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## Tables in Part 6

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Zoning map

## 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 (Mapping).
- (3) The categories of development and assessment for development in a zone are in Part 5 (Tables of assessment).
- (4) Assessment benchmarks for zones are contained in a zone code.
- (5) Each zone code identifies the following:
  - (a) the purpose of the code; and
  - (b) the overall outcomes that achieve the purpose of the code.
- (6) The following are the zone codes for the Planning Scheme:

#### **Residential zones category**

- (a) Low density residential zone code;
- (b) Low-medium density residential zone code; and
- (c) Tourist accommodation zone code.

#### **Centre zones category**

- (a) Major centre zone code;
- (b) District centre zone code;
- (c) Local centre zone code; and
- (d) Neighbourhood centre zone code.

#### **Industry zones category**

- (a) Low impact industry zone code;
- (b) Medium impact industry zone code;
- (c) High impact industry zone code;
- (d) Special industry zone code;
- (e) Waterfront and marine industry zone code; and
- (f) Industry investigation zone code.

#### **Recreation zones category**

- (a) Recreation and open space zone code.

#### **Environmental zones category**

- (a) Environmental management and conservation zone code.

**Other zones category**

- (a) Community facility zone code;
- (b) Emerging community zone code;
- (c) Mixed use code;
- (d) Rural zone code; and
- (e) Rural residential zone code.

## 6.2 Zone codes

### 6.2.1 Community facilities zone code

#### 6.2.1.1 Application

This code applies to assessable development:

- (a) within the Community facilities zone as identified on the zoning maps contained within Schedule 2 (Mapping); and
- (b) identified as requiring assessment against the Community facilities zone code by the tables of assessment in Part 5 (Tables of assessment).

#### 6.2.1.2 Purpose and overall outcomes

- (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, schools, transport and telecommunications networks and community infrastructure of an artistic, social or cultural nature.
- (2) The purpose of the Community facilities zone code in the local government area is to provide for a range of accessible Community, Recreation and Other activities at varying degrees of scale and intensity, which operate effectively and meet the social, educational, spiritual, cultural or health needs of the Whitsunday Region's existing and future communities.
- (3) The purpose of the Community facilities zone code will be achieved through the following overall outcomes:
  - (a) development in the zone caters primarily for specified uses, facilities and works, which include:
    - (i) land used, owned or operated by Federal, State or Local government for Community and Other activities, such as cemeteries, community uses, emergency services, hospitals, air services, substations, major electricity infrastructure and utility installations; or
    - (ii) uses, facilities and works, which by virtue of their location, intensity, combination of uses, operations or site characteristics are best managed in a use-specific land use allocation; or
    - (iii) private Community activities and facilities, including community uses, educational establishments, hospitals and places of worship;
  - (b) a range of allied and compatible activities may also be established in this zone. These include Recreational activities, such as indoor/outdoor sport and recreation uses;
  - (c) Community activities and associated uses are located to optimise their accessibility, operational efficiency and benefit to the public;
  - (d) development accommodates the specific operational, functional and locational needs of the particular use, whilst maintaining a low rise built form compatible with the intended development in the surrounding area;

- (e) development provides a high level of amenity, maintains the safety of people, buildings and works, and effectively manages the potential for land use conflict with existing and intended surrounding development;
- (f) uses, buildings and works are located, designed and operated to minimise adverse impacts on the amenity of any adjacent properties, nearby residential or public spaces, having regard to:
  - (i) traffic conditions;
  - (ii) noise or vibration;
  - (iii) dust, odour or similar emissions;
  - (iv) privacy;
  - (v) safety and security;
  - (vi) illumination;
  - (vii) access to natural light and ventilation; and
  - (viii) drainage.
- (g) existing and planned Community activities and associated uses are protected from the intrusion of incompatible uses that could limit the ongoing operation of existing Community activities or prejudice appropriate new activities;
- (h) development avoids or mitigates any adverse impacts on areas of cultural heritage significance or environmental significance (including creeks, gullies, waterways, wetlands, coastal areas, habitats and vegetation) through sensitive location, design, operation and management;
- (i) development provides for pedestrian, bicycle and vehicular movement networks that maximise connectivity, permeability and ease of movement within and to the site;
- (j) development is provided with a level of infrastructure and essential services that is commensurate with the location, nature, scale and intensity of the use;
- (k) development is located and designed to maximise the efficient extension and safe operation of infrastructure; and
- (l) the safety and efficiency of existing and future infrastructure (i.e. road, rail, pipelines, telecommunications and transmission infrastructure) is protected, and the amenity and safety of development is not adversely affected by proximity to such infrastructure.

## **6.2.2 District centre zone code**

### **6.2.2.1 Application**

This code applies to assessable development:

- (a) within the District centre zone as identified on the zoning maps contained within Schedule 2 (Mapping); and
- (b) identified as requiring assessment against the District centre zone code by the tables of assessment in Part 5 (Tables of assessment).

### **6.2.2.2 Purpose and overall outcomes**

- (1) The purpose of the District centre zone code is to provide for a mix of uses and activities. It includes a concentration of land uses, including retail, commercial, residential, offices, administrative and health services, community, small-scale entertainment and recreational facilities capable of servicing a district.
- (2) The purpose of the District centre zone code in the local government area is to provide for a range of activities that complement but do not compete with the role and function of the major activity centres. The District centre zone serves the needs of district level catchments and distinct communities in centres that are highly accessible and well connected to the catchment areas. District centres are developed as well-designed, safe and visually attractive business, community and employment centres, predominantly in a low-rise building format, where significant off-site impacts are avoided.
- (3) The purpose of the District centre zone code will be achieved through the following overall outcomes:
  - (a) development provides for a range of Business and Entertainment activities that service the district level needs of surrounding smaller centres and residential areas. These uses include, but are not limited to, food and drink outlets, offices, shops, shopping centres, theatres, clubs and function facilities;
  - (b) development provides for a range of complementary Community activities in appropriate locations to encourage community interaction and support the health, safety and wellbeing of residents. Such uses include community uses, child care centres, emergency services, health care services and places of worship;
  - (c) Recreation, Industry and Other activities, such as indoor sport and recreation, service industries and utility installations, may be established where they are compatible with the character and amenity of surrounding development;
  - (d) beyond existing uses, development provides for a limited range of Accommodation activities, including caretaker's accommodation, dual occupancies, multiple dwellings, rooming accommodation and short-term accommodation, where such uses are ancillary to and support the predominant business functions of the zone;
  - (e) development of Business activities is of a scale and intensity that is consistent with the intended role and function of the particular activity centre and the Whitsunday hierarchy of centres<sup>1</sup>. For development in the District centre zone, this includes consideration of the following:

<sup>1</sup> Development within the District centre zone may be requested to provide an Economic impact assessment report in accordance with PSP SC6.7 (Growth management).

- (i) the function and role of existing Business activities in district centres is maintained;
  - (ii) shopping centres have a maximum retail and commercial GLA in the order of 5,000m<sup>2</sup>;
  - (iii) not more than one full-line supermarket is established in each allocated district centre, unless there is a demonstrated need and there are no adverse impacts on the major activity centre; and
  - (iv) higher order shopping facilities, including department stores and discount department stores, are not established in the District centre zone
- (f) development has a low to medium-rise built form that is compatible with the intended scale and character of the streetscape and surrounding area;
  - (g) development may provide for Accommodation activities as part of mixed use premises to encourage and facilitate urban consolidation;
  - (h) development incorporates a high standard of architecture, urban design and landscaping that creates attractive and functional buildings, streets and places;
  - (i) development provides an active and articulated streetscape allowing for casual surveillance and pedestrian access from the street, with demonstrated connectivity to surrounding land uses;
  - (j) development is located, designed and operated in a manner that does not unreasonably impact on the amenity of surrounding premises, having regard to matters such as traffic, noise, lighting, waste, fumes, odours, hours of operation, privacy, overlooking and public health and safety;
  - (k) development avoids or mitigates any adverse impacts on areas of cultural heritage significance or environmental significance (including creeks, gullies, waterways, wetlands, coastal areas, habitats and vegetation) through sensitive location, design, operation and management;
  - (l) development provides for pedestrian, bicycle and vehicular movement networks that maximise connectivity, permeability and ease of movement in a manner that encourages public transport accessibility and use;
  - (m) vehicle movement networks are provided that facilitate convenient connections to centres and Community activities;
  - (n) development demonstrates that an appropriate level of transport infrastructure is available and will not unreasonably interfere with the safe and efficient operation of the surrounding road network<sup>2</sup>;
  - (o) development is provided with the full range of urban services, including reticulated water, sewerage, stormwater drainage, sealed roads, electricity and telecommunications infrastructure;
  - (p) development is located and designed to maximise the efficient extension and safe operation of infrastructure; and

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<sup>2</sup> Development within the District centre zone may be requested to provide a Traffic impact assessment report in accordance with PSP SC6.7 (Growth management).



- (q) the safety and efficiency of existing and future infrastructure (including road, rail, pipelines, telecommunications and transmission infrastructure) is protected and the amenity and safety of development is not adversely affected by proximity to such infrastructure.

## **6.2.3 Emerging community zone code**

### **6.2.3.1 Application**

This code applies to assessable development:

- (a) within the Emerging community zone as identified on the zoning maps contained within Schedule 2 (Mapping); and
- (b) identified as requiring assessment against the Emerging community zone code by the tables of assessment in Part 5 (Tables of assessment).

### **6.2.3.2 Purpose and overall outcomes**

- (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; and
  - (c) prevent or discourage development that is likely to compromise appropriate longer-term land uses.
- (2) The purpose of the Emerging community zone code in the local government area is to ensure that development is designed and coordinated to achieve safe, healthy and sustainable new urban communities, which are well integrated with existing communities and provided with services and infrastructure.
- (3) The purpose of the Emerging community zone code will be achieved through the following overall outcomes:
  - (a) prior to the granting of development approvals in accordance with any strategic planning undertaken by the Council:
    - (i) interim land uses and other development is predominantly limited to existing uses to ensure that the future potential of land to be used for urban purposes is not compromised; and
    - (ii) development avoids the sporadic or premature creation of additional lots<sup>3</sup>;
  - (b) development is undertaken in accordance with any strategic plans, prepared or approved master plan or a preliminary approval pursuant to the Act, demonstrating that:
    - (i) development occurs in accordance with any strategic planning undertaken by the Council;
    - (ii) unless otherwise specified in a local plan code, development within the zone co-ordinates with existing or future planned development through logical planning of the full extent of the Emerging community zone and neighbouring communities<sup>4</sup>;

<sup>3</sup> Development within the Emerging community zone may be requested to provide a Development needs assessment report in accordance with PSP SC6.7 (Growth management).

<sup>4</sup> Development within the Emerging community zone may be requested to provide a Structure plan in accordance with PSP SC6.7 (Growth management).

- (iii) development provides for a low-rise building form that is compatible with the character of the surrounding area,;
- (iv) development sensitively responds to scenic values and landscape character elements, particularly prominent ridgelines, foreshores, coastal landforms, significant landmarks, prominent stands of vegetation and rural and coastal views and vistas;
- (v) development avoids or mitigates any adverse impacts on areas of cultural heritage significance or environmental significance (including creeks, gullies, waterways, wetlands, coastal areas, habitats and vegetation) through sensitive location, design, operation and management;
- (vi) the scale, density and layout of development facilitates an efficient land use pattern that:
  - (A) is well connected to other parts of the urban fabric and planned future development;
  - (B) supports walkable neighbourhoods that are well connected to employment nodes, centres, open space and recreation areas, community services and educational opportunities; and
  - (C) encourages public transport accessibility and use;
- (vii) a mix of land uses and housing types is provided;
- (viii) a high level of residential amenity, personal health and safety and protection for property is provided;
- (ix) a sense of character and community inclusion is promoted;
- (x) communities are supported by interconnected open space networks and local centres incorporating attractive, comfortable, safe and convenient public spaces;
- (xi) development provides for pedestrian and bicycle movement networks that maximise connectivity, permeability and ease of movement within emerging community areas and to existing urban areas;
- (xii) vehicle movement networks are provided that facilitate convenient connections to centres and Community activities;
- (xiii) development demonstrates that an appropriate level of transport infrastructure is available and will not unreasonably interfere with the safe and efficient operation of the surrounding road network<sup>5</sup>;
- (xiv) conflicts with the existing or potential productive use of adjoining or nearby rural lands are avoided or appropriately managed;
- (xv) development occurs in a logical sequence and facilitates the efficient and timely provision of infrastructure and services prior to, or in conjunction with, the initial stages of the development;
- (xvi) development is provided with the full range of urban services, including parks, reticulated water, sewerage, stormwater drainage,

<sup>5</sup> Development within the Emerging community zone may be requested to provide a Traffic impact assessment report in accordance with PSP SC6.7 (Growth management).

sealed roads, pathways, electricity and telecommunications infrastructure;

- (xvii) development is located and designed to maximise the efficient extension and safe operation of infrastructure; and
- (xviii) the safety and efficiency of existing and future infrastructure (including road, rail, pipelines, telecommunications and transmission infrastructure) is protected, and the amenity and safety of development is not adversely affected by proximity to such infrastructure.

## **6.2.4 Environmental management and conservation zone code**

### **6.2.4.1 Application**

This code applies to assessable development:

- (a) within the Environmental management and conservation zone as identified on the zoning maps contained within Schedule 2 (Mapping); and
- (b) identified as requiring assessment against the Environmental management and conservation zone code by the tables of assessment in Part 5 (Tables of assessment).

### **6.2.4.2 Purpose and overall outcomes**

- (1) The purpose of the Environmental management and conservation zone code is to provide for the protection and maintenance of areas identified as supporting significant biological diversity and ecological integrity.
- (2) The purpose of the Environmental management and conservation zone code in the local government area is to provide for the protection and rehabilitation of land to maintain biological diversity, ecological processes, coastal processes, water quality, landscape character, scenic amenity, cultural heritage significance and community wellbeing.
- (3) The purpose of the Environmental management and conservation zone code will be achieved through the following overall outcomes:
  - (a) areas identified as having significant environmental values for environmental diversity and functioning, water catchment, beach protection or coastal management and historical or cultural significance are:
    - (i) protected for their importance in contributing to environmental sustainability; and
    - (ii) appropriately managed to the general exclusion of most forms of development;
  - (b) Recreation activities, limited to parks, may be established in the zone where such development:
    - (i) supports environmental values and provides opportunities for appreciation or study of those values;
    - (ii) is compatible with and has a direct connection with the environmental values; and
    - (iii) provides opportunities for recreational pursuits that have a direct connection with the environmental values of the land;
  - (c) to maintain the intended character and amenity of the zone, development integrates with and compliments the natural landscape and has a low-rise built form;
  - (d) Other activities, limited to utility installations, may be provided where such activities are located, designed and operated to avoid significant impacts on environmental systems and processes;
  - (e) green and open space corridor networks are established across the region providing movement opportunities for people and wildlife between the coast

and hinterland and access to the Region’s cultural heritage and environmental significant features;

- (f) development maintains and protects the scenic values and landscape character of the zone, particularly coastal views and vistas, prominent ridgelines, escarpments, foreshores, coastal landforms and significant landmarks that are in both public and private ownership;
- (g) natural features, such as creeks, gullies, waterways, wetlands, flora and fauna communities, habitats, vegetation and bushland, are protected and buffered from activities in the zone and adjoining land uses;
- (h) development provides for infrastructure and services that are commensurate with the very limited range of small scale and low-key activities that are expected to occur in the zone. Such infrastructure and services are designed and operated to maintain public safety and environmental health; and
- (i) the safety and efficiency of existing and future infrastructure (including road, rail, pipelines, telecommunications and transmission infrastructure) is protected, and the amenity and safety of development is not adversely affected by proximity to such infrastructure.

## **6.2.5 High impact industry zone code**

### **6.2.5.1 Application**

This code applies to assessable development:

- (a) within the High impact industry zone as identified on the zoning maps contained within Schedule 2 (Mapping); and
- (b) identified as requiring assessment against the High impact industry zone code by the tables of assessment in Part 5 (Tables of assessment).

### **6.2.5.2 Purpose and overall outcomes**

- (1) The purpose of the High impact industry zone code is to provide for high impact industry 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. Activities considered appropriate in this zone are defined as high impact industry in the schedule of definitions.
- (2) The purpose of the High impact industry zone code in the local government area is to provide for a range of Industry activities at a larger scale and higher intensity relative to the Medium impact industry zone.
- (3) The purpose of the High impact industry zone code will be achieved through the following overall outcomes:
  - (a) uses in the zone are predominantly for higher intensity, higher impact Industry activities that have the potential to generate significant offsite impacts, including medium impact industry and high impact industry uses;
  - (b) development of ancillary Accommodation and Business activities may be established only where directly supporting the ongoing Industry activities of the zone. These uses are limited to caretaker's accommodation, food and drink outlets, offices and service stations. Such uses must be appropriately located and designed to ensure that they do not compromise the ongoing operation and viability of Industry activities<sup>6</sup>;
  - (c) development of limited Community and Other activities, compatible with this zone, may also be established. Such uses are limited to crematoriums, emergency services, air services, substations, telecommunications facilities and utility installations;
  - (d) existing and planned Industry activities are protected from the intrusion of incompatible uses that may compromise or conflict with the primary use of premises for industry purposes;
  - (e) development provides for a range of lot sizes, including an appropriate proportion of larger lots to cater for larger format and land consumptive Industry activities;
  - (f) development has a built form that is compatible with the intended scale and character of the streetscape and surrounding area whilst accommodating industry operating requirements;

<sup>6</sup> Development within the High impact industry zone may be requested to provide an Economic impact assessment report in accordance with PSP SC6.7 (Growth management).

- (g) Industry activities integrate with the locality by providing a high quality of built form and landscaping in keeping with the expectations of a modern, safe, and attractive industrial environment;
- (h) development ensures that uses and works for industrial purposes are located, designed and managed to maintain public health and safety, avoid significant adverse effects on the natural environment and minimise impacts on non-industrial land and sensitive uses;
- (i) development avoids or mitigates any adverse impacts on areas of cultural heritage significance or environmental significance (including creeks, gullies, waterways, wetlands, coastal areas, habitats and vegetation) through sensitive location, design, operation and management;
- (j) development provides for pedestrian, bicycle and vehicular movement networks that maximise connectivity, safety, permeability and ease of movement in a manner that encourages public transport accessibility and use<sup>7</sup>;
- (k) vehicle movement networks are provided that facilitate convenient connections to centres and Community activities;
- (l) development is provided with the full range of urban services to support industry and employment needs, including reticulated water, sewerage, stormwater drainage, sealed roads, pathways, electricity and telecommunications infrastructure;
- (m) development is located and designed to maximise the efficient extension and safe operation of infrastructure; and
- (n) the safety and efficiency of existing and future infrastructure (including road, rail, pipelines, telecommunications and transmission infrastructure) is protected and the amenity and safety of development is not adversely affected by proximity to such infrastructure.

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<sup>7</sup> Development within the High impact industry zone may be requested to provide a Traffic impact assessment report in accordance with PSP SC6.7 (Growth management).



## **6.2.6 Industry investigation zone code**

### **6.2.6.1 Application**

This code applies to assessable development:

- (a) within the Industry investigation zone as identified on the zoning maps contained within Schedule 2 (Mapping); and
- (b) identified as requiring assessment against the Industry investigation zone code by the tables of assessment in Part 5 (Tables of assessment).

### **6.2.6.2 Purpose and overall outcomes**

- (1) The purpose of the Industry investigation zone code is to identify and protect land that may be suitable for Industry activities where further detailed planning, investigations and studies are required to determine the suitability of the Industry investigation zone for use as an industry zone.
- (2) The purpose of the Industry investigation zone code in the local government area is to ensure that development is designed and coordinated to support Industry activities of a nature and scale that is compatible with the surrounding area and provided with services and infrastructure.
- (3) The purpose of the Industry investigation zone code will be achieved through the following overall outcomes:
  - (a) prior to the granting of development approvals in accordance with strategic planning undertaken by Council or approved State Development Area Development Schemes:
    - (i) interim land uses and other development is predominantly limited to existing uses to ensure that the future potential of land to be used for urban purposes is not compromised; and
    - (ii) development avoids the sporadic or premature creation of additional lots<sup>8</sup>;
  - (b) development is undertaken in accordance with any strategic plan, prepared and approved master plan or a preliminary approval pursuant to the Act, demonstrating that:
    - (i) development occurs in accordance with any strategic planning undertaken by the Council;
    - (ii) unless otherwise specified in a local plan code, development within the zone co-ordinates with existing or future planned development through logical planning of the full extent of the Industry investigation zone and neighbouring communities<sup>9</sup>;
    - (iii) development provides for a low-rise building form that is compatible with the character of the surrounding area;
    - (iv) development sensitively responds to scenic values and landscape character elements, particularly prominent ridgelines, foreshores,

<sup>8</sup> Development within the Industry investigation zone may be requested to provide a Development needs assessment report in accordance with PSP SC6.7 (Growth management).

<sup>9</sup> Development within the Industry investigation zone may be requested to provide a Structure plan in accordance with PSP SC6.7 (Growth management).

- coastal landforms, significant landmarks, prominent stands of vegetation and rural and coastal views and vistas;
- (v) development avoids or mitigates any adverse impacts on areas of cultural heritage significance or environmental significance (including creeks, gullies, waterways, wetlands, coastal areas, habitats and vegetation) through sensitive location, design, operation and management;
  - (vi) development provides for pedestrian, bicycle and vehicular movement networks that maximise connectivity, safety, permeability and ease of movement in a manner that encourages public transport accessibility and use;
  - (vii) the scale, density and layout of development facilitates an efficient land use pattern that:
    - (A) is well connected to other parts of the urban fabric and planned future development; and
    - (B) encourages public transport accessibility and use;
  - (viii) Industry activities are adequately separated from sensitive uses to minimise the likelihood of environmental harm or environmental nuisance occurring;
  - (ix) development is sited or co-located having regard to its servicing capabilities in terms of infrastructure, road, rail, proximity to sea, airports, other associated industries and work forces;
  - (x) development provides for pedestrian and bicycle movement networks that maximise connectivity, permeability and ease of movement within industry investigation areas and to existing urban areas;
  - (xi) vehicle movement networks are provided that facilitate convenient connections to centres and Community activities;
  - (xii) conflicts with the existing or potential productive use of adjoining or adjacent non-industrial land are avoided or appropriately managed;
  - (xiii) interim land uses and other development is predominantly limited to existing uses to ensure that the future potential of land to be used for urban purposes is not compromised;
  - (xiv) development occurs in a logical sequence and facilitates the efficient and timely provision of infrastructure and services prior to, or in conjunction with, the initial stages of the development;
  - (xv) the viability of both existing and future Industry activities are protected from the intrusion of incompatible uses;
  - (xvi) development is provided with the full range of urban services, including reticulated water, sewerage, stormwater drainage, sealed roads, pathways, electricity and telecommunications infrastructure;
  - (xvii) development is located and designed to maximise the efficient extension and safe operation of infrastructure; and
  - (xviii) the safety and efficiency of existing and future infrastructure (including road, rail, pipelines, telecommunications and transmission

infrastructure) is protected and the amenity and safety of development is not adversely affected by proximity to such infrastructure.

## **6.2.7 Local centre zone code**

### **6.2.7.1 Application**

This code applies to assessable development:

- (a) within the Local centre zone as identified on the zoning maps contained within Schedule 2 (Mapping); and
- (b) identified as requiring assessment against the Local centre zone code by the tables of assessment in Part 5 (Tables of assessment).

### **6.2.7.2 Purpose and overall outcomes**

- (1) The purpose of the Local centre zone code is to provide for a limited range of land uses and activities to service local needs. It includes local shopping, local employment nodes, commercial uses, cafes and dining, entertainment, community services and residential development, where it can integrate and enhance the fabric of the activity centre but is not the predominant use.
- (2) The purpose of the Local centre zone code in the local government area is to provide for a range of Business and Community activities that complement, but do not compete with, the role and function of higher order activity centres. The zone meets the convenience service needs of smaller rural, coastal townships or discrete residential areas and provides local employment opportunities. Local centres are developed as well-designed, safe and visually attractive centres, predominantly in a low-rise building format, where significant off-site impacts are avoided.
- (3) The purpose of the Local centre zone code will be achieved through the following overall outcomes:
  - (a) development provides for a range of Business activities that service the local level convenience needs of residents and surrounding tourism or primary production industries and offers locally-based employment opportunities. These uses include, but are not limited to, food and drink outlets, offices, shops, shopping centres and veterinary services;
  - (b) development provides for a range of complementary Community activities in appropriate locations to encourage community interaction and support the health, safety and wellbeing of local residents. These uses include child care centres, community uses, emergency services and health care services;
  - (c) Recreation, Industry and Other activities may be established where they are compatible with the character and amenity of surrounding development. Such uses include indoor sport and recreation, service industries and utility installations;
  - (d) beyond existing uses, development provides for a limited range of Accommodation activities, including caretaker's accommodation, dual occupancies and multiple dwellings, where such uses are ancillary and support the predominant business functions of the zone;
  - (e) development of Business activities is of a scale and intensity that is consistent with the intended role and function of the particular activity centre and the Whitsunday hierarchy of centres<sup>10</sup>. For development in the Local centre zone, this includes consideration of the following:

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<sup>10</sup> Development within the Local centre zone may be requested to provide an Economic impact assessment report in accordance with PSP SC6.7 (Growth management).

- (i) the function and role of existing Business activities in the zone is maintained and not significantly expanded;
  - (ii) shopping centres have a maximum retail and commercial GLA in the order of 1,500m<sup>2</sup>; and
  - (iii) higher order shopping facilities, including full-line supermarkets, department stores and discount department stores are not established in the zone;
- (f) development has a low-rise built form that is compatible with the intended scale and character of the streetscape and surrounding area;
  - (g) development incorporates a high standard of architecture, urban design and landscaping that creates attractive and functional buildings, streets and places;
  - (h) development provides an active and articulated streetscape allowing for casual surveillance and pedestrian access from the street, with demonstrated connectivity to surrounding land uses;
  - (i) development is located, designed and operated in a manner that does not unreasonably impact on the amenity of surrounding premises, having regard to matters, such as traffic, noise, lighting, waste, fumes, odours, hours of operation, privacy, overlooking and public health and safety;
  - (j) development avoids or mitigates any adverse impacts on areas of cultural heritage significance or environmental significance (including creeks, gullies, waterways, wetlands, coastal areas, habitats and vegetation) through sensitive location, design, operation and management;
  - (k) development provides for pedestrian, bicycle and vehicular movement networks that maximise connectivity, permeability and ease of movement in a manner that encourages public transport accessibility and use;
  - (l) vehicle movement networks are provided that facilitate convenient connections to centres and Community activities;
  - (m) development demonstrates that an appropriate level of transport infrastructure is available and will not unreasonably interfere with the safe and efficient operation of the surrounding road network<sup>11</sup>;
  - (n) development is provided with the full range of urban services, including reticulated water, sewerage, stormwater drainage, sealed roads, electricity and telecommunications infrastructure;
  - (o) development is located and designed to maximise the efficient extension and safe operation of infrastructure; and
  - (p) the safety and efficiency of existing and future infrastructure (including road, rail, pipelines, telecommunications and transmission infrastructure) is protected and the amenity and safety of development is not adversely affected by proximity to such infrastructure.

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<sup>11</sup> Development within the Local centre zone may be requested to provide a Traffic impact assessment report in accordance with PSP SC6.7 (Growth management).

## **6.2.8 Low density residential zone code**

### **6.2.8.1 Application**

This code applies to assessable development:

- (a) within the Low density residential zone as identified on the zoning maps contained within Schedule 2 (Mapping); and
- (b) identified as requiring assessment against the Low density residential zone code by the tables of assessment in Part 5 (Tables of assessment).

### **6.2.8.2 Purpose and overall outcomes**

- (1) The purpose of the Low density residential zone code is to provide for predominantly dwelling houses supported by community uses and small-scale services and facilities that cater for local residents.
- (2) The purpose of the Low density residential zone code in the local government area is to provide for predominantly low density, low-rise Accommodation activities on a range of lot sizes. Whilst primarily intended to accommodate dwelling houses, limited other Accommodation activities may also be established in the zone where compatible with the prevailing residential character and amenity.
- (3) The purpose of the Low density residential zone code will be achieved through the following overall outcomes:
  - (a) development provides for low density housing types, primarily in the form of dwelling houses that promote variety in housing size and choice;
  - (b) limited other Accommodation activities, such as community residences, residential care facilities and retirement facilities, may be established in the zone, where such uses are compatible with the prevailing scale and residential character of surrounding development;
  - (c) home based businesses that are compatible with local residential amenity may be established in the zone;
  - (d) development may provide for limited Business, Community and Other activities, including sales offices, shops (limited to corner stores), community uses, emergency services and utility installations, which:
    - (i) directly support the day to day needs of the immediate residential community;
    - (ii) are a small-scale and low intensity;
    - (iii) are compatible with the local residential character and amenity of the area;
    - (iv) wherever possible, are co-located with similar activities within the zone;
    - (v) are accessible to the population they serve and are located on the major road network rather than local residential streets; and
    - (vi) do not have a significant detrimental impact on the amenity of surrounding residents, having regard to hours of operation, generation of odours, noise, waste products, dust, traffic, electrical interference, lighting and visual impacts;

- (e) development occurring in residential neighbourhoods takes place in a planned, orderly manner that promotes certainty and maintains a high level of residential amenity for existing residents, in terms of the type, design and density of development that may occur over time;
- (f) development in the zone provides for an attractive, open and low density form of urban residential living that promotes a sense of character and community inclusion;
- (g) development provides for a range of lot sizes;
- (h) to maintain the low density character and residential amenity of the zone, development has a low-rise built form;
- (i) the scale, density and layout of development facilitates an efficient land use pattern that:
  - (i) is well connected to other parts of the urban fabric and planned future development;
  - (ii) supports walkable neighbourhoods that are well connected to employment nodes, centres, open space and recreation areas, community services and educational opportunities; and
  - (iii) encourages public transport accessibility and use;
- (j) development is designed and located in a manner which makes a positive contribution to the streetscape and is sympathetic to the intended scale and character of surrounding development;
- (k) development incorporates a high level of residential amenity, personal health and safety and protection for property;
- (l) communities are supported by interconnected open space networks and local centres incorporating attractive, comfortable, safe and convenient public spaces;
- (m) development provides for pedestrian and bicycle movement networks that maximise connectivity, permeability and ease of movement within emerging community areas and to existing urban areas;
- (n) vehicle movement networks are provided that facilitate convenient connections to centres and Community activities;
- (o) development demonstrates an appropriate level of transport infrastructure is available and that development will not unreasonably interfere with the safe and efficient operation of the surrounding road network<sup>12</sup>;
- (p) development sensitively responds to scenic values and landscape character elements, particularly prominent ridgelines, foreshores, coastal landforms, significant landmarks, prominent stands of vegetation and rural and coastal views and vistas;
- (q) development avoids or mitigates any adverse impacts on areas of cultural heritage significance or environmental significance (including creeks, gullies, waterways, wetlands, coastal areas, habitats and vegetation) through sensitive location, design, operation and management;

<sup>12</sup> Development within the Low density residential zone may be requested to provide a Traffic impact assessment report in accordance with PSP SC6.7 (Growth management).



- (r) development is provided with the full range of urban services to support the needs of the community, including parks, reticulated water, sewerage, stormwater drainage, sealed roads, pathways, electricity and telecommunications infrastructure;
- (s) development is located and designed to maximise the efficient extension and safe operation of infrastructure; and
- (t) the safety and efficiency of existing and future infrastructure (including road, rail, pipelines, telecommunications and transmission infrastructure) is protected and the amenity and safety of development is not adversely affected by proximity to such infrastructure.



## **6.2.9 Low impact industry zone code**

### **6.2.9.1 Application**

This code applies to assessable development:

- (a) within the Low impact industry zone as identified on the zoning maps contained within Schedule 2 (Mapping); and
- (b) identified as requiring assessment against the Low impact industry zone code by the tables of assessment in Part 5 (Tables of assessment).

### **6.2.9.2 Purpose and overall outcomes**

- (1) The purpose of the Low impact industry zone code is to provide for service and low impact industry uses. It may include non-industrial and business uses that support Industrial activities where they do not compromise the long-term use of the land for industrial purposes. Activities considered appropriate in this zone are defined as low impact industry or service industry in the schedule of definitions.
- (2) The purpose of the Low impact industry zone code in the local government area is to provide for low intensity Industry activities of a nature and scale that are compatible with intended development in the surrounding area.
- (3) The purpose of the Low impact industry zone code will be achieved through the following overall outcomes:
  - (a) uses in the zone are predominantly for low intensity, low impact Industry activities, including bulk landscape supplies, low impact industry, research and technology industry, service industry and warehouse uses;
  - (b) development of ancillary Accommodation activities may be established only where directly supporting the ongoing Industry activities of the zone. These uses are limited to caretaker's accommodation;
  - (c) development of Business, Rural and Other activities, which are not ancillary but are compatible with Industry activities, may be established in the zone. These uses include, but are not limited to, agricultural supplies stores, hardware and trade supplies, offices, outdoor sales, showrooms, rural industries, transport depots and utility installations. Such uses must be appropriately located and designed to ensure that they do not compromise the ongoing operation and viability of Industry activities<sup>13</sup>;
  - (d) development of limited Community and Recreation activities compatible with this zone may also be established. Such uses are limited to community uses, emergency services, funeral parlours and indoor sport and recreation;
  - (e) existing and planned Industry activities are protected from the intrusion of incompatible uses that may compromise or conflict with the primary use of premises for industry purposes;
  - (f) development provides for a range of lot sizes to cater for varying industry needs and user requirements;
  - (g) development has a predominantly low-rise built form that is sympathetic to the intended scale and character of the streetscape and surrounding area;

<sup>13</sup> Development within the Low impact industry zone may be requested to provide an Economic impact assessment report in accordance with PSP SC6.7 (Growth management).

- (h) Industry activities integrate with the locality by providing a high quality of built form and landscaping in keeping with the expectations of a modern, safe and attractive industrial environment;
- (i) development ensures that uses and works for industrial purposes are located, designed and managed to maintain public health and safety, avoid significant adverse effects on the natural environment and minimise impacts on non-industrial land and sensitive uses;
- (j) development avoids or mitigates any adverse impacts on areas of cultural heritage significance or environmental significance (including creeks, gullies, waterways, wetlands, coastal areas, habitats and vegetation) through sensitive location, design, operation and management;
- (k) development provides for pedestrian, bicycle and vehicular movement networks that maximise connectivity, safety, permeability and ease of movement in a manner that encourages public transport accessibility and use<sup>14</sup>;
- (l) vehicle movement networks are provided that facilitate convenient connections to centres and Community activities;
- (m) development is provided with the full range of urban services to support industry and employment needs, including parks, reticulated water, sewerage, stormwater drainage, sealed roads, pathways, electricity and telecommunications infrastructure;
- (n) development is located and designed to maximise the efficient extension and safe operation of infrastructure; and
- (o) the safety and efficiency of existing and future infrastructure (including road, rail, pipelines, telecommunications and transmission infrastructure) is protected and the amenity and safety of development is not adversely affected by proximity to such infrastructure.

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<sup>14</sup> Development within the Low impact industry zone may be requested to provide a Traffic impact assessment report in accordance with PSP SC6.7 (Growth management).

## **6.2.10 Low-medium density residential zone code**

### **6.2.10.1 Application**

This code applies to assessable development:

- (a) within the Low-medium density residential zone code as identified on the zoning maps contained within Schedule 2 (Mapping); and
- (b) identified as requiring assessment against the Low-medium density residential zone code by the tables of assessment in Part 5 (Tables of assessment).

### **6.2.10.2 Purpose and overall outcomes**

- (1) The purpose of the Low-medium density residential zone code is to provide for a range and mix of dwelling types, including dwelling houses and multiple dwellings supported by community uses and small-scale services and facilities that cater for local residents.
- (2) The purpose of the Low-medium density residential zone code in the local government area is to provide for low-medium density Accommodation activities in a low to medium-rise format, comprising of a range of single and multiple residential uses for permanent residents.
- (3) The purpose of the Low-medium density residential zone code will be achieved through the following overall outcomes:
  - (a) development provides for a compatible mix of low and medium density residential dwelling choices and forms, predominantly for permanent living, including dwelling houses, dual occupancies and multiple dwellings (such as townhouses, villas, terraces and row houses);
  - (b) other low-medium density Accommodation activities, such as community residence, relocatable home parks, residential care facilities, retirement facilities, short-term accommodation and tourist parks, may also be provided. The operation and scale of these uses are compatible with, but do not detract from, the intended residential character and amenity of the zone;
  - (c) home based businesses that are compatible with local residential amenity may be established in the zone;
  - (d) development may provide for limited Business, Community and Other activities including sales offices, shops (limited to corner stores), community uses, emergency services and utility installations which:
    - (i) directly support the day to day needs of the immediate residential community;
    - (ii) are small-scale and low intensity;
    - (iii) are compatible with the local residential character and amenity of the area;
    - (iv) wherever possible, are co-located with similar activities within the zone;
    - (v) are accessible to the population they serve and are located on the major road network rather than local residential streets; and

- (vi) do not have a significant detrimental impact on the amenity of surrounding residents, having regard to hours of operation, generation of odours, noise, waste products, dust, traffic, electrical interference, lighting and visual impacts;
- (e) residential development encourages and facilitates urban consolidation;
- (f) development has a low to medium-rise built form that is compatible with the intended scale and character of the streetscape and surrounding area;
- (g) the scale, density and layout of development facilitates an efficient land use pattern that:
  - (i) is well connected to other parts of the urban fabric and planned future development;
  - (ii) supports walkable neighbourhoods that are well connected to employment nodes, centres, open space and recreation areas, community services and educational opportunities; and
  - (iii) encourages public transport accessibility and use;
- (h) multi-storey development ensures that there is no unreasonable loss of amenity for surrounding development, having regard to:
  - (i) microclimate impacts, including the extent and duration of any overshadowing;
  - (ii) privacy and overlooking impacts;
  - (iii) impacts upon views and vistas; and
  - (iv) building massing and scale relative to its surroundings;
- (i) development is designed and located in a manner which makes a positive contribution to the streetscape and is sympathetic to the intended scale and character of surrounding development;
- (j) development incorporates a high level of residential amenity, personal health and safety and protection for property;
- (k) communities are supported by interconnected open space networks and local centres incorporating attractive, comfortable, safe and convenient public spaces;
- (l) development provides for pedestrian, bicycle and vehicular movement networks that maximise connectivity, safety, permeability and ease of movement in a manner that encourages public transport accessibility and use;
- (m) vehicle movement networks are provided that facilitate convenient connections to centres and Community activities;
- (n) development demonstrates an appropriate level of transport infrastructure is available and that development will not unreasonably interfere with the safe and efficient operation of the surrounding road network<sup>15</sup>;

<sup>15</sup> Development within the Low-medium density zone may be requested to provide a Traffic assessment report in accordance with PSP SC6.7 (Growth management).

- (o) development sensitively responds to scenic values and landscape character elements, particularly prominent ridgelines, foreshores, coastal landforms, significant landmarks, prominent stands of vegetation and rural and coastal views and vistas;
- (p) development avoids or mitigates adverse impacts on areas of cultural heritage significance or environmental significance (including creeks, gullies, waterways, wetlands, coastal areas, habitats and vegetation) through sensitive location design, operation and management;
- (q) development is provided with the full range of urban services to support the needs of the community, including parks, reticulated water, sewerage, stormwater drainage, sealed roads, pathways, electricity and telecommunications infrastructure;
- (r) development is located and designed to maximise the efficient extension and safe operation of infrastructure; and
- (s) the safety and efficiency of existing and future infrastructure (including road, rail, pipelines, telecommunications and transmission infrastructure) is protected and the amenity and safety of development is not adversely affected by proximity to such infrastructure.

## **6.2.11 Major centre zone code**

### **6.2.11.1 Application**

This code applies to assessable development:

- (a) within the Major centre zone as identified on the zoning maps contained within Schedule 2 (Mapping); and
- (b) identified as requiring assessment against the Major centre zone code by the tables of assessment in Part 5 (Tables of assessment).

### **6.2.11.2 Purpose and overall outcomes**

- (1) The purpose of the Major centre zone code is to provide for a mix of uses and activities. It includes concentrations of higher order retail, commercial, offices, residential, administrative and health services, community, cultural and entertainment facilities and other uses capable of servicing a sub-region in the Planning Scheme area.
- (2) The purpose of the Major centre zone code in the local government area is to accommodate a wide range of Business, Entertainment, Accommodation and Community activities in an active and vibrant mixed use environment. The scale and intensity of such development is consistent with the intended role and function of the Whitsunday hierarchy of centres.
- (3) The purpose of the Major centre zone code will be achieved through the following overall outcomes:
  - (a) development supports the role of the zone as the regional focus and location of the highest order and intensity of Business and Entertainment activities. Such uses include, but are not limited to, food and drink outlets, offices, shops, shopping centres, clubs, function facilities, hotels, theatres and tourist attractions;
  - (b) development provides the highest order of Community activities to service the regional needs of the centre and to encourage community interaction, health and wellbeing. These Community activities include child care centres, community uses, educational establishments, emergency services, health care services and hospitals and places of worship;
  - (c) Recreation, Industry and Other activities, such as indoor sport and recreation, service industries and utility installations may be established where they are compatible with the character and amenity of surrounding development;
  - (d) a mix of low-medium density Accommodation activities, such as dual occupancies, multiple dwellings, rooming accommodation and short-term accommodation uses are provided that are complementary to the predominant business functions of the zone, with residential buildings incorporating non-accommodation activities at street level to activate the public realm;
  - (e) development of Business activities is of a scale and intensity that is consistent with the intended role and function of the particular activity centre and the Whitsunday hierarchy of centres<sup>16</sup>;

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<sup>16</sup> Development within the Major centre zone may be requested to provide an Economic impact assessment report in accordance with PSP SC6.7 (Growth management).



- (f) Development has a low to medium-rise built form that is compatible with the intended scale and character of the streetscape and surrounding area;
- (g) development provides for an efficient pattern of land use where the greatest mix of uses and highest intensity of development is located in areas with relatively high levels of access to public transport facilities. All development has a clear connection to the pedestrian, bicycle, public transport and road transport networks and infrastructure;
- (h) wherever possible, Business and Community activities are co-located and designed to contribute to safety, security and vitality of the centre;
- (i) the built form and urban design of development incorporates a high standard of architecture, urban design and landscaping that creates attractive and functional buildings, streets and places, in keeping with the primary role and focus of the zone as a major hub;
- (j) development contributes to the creation of an active, safe and legible public realm and, where appropriate, incorporates significant public open spaces including plazas, parks and gardens;
- (k) development provides an active and articulated streetscape allowing for casual surveillance and pedestrian access from the street, with connectivity to surrounding land uses;
- (l) development is located, designed and operated in a manner that does not unreasonably impact on the amenity of surrounding development, having regard to matters such as traffic, noise, lighting, waste, fumes, odours, hours of operation, privacy, overlooking and public health and safety;
- (m) development avoids or mitigates any adverse impacts on areas of cultural heritage significance or environmental significance (including creeks, gullies, waterways, wetlands, coastal areas, habitats and vegetation) through sensitive location, design, operation and management;
- (n) development provides for pedestrian, bicycle and vehicular movement networks that maximise connectivity, safety, permeability and ease of movement in a manner that encourages public transport accessibility and use;
- (o) vehicle movement networks are provided that facilitate convenient connections to centres and Community activities;
- (p) development demonstrates an appropriate level of transport infrastructure is available and that development will not unreasonably interfere with the safe and efficient operation of the surrounding road network<sup>17</sup>;
- (q) development is provided with the full range of urban services, including reticulated water, sewerage, stormwater drainage, sealed roads, electricity and telecommunications infrastructure;
- (r) development is located and designed to maximise the efficient extension and safe operation of infrastructure; and
- (s) the safety and efficiency of existing and future infrastructure (including road, rail, pipelines, telecommunications and transmission infrastructure) is protected and the amenity and safety of development is not adversely affected by proximity to such infrastructure.

<sup>17</sup> Development within the Major centre zone may be requested to provide a Traffic impact assessment report in accordance with PSP SC6.7 (Growth management).

## **6.2.12 Medium impact industry zone code**

### **6.2.12.1 Application**

This code applies to assessable development:

- (a) within the Medium impact industry zone as identified on the zoning maps contained within Schedule 2 (Mapping); and
- (b) identified as requiring assessment against the Medium impact industry zone code by the tables of assessment in Part 5 (Tables of assessment).

### **6.2.12.2 Purpose and overall outcomes**

- (1) The purpose of the Medium impact industry zone code is to provide for medium impact industry 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. Activities considered appropriate in this zone are defined as medium impact industry in the schedule of definitions.
- (2) The purpose of the Medium impact industry zone code in the local government area is to provide for a wide range of Industry activities at a larger scale and higher intensity relative to the Low impact industry zone.
- (3) The purpose of the Medium impact industry zone code will be achieved through the following overall outcomes:
  - (a) uses in the zone are predominantly for low to medium intensity and low to medium impact Industry activities, including bulk landscape supplies, low impact industry, medium impact industry, research and technology industry, service industry and warehouse uses;
  - (b) development of ancillary Accommodation may be established only where directly supporting the ongoing Industry activities of the zone. These uses are limited to caretaker's accommodation;
  - (c) development of Business, Rural and Other activities, which are not ancillary but are compatible with Industry activities, may be established in the zone. These uses include, but are not limited to, agricultural supplies stores, hardware and trade supplies, offices, outdoor sales, showrooms, rural industries, transport depots, transport depots and utility installations. Such uses must be appropriately located and designed to ensure that they do not compromise the ongoing operation and viability of Industry activities<sup>18</sup>;
  - (d) development of limited Community activities, compatible with this zone may also be established. Such uses are limited to crematoriums, emergency services and funeral parlours;
  - (e) existing and planned Industry activities are protected from the intrusion of incompatible uses that may compromise or conflict with the primary use of premises for industry purposes;
  - (f) development provides for a range of lot sizes to cater for varying industry needs and user requirements;
  - (g) development has a predominantly low-rise built form that is sympathetic to the intended scale and character of the streetscape and surrounding area;

<sup>18</sup> Development within the Medium impact industry zone may be requested to provide an Economic impact assessment report in accordance with PSP SC6.7 (Growth management).



- (h) Industry activities integrate with the locality by providing a high quality of built form and landscaping in keeping with the expectations of a modern, safe, and attractive industrial environment;
- (i) development ensures that uses and works for industrial purposes are located, designed and managed to maintain public health and safety, avoid significant adverse effects on the natural environment and minimise impacts on non-industrial land and sensitive uses;
- (j) development avoids or mitigates any adverse impacts on areas of cultural heritage significance or environmental significance (including creeks, gullies, waterways, wetlands, coastal areas, habitats and vegetation) through sensitive location, design, operation and management;
- (k) Industry activities provide for pedestrian, bicycle and vehicular movement networks that maximise connectivity, safety, permeability and ease of movement in a manner that encourages public transport accessibility and use<sup>19</sup>;
- (l) vehicle movement networks are provided that facilitate convenient connections to centres and Community activities;
- (m) development is provided with the full range of urban services to support industry and employment needs, including parks, reticulated water, sewerage, stormwater drainage, sealed roads, pathways, electricity and telecommunications infrastructure;
- (n) development is located and designed to maximise the efficient extension and safe operation of infrastructure; and
- (o) the safety and efficiency of existing and future infrastructure (including road, rail, pipelines, telecommunications and transmission infrastructure) is protected and the amenity and safety of development is not adversely affected by proximity to such infrastructure.

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<sup>19</sup> Development within the Medium impact industry zone may be requested to provide a Traffic impact assessment report in accordance with PSP SC6.7 (Growth management).

## **6.2.13 Mixed use zone code**

### **6.2.13.1 Application**

This code applies to assessable development:

- (a) within the Mixed use zone as identified on the zoning maps contained within Schedule 2 (Mapping); and
- (b) identified as requiring assessment against the Mixed use zone code by the tables of assessment in Part 5 (Tables of assessment).

### **6.2.13.2 Purpose and overall outcomes**

- (1) The purpose of the Mixed use zone code is to provide for a mixture of development that may include business, retail, residential, tourist accommodation and associated services, service industry and low impact uses.
- (2) The purpose of the Mixed use zone code in the local government area is to provide for an appropriate mix of uses that take advantage of and support the development of key mixed use activity areas.
- (3) The purpose of the Mixed use zone code will be achieved through the following overall outcomes:
  - (a) development provides for a range of activities that are compatible with the intent of the zone;
  - (b) Community and Other activities established in the zone are appropriately designed and located to assist in maintaining public health, contribute to the comfort and safety of residents and visitors and integrate with the built form and character of the zone. Such uses include community uses, emergency services, health care services and utility installations;
  - (c) the range, scale and intensity of Business, Recreation and Entertainment activities provided within this zone service the needs of surrounding residents and visitors, not compromising the role and function of existing centres within the region. These activities include but are not limited to food and drink outlets, offices, shops, indoor sport and recreation, bars, clubs, hotels, nightclub entertainment facilities, micro-breweries, coffee roasteries and tourist attractions;
  - (d) development provides for a range of Accommodation activities consistent with the mixed use environment intended in this zone. Such Accommodation activities include multiple dwellings, resort complexes, rooming accommodation and short-term accommodation;
  - (e) the scale, character and built form of development contributes to a high standard of amenity in keeping with the intended role and function of the particular precinct<sup>20</sup>;
  - (f) development incorporates a high standard of architecture, urban design and landscaping that creates attractive and functional buildings, streets and places;

<sup>20</sup> Development within the Mixed use zone may be requested to provide an Economic impact assessment report in accordance with PSP SC6.7 (Growth management).

- (g) development provides an active and articulated streetscape allowing for casual surveillance and pedestrian access from the street, with connectivity to surrounding land uses;
- (h) development has a low to medium-rise built form that is compatible with the intended scale and character of the streetscape and surrounding area;
- (i) development is located, designed and operated in a manner that does not unreasonably impact on the amenity of surrounding development, having regard to matters such as traffic, noise, lighting, waste, fumes, odours, hours of operation, privacy, overlooking and public health and safety;
- (j) development avoids or mitigates any adverse impacts on areas of cultural heritage significance or environmental significance (including creeks, gullies, waterways, wetlands, coastal areas, habitats and vegetation) through sensitive location, design, operation and management;
- (k) development demonstrates an appropriate level of transport infrastructure is available and that development will not unreasonably interfere with the safe and efficient operation of the surrounding road network<sup>21</sup>;
- (l) development provides for pedestrian, bicycle and vehicular movement networks that maximise connectivity, safety, permeability and ease of movement in a manner that encourages public transport accessibility and use;
- (m) development is provided with the full range of urban services, including reticulated water, sewerage, stormwater drainage, sealed roads, electricity and telecommunications infrastructure;
- (n) development is located and designed to maximise the efficient extension and safe operation of infrastructure; and
- (o) the safety and efficiency of existing and future infrastructure (including road, rail, pipelines, telecommunications and transmission infrastructure) is protected, and the amenity and safety of development is not adversely affected by proximity to such infrastructure.

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<sup>21</sup> Development within the Mixed use zone may be requested to provide a Traffic impact assessment report in accordance with PSP SC6.7 (Growth management).

## **6.2.14 Neighbourhood centre zone code**

### **6.2.14.1 Application**

This code applies to assessable development:

- (a) within the Neighbourhood centre zone as identified on the zoning maps contained within Schedule 2 (Mapping); and
- (b) identified as requiring assessment against the Neighbourhood centre zone code by the tables of assessment in Part 5 (Tables of assessment).

### **6.2.14.2 Purpose and overall outcomes**

- (1) The purpose of the Neighbourhood centre zone code is to provide for a small mix of land uses to service residential neighbourhoods. It includes small-scale convenience shopping, professional offices, community services and other uses that directly support the immediate community.
- (2) The purpose of the Neighbourhood centre zone code in the local government area is to provide for a limited range of small-scale Business and Community activities that support the basic convenience needs of local neighbourhoods.
- (3) The purpose of the Neighbourhood centre zone code will be achieved through the following overall outcomes:
  - (a) development provides for the convenience and day to day Business needs of localised residential catchments, with uses including small-scale food and drink outlets, offices and shops;
  - (b) Community, Industry and Other activities, such as child care centres, community uses, emergency services, service industries and utility installations, may be established in the zone where they are compatible with the amenity of surrounding residential development;
  - (c) development provides for a limited range of Accommodation activities, including caretaker's accommodation, dual occupancies and multiple dwellings where such uses are ancillary to and support the predominant business functions of the zone;
  - (d) Business and Community activities are of a small-scale and limited intensity to maintain and reinforce the role and function of higher order activity centres as the preferred location for Business activities in the region, as demonstrated in the Whitsunday hierarchy of centres;
  - (e) development of Business activities in the Neighbourhood centre zone includes consideration of the following:
    - (i) the function and role of existing Business activities in the zone is maintained<sup>22</sup>;
    - (ii) any commercial or retail component of development does not exceed 150m<sup>2</sup> GLA; and
    - (iii) site cover of the entire development does not exceed 50%;

<sup>22</sup> Development within the Neighbourhood centre zone may be requested to provide an Economic impact assessment report in accordance with PSP SC6.7 (Growth management).

- (f) development has a low-rise built form that is compatible with the intended scale and character of the streetscape and surrounding area;
- (g) development incorporates a high standard of architecture, urban design and landscaping that creates attractive and functional buildings, streets and places;
- (h) development provides an active and articulated streetscape allowing for casual surveillance and pedestrian access from the street, with connectivity to surrounding land uses;
- (i) development is located, designed and operated in a manner that does not unreasonably impact on the amenity of surrounding development, having regard to matters such as traffic, noise, lighting, waste, fumes, odours, hours of operation, privacy, overlooking and public health and safety;
- (j) development provides for pedestrian, bicycle and vehicular movement networks that maximise connectivity, safety, permeability and ease of movement in a manner that encourages public transport accessibility and use;
- (k) vehicle movement networks are provided that facilitate convenient connections to centres and Community activities;
- (l) development demonstrates an appropriate level of transport infrastructure is available and that development will not unreasonably interfere with the safe and efficient operation of the surrounding road network<sup>23</sup>;
- (m) development avoids or mitigates any adverse impacts on areas of cultural heritage significance or environmental significance (including creeks, gullies, waterways, wetlands, coastal areas, habitats and vegetation) through sensitive location, design, operation and management;
- (n) development is provided with the full range of urban services, including reticulated water, sewerage, stormwater drainage, sealed roads, electricity and telecommunications infrastructure;
- (o) development is located and designed to maximise the efficient extension and safe operation of infrastructure; and
- (p) the safety and efficiency of existing and future infrastructure (including road, rail, pipelines, telecommunications and transmission infrastructure) is protected and the amenity and safety of development is not adversely affected by proximity to such infrastructure.

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<sup>23</sup> Development within the Neighbourhood centre zone may be requested to provide a Traffic assessment report in accordance with PSP SC6.7 (Growth management).

## **6.2.15 Recreation and open space zone code**

### **6.2.15.1 Application**

This code applies to assessable development:

- (a) within the Recreation and open space zone as identified on the zoning maps contained within Schedule 2 (Mapping); and
- (b) identified as requiring assessment against the Recreation and open space zone code by the tables of assessment in Part 5 (Tables of assessment).

### **6.2.15.2 Purpose and overall outcomes**

- (1) The purpose of the recreation and open space zone code is to provide for a range of sporting, recreation, leisure, cultural and educational activities. It may provide for local, district and regional scale parks that serve the recreation needs of residents and visitors and may include areas for conservation. Areas, such as parks, playing fields and playgrounds, are generally accessible to the public, however, access may be limited in certain areas at certain times. When required to meet community needs, development may include built structures, such as shelters, amenity facilities, picnic tables, clubhouses, gymnasiums, public swimming pools and tennis courts and other infrastructure to support the activities, provide safe access and support the management of these essential built structures.
- (2) The purpose of the Recreation and open space zone code in the local government area is to provide for Recreation activities, open space and park functions and ancillary uses and infrastructure which are associated with the public use of those areas.
- (3) The purpose of the Recreation and open space zone code will be achieved through the following overall outcomes:
  - (a) development provides for a range of passive and active Recreation activities that provide for the recreational needs of residents and visitors, including indoor/outdoor sport and recreation and park uses. The zone accommodates both formal and informal Recreation activities, including playing fields, equestrian facilities, outdoor cultural activities, educational activities, public swimming pools and outdoor courts;
  - (b) development may provide for limited other Community and Entertainment activities where they provide support for the predominant Recreation activity. Such uses include community uses, emergency services, clubs and function facilities as well as further supporting infrastructure, such as amenities blocks, shelters, spectator stands and picnic tables. Lighting infrastructure may be established in the zone where it supports the ongoing safe, comfortable and efficient operation of Recreation activities;
  - (c) recreation and open space areas may be used for temporary or periodical Business activities, such as markets or outdoor entertainment events, where these uses are of a scale that can be reasonably accommodated by the existing recreation and open space facilities and do not unduly impact on the amenity and character of the surrounding area;
  - (d) to maintain the intended character and amenity of the zone, development integrates with and compliments the streetscape and has a low-rise built form;

- (e) development in the zone encourages personal safety and property security through the design of buildings and spaces, allowing for casual surveillance and the clear definition of public and private spaces;
- (f) the co-location and multiple use of sport and recreation fields and facilities by complementary Recreation activities is encouraged;
- (g) areas used for Recreation activities and open space complement and, where possible, are connected to other parts of the broader regional open space network, including land in the Environmental management and conservation zone;
- (h) development in the zone provides a high level of amenity and mitigates the potential for land use conflicts with existing and planned development in the locality;
- (i) existing and planned Recreation activities and open space areas are protected from the intrusion of incompatible land uses that may compromise or conflict with the primary use of the land for recreation and open space purposes;
- (j) foreshores provide high quality recreation areas and are protected from further encroachment by incompatible development;
- (k) development avoids or mitigates any adverse impacts on areas of cultural heritage significance or environmental significance (including creeks, gullies, waterways, wetlands, coastal areas, habitats and vegetation) through location, design, operation and management;
- (l) development provides for pedestrian, bicycle and vehicular movement networks that maximise connectivity, safety, permeability and ease of movement in a manner that encourages public transport accessibility and use;
- (m) development is provided with an appropriate level of services and infrastructure that maintains public health, avoids negative impacts on the natural environment and ensures the safety of buildings and works;
- (n) development is located and designed to maximise the efficient extension and safe operation of infrastructure; and
- (o) the safety and efficiency of existing and future infrastructure (including road, rail, pipelines, telecommunications and transmission infrastructure) is protected and the amenity and safety of development is not adversely affected by proximity to such infrastructure.



## **6.2.16 Rural zone code**

### **6.2.16.1 Application**

This code applies to assessable development:

- (a) within the Rural zone as identified on the zoning maps contained within Schedule 2 (Mapping); and
- (b) identified as requiring assessment against the Rural zone code by the tables of assessment in Part 5 (Tables of assessment).

### **6.2.16.2 Purpose and overall outcomes**

- (1) The purpose of the Rural zone code is to:
  - (a) provide for a wide range of rural uses, including cropping, intensive horticulture, intensive animal industries, animal husbandry, animal keeping 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; and
  - (c) protect and manage significant natural features, resources, and processes, including the capacity for primary production.
- (2) The purpose of the Rural zone code in the local government area is to provide for a wide range of Rural activities and a limited range of non-rural activities, which complement or provide a service to rural areas. Activities in rural areas are sustainably managed to protect, maintain and enhance the productivity, character, visual amenity and ecological sustainability of the area.
- (3) The purpose of the Rural zone code will be achieved through the following overall outcomes:
  - (a) development provides for a broad range of Rural activities, including animal husbandry, cropping, roadside stalls and wholesale nurseries, animal keeping, aquaculture, intensive animal industry, intensive horticulture, renewable energy facilities and rural industry, provided that adverse environmental and amenity impacts are avoided or appropriately managed;
  - (b) permanent Accommodation activities are limited to dwelling houses and caretaker's accommodation on existing lots. Home based businesses, nature-based tourism, Short-term accommodation (Dwelling), rural workers accommodation and tourist parks may also be established where the scale, intensity and nature of the use integrates with the rural landscape, rural activities and promotes the sustainable use of rural land;
  - (c) Business, Industry, Recreation and Community activities that are compatible with a rural setting and support rural enterprise and community wellbeing are facilitated where they do not compromise the use of the land for Rural activities. Such uses include agricultural supply stores, veterinary services, bulk landscaping supplies, community uses, emergency services and, where supporting the tourism industry, indoor sport and recreation, outdoor sport and recreation, environment facility, shop or food and drink outlet;
  - (d) non-rural activities are located, designed and operated to minimise conflicts with existing and future Rural activities on the surrounding rural lands;



- (e) intensive Rural activities are not located adjacent to sensitive uses and are designed and operated to maintain the rural character and amenity of the zone;
- (f) development encourages the continued operation of existing agri-business and continued development of new agri-business opportunities;
- (g) development for extractive industry or a renewable energy facility is appropriately designed, operated and managed to minimise significant nuisance and environmental impacts on surrounding premises;
- (h) development does not alienate or fragment agricultural land for current or future productivity unless:
  - (i) there is an overriding need for the development in terms of public benefit; and
  - (ii) no other site is suitable for the particular purpose;
- (i) the built form of development in the zone integrates with and complements the predominant rural character and scale of the zone and sensitively responds to the environmental and topographical features of the landscape;
- (j) to maintain the rural character and amenity of the locality, development of Business or Accommodation activities have a low-rise built form with a maximum building height of 8.5m above ground level, or 10.0m above ground level, where located on slopes exceeding 15%;
- (k) development avoids or mitigates any adverse impacts on areas of cultural heritage significance or environmental significance (including creeks, gullies, waterways, wetlands, coastal areas, habitats and vegetation) through sensitive location, design, operation and management;
- (l) development is provided with an appropriate level of services and infrastructure that maintains public health, avoids negative impacts on the natural environment and ensures the safety of buildings and works;
- (m) development is located and designed to maximise the efficient extension and safe operation of infrastructure; and
- (n) the safety and efficiency of existing and future infrastructure (including road, rail, telecommunications and electrical infrastructure) is protected and the amenity and safety of development is not adversely affected by proximity to such infrastructure.

## **6.2.17 Rural residential zone code**

### **6.2.17.1 Application**

This code applies to assessable development:

- (a) within the Rural residential zone as identified on the zoning maps contained within Schedule 2 (Mapping); and
- (b) identified as requiring assessment against the Rural residential zone code by the tables of assessment in Part 5 (Tables of assessment).

### **6.2.17.2 Purpose and overall outcomes**

- (1) The purpose of the Rural residential zone code is to provide for residential development on large lots where local government infrastructure and services may not be provided and where the intensity of residential development is generally dispersed.
- (2) The purpose of the Rural residential zone code in the local government area is to ensure that development is low density and semi-rural in nature, developed as a logical extension, infill or consolidation of existing rural residential zoned land. These areas occur on land considered unsuitable for agricultural production with Rural activities limited to small-scale activities that do not impact on the rural residential amenity of the zone.
- (3) The purpose of the Rural residential zone code will be achieved through the following overall outcomes:
  - (a) development provides for low density Accommodation activities, in the form of dwelling houses on a range of relatively large lots within a semi-rural setting. Home based businesses may be established in the zone, where the scale, intensity and nature of the activity does not disturb the rural residential character and amenity of the surrounding locality;
  - (b) Rural, Business and Community activities are limited to small-scale and low intensity uses that are compatible with the prevailing rural residential character and amenity of the zone. Such uses are limited to animal husbandry, cropping, roadside stalls, sales offices, community uses and emergency services;
  - (c) to maintain the low density character and rural residential amenity of the zone, development has a low-rise built form;
  - (d) the built form of development integrates with and complements the predominant rural residential character and scale of the zone and is sympathetic to the environmental and topographical features of the landscape;
  - (e) development for Accommodation activities adjacent to rural land does not interfere with the existing or ongoing use of the rural land for productive agricultural purposes;
  - (f) development avoids or mitigates any adverse impacts on areas of cultural heritage significance or environmental significance (including creeks, gullies, waterways, wetlands, coastal areas, habitats and vegetation) through sensitive location, design, operation and management;

- (g) development is provided with an appropriate level of services and infrastructure that maintains public health, avoids negative impacts on the natural environment and ensures the safety of buildings and works; and
- (h) the safety and efficiency of existing and future infrastructure (including road, rail, pipelines, telecommunications and transmission infrastructure) is protected and the amenity and safety of development is not adversely affected by proximity to such infrastructure.

## **6.2.18 Special industry zone code**

### **6.2.18.1 Application**

This code applies to assessable development:

- (a) within the Special industry zone as identified on the zoning maps contained within Schedule 2 (Mapping); and
- (b) identified as requiring assessment against the Special industry zone code by the tables of assessment in Part 5 (Tables of assessment).

### **6.2.18.2 Purpose and overall outcomes**

- (1) The purpose of the Special industry zone code is to provide for specialised industry uses, including those that are noxious and hazardous. 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. Activities considered appropriate in this zone are defined as special industry in the schedule of definitions;
- (2) The purpose of the Special industry zone in the local government area is to provide for existing and future large scale, high intensity industry, which has the potential to significantly impact sensitive uses;
- (3) The purpose of the Special industry zone code will be achieved through the following overall outcomes:
  - (a) uses in the zone are predominantly for higher intensity, higher impact Industry activities that have the potential to generate significant off-site impacts, including high impact industry and special industry uses;
  - (b) development of limited Accommodation, Community and Other activities compatible with this zone may also be established. These uses are limited to caretaker's accommodation, emergency services, substations, telecommunications facilities and utility installations. Such uses must be appropriately located and designed to ensure that they do not compromise the ongoing operation and viability of Industry activities<sup>24</sup>;
  - (c) development provides for a range of lot sizes, including an appropriate proportion of larger lots to cater for larger format and land consumptive Industry activities;
  - (d) development has a built form that is compatible with the intended scale and character of the streetscape and surrounding area whilst accommodating industry operating requirements;
  - (e) Industry activities integrate with the locality by providing a high quality of built form and landscaping in keeping with the expectations of a modern, safe, and attractive industrial environment;
  - (f) the viability of both existing and future noxious and hazardous Industry activities are protected from the intrusion of incompatible uses;
  - (g) uses and works for noxious and hazardous 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

<sup>24</sup> Development within the Special impact industry zone may be requested to provide an Economic impact assessment report in accordance with PSP SC6.7 (Growth management).

non-industrial land, having regard to the inherent risks associated with these types of industries;

- (h) Accommodation activities are not located within close proximity to the Industry activities in the zone;
- (i) any sensitive uses located in the Special industry zone do not compromise the viability of both existing and future Industry activities;
- (j) development avoids or mitigates any adverse impacts on areas of cultural heritage significance or environmental significance (including creeks, gullies, waterways, wetlands, coastal areas, habitats and vegetation) through sensitive location, design, operation and management;
- (k) Industry activities provide for pedestrian, bicycle and vehicular movement networks that maximise connectivity, safety, permeability and ease of movement in a manner that encourages public transport accessibility and use<sup>25</sup>;
- (l) development is provided with the full range of urban services to support industry and employment needs including reticulated water, sewerage, stormwater drainage, sealed roads, pathways, electricity and telecommunications infrastructure;
- (m) development is located and designed to maximise the efficient extension and safe operation of infrastructure; and
- (n) the safety and efficiency of existing and future infrastructure (including road, rail, pipelines, telecommunications and transmission infrastructure) is protected and the amenity and safety of development is not adversely affected by proximity to such infrastructure.

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<sup>25</sup> Development within the Special industry zone may be requested to provide a Traffic impact assessment report in accordance with PSP SC6.7 (Growth management).

## **6.2.19 Tourist accommodation zone code**

### **6.2.19.1 Application**

This code applies to assessable development:

- (a) within the Tourist accommodation zone as identified on the zoning maps contained within Schedule 2 (Mapping); and
- (b) identified as requiring assessment against the Tourist accommodation zone code by the tables of assessment in Part 5 (Tables of assessment).

### **6.2.19.2 Purpose and overall outcomes**

- (1) The purpose of the Tourist accommodation zone code is to provide for short-term accommodation in locations where there is a strong focus on tourist attractions supported by community uses and small-scale services and facilities.
- (2) The purpose of the Tourist accommodation zone code in the local government area is to provide development that meets the needs and expectations of visitors to the Region through the co-location of a range of Accommodation and Business activities.
- (3) The purpose of the Tourist accommodation zone code will be achieved through the following overall outcomes:
  - (a) development provides for Accommodation activities, primarily in the form of relocatable home parks, resort complexes, rooming accommodation, short-term accommodation and tourist parks, that promote variety in visitor accommodation;
  - (b) development facilitates opportunities for establishing tourist facilities and services in urban, rural, environmental or coastal areas to complement tourist accommodation and enhance the attractiveness of tourist areas;
  - (c) development may provide for limited Business, Community and Other activities, including food and drink outlets, shops, community uses, emergency services and utility installations, which:
    - (i) directly support the day to day needs of the immediate visitors and residential community;
    - (ii) are small-scale and low intensity;
    - (iii) are compatible with the local residential character and amenity of the area;
    - (iv) wherever possible, are co-located with similar activities within the zone;
    - (v) are accessible to the population they serve and are located on the major road network, rather than local residential streets;
    - (vi) do not undermine the viability of nearby centres<sup>26</sup>;
    - (vii) do not have a significant detrimental impact on the amenity of surrounding residents, having regard to hours of operation,

<sup>26</sup> Development within the Tourist accommodation zone may be requested to provide an Economic impact assessment report in accordance with PSP SC6.7 (Growth management).

generation of odours, noise, waste products, dust, traffic, electrical interference, lighting and visual impacts;

- (d) to maintain the low intensity character and residential amenity of the zone, development has a low-rise built form;
- (e) development enhances and protects the unique local, scenic, environmental, cultural or historic character of the locality;
- (f) development is facilitated where it has a direct relationship with local scenic, environmental, recreational, cultural or historic character;
- (g) development is designed and located in a manner which makes a positive contribution to the streetscape and is sympathetic to the intended scale and character of surrounding development;
- (h) development incorporates a high level of residential amenity, personal health and safety and protection for property;
- (i) development is located, designed and operated in a manner that does not unreasonably impact on the amenity of surrounding premises, having regard to matters such as traffic, noise, lighting, waste, fumes, odours, hours of operation, privacy, overlooking and public health and safety;
- (j) development located close to centres, community facilities and open space provides for pedestrian, bicycle and vehicular movement networks that maximise connectivity, safety, permeability and ease of movement in a manner that encourages public transport accessibility and use;
- (k) vehicle movement networks are provided that facilitate convenient connections to centres and Community activities;
- (l) development demonstrates an appropriate level of transport infrastructure is available and will not unreasonably interfere with the safe and efficient operation of the surrounding road network<sup>27</sup>;
- (m) development is reflective of, and responsive to, the environmental constraints of the land;
- (n) development avoids or mitigates any adverse impacts on areas of cultural heritage significance or environmental significance (including creeks, gullies, waterways, wetlands, coastal areas, habitats and vegetation) that form the basis of the tourist attraction. Any unavoidable impacts are minimised through sensitive location, design, operation and management;
- (o) development is provided with an appropriate level of services and infrastructure that maintains public health, avoids negative impacts on the natural environment and ensures the safety of buildings and works;
- (o) development is located and designed to maximise the efficient extension and safe operation of infrastructure; and
- (p) the safety and efficiency of existing and future infrastructure (including road, rail, pipelines, telecommunications and transmission infrastructure) is protected and the amenity and safety of development is not adversely affected by proximity to such infrastructure.

<sup>27</sup> Development within the Tourist accommodation zone may be requested to provide a Traffic impact assessment report in accordance with PSP SC6.7 (Growth management).



## **6.2.20 Waterfront and marine industry zone code**

### **6.2.20.1 Application**

This code applies to assessable development:

- (a) within the Waterfront and marine industry zone as identified on the zoning maps contained within Schedule 2 (Mapping); and
- (b) identified as requiring assessment against the Waterfront and marine industry zone code by the tables of assessment in Part 5 (Tables of assessment).

### **6.2.20.2 Purpose and overall outcomes**

- (1) The purpose of the Waterfront and marine industry zone code is to provide for waterfront, marine and business industry uses that require land near, or adjoining the waterfront. 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 purpose of the Waterfront and marine industry zone code in the local government area is to provide a dedicated area for the establishment of waterfront and marine Industry activities as well as a limited range of non-industry activities that are compatible.
- (3) The purpose of the Waterfront and marine industry zone code will be achieved through the following overall outcomes:
  - (a) the Waterfront and marine industry zone is predominantly used for marine industry uses, including ship and boat building, marine equipment manufacturing, marine and maritime service providers, storage, marine vessel refitting and marine vessel maintenance operations;
  - (b) other Industry activities may be established in the zone where they require access to a navigable waterway or provide support or complementary services to marine industry uses;
  - (c) development of ancillary Accommodation and Business activities may be established only where directly supporting the ongoing Industry activities of the zone. These uses are limited to caretaker's accommodation, food and drink outlets, outdoor sales and service station;
  - (d) Rural and Other activities may also be established in the zone where they are ancillary to and directly support the ongoing viability and operation of marine industry uses. These uses include rural industries (including wholesale and distribution of seafood products), aquaculture, landings and port services;
  - (e) compatible non-maritime uses should be co-located within the site allowing for good pedestrian access and permeability;
  - (f) the zone is protected from the intrusion of incompatible land uses that may compromise or conflict with the primary use of premises for Industry activities;
  - (g) the first stage of development incorporates a single integrated area for marine services and repair infrastructure for use by all existing and future operators located in the zone, comprising of:
    - (i) a canal basin;

- (ii) a boat ramp into the canal basin;
  - (iii) a straddle lift for vessels up to 30m in length;
  - (iv) hardstand area (with a minimum area of approximately 2 hectares);
  - (v) equipment for the removal, treatment and disposal of sewage and other solid and liquid waste from vessels, including bilge water;
  - (vi) equipment for the removal and storage of fuel from vessels;
  - (vii) a vessel wash down facility designed and constructed to industry best practice standards;
  - (viii) a location for an enclosed pressure sand blasting and painting facility; and
  - (ix) a waste treatment system for the containment, treatment and removal of waste materials from blasting, painting and surface coating activities. The waste treatment system must be located so that influx of tidal waters is prevented;
- (h) development has a built form that meets the functional needs of marine industry uses and is also sympathetic to the non-urban character and amenity of the surrounding area;
  - (i) development incorporates high quality urban design and landscaping to create an attractive, functional and legible waterfront industry precinct;
  - (j) development ensures that uses and works for industrial purposes are located, designed and managed to maintain public health and safety, avoid significant adverse effects on the natural environment and minimise impacts on non-industrial land and sensitive uses;
  - (k) development avoids or mitigates any adverse impacts on areas of cultural heritage significance or environmental significance (including creeks, gullies, waterways, wetlands, coastal areas, habitats and vegetation) through sensitive location, design, operation and management;
  - (l) Industry activities provide for pedestrian, bicycle and vehicular movement networks that maximise connectivity, safety, permeability and ease of movement in a manner that encourages public transport accessibility and use<sup>28</sup>;
  - (m) vehicle movement networks are provided that facilitate convenient connections to centres and Community activities;
  - (n) development is provided with the full range of urban services to support industry and employment needs, including parks, reticulated water, sewerage, stormwater drainage, sealed roads, pathways, electricity and telecommunications infrastructure;
  - (o) development is located and designed to maximise the efficient extension and safe operation of infrastructure; and
  - (p) the safety and efficiency of existing and future infrastructure (including road, rail, pipelines, telecommunications and transmission infrastructure) is

<sup>28</sup> Development within the Waterfront and marine industry zone may be requested to provide a Traffic impact assessment report in accordance with PSP SC6.7 (Growth management).

protected and the amenity and safety of development is not adversely affected by proximity to such infrastructure.