

## **6.7.2 Mixed use zone code**

### **6.7.2.1 Application**

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

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

### **6.7.2.2 Purpose**

The purpose of the Mixed use zone is to provide for a variety of uses and activities, including, for example, business, residential, retail, service industry, tourist accommodation or low impact industrial uses or activities.

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

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