the Environmental management and conservation zone is to provide for the protection and maintenance of areas that support 1 or more of the following—

- (a) Biological diversity;
- (b) Ecological integrity;
- (c) Naturally occurring landforms; and
- (d) Coastal processes.

The purpose of the code will be achieved through the following overall outcomes:

- (1) Areas identified as having significant values for biological diversity, water catchment, ecological functioning, and historical, cultural, scientific values are protected.
- (2) Low intensity development, based on appreciation of the significant values of the area, may be facilitated where it is consistent with the management intent or plan for the area.
- (3) Uses are limited to those which directly complement the features and values of the area and do not detrimentally affect the environmental values of the area such as low impact ecotourism and outdoor sport and recreation.
- (4) Adverse impacts are avoided or minimised through the location, design and management of development and activities.
- (5) Development is designed to incorporate sustainable practices including maximising energy efficiency and water conservation appropriate to Mount Isa's semi-arid environment.
- (6) Activities undertaken by recognised traditional owners in accordance with traditional owner custom and practice may be facilitated where appropriate.
- (7) Development is appropriately designed and located to be responsive to the environmental constraints of the land, including but not limited to natural topography, bushfire and flooding.
- (8) Rural activities are avoided.
- (9) Natural features such as creeks, gullies, waterways, wetlands, habitats, vegetation and bush land are protected and appropriate buffers are established.

6.6 Industrial zones category

6.6.1 Low impact industry zone code

6.6.1.1 Application

This code applies to assessing material change of use, reconfiguring a lot, and building work development in the Low impact industry zone.

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

6.6.1.2 Purpose

The purpose of the Low impact industry zone is to provide for—

- (a) service industry and low impact industry; and
- (b) other uses and activities that—
 - (i) support industry activities; and
 - (ii) do not compromise the future use of premises for industry activities.

The purpose of the code will be achieved through the following overall outcomes:

- (1) Where possible, the Low impact industry zone will provide a buffer between higher impact industry zones, and sensitive land uses and zones that permit sensitive land uses.
- (2) A range of low impact industry and service industry uses that satisfy the purpose of the Zone are facilitated.
- (3) Small-scale *non-industry activities* that support low impact industry or service industry uses or that are more suitable to an industrial area than other parts of the City are supported where appropriate.
- (4) On-site *non-industry activities* that support the primary low impact industry or service industry use on the site, such as office and sales areas:
 - (a) are of a scale that is ancillary to the primary use on the *site*; and
 - (b) do not compromise the ongoing operation and viability of surrounding uses in the Zone; and
 - (c) do not compromise the integrity of the Zone.
- (5) The viability of existing and future low impact industry and service industry uses is protected from the intrusion of incompatible uses, including, but not limited to, sensitive land uses, medium impact industry uses and special industry uses.
- (6) The scale, character and built form of development contributes to a high standard of amenity on-site and off-site.
- (7) Development is located, designed, operated and managed to:
 - (a) maintain or enhance the safety of people and integrity of infrastructure; and
 - (b) not result in environmental harm; and
 - (c) avoid adverse impacts on the surrounding area, including, but not limited to, adverse impacts caused by traffic generation, or emissions of noise, odour, lighting, dust or smoke; and
 - (d) avoid adverse impacts on nearby non-industrial zoned land; and
 - (e) provide safe vehicle, cyclist and pedestrian access to, and egress from, the *site*; and
 - (f) avoid adverse on-site and off-site impacts on natural features and processes, including, but not limited to, creeks, gullies, waterways, wetlands and vegetation; and
 - (g) avoid, or where avoidance is not practicable, minimise, any risk of air pollution or contamination of land or water.
- (8) Development is appropriately designed and located to be responsive to the environmental constraints of the land, including, but not limited to, natural topography, bushfire and flooding.
- (9) Development incorporates and facilitates sustainable practices including maximising energy efficiency and water conservation appropriate to Mount Isa's semi-arid environment.

- (10) Development maximises the use of existing transport infrastructure and has access to an appropriate level of transport infrastructure, including, but not limited to, railways, airports and highways.
- (11) Development is supported by appropriately designed transport infrastructure that facilitates efficient and safe transport use, safe cycling and walking.
- (12) Development is to be functional, and attractively designed and presented.
- (13) Development is supported by appropriately designed transport infrastructure that facilitates efficient transport use, safe cycling and walking.
- (14) Natural features such as creeks, gullies, waterways, wetlands and vegetation are protected from the impacts of development.
- (15) Development is provided with appropriate infrastructure and services.

6.6.2 Medium impact industry zone code

6.6.2.1 Application

This code applies to assessing material change of use, reconfiguring a lot, and building work development in the Medium impact industry zone.

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

6.6.2.2 Purpose

The purpose of the Medium impact industry zone is to provide for—

- (a) Medium impact industry; and
- (b) other uses and activities that—
 - (i) support industry activities; and
 - (ii) do not compromise the future use of premises for industry activities.

The purpose of the code will be achieved through the following overall outcomes:

- (1) A range of medium impact industry uses that satisfy the purpose of the zone are facilitated.
- (2) Where possible, the Medium impact industry zone will provide a buffer between the Special industry zone and the Low impact industry zone. The potential impacts of development in this Zone are to be mitigated through appropriate design, environmental protection measures and landscaping.
- (3) Small-scale non-*Industry activities* that support medium impact industry uses or that are more suitable to an industrial area than other parts of the City are supported where appropriate.
- (4) On-site non-*industry activities* that support the primary medium impact industry use on the site, such as office and sales areas:
 - (a) are of a scale that is ancillary to the primary use on the *site*; and
 - (b) do not compromise the ongoing operation and viability of surrounding uses in the Zone; and
 - (c) do not compromise the integrity of the zone.
- (5) The viability of existing and future medium impact industry uses is protected from the intrusion of incompatible uses, including, but not limited to, *residential activities*, low impact industry uses and special industry uses.
- (6) The scale, character and built form of development contributes to a high standard of amenity on-site and off-site.
- (7) Development is located, designed, operated and managed to:
 - (a) maintain or enhance the safety of people and integrity of infrastructure; and
 - (b) not result in environmental harm; and
 - (c) avoid adverse impacts on the surrounding area, including, but not limited to, adverse impacts caused by traffic generation, or emissions of noise, odour, lighting, dust or smoke; and
 - (d) avoid adverse impacts on nearby non-industrial zoned land; and
 - (e) provide safe vehicle, cyclist and pedestrian access to, and egress from, the site; and
 - (f) avoid adverse on-site and off-site impacts on natural features and processes, including, but not limited to, creeks, gullies, waterways, wetlands and vegetation; and
 - (g) avoid, or where avoidance is not practicable, minimise, any risk of air pollution or contamination of land or water.
- (8) Development is appropriately designed and located to be responsive to the environmental constraints of the land, including, but not limited to, natural topography, bushfire and flooding.
- (9) Development incorporates and facilitates sustainable practices including maximising energy efficiency and water conservation appropriate to Mount Isa's semi-arid environment.
- (10) Development maximises the use of existing transport infrastructure and has access to an appropriate level of transport infrastructure, including, but not limited to, railways, airports and highways.

- (11) Development is to be functional, and attractively designed and presented.
- (12) Development is supported by appropriately designed transport infrastructure that facilitates efficient and safe transport use, safe cycling and walking.
- (13) Natural features such as creeks, gullies, waterways, wetlands and vegetation are protected from the impacts of development.
- (14) Development is provided with appropriate infrastructure and services.

6.6.3 Special industry zone code

6.6.3.1 Application

This code applies to assessing material change of use, reconfiguring a lot, and building work development in the Special industry zone.

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

6.6.3.2 Purpose

The purpose of the Special industry zone is to provide for—

- (a) Special industry; and
- (b) other uses and activities that—
 - (i) support industry activities; and
 - (ii) do not compromise the future use of premises for industry activities.

The purpose of the code will be achieved through the following overall outcomes:

- (1) Special industry uses that satisfy the purpose of the zone are facilitated.
- (2) The viability of both existing and future special industry uses is protected from the intrusion of incompatible uses into the zone including but not limited to low impact industry, medium impact industry and service industry uses.
- (3) Uses and works for industrial purposes are located, designed, operated and managed to maintain safety to people, avoid adverse effects on the natural environment and minimise impacts both on and off-site.
- (4) *Non-industry activities* that support the primary special industry use on the site, such as office areas:
 - (a) are of a scale that is ancillary to the primary use on the site; and
 - (b) do not compromise the ongoing operation and viability of surrounding uses in the zone; and
 - (c) do not compromise the integrity of the zone.
- (5) The scale, character and built form of development contributes to a high standard of amenity on-site and off-site.
- (6) Development is located, designed, operated and managed to:
 - (a) maintain or enhance the safety of people and integrity of infrastructure; and
 - (b) not result in environmental harm; and
 - (c) avoid adverse impacts on the surrounding area, including, but not limited to, adverse impacts caused by traffic generation, or emissions of noise, odour, lighting, dust or smoke; and
 - (d) avoid adverse impacts on nearby non-industrial zoned land; and
 - (e) provide safe vehicle, cyclist and pedestrian access to, and egress from, the site; and
 - (f) avoid adverse on-site and off-site impacts on natural features and processes, including, but not limited to, creeks, gullies, waterways, wetlands and vegetation; and
 - (g) avoid, or where avoidance is not practicable, minimise, any risk of air pollution or contamination of land or water.
- (7) Development is appropriately designed and located to be responsive to the environmental constraints of the land, including, but not limited to, natural topography, bushfire and flooding.
- (8) Development incorporates and facilitates sustainable practices including maximising energy efficiency and water conservation appropriate to Mount Isa's semi-arid environment.
- (9) Development maximises the use of existing transport infrastructure and has access to an appropriate level of transport infrastructure, including, but not limited to, railways, airports and highways.
- (10) Development is to be functional, and attractively designed and presented.
- (11) Development is supported by appropriately designed transport infrastructure that facilitates efficient and safe transport use, safe cycling and walking.
- (12) Natural features such as creeks, gullies, waterways, wetlands and vegetation are protected from the impacts of development.
- (13) Development is provided with appropriate infrastructure and services.

6.7 Other zones category

6.7.1 Community facilities zone code

6.7.1.1 Application

This code applies to assessing material change of use, reconfiguring a lot, and building work development in the Community facilities zone.

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

6.7.1.2 Purpose

The purpose of the Community facilities zone is to provide for community-related uses, activities and facilities, whether publicly or privately owned, including, for example—

- (a) identify land that is intended for an urban purpose in the future; and
- (b) protect land that is identified for an urban purpose in the future from incompatible uses; and
- (c) provide for the timely conversion of non-urban land to land for urban purposes.

The purpose of the code will be achieved through the following overall outcomes:

- (1) The City is well served with community buildings, facilities, spaces and activities that meet the diverse range of community needs.
- (2) Community facilities are located in areas with a high level of public accessibility.
- (3) The viability of the Community facilities zone is protected by excluding development that may prejudice the ongoing operation or expansion of existing uses or the development of appropriate new facilities.
- (4) Development is well integrated with surrounding land use and is generally consistent in scale, height, setbacks and bulk with that of surrounding development.
- (5) On-site activities that support *community activities*, such as office and retail components are at a scale that is ancillary to the *community activity* and do not compromise the ongoing operation and viability of the *community activity* or the integrity of the Community Facilities Zone.
- (6) Development is designed and presented to a high standard and includes attractive facades and roof lines, an appropriate level of detailing, high quality materials and sun and weather protection for pedestrians.
- (7) The effects of development including noise, odour, traffic, waste, air pollution, vibration, overlook and lighting do not have a negative impact the amenity of the surrounding area.
- (8) Development incorporates and facilitates sustainable practices including maximising energy efficiency and water conservation appropriate to Mount Isa's semi-arid environment.
- (9) Development is supported by appropriately designed transport infrastructure that facilitates efficient transport use, safe cycling and walking.
- (10) Development is appropriately designed and located to be responsive to the environmental constraints of the land, including, but not limited to, natural topography, vegetation, bushfire and flooding.
- (11) Development is supported by appropriately designed transport infrastructure that facilitates efficient and safe transport use, safe cycling and walking.
- (12) Natural features such as creeks, gullies, waterways, wetlands and vegetation are protected from the impacts of development.
- (13) Development is provided with appropriate infrastructure and services.

6.7.2 Mixed use zone code

6.7.2.1 Application

This code applies to assessing material change of use, reconfiguring a lot, and building work development in the Mixed use zone.

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

6.7.2.2 Purpose

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.

The purpose of the code will be achieved through the following overall outcomes:

- (1) A mix of uses and activities including retail, commercial, light industry and residential uses are provided.
- (2) The scale, character and built form of development contributes to a high standard of amenity.
- (3) Large scale retail uses as showroom and bulk retail activity may be considered where properties front Marion Street and the Barkly Highway, and all vehicle access is from these roads only.
- (4) New *non-residential activities* or significant expansion of existing *non-residential activities* do not impact on the amenity of surrounding sensitive land uses.
- (5) Development incorporates and facilitates sustainable practices including maximising energy efficiency and water conservation appropriate to Mount Isa's semi-arid environment.
- (6) Development is appropriately designed and located to be responsive to the environmental constraints of the land, including, but not limited to, natural topography, vegetation, bushfire and flooding.
- (7) Development is supported by appropriate open space, recreational areas to support the needs of the local community.
- (8) Development is supported by appropriately designed transport infrastructure that facilitates efficient and safe transport use, safe cycling and walking.
- (9) Natural features such as creeks, gullies, waterways, wetlands and vegetation are protected from the impacts of development.
- (10) Development is provided with appropriate infrastructure and services.

6.7.3 Rural zone code

6.7.3.1 Application

This code applies to assessing material change of use, reconfiguring a lot, and building work development in the Rural zone.

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

6.7.3.2 Purpose

The purpose of the Rural zone is to—

- (a) provide for rural uses and activities; and
- (b) provide for other uses and activities that are compatible with—
 - (i) existing and future rural uses and activities; and
 - (ii) the character and environmental features of the zone; and
- (c) maintain the capacity of land for rural uses and activities by protecting and managing significant natural resources and processes.

The purpose of the code will be achieved through the following overall outcomes:

- (1) Development provides for a range of *rural activities*.
- (2) Development conserves areas of primary production.
- (3) Development reflects and enhances the rural character of the area.
- (4) Development within the zone preserves the environment by enhancing and responding to the environmental and topographical features of the land whilst integrating an appropriate scale of rural activities and amongst these features.
- (5) *Residential activities* are supported where they are associated with and ancillary to rural activities.
- (6) The viability of both existing and future rural activities is protected from the establishment of incompatible uses.
- (7) Activities that may require isolation from urban areas as a consequence of their impacts, such as noise or odour, may be appropriate where land use conflicts are minimised.
- (8) Low impact activities such as small-scale eco-tourism and outdoor sport and recreation are supported within the zone where the impacts of such uses can be minimised.
- (9) Home based businesses may operate within the Rural zone, where they have negligible impacts on surrounding land uses.
- (10) Development incorporates and facilitates sustainable practices including maximising energy efficiency and water conservation appropriate to Mount Isa's semi-arid environment.
- (11) Development is appropriately designed and located to be responsive to the environmental constraints of the land, including but not limited to natural topography, bushfire and flooding.
- (12) Development maintains and enhances rural amenity and does not result in adverse impacts on adjacent properties from, noise, dust, odour, lighting and other locally specific impacts.
- (13) Visual impacts of clearing, building design and construction, materials, access ways and other aspects of development and land use are consistent with the Zone purpose.
- (14) Natural features such as creeks, gullies, waterways, wetlands and vegetation are protected from the impacts of development.
- (15) Development is provided with appropriate infrastructure and services.
- (16) Development of Non-resident work force accommodation is temporary, maintains small footprint and is located close to Mount Isa.

6.7.4 Rural residential zone code

6.7.4.1 Application

This code applies to assessing material change of use, reconfiguring a lot, and building work development in the Rural residential zone.

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

6.7.4.2 Purpose

The purpose of the Rural residential zone is to provide for residential uses and activities on large lots, including lots for which the local government has not provided infrastructure and services.

The purpose of the code will be achieved through the following overall outcomes:

- (1) Development provides for and supports single detached dwellings on large lots, with limited provision of infrastructure and services.
- (2) Development reflects and enhances the rural and rural residential character of the area.
- (3) Development within the zone preserves the environment by enhancing and responding to the environmental and topographical features of the land whilst integrating an appropriate scale of *residential activities* amongst these features.
- (4) Development avoids areas of ecological significance.
- (5) Low impact activities such as small-scale eco-tourism and outdoor sport and recreation are supported within the Zone where the impacts of such uses can be minimised.
- (6) Home based businesses may operate within the Rural residential zone, but are limited to small-scale activities that have negligible impacts on surrounding land uses.
- (7) Development maintains and enhances rural residential amenity and does not result in adverse impacts from, noise, dust, odour, lighting and other locally specific impacts.
- (8) Development incorporates and facilitates sustainable practices including maximising energy efficiency and water conservation appropriate to Mount Isa's semi-arid environment.
- (9) Development is appropriately designed and located to be responsive to the environmental constraints of the land, including but not limited to natural topography, bushfire and flooding.
- (10) Natural features such as creeks, gullies, waterways, wetlands and vegetation are protected from the impacts of development.
- (11) Development is provided with appropriate infrastructure and services.

6.7.5 Special purpose zone code

6.7.5.1 Application

This code applies to assessing material change of use, reconfiguring a lot, and building work development in the Special purpose zone.

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

6.7.5.2 Purpose

The purpose of the Special purpose zone code is to—

- (a) provide for public uses that are owned or operated by government, semi-government, statutory authority, government owned corporation, local government or private organisations in the course of a public utility undertaking relating to defence establishments, airports, rail lines, rail stations, intermodal stations, the provision of water supply, sewerage, electricity, gas, telecommunications, transport, drainage or other like services, in particular:
 - (1) Mount Isa Airport; and
 - (2) Camooweal Airstrip; and
 - (3) Mount Isa Defence Training Depot and Mount Isa Rifle Range; and
 - (4) Mount Isa sewerage treatment plant; and
 - (5) Mount Isa waste disposal facility; and
 - (6) Substations, overland flow parcels, pump stations; and
 - (7) Railway facilities; and
 - (8) The sewerage ponds, power station, waste disposal facility and Council's sanitation depot at Camooweal.
- (b) ensure that incompatible uses do not encroach on the public facilities and infrastructure.

The purpose of the code will be achieved through the following overall outcomes:

- (1) Development provides for special uses and works that are owned or operated by federal, state or local government. These may include defence establishments, airports, and the provision of water supply, sewerage, electricity gas, telecommunications, waste disposal, drainage or other like services.
- (2) The viability of the Special Purposes Zone is protected by excluding development that may prejudice the ongoing operation or expansion of existing uses or the development of appropriate new services.
- (3) The location of the development is appropriate to the nature of the special purpose use and is generally consistent in scale, height and bulk with that of surrounding development.
- (4) Development is sited, designed and operated to minimise adverse impacts on surrounding land.
- (5) Development incorporates and facilitates sustainable practices including maximising energy efficiency and water conservation appropriate to Mount Isa's semi-arid environment.
- (6) Development provides a safe and pleasant environment for employees and visitors to the site.
- (7) Natural features such as creeks, gullies, waterways, wetlands and native vegetation are protected from the impacts of development.
- (8) Development is appropriately designed and located to be responsive to the environmental constraints of the land, including but not limited to natural topography, bushfire and flooding.
- (9) Development is supported by appropriately designed transport infrastructure that facilitates efficient and safe transport use, safe cycling and walking.
- (10) Natural features such as creeks, gullies, waterways, wetlands and vegetation are protected from the impacts of development.
- (11) Development is provided with appropriate infrastructure and services.

6.7.6 Township zone code

6.7.6.1 Application

This code applies to assessing material change of use, reconfiguring a lot, and building work development in the Township zone.

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

6.7.6.2 Purpose

The purpose of the Township zone is to provide for—

- (a) small to medium urban areas in a rural or coastal area; and
- (b) a variety of uses and activities to service local residents, including, for example, business, community, education, industrial, open space, recreation, residential or retail uses or activities; and
- (c) tourist attractions and short-term accommodation, if appropriate for the area.

The purpose of the code will be achieved through the following overall outcomes:

- (1) A range of low density *residential activities* and low intensity *centre, community and recreation activities* together with low impact industry uses are provided for.
- (2) *Non-residential activities* do no impact on the amenity of sensitive land uses.
- (3) Uses which support the needs of travellers and tourists in the North West such as short-term accommodation are supported.
- (4) Development reflects and enhances the existing low density scale and character of Camooweal.
- (5) Development protects and enhances the unique local and historic character of Camooweal in a predominantly rural area.
- (6) Development services the needs of both local residents, residents of the surrounding rural area and visitors.
- (7) Home based businesses may operate within, this zone but must be limited to small-scale activities that have negligible impacts on surrounding land uses.
- (8) Development maintains a high level of residential amenity and does not result in adverse impacts from, noise, dust, odour, lighting and other local impacts.
- (9) Development incorporates and facilitates sustainable practices including maximising energy efficiency and water conservation appropriate to Mount Isa's semi-arid environment.
- (10) Development is appropriately designed and located to be responsive to the environmental constraints of the land, including but not limited to natural topography, bushfire and flooding.
- (11) Development is supported by appropriate open space, recreational areas to support the needs of the local community.
- (12) Development is supported by appropriately designed transport infrastructure that facilitates efficient and safe transport use, safe cycling and walking.
- (13) Natural features such as creeks, gullies, waterways, wetlands and vegetation are protected from the impacts of development.
- (14) Development is provided with appropriate infrastructure and services.