

# Whitsunday Regional Council Planning Scheme



July 2017  
Version 3.6



## Citation and commencement

This Planning Scheme may be cited as the *Whitsunday Regional Council Planning Scheme 2017*.

A notice was published in the Government Gazette No. 58 on 30 June, 2017 for the Planning Scheme for the Whitsunday Regional Council.

The commencement date for the Planning Scheme was 3 July, 2017.

Amendments to the Planning Scheme are included at Appendix 2.

### Community statement

The Whitsunday region is a local government area located in North Queensland, approximately 1,000km north of Brisbane and 600km south of Cairns. In March 2008, Whitsunday Regional Council was formed by the amalgamation of Bowen and Whitsunday Shires. The region is a key pillar in Queensland's economy, rich in tourism, agriculture, mining and construction.

From country to coast, the Whitsunday region supports a diverse range of lifestyles that incorporates the regions key economic sectors and tropical natural environment. Major towns Collinsville, Bowen, Proserpine and Airlie Beach each have their own identity that Council seeks to develop and diversify to build a successful, stronger and more resilient region over the next 20 years. The region is spoilt for opportunity by growing links to the Asian tourist market and development of economic catalysts such as Whitsunday International Airport, Airlie Beach developments and the development of the Abbot Point Growth Gateway Project boosting regional exports. The ongoing management of the regions pristine natural environments, fertile soils and water supplies will maintain strong agricultural production in the region.

Whitsunday Regional Council seeks to accommodate these opportunities through the enhancement of existing infrastructure, developing liveable communities and encouraging innovative practices that improve efficiency and sustainability. The region is anticipated to grow by over 20,000 people up to 2036 with over 9,000 more jobs being created. This growth will be accommodated in a compact urban form to reduce impacts on the regions pristine natural environments and fertile agricultural lands. Population growth will be focused around existing centres, encouraging new modern developments that enhance the local community, build a sense of place and develop vibrant liveable communities that are attractive to permanent residents and tourists alike. Development will supplement the special opportunities afforded to the Whitsunday Region in order to maximise the growth in Tourism, Agriculture, Mining and Construction sectors.

In 2036, the Whitsundays will have a thriving economy in a diverse range of sectors that offer resiliency to the region and capitalise on the areas' privileged location alongside tropical paradise, beautiful hinterlands, fertile soils and resource rich geology. The region will attract new families, cultures and millions of visitors who flock to experience the unique Whitsunday lifestyle. Whilst the region will grow and develop, the Whitsunday lifestyle unique to each township will remain.

Editor's note—The Community statement is extrinsic material to the planning scheme.

## Strategic vision

The Whitsundays strategic vision is reflected in the *Whitsunday Regional Council Planning Scheme 2017*, which shows how we will effectively manage growth and land use in the region. This Planning Scheme is the planning framework that focuses upon capitalising upon the regions' opportunities in a sustainable manner using the following guiding principles identified within the strategic framework:

- liveable communities and housing;
- economic growth;
- environment and heritage;
- safety and resilience to hazards; and
- infrastructure;

The *Whitsunday Regional Council Planning Scheme 2017* and its strategic intent will guide growth in the region whilst maintaining a high quality of life for Whitsunday residents.

Editor's note—The Strategic vision is extrinsic material to the planning scheme.

# Table of Contents

## Part 1 About the Planning Scheme

<b>1.1</b>	<b>Introduction</b> .....	1:2
<b>1.2</b>	<b>Planning Scheme components</b> .....	1:3
<b>1.3</b>	<b>Interpretation</b> .....	1:5
1.3.1	Definitions .....	1:5
1.3.2	Standard drawings, maps, notes, editor's notes and footnotes .....	1:5
1.3.3	Punctuation .....	1:6
1.3.4	Zones for roads, waterways and reclaimed land .....	1:6
<b>1.4</b>	<b>Categories of development</b> .....	1:6
<b>1.5</b>	<b>Hierarchy of assessment benchmarks</b> .....	1:7
<b>1.6</b>	<b>Building work regulated under the Planning Scheme</b> .....	1:7
<b>1.7</b>	<b>Local government administrative matters</b> .....	1:8

## Part 2 State Planning Provisions

<b>2.1</b>	<b>State Planning Policy</b> .....	2:2
<b>2.2</b>	<b>Regional Plan</b> .....	2:2
<b>2.3</b>	<b>Referral agency delegations</b> .....	2:3
<b>2.4</b>	<b>Standard Planning Scheme Provisions</b> .....	2:3

## Part 3 Strategic framework

<b>3.1</b>	<b>Preliminary</b> .....	3:2
<b>3.2</b>	<b>Strategic intent</b> .....	3:3
3.2.1	Liveable communities and housing .....	3:3
3.2.2	Economic growth .....	3:4
3.2.3	Environment and heritage .....	3:5
3.2.4	Safety and resilience to hazards .....	3:5
3.2.5	Infrastructure .....	3:6

## Part 4 Local government infrastructure plan

<b>4.1</b>	<b>Preliminary</b> .....	4:2
<b>4.2</b>	<b>Planning assumptions</b> .....	4:3
4.2.1	Population and employment growth .....	4:5
4.2.2	Development .....	4:5
4.2.3	Infrastructure demand .....	4:6
<b>4.3</b>	<b>Priority infrastructure area</b> .....	4:6
<b>4.4</b>	<b>Desired standards of service</b> .....	4:6
4.4.1	Water supply network .....	4:7
4.4.2	Sewerage network .....	4:8

4.4.3	Stormwater network .....	4:9
4.4.4	Transport network .....	4:10
4.4.5	Public parks and land for community facilities network.....	4:11
<b>4.5</b>	<b>Plans for trunk infrastructure</b> .....	<b>4:13</b>
4.5.1	Plans for trunk infrastructure maps .....	4:13
4.5.2	Schedules of works .....	4:13

## **Part 5 Tables of assessment**

<b>5.1</b>	<b>Preliminary</b> .....	<b>5:3</b>
<b>5.2</b>	<b>Reading the tables</b> .....	<b>5:3</b>
<b>5.3</b>	<b>Levels of assessment</b> .....	<b>5:3</b>
5.3.1	Process for determining the category of development and the category of assessment for assessable development.....	5:3
5.3.2	Determining the category of development and categories of assessment..	5:4
5.3.3	Determining the requirements for accepted development and assessment benchmarks and other matters for assessable development .....	5:5
<b>5.4</b>	<b>Regulated categories of development and categories of assessment prescribed by the <i>Planning Regulation 2017</i></b> .....	<b>5:7</b>
<b>5.5</b>	<b>Categories of development and assessment – Material change of use</b> .....	<b>5:8</b>
<b>5.6</b>	<b>Categories of development and assessment – Reconfiguration of a lot</b> .....	<b>5:68</b>
<b>5.7</b>	<b>Categories of development and assessment – Building work</b> .....	<b>5:69</b>
<b>5.8</b>	<b>Categories of development and assessment – Operational work</b> .....	<b>5:72</b>
<b>5.9</b>	<b>Categories of development and assessment – Local plans</b> .....	<b>5:74</b>
5.9.1	Hamilton Island local plan levels of assessment .....	5:74
<b>5.10</b>	<b>Categories of development and assessment – Overlays</b> .....	<b>5:79</b>

## **Part 6 Zones**

<b>6.1</b>	<b>Preliminary</b> .....	<b>6:3</b>
<b>6.2</b>	<b>Zone codes</b> .....	<b>6:5</b>
6.2.1	Community facilities zone code .....	6:5
6.2.2	District centre zone code .....	6:7
6.2.3	Emerging community zone code .....	6:10
6.2.4	Environmental management and conservation zone code.....	6:13
6.2.5	High impact industry zone code.....	6:15
6.2.6	Industry investigation zone code .....	6:17
6.2.7	Local centre zone code.....	6:20
6.2.8	Low density residential zone code.....	6:23
6.2.9	Low impact industry zone code.....	6:26
6.2.10	Low-medium residential density zone code.....	6:28
6.2.11	Major centre zone code .....	6:31

6.2.12	Medium impact industry zone code .....	6:34
6.2.13	Mixed use zone code .....	6:36
6.2.14	Neighbourhood centre zone code .....	6:38
6.2.15	Recreation and open space zone code .....	6:40
6.2.16	Rural zone code .....	6:42
6.2.17	Rural residential zone code .....	6:44
6.2.18	Special industry zone code .....	6:46
6.2.19	Tourist accommodation zone code .....	6:48
6.2.20	Waterfront and marine industry zone code .....	6:51
<b>Part 7</b>	<b>Local plans</b>	
<b>7.1</b>	<b>Preliminary</b> .....	7:2
<b>7.2</b>	<b>Local plan codes</b> .....	7:3
7.2.1	Hamilton Island local plan code .....	7:3
<b>Part 8</b>	<b>Overlays</b>	
<b>8.1</b>	<b>Preliminary</b> .....	8:4
<b>8.2</b>	<b>Overlay codes</b> .....	8:6
8.2.1	Acid sulfate soils overlay code .....	8:7
8.2.2	Agricultural land overlay code .....	8:7
8.2.3	Airport overlay code .....	8:9
8.2.4	Bushfire hazard overlay code .....	8:14
8.2.5	Coastal environment overlay code .....	8:18
8.2.6	Environmental significance overlay code .....	8:27
8.2.7	Extractive resources overlay code .....	8:30
8.2.8	Flood hazard overlay code .....	8:33
8.2.9	Heritage overlay code .....	8:38
8.2.10	Infrastructure overlay code .....	8:41
8.2.11	Landslide hazard overlay code .....	8:47
8.2.12	Waterways and wetlands overlay code .....	8:49
<b>Part 9</b>	<b>Development codes</b>	
<b>9.1</b>	<b>Preliminary</b> .....	9:4
<b>9.2</b>	<b>Development that cannot be made assessable in accordance with Schedule 6 of the <i>Planning Regulation 2017</i></b> .....	9:6
9.2.1	Community residence code .....	9:6
9.2.2	Cropping involving forestry for wood production code for accepted development .....	9:7
9.2.3	Reconfiguring a lot (subdividing one lot into two lots) and associated Operational works code .....	9:10

<b>9.3</b>	<b>Use codes</b> .....	9:12
9.3.1	Business activities code .....	9:12
9.3.2	Caretaker's accommodation code .....	9:18
9.3.3	Child care centre code .....	9:20
9.3.4	Dual occupancy code.....	9:23
9.3.5	Dwelling house code.....	9:26
9.3.6	Extractive industry code.....	9:30
9.3.7	Home based business code.....	9:34
9.3.8	Industry activities code.....	9:39
9.3.9	Market code .....	9:45
9.3.10	Multi-unit uses code .....	9:47
9.3.11	Relocatable home park and tourist park code .....	9:53
9.3.12	Residential care facility and retirement facility code .....	9:59
9.3.13	Rural activities code.....	9:65
9.3.14	Sales office code.....	9:69
9.3.15	Service station code.....	9:71
9.3.16	Telecommunications facility code .....	9:75
<b>9.4</b>	<b>Other development codes</b> .....	9:77
9.4.1	Advertising devices code .....	9:77
9.4.2	Construction management code.....	9:89
9.4.3	Excavation and filling code .....	9:93
9.4.4	Infrastructure code .....	9:95
9.4.5	Landscaping code.....	9:105
9.4.6	Reconfiguring a lot code .....	9:113
9.4.7	Transport and parking code.....	9:120
<b>Part 10</b>	<b>Other plans</b> .....	10:1
<b>Schedule 1</b>	<b>Definitions</b> .....	SC1:1
SC1.1	Use definitions .....	SC1:2
SC1.2	Administrative terms .....	SC1:29
<b>Schedule 2</b>	<b>Mapping</b> .....	SC2:1
<b>Schedule 3</b>	<b>Local government infrastructure plan mapping and tables</b> .....	SC3:1
SC3.1	Planning assumption tables.....	SC3:2
SC3.2	Schedules of works.....	SC3:16
SC3.3	Local government infrastructure plan maps.....	SC3:23
<b>Schedule 4</b>	<b>Notations required under the <i>Planning Act 2016</i></b> .....	SC4:1
SC4.1	Notation of decisions affecting the Planning Scheme under section 89 of the <i>Planning Act 2016</i> .....	SC4:2

SC4.2	Notation of resolution(s) under Chapter 4, Part 2, Division 2 of the <i>Planning Act 2016</i> .....	SC4:4
SC4.3	Notation of registration for urban encroachment provisions under section 267 of the <i>Planning Act 2016</i> .....	SC4:4
<b>Schedule 5</b>	<b>Designation of premises for development</b> .....	SC5:1
<b>Schedule 6</b>	<b>Planning scheme policies</b> .....	SC6:1
SC6.1	Planning scheme policy index.....	SC6:5
SC6.2	Environmental features planning scheme policy .....	SC6:7
SC6.3	Heritage planning scheme policy .....	SC6:22
SC 6.4	Landscaping planning scheme policy .....	SC6:28
SC6.5	Natural hazards planning scheme policy .....	SC6:43
SC6.6	Third party advice or comment planning scheme policy.....	SC6:64
SC 6.7	Growth management planning scheme policy .....	SC6:66
SC 6.7	Development manual planning scheme policy .....	SC6:79
<b>Appendix 1</b>	<b>Index and glossary of abbreviations and acronyms</b> .....	AP1:1
<b>Appendix 2</b>	<b>Table of amendments</b> .....	AP2:1



## Contents of Part 1

<b>Part 1</b>	<b>About the Planning Scheme</b> .....	<b>1:2</b>
<b>1.1</b>	<b>Introduction</b> .....	<b>1:2</b>
<b>1.2</b>	<b>Planning Scheme components</b> .....	<b>1:3</b>
<b>1.3</b>	<b>Interpretation</b> .....	<b>1:5</b>
	1.3.1 Definitions.....	1:5
	1.3.2 Standard drawings, maps, notes, editor's notes and footnotes .....	1:5
	1.3.3 Punctuation .....	1:6
	1.3.4 Zones for roads, waterways and reclaimed land .....	1:6
<b>1.4</b>	<b>Categories of development</b> .....	<b>1:6</b>
<b>1.5</b>	<b>Hierarchy of assessment benchmarks</b> .....	<b>1:7</b>
<b>1.6</b>	<b>Building work regulated under the Planning Scheme</b> .....	<b>1:7</b>
<b>1.7</b>	<b>Local government administrative matters</b> .....	<b>1:8</b>

## Tables in Part 1

Table 1.2.1 Zone and zone precincts

Table 1.2.2 Local plans

Table 1.2.3 Overlays

Table 1.2.4 Development codes

Table 1.2.5 Planning Scheme policies

Table 1.6.1 Building assessment provisions contained in the Planning Scheme

## Maps in Part 1

Overview map - WRC - 01 (Local government Planning Scheme area and context)

# Part 1 About the Planning Scheme

## 1.1 Introduction

- (1) The Whitsunday Regional Council Planning Scheme 2017 (Planning Scheme) has been prepared in accordance with the *Sustainable Planning Act 2009* (the SP Act) as a framework for managing development in a way that advances the purpose of the SP Act.
- (2) The Planning Scheme was amended for alignment with the *Planning Act 2016* (the Act) by the Minister's rules under section 293 of the Act on July 3 2017.
- (3) In seeking to achieve this purpose, the Planning Scheme sets out Whitsunday Regional Council's (WRC) intention for the future development in the Planning Scheme area, over the next 20 years to 2036.
- (4) The Planning Scheme seeks to advance state and regional policies through more detailed local responses, taking into account the local context.
- (5) While the Planning Scheme has been prepared with a 20 year horizon, it will be reviewed periodically in accordance with the Act to ensure that it responds appropriately to the changes in the community at a local, regional and state level.
- (6) The Planning Scheme applies to the Planning Scheme area of WRC including all premises, roads, internal waterways and local government tidal areas and interrelates with the surrounding local government areas illustrated in **Schedule 2** (Mapping) Overview map - WRC - 01 (Local government Planning Scheme area and context).

Editor's note—State legislation may state that the Planning Scheme does not apply to certain areas, e.g. strategic port land where there is a land use plan only to the extent of any inconsistency. In accordance with the provisions of section 26 of the *Sustainable Ports Development Act 2015* a port overlay for a master planned area prevails over the Planning Scheme, to the extent of any inconsistency.

## 1.2 Planning Scheme components

- (1) The Planning Scheme comprises the following components:
- (a) about the Planning Scheme
  - (b) State Planning Provisions
  - (c) the Strategic framework
  - (d) the Local government infrastructure plan
  - (e) Tables of assessment
  - (f) the following zones and where applicable, zone precincts specified in Table 1.2.1 (Zones and zone precincts) below:

**Table 1.2.1 Zone and zone precincts**

<b>Zone and zone precincts</b>
<b>Residential zones category</b>
(a) Low density residential zone (b) Low-medium density residential zone (c) Tourist accommodation zone
<b>Centre zones category</b>
(a) Major centre zone code (b) District centre zone code (c) Local centre zone code (d) Neighbourhood centre zone code
<b>Industry zones category</b>
(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 industry zone code (f) Industry investigation zone code
<b>Recreation zones category</b>
(a) Recreation and open space zone code
<b>Environmental zones category</b>
(a) Environmental management and conservation zone code
<b>Other zones category</b>
(a) Community facilities zone code (b) Emerging community zone code (c) Mixed use zone code (d) Rural zone code (e) Rural residential zone code

- (g) the Local plans specified in Table 1.2.2 (Local plans) below:

**Table 1.2.2 Local plans**

<b>Local plans</b>
(a) Hamilton Island local plan

(h) the Overlays specified in Table 1.2.3 (Overlays) below:

**Table 1.2.3 Overlays**

Overlays
<ul style="list-style-type: none"> <li>(a) Acid sulfate soils overlay code</li> <li>(b) Agricultural land overlay code</li> <li>(c) Airport environs overlay code</li> <li>(d) Bushfire hazard overlay code</li> <li>(e) Coastal protection overlay code</li> <li>(f) Environmental significance overlay code</li> <li>(g) Extractive resources overlay code</li> <li>(h) Flood hazard overlay code</li> <li>(i) Heritage overlay code</li> <li>(j) Infrastructure overlay code</li> <li>(k) Landslide hazard overlay code</li> <li>(l) Waterway and wetlands overlay code</li> </ul>

(i) the Development codes specified in Table 1.2.4 (Development codes) below:

**Table 1.2.4 Development codes**

Development codes
<b>Relevant prescribed codes as specified in the Schedules of the <i>Planning Regulation 2017</i></b>
<ul style="list-style-type: none"> <li>(a) Community residence code</li> <li>(b) Forestry for wood production code</li> <li>(c) Reconfiguring a lot (subdividing one into two lots) and associated operational works code</li> </ul>
<b>Use codes</b>
<ul style="list-style-type: none"> <li>(a) Business activities code</li> <li>(b) Caretaker's accommodation code</li> <li>(c) Child care centre code</li> <li>(d) Dual occupancy code</li> <li>(e) Dwelling house code</li> <li>(f) Extractive industry code</li> <li>(g) Home based business code</li> <li>(h) Industry activities code</li> <li>(i) Market code</li> <li>(j) Multi-unit uses code</li> <li>(k) Relocatable home park and tourist park code</li> <li>(l) Residential care facility and retirement facility code</li> <li>(m) Rural activities code</li> <li>(n) Sales office code</li> <li>(o) Service station code</li> <li>(p) Telecommunications code</li> </ul>
<b>Other development codes</b>
<ul style="list-style-type: none"> <li>(a) Advertising devices code</li> <li>(b) Construction management code</li> <li>(c) Excavation and filling code</li> <li>(d) Infrastructure code</li> <li>(e) Landscaping code</li> <li>(f) Reconfiguring a lot code</li> <li>(g) Transport and parking code</li> </ul>

(j) Schedules and Appendices

- (2) The Planning Scheme policies specified in Table 1.2.5 (Planning Scheme policies) below support the Planning Scheme:

**Table 1.2.5 Planning Scheme policies**

**Planning Scheme policies**

- |   |
|---|
| (a) Environmental features Planning Scheme policy                         |
| (b) Heritage Planning Scheme policy                                       |
| (c) Landscaping Planning Scheme policy                                    |
| (d) Natural hazards Planning Scheme policy                                |
| (e) Third party advice or comment Planning Scheme policy                  |
| (f) Growth management Planning Scheme policy                              |
| (g) Whitsunday Regional Council development manual Planning Scheme policy |

## 1.3 Interpretation

### 1.3.1 Definitions

- (1) A term used in the Planning Scheme has the meaning assigned to that term by one of the following:
- (a) the *Planning Act 2016* (the Act); or
  - (b) the *Planning Regulation 2017* (the Regulation), other than the regulated requirements; or
  - (c) the definitions in **Schedule 1 (Definitions)** of the Planning Scheme; or
  - (d) the *Acts Interpretation Act 1954*; or
  - (e) the ordinary meaning where that term is not defined in the Act, the Regulation, **Schedule 1 (Definitions)** of the Planning Scheme or the *Acts Interpretation Act 1954*.
- (2) In the event a term has been assigned a meaning in more than one of the instruments listed in subsection 1.3.1(1), the meaning contained in the instrument highest on the list will prevail.
- (3) A reference in the Planning Scheme to any act includes any regulation or instrument made under it, and where amended or replaced, if the context permits, means the amended or replaced act.
- (4) A reference in the Planning Scheme to a specific resource document or standard means the latest version of the resource document or standard.
- (5) A reference to a part, section, table or schedule is a reference to a part, section, table or schedule of the Planning Scheme.

Editor's note—The regulated requirements do not apply to this Planning Scheme.

### 1.3.2 Standard drawings, maps, notes, editor's notes and footnotes

- (1) Standard drawings contained in codes or schedules are part of the Planning Scheme.

- (2) Maps provide information to support the outcomes and are part of the Planning Scheme.
- (3) Notes are identified by the title 'Note' and are part of the Planning Scheme.
- (4) Editor's notes and footnotes are extrinsic material, as per the *Acts Interpretation Act 1954*, and are identified by the title 'Editor's note' and 'Footnote' and are provided to assist in the interpretation of the Planning Scheme; they do not have the force of law.

Note—This is an example of a note.

Editor's note—This is an example of an editor's note.

Footnote<sup>1</sup>—See example at bottom of page.

### 1.3.3 Punctuation

- (1) A word followed by ';' or ', and' is considered to be 'and'.
- (2) A word followed by '; or' means either or both options can apply.

### 1.3.4 Zones for roads, waterways and reclaimed land

- (1) The following applies to a road, closed road, waterway or reclaimed land in the Planning Scheme area:
  - (a) if adjoined on both sides by land in the same zone—the road, waterway or reclaimed land is in the same zone as the adjoining land;
  - (b) if adjoined on one side by land in a zone and adjoined on the other side by land in another zone—the road, waterway or reclaimed land is in the same zone as the adjoining land when measured from a point equidistant from the adjoining boundaries;
  - (c) if the road, waterway or reclaimed land is adjoined on one side only by land in a zone—the entire waterway or reclaimed land is in the same zone as the adjoining land; and
  - (d) if the road, waterway or reclaimed land is covered by a zone, then that zone applies.

Editor's note—The boundaries of the local government area are described by the maps referred to in the *Local Government Regulation 2012*.

## 1.4 Categories of development

- (1) The categories of development under the Act are:
  - (a) accepted development;

Editor's note—A development approval is not required for development that is accepted development. Under section 44(6)(a) of the Act, if a categorising instrument does not apply a category of development to a particular development, the development is accepted development. Schedule 7 of the Regulation also prescribes accepted development.

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<sup>1</sup> Footnote—this is an example of a footnote.

- (b) assessable development
  - i. code assessment
  - ii. impact assessment

Editor's note—A development approval is required for assessable development. Schedules 9, 10 and 12 of the Regulation also prescribe assessable development.

- (c) prohibited development.

Editor's note—A development application may not be made for prohibited development. Schedule 10 of the Regulation prescribes prohibited development.

- (2) The Planning Scheme states the category of development for certain types of development and specifies the category of assessment for assessable development in the Planning Scheme area in **Part 5 (Tables of assessment)**.

Editor's note—Section 43 of the Act identifies that a categorising instrument categorises development and specifies categories of assessment and may be a regulation or local categorising instrument. A local categorising instrument includes a Planning Scheme, a Temporary Local Planning Instrument or a variation approval.

## 1.5 Hierarchy of assessment benchmarks

- (1) Where there is an inconsistency between provisions in the Planning Scheme, the following rules apply:
  - (a) the Strategic framework prevails over all other components to the extent of the inconsistency for impact assessment;
  - (b) relevant codes as specified in Schedules 6 and 10 of the Regulation prevail over all other components to the extent of the inconsistency;
  - (c) overlays prevail over all other components (other than the matters mentioned in (a) and (b)) to the extent of the inconsistency;
  - (d) local plan codes prevail over zone codes, use codes and other development codes to the extent of the inconsistency;
  - (e) zone codes prevail over use codes and other development codes to the extent of the inconsistency; and
  - (f) provisions of Part 10 (Other plans) may override any of the above.

## 1.6 Building work regulated under the Planning Scheme

- (1) Section 17(b) of the Regulation identifies the assessment benchmarks for building work that a local planning instrument must not change the effect to the extent the building work is regulated under the building assessment provisions, unless permitted under the *Building Act 1975*.
- (2) The building assessment provisions are listed in section 30 of the *Building Act 1975*.

Editor's note—The building assessment provisions are stated in section 30 of the Building Act 1975 and are assessment benchmarks for the carrying out of building assessment work or building work that is accepted development subject to any requirements (see also section 31 of the *Building Act 1975*).

- (3) This Planning Scheme, through Part 5, regulates building work in accordance with sections 32 and 33 of the *Building Act 1975*.

Editor's note—The *Building Act 1975* permits Planning Schemes to:

- regulate, for the Building Code of Australia (BCA) or the Queensland Development Code (QDC), matters prescribed under a regulation under the *Building Act 1975* (section 32). These include variations to provisions contained in parts MP1.1, MP 1.2 and MP 1.3 of the QDC such as heights of buildings related to obstruction and overshadowing, siting and design of buildings to provide visual privacy and adequate sight lines, on-site parking and outdoor living spaces. It may also regulate other matters, such as designating land liable to flooding, designating land as bushfire prone areas and transport noise corridors;
- deal with an aspect of, or matter related or incidental to, building work prescribed under a regulation under section 32 of the *Building Act 1975*; and
- specify alternative boundary clearances and site cover provisions for Class 1 and 10 structures under section 33 of the *Building Act 1975*.

Refer to Schedule 9 of the Regulation to determine assessable development, the type of assessment and any referrals applying to the building work.

- (4) The building assessment provisions are contained in the following parts of this Planning Scheme.

**Table 1.6.1 Building assessment provisions contained in the Planning Scheme**

<b>Building assessment matter addressed in the Planning Scheme</b>	<b>Relevant section of the Planning Scheme</b>
<b>Flood hazard</b>	
Identification of part of the Planning Scheme area as a natural hazard management area (flood).	Schedule 2 Flood hazard overlay maps
Identification of the level to which flood levels of habitable rooms of a building must be built.	Section 8.2.8 Flood hazard overlay code
<b>Bushfire hazard</b>	
Designation of part of the Planning Scheme area as a designated bushfire prone area for the BCA and QDC.	Schedule 2 Bushfire hazard overlay maps

Editor's note—A decision in relation to building work that is assessable development under the Planning Scheme should only be issued as a preliminary approval under section 83(b) of the *Building Act 1975*.

Editor's note—In a development application, the applicant may request preliminary approval for building work. The decision on that development application can also be taken to be a referral agency's response under section 56 of the Act, for building work assessable against the *Building Act 1975*. The decision notice must state this.

## 1.7 Local government administrative matters

There are no local government administrative matters for the Planning Scheme.



## Contents of Part 2

<b>Part 2</b>	<b>State Planning Provisions .....</b>	<b>2</b>
<b>2.1</b>	<b>State Planning Policy .....</b>	<b>2</b>
<b>2.2</b>	<b>Regional Plan .....</b>	<b>3</b>
<b>2.3</b>	<b>Referral agency delegations.....</b>	<b>3</b>
<b>2.4</b>	<b>Regulated Requirements .....</b>	<b>3</b>

## Tables in Part 2

Table 2.3.1 Delegated referral agency jurisdictions

## 2.1 State Planning Policy

The Minister has identified that State Planning Policy July 2017 is reflected in the Planning Scheme in the following ways:

### **State interests in the State Planning Policy are appropriately reflected**

#### **Liveable communities and housing**

- Liveable communities;
- Housing supply and diversity.

#### **Economic growth**

- Agriculture;
- Development and construction;
- Mining and extractive resources;
- Tourism.

#### **Environment and heritage**

- Biodiversity;
- Coastal environment;
- Cultural heritage;
- Water quality.

#### **Safety and resilience to hazards**

- Emissions and hazardous activities;
- Natural hazards, risk and resilience (Flood, Bushfire, Landslide, Coastal).

#### **Infrastructure**

- Energy and water supply;
- Infrastructure integration ;
- Transport infrastructure;
- Strategic airports and aviation facilities;
- Strategic ports.

### **State interests in the State Planning Policy not integrated**

None

### **State interests in the State Planning Policies not relevant to Whitsunday Regional Council**

None

Editor's note—In accordance with section 8(4)(a) of the Act the State Planning Policy applies to the extent of any inconsistency.

## 2.2 Regional plan

The Minister has identified that the Planning Scheme, specifically the Strategic framework, appropriately advances the Mackay Isaac Whitsunday Regional Plan 2012, as it applies in the Planning Scheme area.

## 2.3 Referral agency delegations

Schedule 10 of the Regulation identifies referral agencies for certain aspects of development. The following referral agencies have delegated the following referral agency jurisdictions to Whitsunday Regional Council:

**Table 2.3.1 Delegated referral agency jurisdictions**

<b>Column 1 Application involving</b>	<b>Column 2 Referral agency and type</b>	<b>Column 3 Referral jurisdiction</b>
There are no delegated referral agency jurisdictions for the Planning Scheme		

Editor's note - For the above listed referral agency delegations, the applicant is not required to refer the application to the referral agency listed under Schedule 10 of the Regulation because the local government will undertake this assessment role.

## 2.4 Regulated requirements

The regulated requirements as identified in section 5(2)(a) of the Regulation are not reflected in this Planning Scheme.

## Contents of Part 3

<b>Part 3</b>	<b>Strategic framework</b>	<b>3:2</b>
<b>3.1</b>	<b>Preliminary</b>	<b>3:2</b>
<b>3.2</b>	<b>Strategic intent</b>	<b>3:3</b>
3.2.1	Liveable communities and housing	3:3
3.2.1.1	Strategic outcome	3:3
3.2.1.2	Land use strategies	3:3
3.2.2	Economic growth	3:4
3.2.2.1	Strategic outcome	3:4
3.2.2.2	Land use strategies	3:4
3.2.3	Environment and heritage	3:5
3.2.3.1	Strategic outcome	3:5
3.2.3.2	Land use strategies	3:5
3.2.4	Safety and resilience to hazards	3:5
3.2.4.1	Strategic outcome	3:5
3.2.4.2	Land use strategies	3:6
3.2.5	Infrastructure	3:6
3.2.5.1	Strategic outcome	3:6
3.2.5.2	Land use strategies	3:6

## Maps in Part 3

Strategic framework map - SFM - 01:05 (Strategic framework map)

## Part 3 Strategic framework

### 3.1 Preliminary

- (1) The Strategic framework sets the policy direction for the Planning Scheme and forms the basis for ensuring appropriate development occurs in the Planning Scheme area for the life of the Planning Scheme.
- (2) Mapping for the Strategic framework is included in Schedule 2 (Mapping).
- (3) For the purpose of describing the policy direction for the Planning Scheme, the Strategic framework is structured in the following way:
  - (a) the Strategic intent;
  - (b) the following five themes that collectively represent the policy intent of the Planning Scheme:
    - (i) Liveable communities and housing;
    - (ii) Economic growth;
    - (iii) Environment and heritage;
    - (iv) Safety and resilience to hazards; and
    - (v) Infrastructure;
  - (c) the Strategic outcome proposed for development in the Planning Scheme area for each theme; and
  - (d) the Land use strategies for achieving these outcomes.
- (4) Although each theme has its own section, the Strategic framework in its entirety represents the policy intent of the Planning Scheme. Zones organise the Planning Scheme area in a way that facilitates the location of preferred or acceptable land uses.

## 3.2 Strategic intent

- (1) In 2036 and beyond, the Whitsundays is a prosperous, liveable and sustainable region where people live, work, play and invest. The region, extending over 23,862 square kilometres, will be built on the integration of the unique attributes and competitive advantages of Airlie Beach, Bowen, Collinsville, Proserpine and their surrounds as shown in Strategic framework map - SFM - 01:05 (Strategic framework maps).
- (2) The Region's major townships and communities have a strong and proud social identity, being sustainable and well supported through the provision of a variety of housing and lifestyle options and appropriate community and utility infrastructure. Risks to the community (including life and property) from hazardous activities and natural hazards are appropriately mitigated or avoided, ensuring disaster management response capabilities and capacities are supported.
- (3) The major townships of the Region operate as a network of centres, each maintaining relatively strong levels of growth supported by the ongoing strengthening and development of the key economic sectors of agriculture, mining and tourism and associated development and construction activities. The strength of these industry sectors will continue to be supported by maintaining and protecting the resources and values upon which these sectors rely, promoting business innovation and increasing accessibility to robust road, rail, port and aviation facilities.
- (4) The promotion and protection of the Region's cultural heritage and unique aquatic, coastal and inland environmental values continues as developmental and environmental pressures increase cumulatively. All matters of ecological, environmental and scenic value (including key urban gateways, views and vistas) are valued and preserved, ensuring the health and resilience of the regions overall biodiversity.

### 3.2.1 Liveable communities and housing

#### 3.2.1.1 Strategic outcome

- (1) The life-enriching (educational, health, cultural and recreational) capacities and resilience of the community and community infrastructure are enhanced or restored for present and future generations in a way which supports the region's settlement pattern and hierarchy of centres.

#### 3.2.1.2 Land use strategies

- (1) The settlement pattern of the Region ensures that urban uses are primarily located within the established urban areas of Airlie Beach, Bowen, Collinsville and Proserpine. New residential expansion will occur in Cannon Valley (to the west of Airlie Beach), Mount Bramston and Mount Gordon (to the south of Bowen) and Moongunya Springs (to the north of Collinsville).
- (2) Limited Accommodation activities and low order Community and convenience Business activities are located within the settlements of Brisk Bay, Conway Beach, Dingo Beach, Gumlu, Guthalungra, Hideaway Bay, Shutehaven, Merinda, Mt Coolon and Wilson Beach.
- (3) The community of each major urban area will be supported by a hierarchy of centres. The highest order, Major centres are provided at Paluma Road/Galbraith Avenue (Cannonvale), Herbert Street (Bowen) and Main Street (Proserpine). Communities of the Region are further serviced by a series of lower order, smaller scale centres. Business activities are only located outside of centres if they cannot be practically

located within nominated centres due to their nature, scale, effects or necessary relationship to other activities or particular features, resources or infrastructure.

- (4) Primary and/or secondary schools are co-located with existing facilities in Bowen, Cannonvale, Collinsville, Gumlu, Hamilton Island, Hayman Island and Proserpine, with new facilities in Cannon Valley and Mount Gordon and higher order educational facilities, such as a secondary boarding school and a tertiary educational facility located within the established urban area of Proserpine.
- (5) A regionally significant health facility is located in Proserpine with supporting health facilities in Airlie Beach, Bowen, Cannonvale, Collinsville and Hamilton Island.
- (6) Urban uses are only located away from identified urban areas if they cannot be practically located within the existing settlement pattern due to their nature, scale, effects or necessary relationship to other activities or particular features, resources or infrastructure.
- (7) Rural residential areas will continue to occur on the fringes of urban areas and will generally not expand into adjacent rural areas.
- (8) Non-resident workers accommodation is only utilised for the workforce associated with the construction phase of a project. This form of accommodation activity is not to be utilised for workers associated with the operational phase of a project. Accommodation activities for an operational workforce are to be integrated into existing urban areas.

### **3.2.2 Economic growth**

#### **3.2.2.1 Strategic outcome**

- (1) The economic resilience, wealth creating and employment generating capacities of the Region's key sectors are protected and enhanced for present and future generations.

#### **3.2.2.2 Land use strategies**

- (1) Agricultural land (including stock routes) and existing Rural activities are protected and diversified with Rural activities being intensified in areas to the west of Collinsville, along the Bowen River, west and south-west of Proserpine and between Gumlu and Bowen. The long-term viability of this agricultural land is enhanced through sustainable land management practices, the use of new technology and the improvement and expansion of supporting infrastructure, such as water storage and irrigation infrastructure.
- (2) Rural activities are located outside the existing and proposed urban and environmental areas with only Business and Industry activities that support or supplement the primary Rural activity being located within rural areas.
- (3) The integrity and functionality of the mining and extractive resource industry, including within the Abbot Point and Galilee Basin State Development Areas, are maintained and protected to reduce potential conflict with incompatible uses.
- (4) Major industrial expansion is appropriately accommodated where the scale, intensity and nature of the Industry activity can be adequately supported. New expansion will predominantly occur within the Abbot Point State Development Area, around the Delta intersection, between Collinsville and the mines to the south, east of Proserpine and within the vicinity of the Whitsunday Coast Airport.
- (5) Bulk loading and supporting multi-commodity port facilities are established at the Port of Abbot Point. High impact industry is primarily located adjacent to Port of Abbot

Point within the Abbot Point State Development Area, particularly where Industry activities value-add to commodities being exported or imported through the Port of Abbot Point.

- (6) Marine industry servicing the fishing and recreational boating fleet of Central and North Queensland is primarily located within the Bowen Boat Harbour with limited facilities of a smaller nature and scale located at Abel Point Marina and Port of Airlie. A public passenger ferry facility servicing the Whitsunday Islands is primarily located at the Port of Airlie with supplementary facilities at Abel Point Marina and Shute Harbour. A freight (barge) facility servicing the Whitsunday Islands is primarily located at Shute Harbour.
- (7) Tourism accommodation and ancillary Business activities are primarily located within the established island resorts at Daydream, Hayman, Hook, Long and South Molle Islands. New or expanded tourist accommodation and ancillary Business activities are located at Airlie Beach, Bowen Front Beach, Funnel Bay, Hamilton Island, Horseshoe Bay, Murray Bay, Rose Bay and Shute Harbour with limited nature-based tourism at the northernmost point of Cape Gloucester. A major regional function facility is located adjacent to the Airlie Beach Main Street and Esplanade area. Tourism accommodation and related activities are only located away from these areas if their nature, scale and effects are small and they have a necessary relationship to other activities or particular natural features.

### **3.2.3 Environment and heritage**

#### **3.2.3.1 Strategic outcome**

- (1) The cultural heritage and life-supporting capacities of air, ecosystems, soil and water are conserved, enhanced or restored for present and future generations and biological resilience is protected.

#### **3.2.3.2 Land use strategies**

- (1) The key ecological values of the Great Barrier Reef, Brigalow Belt, Central Queensland Coast and Einasleigh Uplands and the fauna and flora they support are protected. The protection of key endangered species such as the Black-throated Finch (White-rumped subspecies), Leatherback Turtle, Loggerhead Turtle, Olive Ridley Turtle and Proserpine Rock-wallaby and the habitat on which they rely continues to be enhanced as development and environmental pressures increase.
- (2) The core landscape values within the Region are protected and, if practical, enhanced. The core landscape values include the urban gateways to Airlie Beach, Bowen, Collinsville, Proserpine and the Whitsunday Coast Airport, as well as the significant visual backdrops as viewed from major scenic routes of the Bowen Development Road, Bruce Highway, Lascelles Avenue, Shute Harbour Road and the boating routes along the coastline and throughout the Whitsunday Islands.
- (3) Places of cultural significance are appropriately preserved and promoted to enhance community identity and maintain important connections to the past for the benefit of current and future generations.

### **3.2.4 Safety and resilience to hazards**

#### **3.2.4.1 Strategic outcome**

- (1) The safety of the community, property and infrastructure is protected and enhanced for present and future generations and the community's resilience to hazards is enhanced.



### **3.2.4.2 Land use strategies**

- (1) Risks to people and property are minimised in areas within or adjacent to natural hazard areas, particularly escarpments behind Airlie Beach and Hideaway Bay (landslide); Bells Gully, Campbell Creek, Don River, and Proserpine River (flooding); and Bowen Front Beach, Cannonvale Beach, Conway Beach, Greys Bay, Rose Bay, Queens Beach, Queens Bay and Wilson Beach (coastal erosion and storm surge).
- (2) Community health and safety, sensitive land uses and the natural environment are appropriately planned and managed to avoid or mitigate potential adverse impacts of emissions (air, noise and odour) and hazardous activities, whilst ensuring the long-term viability of such activities (Industry and Recreation activities).

### **3.2.5 Infrastructure**

#### **3.2.5.1 Strategic outcome**

- (1) The service-supporting capacities of infrastructure are coordinated, efficient and orderly. Infrastructure provision and operation are financially sustainable.

#### **3.2.5.2 Land use strategies**

- (1) An international airport (runway and terminal), remote mine operations centre, air freight and supporting education and Industry activities are located within the vicinity of the Whitsunday Coast Airport, with a secondary regional airport (runway and terminal) at Hamilton Island. Smaller scale and supplementary facilities are provided at Bowen, Collinsville, Flametree and Mount Coolon Airports.
- (2) Existing road and rail corridors are protected and operate efficiently. New road connections are established from Cannonvale to Gregory-Cannon Valley Road as a parallel network to Shute Harbour Road, from Collinsville to Proserpine and between Abbot Point State Development Area and the North-West Minerals Province. New railway connections are established from Abbot Point State Development Area to the North Bowen Basin, the Galilee Basin State Development Area and the North-West Minerals Province.
- (3) Significant power generation facilities are established and expanded near Collinsville (base-load power station) and the Burdekin Falls Dam (hydro-electric) connecting to the north-south transmission lines which traverse the Region. Existing transmission corridors are protected and new corridors are provided from the Collinsville Power Station to the Galilee Basin and the North-West Minerals Province. Gas pipeline(s) are established from gas fields in the Bowen Basin to the Collinsville Power Station and, where practical, new development aligns with existing or future linear corridors.
- (4) The water resource catchments of the Bowen River Weir, Burdekin Falls Dam, Peter Faust Dam (Lake Proserpine) and the potential water resource catchments of the Andromache River and Urannah Creek are protected for future use. Water pipelines are established from Lake Dalrymple and the Burdekin River to Bowen and Abbot Point State Development Area, and from the Bowen River catchment to the Galilee Basin State Development Area.

## Contents of Part 4

<b>Part 4</b>	<b>Local government infrastructure plan</b>	
<b>4.1</b>	<b>Preliminary</b> .....	2
<b>4.2</b>	<b>Planning assumptions</b> .....	3
4.2.1	Population and employment growth.....	5
4.2.2	Development .....	5
4.2.3	Infrastructure demand .....	6
<b>4.3</b>	<b>Priority infrastructure area</b> .....	6
<b>4.4</b>	<b>Desired standards of service</b> .....	6
4.4.1	Water supply network.....	7
4.4.2	Sewerage network.....	8
4.4.3	Stormwater network .....	9
4.4.4	Transport network .....	10
4.4.5	Public parks and land for community facilities network.....	11
<b>4.5</b>	<b>Plans for trunk infrastructure</b> .....	13
4.5.1	Plans for trunk infrastructure maps .....	13
4.5.2	Schedules of works .....	13

## Tables in Part 4

Table 4.2.1 Relationship between LGIP development categories, LGIP development types and uses

Table 4.2.1.1 Population and employment growth assumptions summary

Table 4.2.2.1 Residential dwellings and non-residential floor space assumptions summary

Table 4.4.1.1 Water and sewerage equivalent demands

Table 4.4.2.1 Key design parameters for the sewerage network

Table 4.4.3.1 Minimum reductions in mean annual loads from unmitigated development

Table 4.4.4.1.1 Maximum volume to capacity ratios for the road network

Table 4.4.4.1.2 Maximum degree of saturation for road intersections

Table 4.4.5.1 Rate of land provision for public parks and community facilities

Table 4.4.5.2 Accessibility standards for public parks and land for community facilities

Table 4.4.5.3 Size of public parks for community facilities

Table 4.4.5.4 Standard facilities/embellishments for public parks

## Part 4 Local government infrastructure plan

### 4.1 Preliminary

- (1) This local government infrastructure plan (LGIP) has been prepared in accordance with the requirements of the *Planning Act 2016*.
- (2) The purpose of the local government infrastructure plan is to:
  - (a) integrate infrastructure planning with the land use planning identified in the Planning Scheme;
  - (b) provide transparency regarding a local government's intentions for the provision of trunk infrastructure;
  - (c) enable a local government to estimate the cost of infrastructure provision to assist its long term financial planning;
  - (d) ensure that trunk infrastructure is planned and provided in an efficient and orderly manner; and
  - (e) provide a basis for the imposition of conditions about infrastructure on development approvals.
- (3) The local government infrastructure plan:
  - (a) states in Section 4.2 (Planning assumptions) the assumptions about future growth and urban development including the assumptions of demand for each trunk infrastructure network;
  - (b) identifies in Section 4.3 (Priority infrastructure area) the prioritised area to accommodate urban growth up to 2031;
  - (c) states in Section 4.4 (Desired standards of service) for each trunk infrastructure network the desired standard of performance;
  - (d) identifies in Section 4.5 (Plans for trunk infrastructure) the existing and future trunk infrastructure for the following networks:
    - (i) water supply;
    - (ii) sewerage;
    - (iii) stormwater;
    - (iv) transport; and
    - (v) parks and land for community facilities.
  - (e) provides a list of supporting documents that assist in the interpretation of the local government infrastructure plan in the Editor's note – Extrinsic material at the end of Section 4.

## 4.2 Planning assumptions

- (1) The planning assumptions state the assumptions about:
  - (a) population and employment growth; and
  - (b) the type, scale, location and timing of development including the demand for each trunk infrastructure network.
- (2) The planning assumptions together with the desired standards of service form a basis for the planning of the trunk infrastructure networks and the determination of the priority infrastructure area.
- (3) The planning assumptions have been prepared for:
  - (a) the base date 2016 and the following projection years to accord with future Australian Bureau of Statistics census years:
    - (i) mid 2021;
    - (ii) mid 2026;
    - (iii) mid 2031; and
    - (iv) Ultimate development.
  - (b) the LGIP development types in column 2 that include the uses in column 3 of Table 4.2.1; and
  - (c) the projection areas identified on Local government infrastructure map – PAM – 01:06 (Projection area map) in Schedule 3—Local government infrastructure plan mapping and tables.

**Table 4.2.1 Relationship between LGIP development categories, LGIP development types and uses**

Column 1 LGIP development category	Column 2 LGIP development type	Column 3 Uses
Residential development	Single dwellings	Caretaker's accommodation Community residence Dwelling house Dwelling unit Home-based business
	Multiple dwellings	Dual occupancy Multiple dwelling Relocatable home park Residential care facility Retirement facility Rooming accommodation Rural workers' accommodation Short-term accommodation
	Other dwellings	Nature-based tourism Non-resident workforce accommodation Resort complex Tourist park
Non-residential development	Retail	Adult store Agricultural supplies store Bulk landscape supplies Car wash

Column 1 LGIP development category	Column 2 LGIP development type	Column 3 Uses
		Food and drink outlet Garden centre Hardware and trade supplies Hotel Outdoor sales Service station Shop Shopping centre
	Commercial	Bar Brothel Club Function facility Health care services Indoor sport and recreation Nightclub entertainment facility Office Sales office Showroom Theatre Tourist attraction Veterinary services
	Community purpose	Cemetery Child care centre Community care centre Community use Crematorium Detention facility Educational establishment Emergency services Funeral parlour Hospital Landing Major sport, recreation and entertainment facility Market Motor sport facility Outdoor sport and recreation Outstation Park Place of worship
	Industry	Air services Extractive industry High impact industry Low impact industry Marine industry Medium impact industry Research and technology industry Rural industry Service industry Special Industry Warehouse
	Other	Animal husbandry Animal keeping Aquaculture Cropping Environment facility Intensive animal industry

Column 1 LGIP development category	Column 2 LGIP development type	Column 3 Uses
		Intensive horticulture Major electrical infrastructure Parking station Permanent plantation Port services Renewable energy facility Roadside stall Substation Telecommunications facility Transport depot Utility installation Wholesale nursery Winery

- (4) Details of the methodology used to prepare the planning assumptions are stated in the extrinsic material.

#### 4.2.1 Population and employment growth

- (1) A summary of the assumptions about population and employment growth for the Planning Scheme area is stated in Table 4.2.1.1 Population and employment assumptions summary.

**Table 4.2.1.1 Population and employment growth assumptions summary**

Column 1 Description	Column 2 Assumptions				
	Base date 2016	2021	2026	2031	Ultimate development
Population	36,380	38,380	41,680	44,970	66,460
Employment	16,959	18,246	19,534	20,821	22,109

- (2) Detailed assumptions about growth for each projection area and LGIP development type category are identified in the following tables in Schedule 3 Local government infrastructure plan mapping and tables:
- (a) for population, Table SC3.1.1—Existing and projected population; and
  - (b) for employment, Table SC3.1.2—Existing and projected employees.

#### 4.2.2 Development

- (1) The developable area is represented by zones relating to urban uses excluding the Environmental zones category identified on Zone maps ZM – 01:29 and not affected by the protected areas identified on Environmental significance overlay maps ES– 01:29.
- (2) The planned density for future development is stated in Table SC3.1.3 in Schedule 3—Local government infrastructure plan mapping and tables.
- (3) A summary of the assumptions about future residential and non-residential development for the Planning Scheme area is stated in Table 4.2.2.1 Residential dwellings and non-residential floor space assumptions summary.

**Table 4.2.2.1 Residential dwellings and non-residential floor space assumptions summary**

Column 1 Description	Column 2 Assumptions				
	Base date 2016	2021	2026	2031	Ultimate development
Residential dwellings	16,995	17,958	19,556	21,164	30,378
Non-residential floor space (m <sup>2</sup> GFA)	622,199	674,471	726,735	779,003	831,274

- (4) Detailed assumptions about future development for each projection area and LGIP development type are identified in the following tables in Schedule 3 Local government infrastructure plan mapping and tables:
- (a) for residential development, Table SC3.1.4; and
  - (b) for non-residential development, Table SC3.1.5.

### 4.2.3 Infrastructure demand

- (1) The demand generation rate for a trunk infrastructure network is stated in Column 4 of Table SC3.1.3 in Schedule 3 Local government infrastructure plan mapping and tables.
- (2) A summary of the projected infrastructure demand for each service catchment is stated in:
- (a) for the water supply network, Table SC3.1.6;
  - (b) for the sewerage network, Table SC3.1.7;
  - (c) for the stormwater network, Table SC3.1.8;
  - (d) for the transport network Table SC3.1.9; and
  - (e) for the parks and land for community facilities network, Table SC3.1.10.

### 4.3 Priority infrastructure area

- (1) The priority infrastructure area identifies the area prioritised for the provision of trunk infrastructure to service the existing and assumed future urban development up to 2031.
- (2) The priority infrastructure area is identified on Local government infrastructure plan map – PAM – 01:06 (Projection area map).

### 4.4 Desired standards of service

- (1) This section states the key standards of performance for a trunk infrastructure network.
- (2) Details of the standard of service for each trunk infrastructure network is identified in the extrinsic material.

#### 4.4.1 Water supply network

- (1) Ensure drinking water complies with the National Health and Medical Research Council (NHMRC) Australian Drinking Water Guidelines and Whitsunday Regional Council's Drinking Water Quality Management Plan.
- (2) Collect, store, treat and convey potable water from source to consumers in accordance with the *Water Act 2000*.
- (3) Minimise non-revenue water loss.
- (4) Design the water supply network in accordance with Council's adopted standards identified in the Planning Scheme, including the Equivalent Demands detailed in SC6.8 Whitsunday Regional Council development manual Planning Scheme policy, to provide:
  - (a) average day consumption (AD) – 500 l/EP/day;
  - (b) Mean Day max Month (MDMM) 1.5 x AD;
  - (c) Peak Day (PD) 2.25 x AD;
  - (d) Peak Hour (PH) 1/12 x PD;
  - (e) minimum and maximum supply pressure of 220 kPa and 800 kPa at each property boundary; and
  - (f) fire flow for residential (15 l/s for 2 hours), industrial and commercial (30 l/s for 4 hours) development.
- (5) Design water systems to meet the requirements of the *Water Supply (Safety and Reliability) Act 2008* and Water Services Association of Australia (WSAA) guidelines.



## 4.4.2 Sewerage network

- (1) Provide a reliable network that collects, stores, transports, treats and releases sewerage from premises.
- (2) Design the sewerage network in accordance with:
  - (a) Council's adopted standards identified in the Planning Scheme;
  - (b) WSAA guidelines;
  - (c) the *Water Act 2000*;
  - (d) all Environmental Protection Agency (EPA) licence conditions;
  - (e) key design parameters identified in Table 4.4.2.1; and
  - (f) Equivalent Demands detailed in SC6.8 Whitsunday Regional Council development manual Planning Scheme policy.

**Table 4.4.2.1 Key design parameters for the sewerage network**

<b>Column 1 Infrastructure item</b>	<b>Column 2 Design parameters</b>
<b>All (network)</b>	<p><b>Average dry weather flow (ADWF)</b> 270l/EP/day</p> <p><b>Peak wet weather flow (PWWF)</b> 5 x ADWF OR <math>C_1 \times \text{ADWF}</math> (whichever is greater) <math>C_1 = 15 \times (\text{EP})^{-0.1587}</math></p> <p><b>Peak dry weather flow (PDWF)</b> <math>C_2 \times \text{ADWF}</math> <math>C_2 = 4.7 (\text{EP})^{-0.105}</math></p>
<b>Pump stations</b>	Emergency storage of 4 hours @ ADWF Installed pump capacity $\geq$ PWWF
<b>Gravity sewers</b>	Air space of at least 75% of pipe diameter at design flow Slope to achieve self-cleansing velocity
<b>Rising mains</b>	Minimum velocity: 0.75 m/s (Preferred 1.5 m/s) Maximum velocity: 2.5 m/s
<b>Sewerage treatment / release</b>	Existing and future DEHP licence conditions

### 4.4.3 Stormwater network<sup>1</sup>

- (1) Collect and convey stormwater flows for both major 100 year flood events and minor low flow year flood events as per the specific land use requirements from existing and future land use in a manner that protects life and does not cause nuisance or inundation of property.
- (2) Design the stormwater network to comply with Council's adopted standards identified in the Planning Scheme, which generally accord with the Queensland Urban Drainage Manual or the Transport and Main Roads Road Drainage Design Manual.
- (3) Design road crossing structures to provide an appropriate level of flood immunity for a 50 and 10 year flood events for major and minor roads respectively in accordance with Council's adopted standards identified in the Planning Scheme.
- (4) Meet water quality objectives for receiving waters at all times.
- (5) Design the water quality system to achieve the minimum reductions in mean annual loads from unmitigated development identified in Table 4.4.3.1 in accordance with Department of State Development, Infrastructure and Planning State Planning Policy – April 2016.

**Table 4.4.3.1 Minimum reductions in mean annual loads from unmitigated development**

Column 1 Region	Column 2 Pollutant reduction (%)			
	Total suspended solids	Total Phosphorus	Total Nitrogen	Gross pollutants >5mm
Central QLD (north) <sup>1</sup>	75	60	40	90
Western QLD <sup>2</sup>	85	60	45	90

**Notes:**

1. Applies to development for urban purposes with population centres greater than 3000 persons.
2. Applies to development for urban purposes with population centres greater than 25,000 persons.
3. Excludes development that is less than 25% impervious.
4. In lieu of modelling, the default bio-retention treatment area to comply with load reduction targets for all Queensland regions is 1.5% of the contributing catchment area.
5. Regions defined by State Planning Policy mapping.

<sup>1</sup> Drainage elements that form an inherent part of road infrastructure such as culverts and bridge structures can be included with road infrastructure planning.

## 4.4.4 Transport network

### 4.4.4.1 Roads

- (1) Provide a functional urban hierarchy that supports settlement patterns, commercial and economic activities, and freight movement.
- (2) Design the road network to comply with the following:
  - (a) adopted standards identified in the Planning Scheme;
  - (b) AUSTROADS guides;
  - (c) the Department of Transport and Main Roads Interim Guide to Road Planning and Design Practice;
  - (d) maximum road volume to capacity ratios identified in Table 4.4.4.1.1; and
  - (e) maximum degree of saturation for intersections identified in Table 4.4.4.1.2.

**Table 4.4.4.1.1 Maximum volume to capacity ratios for the road network**

Column 1 Infrastructure item	Column 2 Design parameters	
	Residential	Non-residential
Arterial	0.8	0.8
Sub-arterial	0.8	0.8
Major collector	0.8	0.8
Arterial (state-controlled)	0.8	0.8

**Table 4.4.4.1.2 Maximum degree of saturation for road intersections**

Column 1 Road network item	Column 2 Maximum degree of saturation
Traffic signals	0.9
Roundabout	0.9
Priority controlled	0.8

### 4.4.4.2 Footpaths and cycle ways

- (1) Plan cycle ways and footpaths to provide a safe, attractive and convenient network that links residential areas to major activity nodes and public transport interchanges, thereby encouraging walking and cycling as acceptable travel alternatives.
- (2) Design cycle ways (including on-road cycle ways) and footpaths to comply with council's adopted standards identified in the Planning Scheme.

### 4.4.4.3 Public transport

- (1) Ensure development accommodates the integration of public transport services.
- (2) Provide bus stops including bus bays, shelters, seating and bus information systems in accordance with adopted standards identified in the Planning Scheme

#### 4.4.5 Public parks and land for community facilities network

- (1) Provide an accessible network of parks, open space, and community facilities that meets the needs of residents and visitors in accordance with the rate of provision identified in Table 4.4.5.1 and accessibility standards outlined in Table 4.4.5.2.
- (2) Ensure land for public parks and community facilities has:
  - (a) minimum land size as identified in Table 4.4.5.3;
  - (b) configuration, slope, and acceptable level of flood immunity in accordance with Table 4.4.5.3 and adopted standards identified in the Planning Scheme; and
  - (c) embellishments to complement the type and purpose of the public park as identified in Table 4.4.5.4.

**Table 4.4.5.1 Rate of land provision for public parks and community facilities**

Column 1 Infrastructure item	Column 2 Rate of provision (Ha/1000 people)	
	District	Regional
Recreation park	0.5	0.8
Sport park	1.2	1.0

**Table 4.4.5.2 Accessibility standards for public parks and land for community facilities**

Column 1 Infrastructure item	Column 2 Accessibility standard (km) <sup>1</sup>	
	District	Regional
Recreation park	2	25
Sport park	5	10

**Notes:**  
1. 90% of population should be within this distance of a facility

**Table 4.4.5.3 Size of public parks for community facilities**

Column 1 Characteristic	Column 2 Recreation park		Column 3 Sports park	
	District	Regional	District	Regional
Average (desired) size (Ha)	4	13	6	18
Shape of land	Preferred square to rectangular aspect ratio no greater than 2:1		Square or rectangle to maximise playing field area	
Minimum desired flood immunity (area)	20% > Q50 10% > Q100	50% > Q50 20% > Q100	Fields and courts > Q50 Built facilities > Q100	
Minimum desired grade	Max grade 1:10 for 80% of park, 1:14 where possible	Average grade 1:20, 1:50 for kick-about areas	Max grade of 1:80 for all playing surfaces	Laser levelling to a maximum gradient of 1:100 for all playing surfaces
Road frontage	30-50% of park perimeter to have direct road frontage, preferably on a collector road		25-50% of the park perimeter to have direct road frontage	

**Table 4.4.5.4 Standard facilities/embellishments for public parks**

Column 1 Embellishment	Column 2 Recreation park		Column 3 Sports park	
	District	Regional	District	Regional
Playground (activity node)	X	X	X	X
Other activity nodes (half court, rebound wall, skate facility, exercise equipment, etc.)	5 - 7	13	-	-
Fencing – bollards or log and rail to prohibit car access	X	X	X	X
Shade trees clustered near activity area	X	X	X	X
Turf	X	X	X	X
Landscaped garden beds	X	X	X	X
Irrigation	X	X	X	X
Internal pathways and paving	X	X	X	X
Bicycle racks	X	X	X	X
Signage	X	X	X	X
Shade structures	X	X	X <sup>1</sup>	X <sup>1</sup>
Tap / bubbler	X	X	X	X
Bench seating	X	X	X	X
Electric barbeque	X	X	-	-
Picnic shelters	X	X	-	-
Bins	X	X	X	X
Dog off leash area	X	X	-	-
Toilets	X <sup>2</sup>	X	X	X
Internal roads and car parking	-	X	X	X
Public recreation centre	-	-	X	X
Spectator facilities (grandstand)	-	-	X	X
Sports fields	-	-	X	X
Sports courts	-	-	X	X
<p>1. Shade structures should be structures teams can stand under, not shade sails.</p> <p>2. Only to be provided in certain district recreation parks based on popularity, location and type of use.</p>				

## 4.5 Plans for trunk infrastructure

- (1) The plans for trunk infrastructure identify the trunk infrastructure networks intended to service the existing and assumed future urban development at the desired standard of service up to 2031.

### 4.5.1 Plans for trunk infrastructure maps

- (1) The existing and future trunk infrastructure networks are shown on the following maps in Schedule 3—Local government infrastructure plan mapping and tables:
  - (a) Local government infrastructure plan map – PFTI WN – 01:06 (Water network plans for trunk infrastructure map);
  - (b) Local government infrastructure plan map – PFTI SN – 01:05 (Sewerage network plans for trunk infrastructure map);
  - (c) Local government infrastructure plan map – PFTI SWN – 01:05 (Stormwater network plans for trunk infrastructure map);
  - (d) Local government infrastructure plan map – PFTI TN – 01:05 (Transport network plans for trunk infrastructure map); and
  - (e) Local government infrastructure plan map – PFTI PCFN – 01:06 (Parks and land for community facilities network plans for trunk infrastructure map).
- (2) The State infrastructure forming part of transport trunk infrastructure network has been identified using information provided by the relevant State infrastructure supplier.

### 4.5.2 Schedules of works

- (1) Details of the existing and future trunk infrastructure networks are identified in the electronic Excel schedule of works model which can be viewed here: <http://www.whitsunday.qld.gov.au/390/Infrastructure-Planning-and-Charges>
- (2) The future trunk infrastructure is identified in the following tables in Schedule 3—Local government infrastructure plan mapping and tables:
  - (a) for the water supply network, Table SC3.2.1;
  - (b) for the sewerage network, Table SC3.2.2;
  - (c) for the stormwater network, Table SC3.2.3;
  - (d) for the transport network, Table SC3.2.4; and
  - (e) for the parks and land for community facilities network, Table SC3.2.5.

## Editor's note – Extrinsic material

The below table identifies the documents that assist in the interpretation of the Local government infrastructure plan and are extrinsic material under the *Statutory Instruments Act 1992*.

### List of Extrinsic material

Column 1 Title of document	Column 2 Date	Column 3 Author
Whitsunday Region Economic Analysis: Economic and Population Study	November 2013	Norling Consulting Pty Ltd
Whitsunday Regional Council Urban Growth Study	May 2014	Whitsunday Regional Council
Whitsunday Regional Council Development Manual	28 June 2016	Whitsunday Regional Council
Trunk Infrastructure Definitions	May 2017	Whitsunday Regional Council
Local Government Infrastructure Plan (LGIP) and Schedule of Works Model (SOW) explanatory notes	October 2017	Whitsunday Regional Council
Local Government Infrastructure Plan Checklist	May 2017	Whitsunday Regional Council
Department of Transport and Main Roads Consultation Letter	May 2017	Department of Transport and Main Roads
Whitsunday Regional Council Priority Infrastructure Plan Water and Sewerage Network Model Updates	May 2014	Hyder Consulting


## Contents of Part 5

<b>Part 5</b>	<b>Tables of assessment .....</b>	<b>5:3</b>
<b>5.1</b>	<b>Preliminary .....</b>	<b>5:3</b>
<b>5.2</b>	<b>Reading the tables.....</b>	<b>5:3</b>
<b>5.3</b>	<b>Categories of development and assessment .....</b>	<b>5:3</b>
5.3.1	Process for determining the category of development and the category of assessment for assessable development .....	5:3
5.3.2	Determining the category of development and categories of assessment.....	5:4
5.3.3	Determining the requirements for accepted development and assessment benchmarks and other matters for assessable development.....	5:6
<b>5.4</b>	<b>Regulated categories of development and categories of assessment prescribed by the Regulation.....</b>	<b>5:7</b>
<b>5.5</b>	<b>Categories of development and assessment – Material change of use .....</b>	<b>5:8</b>
<b>5.6</b>	<b>Categories of development and assessment – Reconfiguration of a lot .....</b>	<b>5:68</b>
<b>5.7</b>	<b>Categories of development and assessment – Building work .....</b>	<b>5:69</b>
<b>5.8</b>	<b>Categories of development and assessment – Operational work.....</b>	<b>5:72</b>
<b>5.9</b>	<b>Categories of development and assessment – Local plans .....</b>	<b>5:74</b>
5.9.1	Hamilton Island local plan categories of development and assessment	5:74
<b>5.10</b>	<b>Categories of development and assessment – Overlays.....</b>	<b>5:7979</b>

## Tables in Part 5

Table 5.4.1	Development under Schedules 6 and 7 of the Regulation: Material change of use
Table 5.4.2	Regulated development: Reconfiguring a lot
Table 5.4.3	Regulated development: Building work
Table 5.4.4	Regulated development: Operational work
Table 5.4.5	Regulated development: Overlays
Table 5.5.1	Community facilities zone
Table 5.5.2	District centre zone
Table 5.5.3	Emerging community zone
Table 5.5.4	Environmental management and conservation zone
Table 5.5.5	High impact industry zone
Table 5.5.6	Industry investigation zone
Table 5.5.7	Local centre zone
Table 5.5.8	Low density residential zone
Table 5.5.9	Low impact industry zone
Table 5.5.10	Low-medium density residential zone
Table 5.5.11	Major centre zone
Table 5.5.12	Medium impact industry zone
Table 5.5.13	Mixed use zone
Table 5.5.14	Neighbourhood centre zone
Table 5.5.15	Recreation and open space zone
Table 5.5.16	Rural zone
Table 5.5.17	Rural residential zone
Table 5.5.18	Special industry zone
Table 5.5.19	Tourist Accommodation zone
Table 5.5.20	Waterfront and marine industry zone
Table 5.6.1	Reconfiguring a lot
Table 5.7.1	Building Work



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- Table 5.8.1 Operational work
  - Table 5.9.1.1 Hamilton Island local plan - Community facilities zone
  - Table 5.9.1.6 Hamilton Island local plan - Recreation and open space code
  - Table 5.9.1.7 Hamilton Island local plan – Tourist accommodation code
  - Table 5.10.1 Acid sulfate soils overlay
  - Table 5.10.2 Agricultural land overlay
  - Table 5.10.3 Airport environs overlay
  - Table 5.10.4 Bushfire hazard overlay
  - Table 5.10.5 Coastal environment overlay
  - Table 5.10.6 Environmental significance overlay
  - Table 5.10.7 Extractive resources overlay
  - Table 5.10.8 Flood hazard overlay
  - Table 5.10.9 Heritage overlay
  - Table 5.10.10 Infrastructure overlay
  - Table 5.10.11 Landslide hazard overlay
  - Table 5.10.12 Wetlands and waterways overlay

## **Part 5 Tables of assessment**

### **5.1 Preliminary**

The tables in this part identify the category of development, and the category of assessment and assessment benchmarks for assessable development in the Planning Scheme area.

### **5.2 Reading the tables**

The tables identify the following:

- (1) the category of development:
  - (a) prohibited;
  - (b) accepted, including accepted with requirements; and
  - (c) assessable development, that requires either code or impact assessment;
- (2) the category of assessment - code or impact - for assessable development in:
  - (a) a zone and, where used, a precinct of a zone;
  - (b) a local plan and, where used, a precinct of a local plan; and
  - (c) an overlay where used;
- (3) the assessment benchmarks for assessable development, including:
  - (a) whether a zone code or specific provisions in the zone code apply (shown in the 'assessment benchmarks' column);
  - (b) if there is a local plan, whether a local plan code or specific provisions in the local plan code apply (shown in the 'assessment benchmarks' column);
  - (c) if there is an overlay;
    - (i) whether an overlay code applies (shown in the tables in Section 5.10); or
    - (ii) whether the assessment benchmarks as shown on the overlay map (noted in the 'assessment benchmarks' column) applies;
  - (d) any other applicable code(s) (shown in the 'assessment benchmarks' column);
- (4) any variation to the category of assessment (shown as an 'if' in the 'category of assessment' column) that applies to the development.

Note—Development will only be taken to be prohibited development under the Planning Scheme if it is identified as prohibited development in Schedule 10 of the Regulation.

Editors note—Examples of matters that can vary the category of assessment are gross floor area, height, numbers of people or precinct provisions.

### **5.3 Categories of development and assessment**

#### **5.3.1 Process for determining the category of development and the category of assessment for assessable development**

The process for determining a category of development and category of assessment is:

- (1) for a material change of use, establish the use by reference to the use definitions in Schedule 1;
- (2) for all development, identify the following:
  - (a) the zone or zone precinct that applies to the premises, by reference to the zone map in Schedule 2;
  - (b) if a local plan or local plan precinct applies to the premises, by reference to the local plan map in Schedule 2 (Mapping); and
  - (c) if an overlay applies to the premises, by reference to the overlay map in Schedule 2 (Mapping);
- (3) determine if the development is accepted development under Schedule 6 of the Regulation;

Editors note—Schedule 6 of the Regulation prescribes development that a Planning Scheme can not state is assessable development where the matters identified in the schedule are met.

- (4) determine if the development is assessable development under Schedule 10 of the Regulation by reference to section 5.7 Regulated categories of development and assessment—building work and categories of assessment prescribed by the Regulation.
- (5) if the development is not listed in the tables in section 5.4 Regulated categories of development and categories of assessment prescribed under Schedule 6 of the Regulation, determine the initial category of assessment by reference to the tables in:
  - section 5.5 Categories of development and assessment—Material change of use
  - section 5.6 Categories of development and assessment—Reconfiguring a lot
  - section 5.7 Categories of development and assessment—Building work
  - section 5.8 Categories of development and assessment—Operational work
- (6) a precinct of a zone may change the categories of development or assessment and this will be shown in the 'category of assessment' column of the tables in sections 5.5, 5.6, 5.7 and 5.8;
- (7) if a local plan applies refer to the table(s) in section 5.9 Categories of development and assessment—Local plans, to determine if the local plan changes the category of development or assessment for the zone;
- (8) if a precinct of a local plan changes the category of development or assessment this is to be shown in the 'category of development and assessment' column of the table(s) in section 5.9;
- (9) if an overlay applies, refer to section 5.10 Category of development and assessment—Overlays, to determine if the overlay further changes the category of development or assessment.

### **5.3.2 Determining the category of development and categories of assessment**

- (1) A material change of use is assessable development requiring impact assessment:
  - (a) unless the Tables of assessment state otherwise;

- (b) if a use is not listed or defined; and
  - (c) unless otherwise prescribed in the Act or the Regulation.
- (2) Reconfiguring a lot is assessable development requiring code assessment unless the Tables of assessment state otherwise or unless otherwise prescribed in the Act or the Regulation.
- (3) Building work and operational work are accepted development, unless the Tables of assessment state otherwise or unless otherwise prescribed in the Act or the Regulation.
- (4) Where an aspect of development is proposed on a premises included in more than one zone, local plan or overlay, the category of development or assessment for that aspect is the highest category under each of the applicable zones, local plans or overlays.
- (5) Where development is proposed on a premises partly affected by an overlay, the category of development or assessment for the overlay only relates to the part of the premises affected by the overlay.
- (6) For the purposes of Schedule 6, Part 2 Material change of use section (2)(2)(d)(i) or (ii) of the Regulation, an overlay does not apply to the premises if the development meets the acceptable outcomes that form the requirements for accepted development in the relevant overlay code.
- (7) If development is identified as having a different category of development or assessment under a zone than under a local plan or an overlay, the highest category of development or assessment applies as follows:
  - (a) accepted development subject to requirements prevails over accepted development;
  - (b) code assessment prevails over accepted development where subject to requirements and accepted development; and
  - (c) impact assessment prevails over code assessment, accepted development where subject to requirements and accepted development.
- (8) Despite subsections 5.3.2(4) and (7) above, a category of assessment in a local plan overrides a category of assessment in a zone and a category of assessment in an overlay overrides a category of assessment in a zone or local plan.
- (9) Provisions of Part 10 (Other plans) may override any of the above.
- (10) The category of development prescribed under Schedule 6 of the Regulation overrides all other categories of development or assessment for that development under the Planning Scheme to the extent of any inconsistency.

Editor's note—Schedule 7 of the Regulation also identifies development that the State categorises as accepted development. Some development in the schedule may still be made assessable under the Planning Scheme.

- (11) Despite all of the above, if development is listed as prohibited development under Schedule 10 of the Regulation, a development application cannot be made.

Note—Development is to be taken to be prohibited development under the Planning Scheme only if it is identified in Schedule 10 of the Regulation.

### 5.3.3 Determining the requirements for accepted development and assessment benchmarks and other matters for assessable development

- (1) Accepted development does not require a development approval and is not subject to assessment benchmarks. However, certain requirements may apply to some types of development for it to be accepted development. Where nominated in the Tables of assessment, accepted development must comply with the requirements identified as acceptable outcomes in the relevant parts of the applicable code(s) as identified in the relevant column.
- (2) Accepted development that does not comply with one or more of the nominated acceptable outcomes in the relevant parts of the applicable code(s) becomes code assessable development, unless otherwise specified.
- (3) The following rules apply in determining assessment benchmarks for each category of development and assessment.
- (4) Code assessable development:
  - (a) is to be assessed against all the assessment benchmarks identified in the assessment benchmarks column;
  - (b) that occurs as a result of development becoming code assessable pursuant to subsection 5.3.3(2), must:
    - (i) be assessed against the assessment benchmarks for the development application, limited to the subject matter of the required acceptable outcomes that were not complied with or were not capable of being complied with under subsection 5.3.3(2); and
    - (ii) comply with all required acceptable outcomes identified in subsection 5.3.3(1), other than those mentioned in subsection 5.3.3(2);
  - (c) that complies with:
    - (i) the purpose and overall outcomes of the code complies with the code; and
    - (ii) the performance or acceptable outcomes complies with the purpose and overall outcomes of the code;
  - (d) is to be assessed against any assessment benchmarks for the development identified in section 26 of the Regulation.

Editors Note—Section 27 of the Regulation identifies the matters code assessment must have regard to.

- (5) Impact assessable development:
  - (a) is to be assessed against all identified assessment benchmarks in the assessment benchmarks column (where relevant);
  - (b) assessment is to have regard to the whole of the Planning Scheme, to the extent relevant; and
  - (c) is to be assessed against any assessment benchmarks for the development identified in section 30 of the Regulation.

Note—The first row of each table of assessment is to be checked to confirm if there are assessment benchmarks that commonly apply to general scenarios in the zone, local plan or overlay.

Editor's note—Section 31 of the Regulation identifies the matters that impact assessment must have regard to.

## 5.4 Regulated categories of development and categories of assessment prescribed by the Regulation

For the development specified in the 'use', 'zone' or 'development' columns, the categories of development and assessment are prescribed.

**Table 5.4.1 Development under Schedules 6 of the Regulation: Material change of use**

Material change of use		
Use	Categories of assessment	Assessment benchmarks
Community residence	Accepted subject to requirements Editors note—Refer to the material change of use tables for category of assessment for community residence that do not comply with the requirements for accepted development.	Editors note—requirements for community residence development that may not be made assessable under a Planning Scheme are set out in Schedule 6, Part 2 section 6 of the Regulation.

**Table 5.4.2 Regulated categories of development and categories of assessment: Reconfiguring a lot**

Reconfiguring a lot		
Zone	Category of assessment	Assessment benchmarks
Residential zone category or Industry zone category (other than a Rural residential zone)	Code assessment for subdivision of one lot into two lots (and associated operational work) if code assessment is required under Schedule 10, Part 12 of the Regulation	Reconfiguring a lot (subdividing one lot into two lots) and associated operational work code  Editors note—Assessment benchmarks for reconfiguring a lot are set out in Schedule 12 of the Regulation.

**Table 5.4.3 Regulated categories of development and categories of assessment: Building work**

Table not used.

**Table 5.4.4 Regulated categories of development and categories of assessment: Operational work**

Operational work		
Zone	Category of assessment	Assessment benchmarks
Residential zone category or Industry zone category	Code assessment for operational work associated with reconfiguring a lot requiring code assessment under Schedule 10, Part 12 Division 2 of the Regulation	Editors note—Assessment benchmarks for reconfiguring a lot and associated operational works are set out in Schedule 12 of the Regulation.

**Table 5.4.5 Regulated development: Overlays**

Table not used.

## 5.5 Categories of development and assessment – Material change of use

The following tables identify the categories of development and assessment for development in a zone for making a material change of use.

**Table 5.5.1 Community facilities zone**

<b>Community facilities</b>		
<b>Use</b>	<b>Categories of development and assessment</b>	<b>Assessment benchmarks for assessable development and requirements for accepted development</b>
<b>Accommodation activities</b>		
Caretaker's accommodation	Accepted development if complying with the acceptable outcomes of the applicable code(s)	Caretaker's accommodation code
	Otherwise code assessment	Caretaker's accommodation code Community facilities zone code Infrastructure code
Community residence	Code assessment if complying with the acceptable outcomes of the applicable code(s)	Dwelling house code Community facilities zone code Infrastructure code Landscaping code Transport and parking code
	Otherwise impact assessment	The Planning Scheme
Residential care facility	Code assessment	Residential care facility and retirement facility code Community facilities zone code Infrastructure code Landscaping code Transport and parking code
Retirement facility	Code assessment	Residential care facility and retirement facility code Community facilities zone code Infrastructure code Landscaping code Transport and parking code
All other Accommodation activities	Impact assessment	The Planning Scheme
<b>Business activities</b>		
Market	Accepted development if complying with the acceptable outcomes of the applicable code(s)	Market code Transport and parking code
	Otherwise code assessment	Market code Community facilities zone code Transport and parking code
All other Business activities	Impact assessment	The Planning Scheme
<b>Entertainment activities</b>		
Club	Code assessment	Business activities code Community facilities zone code Infrastructure code Landscaping code Transport and parking code
All other	Impact assessment	The Planning Scheme

<b>Community facilities</b>		
<b>Use</b>	<b>Categories of development and assessment</b>	<b>Assessment benchmarks for assessable development and requirements for accepted development</b>
Entertainment activities		
<b>Industry activities</b>		
All Industry activities	Impact assessment	The Planning Scheme
<b>Community activities</b>		
Cemetery	Accepted development if undertaken by or on behalf of Council	Community facilities zone code Transport and parking code
	Otherwise code assessment	Community facilities zone code Infrastructure code Landscaping code Transport and parking code
Child care centre	Code assessment	Child care centre zone Community facilities zone code Infrastructure code Landscaping code Transport and parking code
Community care centre	Code assessment	Community facilities zone code Infrastructure code Landscaping code Transport and parking code
Community use	Accepted development if undertaken by or on behalf of the Council	
	Otherwise impact assessment	The Planning Scheme
Crematorium	Code assessment	Community facilities zone code Infrastructure code Landscaping code Transport and parking code
Educational establishment	Code assessment	Community facilities zone code Infrastructure code Landscaping code Transport and parking code
Emergency services	Accepted development if undertaken by or on behalf of the: (a) Council; or (b) State government.	
	Otherwise impact assessment	The Planning Scheme
Funeral parlour	Code assessment	Community facilities zone code Infrastructure code Landscaping code Transport and parking code
Health care services	Code assessment	Business activities code Community facilities zone code Infrastructure code Landscaping code Transport and parking code
Hospital	Code assessment	Community facilities zone code Infrastructure code Landscaping code Transport and parking code
Place of worship	Code assessment	Community facilities zone code Infrastructure code Landscaping code Transport and parking code



<b>Community facilities</b>		
<b>Use</b>	<b>Categories of development and assessment</b>	<b>Assessment benchmarks for assessable development and requirements for accepted development</b>
All other Community activities	Impact assessment	The Planning Scheme
<b>Recreation activities</b>		
Indoor sport and recreation	Code assessment	Business activities code Community facilities zone code Landscaping code Transport and parking code
Outdoor sport and recreation	Code assessment	Community facilities zone code Infrastructure code Transport and parking code
Park	Accepted development	
All other Recreation activities	Impact assessment	The Planning Scheme
<b>Rural activities</b>		
All Rural activities	Impact assessment	The Planning Scheme
<b>Other activities</b>		
Air services	Accepted development if undertaken by or on behalf of the Council	
	Otherwise impact assessment	The Planning Scheme
Detention facility	Code assessment	Community facilities zone code Infrastructure code Landscaping code Transport and parking code
Parking station	Code assessment	Community facilities zone code Infrastructure code Landscaping code Transport and parking code
Substation	Code assessment	Community facilities zone code Landscaping code Transport and parking code
Telecommunications facility	Accepted development if complying with the acceptable outcomes of the applicable code(s)	Telecommunications facility code
	Otherwise code assessment	Telecommunications facility code Community facilities zone code Infrastructure code
Utility installation	Accepted development if undertaken by or on behalf of the Council	
	Otherwise impact assessment	The Planning Scheme
All other activities	Impact assessment	The Planning Scheme
<b>Undefined uses</b>		
Any use not defined in Schedule 1(Definitions)	Impact assessment	The Planning Scheme

Editor's note—The above categories of development and assessment apply unless otherwise prescribed in the Regulation.

**Table 5.5.2 District centre zone**

<b>District centre</b>		
<b>Use</b>	<b>Categories of development and assessment</b>	<b>Assessment benchmarks for assessable development and requirements for accepted development</b>
<b><i>Accommodation activities</i></b>		
Caretaker's accommodation	Accepted development if complying with the acceptable outcomes of the applicable code(s)	Caretaker's accommodation code
	Otherwise code assessment	Caretaker's accommodation code District centre zone code Infrastructure code
Dual occupancy	Code assessment	Dual occupancy code District centre zone code Infrastructure code Landscaping code Transport and parking code
Dwelling house	Accepted development if complying with the acceptable outcomes of the applicable code(s)	Dwelling house code
	Otherwise code assessment	Dwelling house code District centre zone code
Home based business	Accepted development if complying with the acceptable outcomes of the applicable code(s)	Home based business code
	Otherwise code assessment	Home based business code District centre zone code Infrastructure code
Multiple dwelling	Code assessment	Multi-unit uses code District centre zone code Infrastructure code Landscaping code Transport and parking code
Residential care facility	Code assessment	Residential care facility and retirement facility code District centre zone code Infrastructure code Landscaping code Transport and parking code
Rooming accommodation	Code assessment	Multi-unit uses code District centre zone code Infrastructure code Landscaping code Transport and parking code
Short-term accommodation	Code assessment	Multi-unit uses code District centre zone code Transport and parking code Landscaping code Infrastructure code
All other Accommodation activities	Impact assessment	The Planning Scheme
<b><i>Business activities</i></b>		

<b>District centre</b>		
<b>Use</b>	<b>Categories of development and assessment</b>	<b>Assessment benchmarks for assessable development and requirements for accepted development</b>
Agricultural supplies store	Code assessment if: (a) not exceeding a maximum building height of 12m above ground level; and (b) complying with the acceptable outcomes of the applicable code(s).	Business activities code District centre zone code Infrastructure code Landscaping code Transport and parking code
	Otherwise impact assessment	The Planning Scheme
Food and drink outlet	Accepted development if: (a) complying with the acceptable outcomes of the applicable code(s); and (b) involving no building work; or (c) only minor building work.	Business activities code Transport and parking code
	Otherwise code assessment	Business activities code District centre zone code Infrastructure code Landscaping code Transport and parking code
Garden centre	Code assessment	Business activities code District centre zone code Infrastructure code Landscaping code Transport and parking code
Hardware and trade supplies	Code assessment	Business activities code District centre zone code Infrastructure code Landscaping code Transport and parking code
Market	Accepted development if complying with the acceptable outcomes of the applicable code(s)	Market code Transport and parking code
	Otherwise code assessment	Market code District centre code Transport and parking code
Office	Accepted development if: (a) complying with the acceptable outcomes of the applicable code(s); and (b) involving no building work; or (c) only minor building work.	Business activities code Transport and parking code
	Otherwise code assessment	Business activities code District centre zone code Infrastructure code Landscaping code Transport and parking code
Sales office	Accepted development if complying with the acceptable outcomes of the applicable code(s)	Sales office code
	Otherwise code assessment	Sales office code District centre zone code Infrastructure code

<b>District centre</b>		
<b>Use</b>	<b>Categories of development and assessment</b>	<b>Assessment benchmarks for assessable development and requirements for accepted development</b>
Service station	Code assessment	Service station code District centre code Infrastructure code Landscaping code Transport and parking code
Shop	Accepted development if: (a) complying with the acceptable outcomes of the applicable code(s); and (b) involving no building work; or (c) only minor building work.	Business activities code Transport and parking code
	Otherwise code assessment	Business activities code District centre zone code Infrastructure code Landscaping code Transport and parking code
Shopping centre	Code assessment if: (a) having a maximum GLFA of 5,000m <sup>2</sup> ; and (b) not exceeding a maximum building height of 12m above ground level.	Business activities code District centre zone code Infrastructure code Landscaping code Transport and parking code
	Otherwise impact assessment	The Planning Scheme
Veterinary services	Accepted development if: (a) complying with the acceptable outcomes of the applicable code(s); and (b) involving no building work; or (c) only minor building work.	Business activities code Transport and parking code
	Otherwise code assessment	Business activities code District centre zone code Infrastructure code Landscaping code Transport and parking code
All other Business activities	Impact assessment	The Planning Scheme
<b>Entertainment activities</b>		
Bar	Code assessment	Business activities code District centre zone code Infrastructure code Landscaping code Transport and parking code
Club	Code assessment	Business activities code District centre zone code Infrastructure code Landscaping code Transport and parking code
Function facility	Code assessment	Business activities code District centre zone code Infrastructure code Landscaping code Transport and parking code
Hotel	Code assessment	Business activities code District centre zone code Infrastructure code Landscaping code Transport and parking code

<b>District centre</b>		
<b>Use</b>	<b>Categories of development and assessment</b>	<b>Assessment benchmarks for assessable development and requirements for accepted development</b>
Theatre	Code assessment	Business activities code District centre zone code Infrastructure code Landscaping code Transport and parking code
All other Entertainment activities	Impact assessment	The Planning Scheme
<b>Industry activities</b>		
Service industry	Accepted development if: (a) complying with the acceptable outcomes of the applicable code(s); and (b) involving no building work; or (c) only minor building work.	Industry activities code Transport and parking code
	Otherwise code assessment	Industry activities code District centre zone code Infrastructure code Landscaping code Transport and parking code
All other Industry activities	Impact assessment	The Planning Scheme
<b>Community activities</b>		
Child care centre	Code assessment	Child care centre zone District centre zone code Infrastructure code Landscaping code Transport and parking code
Community care centre	Code assessment	District centre zone code Infrastructure code Landscaping code Transport and parking code
Community use	Accepted development if undertaken by or on behalf of the Council	
	Otherwise impact assessment	The Planning Scheme
Emergency services	Accepted development if undertaken by or on behalf of the Council	
	Otherwise impact assessment	The Planning Scheme
Health care services	Accepted development if: (a) complying with the acceptable outcomes of the applicable code(s); and (b) involving no building work; or (c) only minor building work.	Business activities code Transport and parking code
	Otherwise code assessment	Business activities code District centre zone code Infrastructure code Landscaping code Transport and parking code
All other Community activities	Impact assessment	The Planning Scheme
<b>Recreation activities</b>		

<b>District centre</b>		
<b>Use</b>	<b>Categories of development and assessment</b>	<b>Assessment benchmarks for assessable development and requirements for accepted development</b>
Indoor sport and recreation	Code assessment	Business activities code District centre zone code Infrastructure code Landscaping code Transport and parking code
Park	Accepted development	
All other Recreation activities	Impact assessment	The Planning Scheme
<b><i>Rural activities</i></b>		
All Rural activities	Impact assessment	The Planning Scheme
<b><i>Other activities</i></b>		
Utility installation	Accepted development if undertaken by or on behalf of the Council	
	Otherwise impact assessment	The Planning Scheme
All other activities	Impact assessment	The Planning Scheme
<b><i>Undefined uses</i></b>		
Any use not defined in Schedule 1 (Definitions)	Impact assessment	The Planning Scheme

Editor's note—The above categories of development and assessment apply unless otherwise prescribed in the Regulation.

**Table 5.5.3 Emerging community zone**

<b>Emerging community</b>		
<b>Use</b>	<b>Categories of development and assessment</b>	<b>Assessment benchmarks for assessable development and requirements for accepted development</b>
<b>Accommodation activities</b>		
Dwelling house	Accepted development if complying with the acceptable outcomes of the applicable code(s)	Dwelling house code
	Otherwise code assessment	Dwelling house code Emerging community zone code
Home based business	Accepted development if complying with the acceptable outcomes of the applicable code(s)	Home based business code
	Otherwise code assessment	Home based business code Emerging community zone code Infrastructure code
All other Accommodation activities	Impact assessment	The Planning Scheme
<b>Business activities</b>		
Sales office	Accepted development if complying with the acceptable outcomes of the applicable code(s)	Sales office code
	Otherwise code assessment	Sales office code Emerging community zone code Infrastructure code
All other Business activities	Impact assessment	The Planning Scheme
<b>Entertainment activities</b>		
All Entertainment activities	Impact assessment	The Planning Scheme
<b>Industry activities</b>		
All Industry activities	Impact assessment	The Planning Scheme
<b>Community activities</b>		
Community use	Accepted development if undertaken by or on behalf of the Council	
	Otherwise impact assessment	The Planning Scheme
Emergency services	Accepted development if undertaken by or on behalf of the Council	
	Otherwise impact assessment	The Planning Scheme
All other Community activities	Impact assessment	The Planning Scheme
<b>Recreation activities</b>		
Park	Accepted development	
All other Recreation activities	Impact assessment	The Planning Scheme
<b>Rural activities</b>		
All Rural activities	Impact assessment	The Planning Scheme
<b>Other activities</b>		
Utility installation	Accepted development if undertaken by or on behalf of the Council	

<b>Emerging community</b>		
<b>Use</b>	<b>Categories of development and assessment</b>	<b>Assessment benchmarks for assessable development and requirements for accepted development</b>
	Otherwise impact assessment	The Planning Scheme
All other activities	Impact assessment	The Planning Scheme
<b><i>Undefined uses</i></b>		
Any use not defined in Schedule 1 (Definitions)	Impact assessment	The Planning Scheme

Editor's note—The above categories of development and assessment apply unless otherwise prescribed in the Regulation.



**Table 5.5.4 Environmental management and conservation zone**

<b>Environmental management and conservation</b>		
<b>Use</b>	<b>Categories of development and assessment</b>	<b>Assessment benchmarks for assessable development and requirements for accepted development</b>
<b><i>Accommodation activities</i></b>		
All Accommodation activities	Impact assessment	The Planning Scheme
<b><i>Business activities</i></b>		
All Business activities	Impact assessment	The Planning Scheme
<b><i>Entertainment activities</i></b>		
All Entertainment activities	Impact assessment	The Planning Scheme
<b><i>Industry activities</i></b>		
All Industry activities	Impact assessment	The Planning Scheme
<b><i>Community activities</i></b>		
All Community activities	Impact assessment	The Planning Scheme
<b><i>Recreation activities</i></b>		
Park	Accepted development	
All other Recreation activities	Impact assessment	The Planning Scheme
<b><i>Rural activities</i></b>		
All Rural activities	Impact assessment	The Planning Scheme
<b><i>Other activities</i></b>		
Utility installation	Accepted development If: (a) located on Council owned or controlled land; and (b) undertaken by or on behalf of the Council.	
	Otherwise impact assessment	The Planning Scheme
All other activities	Impact assessment	The Planning Scheme
<b><i>Undefined uses</i></b>		
Any use not defined in Schedule 1 (Definitions)	Impact assessment	The Planning Scheme

Editor's note—The above categories of development and assessment apply unless otherwise prescribed in the Regulation.

**Table 5.5.5 High impact industry zone**

<b>High impact industry</b>		
<b>Use</b>	<b>Categories of development and assessment</b>	<b>Assessment benchmarks for assessable development and requirements for accepted development</b>
<b>Accommodation activities</b>		
Caretaker's accommodation	Accepted development if complying with the acceptable outcomes of the applicable code(s)	Caretaker's accommodation code
	Otherwise code assessment	Caretaker's accommodation code High impact industry zone code Infrastructure code
All other Accommodation activities	Impact assessment	The Planning Scheme
<b>Business activities</b>		
Food and drink outlet	Code assessment if: (a) having a gross floor area not exceeding 150m <sup>2</sup> ; and (b) not involving a drive-through facility.	Business activities code High impact industry zone code Infrastructure code Landscaping code Transport and parking code
	Otherwise impact assessment	The Planning Scheme
Office	Code assessment if complying with the acceptable outcomes of the applicable code(s)	Business activities code High impact industry zone code Infrastructure code Landscaping code Transport and parking code
	Otherwise impact assessment	The Planning Scheme
Service station	Code assessment	Service station code High impact industry zone code Infrastructure code Landscaping code Transport and parking code
All other Business activities	Impact assessment	The Planning Scheme
<b>Entertainment activities</b>		
All Entertainment activities	Impact assessment	The Planning Scheme
<b>Industry activities</b>		
High impact industry	Code assessment	Industry activities code High impact industry zone code Infrastructure code Landscaping code Transport and parking code
Medium impact industry	Accepted development if complying with the acceptable outcomes of the applicable code(s)	Industry activities code Transport and parking code
	Otherwise code assessment	Industry activities code High impact industry zone code Infrastructure code Landscaping code Transport and parking code
All other Industry activities	Impact assessment	The Planning Scheme
<b>Community activities</b>		

<b>High impact industry</b>		
<b>Use</b>	<b>Categories of development and assessment</b>	<b>Assessment benchmarks for assessable development and requirements for accepted development</b>
Crematorium	Code assessment	High impact industry zone code Infrastructure code Landscaping code Transport and parking code
Emergency services	Accepted development if undertaken by or on behalf of the Council	
	Otherwise impact assessment	The Planning Scheme
All other Community activities	Impact assessment	The Planning Scheme
<b>Recreation activities</b>		
Park	Accepted development	
All other Recreation activities	Impact assessment	The Planning Scheme
<b>Rural activities</b>		
All Rural activities	Impact assessment	The Planning Scheme
<b>Other activities</b>		
Air services	Code assessment if: (a) the premises is used for the housing, serving, refuelling, maintenance and repair of aircraft; or (b) associated training and education facilities; or (c) aviation facilities.	High impact industry zone code Infrastructure code Landscaping code Transport and parking code
	Otherwise impact assessment	The Planning Scheme
Major electricity infrastructure	Code assessment	High impact industry zone code Infrastructure code Landscaping code Transport and parking code
Substation	Code assessment	High impact industry zone code Landscaping code Transport and parking code
Telecommunications facility	Accepted development if complying with the acceptable outcomes of the applicable code(s)	Telecommunications facility code
	Otherwise code assessment	Telecommunications facility code High impact industry zone code Infrastructure code
Utility installation	Accepted development if undertaken by or on behalf of the Council	
	Otherwise impact assessment	The Planning Scheme
All other activities	Impact assessment	The Planning Scheme
<b>Undefined uses</b>		
Any use not defined in Schedule 1 (Definitions)	Impact assessment	The Planning Scheme

Editor's note—The above categories of development and assessment apply unless otherwise prescribed in the Regulation.

**Table 5.5.6 Industry investigation zone**

<b>Industry investigation</b>		
<b>Use</b>	<b>Categories of development and assessment</b>	<b>Assessment benchmarks for assessable development and requirements for accepted development</b>
<b>Accommodation activities</b>		
All Accommodation activities	Impact assessment	The Planning Scheme
<b>Business activities</b>		
Sales office	Accepted development if complying with the acceptable outcomes of the applicable code(s)	Sales office code
	Otherwise code assessment	Sales office code Industry investigation zone code Infrastructure code
All other Business activities	Impact assessment	The Planning Scheme
<b>Entertainment activities</b>		
All Entertainment activities	Impact assessment	The Planning Scheme
<b>Industry activities</b>		
All Industry activities	Impact assessment	The Planning Scheme
<b>Community activities</b>		
Emergency services	Accepted development if undertaken by or on behalf of the Council	
	Otherwise impact assessment	The Planning Scheme
All other Community activities	Impact assessment	The Planning Scheme
<b>Recreation activities</b>		
Park	Accepted development	
All other Recreation activities	Impact assessment	The Planning Scheme
<b>Rural activities</b>		
All Rural activities	Impact assessment	The Planning Scheme
<b>Other activities</b>		
Utility installation	Accepted development if undertaken by or on behalf of the Council	
	Otherwise impact assessment	The Planning Scheme
All other activities	Impact assessment	The Planning Scheme
<b>Undefined uses</b>		
Any use not defined in Schedule 1 (Definitions)	Impact assessment	The Planning Scheme

Editor's note—The above categories of development and assessment apply unless otherwise prescribed in the Regulation.

**Table 5.5.7 Local centre zone**

<b>Local centre</b>		
<b>Use</b>	<b>Categories of development and assessment</b>	<b>Assessment benchmarks for assessable development and requirements for accepted development</b>
<b>Accommodation activities</b>		
Caretaker's accommodation	Accepted development if complying with the acceptable outcomes of the applicable code(s)	Caretaker's accommodation code
	Otherwise code assessment	Caretaker's accommodation code Local centre zone code Infrastructure code
Dual occupancy	Code assessment	Dual occupancy code Local centre zone code Infrastructure code Landscaping code Transport and parking code
Dwelling house	Accepted development if complying with the acceptable outcomes of the applicable code(s)	Dwelling house code
	Otherwise code assessment	Dwelling house code Local centre zone code
Home based business	Accepted development if complying with the acceptable outcomes of the applicable code(s)	Home based business code
	Otherwise code assessment	Home based business code Local centre zone code Infrastructure code
Multiple dwelling	Code assessment	Multi-unit uses code Local centre zone code Infrastructure code Landscaping code Transport and parking code
Residential care facility	Code assessment	Residential care facility and retirement facility code Local centre zone code Infrastructure code Landscaping code Transport and parking code
Rooming accommodation	Code assessment	Multi-unit uses code Local centre zone code Infrastructure code Landscaping code Transport and parking code
Short-term accommodation	Code assessment	Multi-unit uses code Local centre zone code Infrastructure code Landscaping code Transport and parking code
All other Accommodation activities	Impact assessment	The Planning Scheme
<b>Business activities</b>		
Agricultural supplies store	Code assessment	Business activities code Local centre zone code Infrastructure code

<b>Local centre</b>		
<b>Use</b>	<b>Categories of development and assessment</b>	<b>Assessment benchmarks for assessable development and requirements for accepted development</b>
		Landscaping code Transport and parking code
Food and drink outlet	Accepted development if: (a) complying with the acceptable outcomes of the applicable code(s); and (b) involving no building work; or (c) only minor building work.	Business activities code Transport and parking code
	Otherwise code assessment	Business activities code Local centre zone code Infrastructure code Landscaping code Transport and parking code
Garden centre	Code assessment	Business activities code Local centre zone code Infrastructure code Landscaping code Transport and parking code
Hardware and trade supplies	Code assessment	Business activities code Local centre zone code Infrastructure code Landscaping code Transport and parking code
Market	Accepted development if complying with the acceptable outcomes of the applicable code(s)	Market code Transport and parking code
	Otherwise code assessment	Market code Local centre zone code Transport and parking code
Office	Accepted development if: (a) complying with the acceptable outcomes of the applicable code(s); and (b) involving no building work; or (c) only minor building work.	Business activities code Transport and parking code
	Otherwise code assessment	Business activities code Local centre zone code Infrastructure code Landscaping code Transport and parking code
Sales office	Accepted development if complying with the acceptable outcomes of the applicable code(s)	Sales office code
	Otherwise code assessment	Sales office code Local centre zone code Infrastructure code
Service station	Code assessment	Service station code Local centre zone code Infrastructure code Landscaping code Transport and parking code
Shop	Accepted development if: (a) complying with the acceptable outcomes of the applicable code(s); and	Business activities code Transport and parking code

<b>Local centre</b>		
<b>Use</b>	<b>Categories of development and assessment</b>	<b>Assessment benchmarks for assessable development and requirements for accepted development</b>
	(b) involving no building work; or (c) only minor building work.	
	Otherwise code assessment	Business activities code Local centre zone code Infrastructure code Landscaping code Transport and parking code
Shopping centre	Code assessment if having a maximum GLFA of 1,500m <sup>2</sup>	Business activities code Local centre zone code Infrastructure code Landscaping code Transport and parking code
	Otherwise impact assessment	The Planning Scheme
Veterinary services	Accepted development if: (a) complying with the acceptable outcomes of the applicable code(s); and (b) involving no building work; or (c) only minor building work.	Business activities code Transport and parking code
	Otherwise code assessment	Business activities code Local centre zone code Infrastructure code Landscaping code Transport and parking code
All other Business activities	Impact assessment	The Planning Scheme
<b>Entertainment activities</b>		
All Entertainment activities	Impact assessment	The Planning Scheme
<b>Industry activities</b>		
Service industry	Accepted development if: (a) complying with the acceptable outcomes of the applicable code(s); and (b) involving no building work; or (c) only minor building work.	Industry activities code Transport and parking code
	Otherwise code assessment	Industry activities code Local centre zone code Infrastructure code Landscaping code Transport and parking code
All other Industry activities	Impact assessment	The Planning Scheme
<b>Community activities</b>		
Child care centre	Code assessment	Child care centre zone Local centre zone code Infrastructure code Landscaping code Transport and parking code
Community care centre	Code assessment	Local centre zone code Infrastructure code Landscaping code Transport and parking code
Community use	Accepted development if undertaken by or on behalf of	

<b>Local centre</b>		
<b>Use</b>	<b>Categories of development and assessment</b>	<b>Assessment benchmarks for assessable development and requirements for accepted development</b>
	the Council	
	Otherwise impact assessment	The Planning Scheme
Emergency services	Accepted development if undertaken by or on behalf of the Council	
	Otherwise impact assessment	The Planning Scheme
Health care services	Accepted development if involving no building work or only minor building work	Business activities code Transport and parking code
	Otherwise code assessment	Business activities code Local centre zone code Infrastructure code Landscaping code Transport and parking code
All other Community activities	Impact assessment	The Planning Scheme
<b>Recreation activities</b>		
Indoor sport and recreation	Code assessment	Business activities code Local centre zone code Infrastructure code Landscaping code Transport and parking code
Park	Accepted development	
All other Recreation activities	Impact assessment	The Planning Scheme
<b>Rural activities</b>		
All Rural activities	Impact assessment	The Planning Scheme
<b>Other activities</b>		
Utility installation	Accepted development if undertaken by or on behalf of the Council	
	Otherwise impact assessment	The Planning Scheme
All other activities	Impact assessment	The Planning Scheme
<b>Undefined uses</b>		
Any use not defined in Schedule 1 (Definitions)	Impact assessment	The Planning Scheme

Editor's note—The above categories of development and assessment apply unless otherwise prescribed in the Regulation.



**Table 5.5.8 Low density residential zone**

<b>Low density residential</b>		
<b>Use</b>	<b>Categories of development and assessment</b>	<b>Assessment benchmarks for assessable development and requirements for accepted development</b>
<b>Accommodation activities</b>		
Dwelling house	Accepted development if complying with the acceptable outcomes of the applicable code(s)	Dwelling house code
	Otherwise code assessment	Dwelling house code Low density residential zone code
Home based business	Accepted development if complying with the acceptable outcomes of the applicable code(s)	Home based business code
	Otherwise code assessment	Home based business code Low density residential zone code Infrastructure code
Residential care facility	Code assessment	Residential care facility and retirement facility code Low density residential zone code Infrastructure code Landscaping code Transport and parking code
Retirement facility	Code assessment	Residential care facility and retirement facility code Low density residential zone code Infrastructure code Landscaping code Transport and parking code
All other Accommodation activities	Impact assessment	The Planning Scheme
<b>Business activities</b>		
Sales office	Accepted development if complying with the acceptable outcomes of the applicable code(s)	Sales office code
	Otherwise code assessment	Sales office code Low density residential zone code Infrastructure code
Shop	Code assessment if: (a) a corner store; and (b) complying with the acceptable outcomes of the applicable codes(s).	Business activities code Low density residential zone code Infrastructure code Landscaping code Transport and parking code
	Otherwise impact assessment	The Planning Scheme
All other Business activities	Impact assessment	The Planning Scheme
<b>Entertainment activities</b>		
All Entertainment activities	Impact assessment	The Planning Scheme
<b>Industry activities</b>		

<b>Low density residential</b>		
<b>Use</b>	<b>Categories of development and assessment</b>	<b>Assessment benchmarks for assessable development and requirements for accepted development</b>
All Industry activities	Impact assessment	The Planning Scheme
<b>Community activities</b>		
Child care centre	Code assessment	Child care centre code Low density residential zone code Infrastructure code Landscaping code Transport and parking code
Community care centre	Code assessment	Low density residential zone code Infrastructure code Landscaping code Transport and parking code
Community use	Accepted development if undertaken by or on behalf of the Council	
	Otherwise impact assessment	The Planning Scheme
Emergency services	Accepted development if undertaken by or on behalf of the Council	
	Otherwise impact assessment	The Planning Scheme
All other Community activities	Impact assessment	The Planning Scheme
<b>Recreation activities</b>		
Park	Accepted development	
All other Recreation activities	Impact assessment	The Planning Scheme
<b>Rural activities</b>		
All Rural activities	Impact assessment	The Planning Scheme
<b>Other activities</b>		
Utility installation	Accepted development if undertaken by or on behalf of the Council	
	Otherwise impact assessment	The Planning Scheme
All other activities	Impact assessment	The Planning Scheme
<b>Undefined uses</b>		
Any use not defined in Schedule 1 (Definitions)	Impact assessment	The Planning Scheme

Editor's note—The above levels of assessment apply unless otherwise prescribed within the Act or the Regulation.

**Table 5.5.9 Low impact industry zone**

<b>Low impact industry</b>		
<b>Use</b>	<b>Categories of development and assessment</b>	<b>Assessment benchmarks for assessable development and requirements for accepted development</b>
<b>Accommodation activities</b>		
Caretaker's accommodation	Accepted development if complying with the acceptable outcomes of the applicable code(s)	Caretaker's accommodation code
	Otherwise code assessment	Caretaker's accommodation code Low impact industry zone code Infrastructure code
All other Accommodation activities	Impact assessment	The Planning Scheme
<b>Business activities</b>		
Agricultural supply store	Accepted development if complying with the acceptable outcomes of the applicable code(s)	Business activities code Transport and parking code
	Otherwise code assessment	Business activities code Low impact industry zone code Infrastructure code Landscaping code Transport and parking code
Car wash	Accepted development if complying with the acceptable outcomes of the applicable code(s)	Business activities code Transport and parking code
	Otherwise code assessment	Business activities code Low impact industry zone code Infrastructure code Landscaping code Transport and parking code
Food and drink outlet	Code assessment if: (a) having a GFA not exceeding 150m <sup>2</sup> ; and (b) not involving a drive-through facility.	Business activities code Low impact industry zone code Infrastructure code Landscaping code Transport and parking code
	Otherwise impact assessment	The Planning Scheme
Garden centre	Accepted development if complying with the acceptable outcomes of the applicable code(s)	Business activities code Transport and parking code
	Otherwise code assessment	Business activities code Low impact industry zone code Infrastructure code Landscaping code Transport and parking code
Hardware and trade supplies	Accepted development if complying with the acceptable	Business activities code Transport and parking code

<b>Low impact industry</b>		
<b>Use</b>	<b>Categories of development and assessment</b>	<b>Assessment benchmarks for assessable development and requirements for accepted development</b>
	outcomes of the applicable code(s)	
	Otherwise code assessment	Business activities code Low impact industry zone code Infrastructure code Landscaping code Transport and parking code
Office	Code assessment if complying with the acceptable outcomes of the applicable code(s)	Business activities code Low impact industry zone code Infrastructure code Landscaping code Transport and parking code
	Otherwise impact assessment	The Planning Scheme
Outdoor sales	Accepted development if complying with the acceptable outcomes of the applicable code(s)	Business activities code Low impact industry zone code Transport and parking code
	Otherwise code assessment	Business activities code Low impact industry zone code Infrastructure code Landscaping code Transport and parking code
Service station	Code assessment	Service station code Low impact industry zone code Infrastructure code Landscaping code Transport and parking code
Showroom	Code assessment	Business activities code Low impact industry zone code Infrastructure code Landscaping code Transport and parking code
Veterinary services	Accepted development if complying with the acceptable outcomes of the applicable code(s)	Business activities code Transport and parking code
	Code assessment	Business activities code Low impact industry zone code Infrastructure code Landscaping code Transport and parking code
All other Business activities	Impact assessment	The Planning Scheme
<b>Entertainment activities</b>		
All Entertainment activities	Impact assessment	The Planning Scheme
<b>Industry activities</b>		

<b>Low impact industry</b>		
<b>Use</b>	<b>Categories of development and assessment</b>	<b>Assessment benchmarks for assessable development and requirements for accepted development</b>
Bulk landscape supplies	Accepted development if complying with the acceptable outcomes of the applicable code(s)	Industry activities code Transport and parking code
	Otherwise code assessment	Industry activities code Low impact industry zone code Infrastructure code Landscaping code Transport and parking code
Low impact industry	Accepted development if complying with the acceptable outcomes of the applicable code(s)	Industry activities code Transport and parking code
	Otherwise code assessment	Industry activities code Low impact industry zone code Infrastructure code Landscaping code Transport and parking code
Medium impact industry	Code assessment	Industry activities code Low impact industry zone code Infrastructure code Landscaping code Transport and parking code
Research and technology	Accepted development if complying with the acceptable outcomes of the applicable code(s)	Industry activities code Transport and parking code
	Otherwise code assessment	Industry activities code Low impact industry zone code Infrastructure code Landscaping code Transport and parking code
Service industry	Accepted development if complying with the acceptable outcomes of the applicable code(s)	Industry activities code Transport and parking code
	Otherwise code assessment	Industry activities code Low impact industry zone code Infrastructure code Landscaping code Transport and parking code

<b>Low impact industry</b>		
<b>Use</b>	<b>Categories of development and assessment</b>	<b>Assessment benchmarks for assessable development and requirements for accepted development</b>
Warehouse	Accepted development if complying with the acceptable outcomes of the applicable code(s)	Industry activities code Transport and parking code
	Otherwise code assessment	Industry activities code Low impact industry zone code Infrastructure code Landscaping code Transport and parking code
All other Industry activities	Impact assessment	The Planning Scheme
<b>Community activities</b>		
Community use	Accepted development if undertaken by or on behalf of the Council	
	Otherwise impact assessment	The Planning Scheme
Emergency services	Accepted development if undertaken by or on behalf of the Council	
	Otherwise impact assessment	The Planning Scheme
Funeral Parlour	Code assessment	Low impact industry zone code Infrastructure code Landscaping code Transport and parking code
All other Community activities	Impact assessment	The Planning Scheme
<b>Recreation activities</b>		
Indoor sport and recreation	Code assessment	Business activities code Low impact industry zone code Infrastructure code Landscaping code Transport and parking code
Park	Accepted development	
All other Recreation activities	Impact assessment	The Planning Scheme
<b>Rural activities</b>		
Rural industry	Accepted development if complying with the acceptable outcomes of the applicable code(s)	Rural activities code Transport and parking code
	Otherwise code assessment	Rural activities code Low impact industry zone code Infrastructure code Landscaping code Transport and parking code
Aquaculture	Code assessment	Rural activities code Low impact industry zone code Infrastructure code Landscaping code Transport and parking code

<b>Low impact industry</b>		
<b>Use</b>	<b>Categories of development and assessment</b>	<b>Assessment benchmarks for assessable development and requirements for accepted development</b>
All other Rural activities	Impact assessment	The Planning Scheme
<b><i>Other activities</i></b>		
Substation	Code assessment	Low impact industry zone code Infrastructure code Landscaping code Transport and parking code
Telecommunications facility	Code assessment if complying with the acceptable outcomes of the applicable code(s)	Telecommunications facility code Low impact industry zone code Infrastructure code
	Otherwise impact assessment	The Planning Scheme
Transport depot	Code assessment	Industry activities code Low impact industry zone code Infrastructure code Landscaping code Transport and parking code
Utility installation	Accepted development if undertaken by or on behalf of the Council	
	Otherwise impact assessment	The Planning Scheme
All other activities	Impact assessment	The Planning Scheme
<b><i>Undefined uses</i></b>		
Any use not defined in Schedule 1 (Definitions)	Impact assessment	The Planning Scheme

Editor's note—The above categories of development and assessment apply unless otherwise prescribed in the Regulation.

**Table 5.5.10 Low-medium density residential zone**

<b>Low-medium density residential</b>		
<b>Use</b>	<b>Categories of development and assessment</b>	<b>Assessment benchmarks for assessable development and requirements for accepted development</b>
<b>Accommodation activities</b>		
Dual occupancy	Accepted development if complying with the acceptable outcomes of the applicable code(s)	Dual occupancy code
	Otherwise code assessment	Dual occupancy code Low-medium density residential zone code Infrastructure code Landscaping code Transport and parking code
Dwelling house	Accepted development if complying with the acceptable outcomes of the applicable code(s)	Dwelling house code
	Otherwise code assessment	Dwelling house code Low-medium density residential zone code
Home based business	Accepted development if complying with the acceptable outcomes of the applicable code(s)	Home based business code
	Otherwise code assessment	Home based business code Low-medium density residential zone code Infrastructure code
Multiple dwelling	Code assessment	Multi-unit uses code Low-medium density residential zone code Infrastructure code Landscaping code Transport and parking code
Relocatable home park	Code assessment	Relocatable home park and tourist park code Low-medium density residential zone code Infrastructure code Landscaping code Transport and parking code
Residential care facility	Code assessment	Residential care facility and retirement facility code Low-medium density residential zone code Infrastructure code Landscaping code Transport and parking code
Retirement facility	Code assessment	Residential care facility and retirement facility code Low-medium density residential zone code Infrastructure code Landscaping code Transport and parking code



<b>Low-medium density residential</b>		
<b>Use</b>	<b>Categories of development and assessment</b>	<b>Assessment benchmarks for assessable development and requirements for accepted development</b>
Rooming accommodation	Code assessment	Multi-unit uses code Low-medium density residential zone code Infrastructure code Landscaping code Transport and parking code
Short-term accommodation	Code assessment	Multi-unit uses code Low-medium density residential zone code Infrastructure code Landscaping code Transport and parking code
Tourist park	Code assessment	Relocatable home park and tourist park code Low-medium density residential zone code Infrastructure code Landscaping code Transport and parking code
All other Accommodation activities	Impact assessment	The Planning Scheme
<b>Business activities</b>		
Sales office	Accepted development if complying with the acceptable outcomes of the applicable code(s)	Sales office code
	Otherwise code assessment	Sales office code Low-medium density residential zone code Infrastructure code
Shop	Code assessment if: (a) a corner store; and (b) complying with the acceptable outcomes of the applicable codes(s).	Business activities code Low-medium density residential zone code Infrastructure code Landscaping code Transport and parking code
	Otherwise impact assessment	The Planning Scheme
All other Business activities	Impact assessment	The Planning Scheme
<b>Entertainment activities</b>		
All Entertainment activities	Impact assessment	The Planning Scheme
<b>Industry activities</b>		
All Industry activities	Impact assessment	The Planning Scheme
<b>Community activities</b>		
Child care centre	Code assessment	Child care centre zone Low-medium density residential zone code Infrastructure code Landscaping code Transport and parking code
Community care centre	Code assessment	Low-medium density residential zone code Infrastructure code Landscaping code

<b>Low-medium density residential</b>		
<b>Use</b>	<b>Categories of development and assessment</b>	<b>Assessment benchmarks for assessable development and requirements for accepted development</b>
		Transport and parking code
Community use	Accepted development if undertaken by or on behalf of the Council	
	Otherwise impact assessment	The Planning Scheme
Emergency services	Accepted development if undertaken by or on behalf of the Council	
	Otherwise impact assessment	The Planning Scheme
All other Community activities	Impact assessment	The Planning Scheme
<b>Recreation activities</b>		
Park	Accepted development	
All other Recreation activities	Impact assessment	The Planning Scheme
<b>Rural activities</b>		
All Rural activities	Impact assessment	The Planning Scheme
<b>Other activities</b>		
Utility installation	Accepted development if undertaken by or on behalf of the Council	
	Otherwise impact assessment	The Planning Scheme
All other activities	Impact assessment	The Planning Scheme
<b>Undefined uses</b>		
Any use not defined in Schedule 1 (Definitions)	Impact assessment	The Planning Scheme

Editor's note—The above categories of development and assessment apply unless otherwise prescribed in the Regulation.

**Table 5.5.11 Major centre zone**


<b>Major centre</b>		
<b>Use</b>	<b>Categories of development and assessment</b>	<b>Assessment benchmarks for assessable development and requirements for accepted development</b>
<b>Accommodation activities</b>		
Caretaker's accommodation	Accepted development if complying with the acceptable outcomes of the applicable code(s)	Caretaker's accommodation code
	Otherwise code assessment	Caretaker's accommodation code Major centre zone code Infrastructure code
Dual occupancy	Code assessment	Dual occupancy code Major centre zone code Infrastructure code Landscaping code Transport and parking code
Dwelling house	Accepted development if complying with the acceptable outcomes of the applicable code(s)	Dwelling house code
	Otherwise code assessment	Dwelling house code Major centre zone code
Home based business	Accepted development if complying with the acceptable outcomes of the applicable code(s)	Home based business code
	Otherwise code assessment	Home based business code Major centre zone code Infrastructure code
Multiple dwelling	Code assessment	Multi-unit uses code Major centre zone code Infrastructure code Landscaping code Transport and parking code
Residential care facility	Code assessment	Residential care facility and retirement facility code Major centre zone code Infrastructure code Landscaping code Transport and parking code
Rooming accommodation	Code assessment	Multi-unit uses code Major centre zone code Infrastructure code Landscaping code Transport and parking code
Short-term accommodation	Code assessment	Multi-unit uses code Major centre zone code Infrastructure code Landscaping code Transport and parking code
All other Accommodation activities	Impact assessment	The Planning Scheme
<b>Business activities</b>		

<b>Major centre</b>		
<b>Use</b>	<b>Categories of development and assessment</b>	<b>Assessment benchmarks for assessable development and requirements for accepted development</b>
Agricultural supplies store	Code assessment	Business activities code Major centre zone code Infrastructure code Landscaping code Transport and parking code
Food and drink outlet	Accepted development if: (a) complying with the acceptable outcomes of the applicable code(s); and (b) involving no building work; or (c) only minor building work.	Business activities code Transport and parking code
	Otherwise code assessment	Business activities code Major centre zone code Infrastructure code Landscaping code Transport and parking code
Garden centre	Accepted development if: (a) complying with the acceptable outcomes of the applicable code(s); and (b) involving no building work; or (c) only minor building work.	Business activities code Transport and parking code
	Otherwise code assessment	Business activities code Major centre zone code Infrastructure code Landscaping code Transport and parking code
Hardware and trade supplies	Accepted development if: (a) complying with the acceptable outcomes of the applicable code(s); and (b) involving no building work; or (c) only minor building work.	Business activities code Transport and parking code
	Otherwise code assessment	Business activities code Major centre zone code Infrastructure code Landscaping code Transport and parking code
Market	Accepted development if complying with the acceptable outcomes of the applicable code(s)	Market code
	Otherwise impact assessable	The Planning Scheme
Office	Accepted development if: (a) complying with the acceptable outcomes of the applicable code(s); and (b) involving no building work; or (c) only minor building work.	Business activities code Transport and parking code
	Otherwise code assessment	Business activities code Major centre zone code Infrastructure code Landscaping code Transport and parking code

<b>Major centre</b>		
<b>Use</b>	<b>Categories of development and assessment</b>	<b>Assessment benchmarks for assessable development and requirements for accepted development</b>
Sales office	Accepted development if complying with the acceptable outcomes of the applicable code(s)	Sales office code
	Otherwise code assessment	Sales office code Major centre zone code Infrastructure code
Service station	Code assessment	Service station code Major centre code Infrastructure code Landscaping code Transport and parking code
Shop	Accepted development if: (a) complying with the acceptable outcomes of the applicable code(s); and (b) involving no building work; or (c) only minor building work.	Business activities code Transport and parking code
	Otherwise code assessment	Business activities code Major centre zone code Infrastructure code Landscaping code Transport and parking code
Shopping centre	(a) Code assessment if complying with the acceptable outcomes of the applicable code(s)	Business activities code Major centre zone code Infrastructure code Landscaping code Transport and parking code
	Otherwise impact assessment	The Planning Scheme
Veterinary services	Accepted development if: (a) complying with the acceptable outcomes of the applicable code(s); and (b) involving no building work; or (c) only minor building work.	Business activities code Transport and parking code
	Otherwise code assessment	Business activities code Major centre zone code Infrastructure code Landscaping code Transport and parking code
All other Business activities	Impact assessment	The Planning Scheme
<b>Entertainment activities</b>		
Bar	Code assessment if complying with the acceptable outcomes of the applicable code(s)	Business activities code Major centre zone code Infrastructure code Landscaping code Transport and parking code
	Otherwise impact assessment	The Planning Scheme
Club	Code assessment if complying with the acceptable outcomes of the applicable code(s)	Business activities code Major centre zone code Infrastructure code Landscaping code Transport and parking code

<b>Major centre</b>		
<b>Use</b>	<b>Categories of development and assessment</b>	<b>Assessment benchmarks for assessable development and requirements for accepted development</b>
	Otherwise impact assessment	The Planning Scheme
Function facility	Code assessment if complying with the acceptable outcomes of the applicable code(s)	Business activities code Major centre zone code Infrastructure code Landscaping code Transport and parking code
	Otherwise impact assessment	The Planning Scheme
Hotel	Code assessment if complying with the acceptable outcomes of the applicable code(s)	Business activities code Major centre zone code Infrastructure code Landscaping code Transport and parking code
	Otherwise impact assessment	The Planning Scheme
Nightclub entertainment facility	Code assessment	Business activities code Major centre zone code Infrastructure code Landscaping code Transport and parking code
Theatre	Code assessment if complying with the acceptable outcomes of the applicable code(s)	Business activities code Major centre zone code Infrastructure code Landscaping code Transport and parking code
	Otherwise impact assessment	The Planning Scheme
Tourist attraction	Impact assessment	The Planning Scheme
All other Entertainment activities	Impact assessment	The Planning Scheme
<b>Industry activities</b>		
Service industry	Accepted development if: (a) complying with the acceptable outcomes of the applicable code(s); and (b) involving no building work; or (c) only minor building work.	Industry activities code Transport and parking code
	Otherwise code assessment	Industry activities code Major centre zone code Infrastructure code Landscaping code Transport and parking code
All other Industry activities	Impact assessment	The Planning Scheme
<b>Community activities</b>		
Child care centre	Code assessment	Child care centre zone Major centre zone code Infrastructure code Landscaping code Transport and parking code
Community care centre	Code assessment	Major centre zone code Infrastructure code Landscaping code Transport and parking code
Community use	Accepted development if undertaken by or on behalf of the Council	
	Otherwise impact assessment	The Planning Scheme

<b>Major centre</b>		
<b>Use</b>	<b>Categories of development and assessment</b>	<b>Assessment benchmarks for assessable development and requirements for accepted development</b>
Educational establishment	Code assessment	Business activities code Major centre zone code Infrastructure code Landscaping code Transport and parking code
Emergency services	Accepted development if undertaken by or on behalf of the Council	
	Otherwise impact assessment	The Planning Scheme
Health care services	Accepted development if: (a) complying with the acceptable outcomes of the applicable code(s); and (b) involving no building work; or (c) only minor building work.	Business activities code Transport and parking code
	Otherwise code assessment	Business activities code Major centre zone code Infrastructure code Landscaping code Transport and parking code
Hospital	Code assessment	Business activities code Major centre zone code Infrastructure code Landscaping code Transport and parking code
All other Community activities	Impact assessment	The Planning Scheme
<b>Recreation activities</b>		
Indoor sport and recreation	Code assessment	Business activities code Major centre zone code Infrastructure code Landscaping code Transport and parking code
Park	Accepted development	
All other Recreation activities	Impact assessment	The Planning Scheme
<b>Rural activities</b>		
All Rural activities	Impact assessment	The Planning Scheme
<b>Other activities</b>		
Parking station	Accepted development if undertaken by or on behalf of the Council	
	Otherwise code assessment	Major centre zone code Infrastructure code Landscaping code Transport and parking code
Utility installation	Accepted development if undertaken by or on behalf of the Council	
	Otherwise impact assessment	The Planning Scheme
All other activities	Impact assessment	The Planning Scheme
<b>Undefined uses</b>		
Any use not defined in Schedule 1 (Definitions)	Impact assessment	The Planning Scheme



Editor's note—The above categories of development and assessment apply unless otherwise prescribed in the Regulation.



**Table 5.5.12 Medium impact industry zone**

<b>Medium impact industry</b>		
<b>Use</b>	<b>Categories of development and assessment</b>	<b>Assessment benchmarks for assessable development and requirements for accepted development</b>
<b>Accommodation activities</b>		
Caretaker's accommodation	Accepted development if complying with the acceptable outcomes of the applicable code(s)	Caretaker's accommodation code
	Otherwise code assessment	Caretaker's accommodation code Medium impact industry zone code Infrastructure code
All other Accommodation activities	Impact assessment	The Planning Scheme
<b>Business activities</b>		
Agricultural supply store	Accepted development if: (a) if involving no building work or only minor building work; and (b) complying with the acceptable outcomes of the applicable code(s).	Business activities code Transport and parking code
	Otherwise code assessment	Business activities code Medium impact industry zone code Infrastructure code Landscaping code Transport and parking code
Car wash	Code assessment	Business activities code Medium impact industry zone code Infrastructure code Landscaping code Transport and parking code
Food and drink outlet	Code assessment if: (a) having a gross floor area not exceeding 150m <sup>2</sup> ; and (b) not involving a drive-through facility.	Business activities code Medium impact industry zone code Infrastructure code Landscaping code Transport and parking code
	Otherwise impact assessment	The Planning Scheme
Garden centre	Accepted development if: (a) complying with the acceptable outcomes of the applicable code(s); and (b) involving no building work; or (c) only minor building work.	Business activities code Transport and parking code
	Otherwise code assessment	Business activities code Medium impact industry zone code Infrastructure code Landscaping code Transport and parking code
Hardware and trade supplies	Accepted development if: (a) complying with the acceptable outcomes of the	Business activities code Transport and parking code

<b>Medium impact industry</b>		
<b>Use</b>	<b>Categories of development and assessment</b>	<b>Assessment benchmarks for assessable development and requirements for accepted development</b>
	applicable code(s); and (b) involving no building work; or (c) only minor building work.	
	Otherwise code assessment.	Business activities code Medium impact industry zone code Infrastructure code Landscaping code Transport and parking code
Office	Code assessment if complying with the acceptable outcomes of the applicable code(s)	Business activities code Medium impact industry zone code Infrastructure code Landscaping code Transport and parking code
	Otherwise impact assessment	The Planning Scheme
Outdoor sales	Accepted development if complying with the acceptable outcomes of the applicable code(s)	Business use code Transport and parking code
	Otherwise code assessment	Business use code Medium impact industry zone code Infrastructure code Landscaping code Transport and parking code
Service station	Code assessment	Service station code Medium impact industry zone code Infrastructure code Landscaping code Transport and parking code
Showroom	Code assessment	Business activities code Medium impact industry zone code Infrastructure code Landscaping code Transport and parking code
Veterinary services	Code assessment	Business activities code Medium impact industry zone code Infrastructure code Landscaping code Transport and parking code
All other Business activities	Impact assessment	The Planning Scheme
<b>Entertainment activities</b>		
All Entertainment activities	Impact assessment	The Planning Scheme
<b>Industry activities</b>		
Bulk landscape supplies	Code assessment	Industry activities code Medium impact industry zone code Infrastructure code Landscaping code Transport and parking code

<b>Medium impact industry</b>		
<b>Use</b>	<b>Categories of development and assessment</b>	<b>Assessment benchmarks for assessable development and requirements for accepted development</b>
Low impact industry	Accepted development if complying with the acceptable outcomes of the applicable code(s)	Industry activities code Transport and parking code
	Otherwise code assessment	Industry activities code Medium impact industry zone code Infrastructure code Landscaping code Transport and parking code
Medium impact industry	Accepted development if complying with the acceptable outcomes of the applicable code(s)	Industry activities code Transport and parking code
	Otherwise code assessment	Industry activities code Medium impact industry zone code Infrastructure code Landscaping code Transport and parking code
Research and technology	Accepted development if complying with the acceptable outcomes of the applicable code(s)	Industry activities code Transport and parking code
	Otherwise code assessment	Industry activities code Medium impact industry zone code Infrastructure code Landscaping code Transport and parking code
Service industry	Accepted development if complying with the acceptable outcomes of the applicable code(s)	Industry activities code Transport and parking code
	Otherwise code assessment	Industry activities code Medium impact industry zone code Infrastructure code Landscaping code Transport and parking code
Warehouse	Accepted development if complying with the acceptable outcomes of the applicable code(s)	Industry activities code Transport and parking code
	Otherwise code assessment	Industry activities code Medium impact industry zone code Infrastructure code Landscaping code Transport and parking code
All other Industry	Impact assessment	The Planning Scheme

<b>Medium impact industry</b>		
<b>Use</b>	<b>Categories of development and assessment</b>	<b>Assessment benchmarks for assessable development and requirements for accepted development</b>
activities		
<b>Community activities</b>		
Crematorium	Code assessment	Medium impact industry zone code Infrastructure code Landscaping code Transport and parking code
Emergency services	Accepted development if undertaken by or on behalf of the Council	
	Otherwise impact assessment	The Planning Scheme
Funeral Parlour	Code assessment if complying with the acceptable outcomes of the applicable code(s)	Medium impact industry zone code Infrastructure code Landscaping code Transport and parking code
	Otherwise impact assessment	The Planning Scheme
All other Community activities	Impact assessment	The Planning Scheme
<b>Recreation activities</b>		
Park	Accepted development	
All other Recreation activities	Impact assessment	The Planning Scheme
<b>Rural activities</b>		
Rural industry	Accepted development if complying with the acceptable outcomes of the applicable code(s)	Rural activities code Transport and parking code
	Otherwise code assessment	Rural activities code Medium impact industry zone code Infrastructure code Landscaping code Transport and parking code
All other Rural activities	Impact assessment	The Planning Scheme
<b>Other activities</b>		
Air services	Code assessable if the premises is used for: (a) the housing, serving, refuelling, maintenance and repair of aircraft; or (b) associated training and education facilities; or (c) aviation facilities.	Medium impact industry zone code Infrastructure code Landscaping code Transport and parking code
	Otherwise impact assessment	The Planning Scheme
Major electricity infrastructure	Code assessment	Medium impact industry zone code Infrastructure code Landscaping code Transport and parking code

<b>Medium impact industry</b>		
<b>Use</b>	<b>Categories of development and assessment</b>	<b>Assessment benchmarks for assessable development and requirements for accepted development</b>
Substation	Accepted development if complying with the acceptable outcomes of the applicable code(s)	Medium impact industry zone code Transport and parking code
	Otherwise code assessment	Medium impact industry zone code Infrastructure code Landscaping code Transport and parking code
Telecommunications facility	Code assessment if complying with the acceptable outcomes of the applicable code(s)	Telecommunications facility code Medium impact industry zone code Infrastructure code
	Otherwise impact assessment	The Planning Scheme
Transport depot	Code assessment	Industry activities code Medium impact industry zone code Infrastructure code Landscaping code Transport and parking code
Utility installation	Accepted development if complying with the acceptable outcomes of the applicable code(s)	Medium impact industry zone code Transport and parking code
	Otherwise code assessment	Medium impact industry zone code Infrastructure code Landscaping code Transport and parking code
All other activities	Impact assessment	The Planning Scheme
<b>Undefined uses</b>		
Any use not defined in Schedule 1 (Definitions)	Impact assessment	The Planning Scheme

Editor's note—The above categories of development and assessment apply unless otherwise prescribed in the Regulation.

**Table 5.5.13 Mixed use zone**

<b>Mixed use zone</b>		
<b>Use</b>	<b>Categories of development and assessment</b>	<b>Assessment benchmarks for assessable development and requirements for accepted development</b>
<b>Accommodation activities</b>		
Caretaker's accommodation	Accepted development if complying with the acceptable outcomes of the applicable code(s)	Caretaker's accommodation code
	Otherwise code assessment	Caretaker's accommodation code Mixed use zone code Infrastructure code
Dual occupancy	Code assessment	Dual occupancy code Mixed use zone code Infrastructure code Landscaping code Transport and parking code
Dwelling house	Accepted development if complying with the acceptable outcomes of the applicable code(s)	Dwelling house code
	Otherwise code assessment	Dwelling house code Mixed use zone code
Home based business	Accepted development if complying with the acceptable outcomes of the applicable code(s)	Home based business code
	Otherwise code assessment	Home based business code Mixed use zone Infrastructure code
Multiple dwelling	Code assessment	Multi-unit uses code Mixed use zone code Infrastructure code Landscaping code Transport and parking code
Residential care facility	Code assessment	Multi-unit uses code Mixed use zone code Infrastructure code Landscaping code Transport and parking code
Rooming accommodation	Code assessment	Multi-unit uses code Mixed use zone code Infrastructure code Landscaping code Transport and parking code
Short-term accommodation	Code assessment	Multi-unit uses code Mixed use zone code Infrastructure code Landscaping code Transport and parking code
All other Accommodation activities	Impact assessment	The Planning Scheme
<b>Business activities</b>		
Food and drink outlet	Accepted development if: (a) complying with the acceptable outcomes of the	Business activities code Transport and parking code

<b>Mixed use zone</b>		
<b>Use</b>	<b>Categories of development and assessment</b>	<b>Assessment benchmarks for assessable development and requirements for accepted development</b>
	applicable code(s); and (b) involving no building work; or (c) only minor building work.	
	Otherwise code assessment	Business activities code Mixed use zone code Infrastructure code Landscaping code Transport and parking code
Market	Accepted development if complying with the acceptable outcomes of the applicable code(s)	Market code Transport and parking code
	Otherwise code assessment	Market code Mixed use zone code Transport and parking code
Office	Accepted development if: (a) complying with the acceptable outcomes of the applicable code(s); and (b) involving no building work; or (c) only minor building work.	Business activities code Transport and parking code
	Otherwise code assessment	Business activities code Mixed use zone code Infrastructure code Landscaping code Transport and parking code
Sales office	Accepted development if complying with the acceptable outcomes of the applicable code(s)	Sales office code
	Otherwise code assessment	Sales office code Mixed use zone code Infrastructure code
Shop	Accepted development if: (a) complying with the acceptable outcomes of the applicable code(s); and (b) involving no building work; or (c) only minor building work.	Business activities code Transport and parking code
	Otherwise code assessment	Business activities code Mixed use zone code Infrastructure code Landscaping code Transport and parking code
All other Business activities	Impact assessment	The Planning Scheme
<b>Entertainment activities</b>		
Bar	Accepted development if: (a) complying with the acceptable outcomes of the applicable code(s); and (b) involving no building work; or (c) only minor building work.	Business activities code Transport and parking code
	Otherwise code assessment	Business activities code Mixed use zone code Infrastructure code

<b>Mixed use zone</b>		
<b>Use</b>	<b>Categories of development and assessment</b>	<b>Assessment benchmarks for assessable development and requirements for accepted development</b>
		Landscaping code Transport and parking code
Club	Accepted development if: (a) complying with the acceptable outcomes of the applicable code(s); and (b) involving no building work; or (c) only minor building work.	Business activities code Transport and parking code
	Otherwise code assessment	Business activities code Mixed use zone code Infrastructure code Landscaping code Transport and parking code
Function facility	Accepted development if: (a) complying with the acceptable outcomes of the applicable code(s); and (b) involving no building work; or (c) only minor building work.	Business activities code Transport and parking code
	Otherwise code assessment	Business activities code Mixed use zone code Infrastructure code Landscaping code Transport and parking code
Hotel	Accepted development if: (a) complying with the acceptable outcomes of the applicable code(s); and (b) involving no building work; or (c) only minor building work.	Business activities code Transport and parking code
	Otherwise code assessment	Business activities code Mixed use zone code Infrastructure code Landscaping code Transport and parking code
Nightclub entertainment facility	Accepted development if: (a) complying with the acceptable outcomes of the applicable code(s); and (b) involving no building work; or (c) only minor building work.	Business activities code Transport and parking code
	Otherwise code assessment	Business activities code Mixed use zone code Infrastructure code Landscaping code Transport and parking code
Theatre	Accepted development if: (a) complying with the acceptable outcomes of the applicable code(s); and (b) involving no building work; or (c) only minor building work.	Business activities code Transport and parking code
	Otherwise code assessment	Business activities code Mixed use zone code Infrastructure code Landscaping code Transport and parking code



<b>Mixed use zone</b>		
<b>Use</b>	<b>Categories of development and assessment</b>	<b>Assessment benchmarks for assessable development and requirements for accepted development</b>
Tourist attraction	Impact assessment	The Planning Scheme
All other Entertainment activities	Impact assessment	The Planning Scheme
<b>Industry activities</b>		
All Industry activities	Impact assessment	The Planning Scheme
<b>Community activities</b>		
Community use	Accepted development if undertaken by or on behalf of the Council	
	Otherwise impact assessment	The Planning Scheme
Emergency services	Accepted development if undertaken by or on behalf of the Council	
	Otherwise impact assessment	The Planning Scheme
Health care services	Accepted development if: (a) complying with the acceptable outcomes of the applicable code(s); and (b) involving no building work; or (c) only minor building work.	Business activities code Transport and parking code
	Otherwise code assessment	Business activities code Mixed use zone code Infrastructure code Landscaping code Transport and parking code
All other Community activities	Impact assessment	The Planning Scheme
<b>Recreation activities</b>		
Indoor sport and recreation	Code assessment	Business activities code Mixed use zone code Infrastructure code Landscaping code Transport and parking code
Park	Accepted development	
All other Recreation activities	Impact assessment	The Planning Scheme
<b>Rural activities</b>		
All Rural activities	Impact assessment	The Planning Scheme
<b>Other activities</b>		
Parking station	Code assessment	Mixed use zone code Infrastructure code Landscaping code Transport and parking code
Utility installation	Accepted development if undertaken by or on behalf of the Council	
	Otherwise impact assessment	The Planning Scheme
All other activities	Impact assessment	The Planning Scheme
<b>Undefined uses</b>		
Any use not defined in Schedule 1 (Definitions)	Impact assessment	The Planning Scheme

Editor's note— the above categories of development and assessment apply unless otherwise prescribed in the Regulation.

**Table 5.5.14 Neighbourhood centre zone**

<b>Neighbourhood centre</b>		
<b>Use</b>	<b>Categories of development and assessment</b>	<b>Assessment benchmarks for assessable development and requirements for accepted development</b>
<b>Accommodation activities</b>		
Caretaker's accommodation	Accepted development if complying with the acceptable outcomes of the applicable code(s)	Caretaker's accommodation code
	Otherwise code assessment	Caretaker's accommodation code Neighbourhood centre zone code Infrastructure code
Dual occupancy	Code assessment	Dual occupancy code Neighbourhood centre zone code Infrastructure code Landscaping code Transport and parking code
Dwelling house	Accepted development if complying with the acceptable outcomes of the applicable code(s)	Dwelling house code
	Otherwise code assessment	Dwelling house code Neighbourhood centre zone code
Home based business	Accepted development if complying with the acceptable outcomes of the applicable code(s)	Home based business code
	Otherwise code assessment	Home based business code Neighbourhood centre zone code Infrastructure code
Multiple dwelling	Code assessment	Multi-unit uses code Neighbourhood centre zone code Infrastructure code Landscaping code Transport and parking code
All other Accommodation activities	Impact assessment	The Planning Scheme
<b>Business activities</b>		
Food and drink outlet	Accepted development if: (a) complying with the acceptable outcomes of the applicable code(s); and (b) involving no building work; or (c) only minor building work.	Business activities code Transport and parking code
	Otherwise code assessment	Business activities code Neighbourhood centre zone code Infrastructure code Landscaping code Transport and parking code

<b>Neighbourhood centre</b>		
<b>Use</b>	<b>Categories of development and assessment</b>	<b>Assessment benchmarks for assessable development and requirements for accepted development</b>
Office	Accepted development if: (a) complying with the acceptable outcomes of the applicable code(s); and (b) involving no building work; or (c) only minor building work.	Business activities code Transport and parking code
	Otherwise code assessment	Business activities code Neighbourhood centre zone code Infrastructure code Landscaping code Transport and parking code
Shop	Accepted development if: (a) complying with the acceptable outcomes of the applicable code(s); and (b) involving no building work; or (c) only minor building work.	Business activities code Transport and parking code
	Otherwise code assessment	Business activities code Neighbourhood centre zone code Infrastructure code Landscaping code Transport and parking code
All other Business activities	Impact assessment	The Planning Scheme
<b>Entertainment activities</b>		
All Entertainment activities	Impact assessment	The Planning Scheme
<b>Industry activities</b>		
Service industry	Accepted development if: (a) complying with the acceptable outcomes of the applicable code(s); and (b) involving no building work; or (c) only minor building work.	Industry activities code Transport and parking code
	Otherwise code assessment	Industry activities code Neighbourhood centre zone code Infrastructure code Landscaping code Transport and parking code
All Industry activities	Impact assessment	The Planning Scheme
<b>Community activities</b>		
Child care centre	Code assessment	Child care centre zone Neighbourhood centre zone code Infrastructure code Landscaping code Transport and parking code
Community care centre	Code assessment	Neighbourhood centre zone code Infrastructure code Landscaping code Transport and parking code

<b>Neighbourhood centre</b>		
<b>Use</b>	<b>Categories of development and assessment</b>	<b>Assessment benchmarks for assessable development and requirements for accepted development</b>
Community use	Accepted development if undertaken by or on behalf of the Council	
	Otherwise impact assessment	The Planning Scheme
Emergency services	Accepted development if undertaken by or on behalf of the Council	
	Otherwise impact assessment	The Planning Scheme
All other Community activities	Impact assessment	The Planning Scheme
<b>Recreation activities</b>		
Park	Accepted development	
All other Recreation activities	Impact assessment	The Planning Scheme
<b>Rural activities</b>		
All Rural activities	Impact assessment	The Planning Scheme
<b>Other activities</b>		
Utility installation	Accepted development if undertaken by or on behalf of the Council	
	Otherwise impact assessment	The Planning Scheme
All other activities	Impact assessment	The Planning Scheme
<b>Undefined uses</b>		
Any use not defined in Schedule 1 (Definitions)	Impact assessment	The Planning Scheme

Editor's note—The above categories of development and assessment apply unless otherwise prescribed in the Regulation.

**Table 5.5.15 Recreation and open space zone**

<b>Recreation and open space</b>		
<b>Use</b>	<b>Categories of development and assessment</b>	<b>Assessment benchmarks for assessable development and requirements for accepted development</b>
<b>Accommodation activities</b>		
Caretaker's accommodation	Accepted development if complying with the acceptable outcomes of the applicable code(s)	Caretaker's accommodation code
	Otherwise code assessment	Caretaker's accommodation code Recreation and open space zone code Infrastructure code
All other Accommodation activities	Impact assessment	The Planning Scheme
<b>Business activities</b>		
Market	Accepted development if complying with the acceptable outcomes of the applicable code(s)	Market code Transport and parking code
	Otherwise code assessment	Market code Recreation and open space zone code Transport and parking code
All other Business activities	Impact assessment	The Planning Scheme
<b>Entertainment activities</b>		
Club	Code assessment if associated with a Recreation activity conducted on the same site	Business activities code Recreation and open space zone code Infrastructure code Landscaping code Transport and parking code
	Otherwise impact assessment	The Planning Scheme
Function facility	Code assessment if associated with a club conducted on the same site	Business activities code Recreation and open space zone code Infrastructure code Landscaping code Transport and parking code
	Otherwise impact assessment	The Planning Scheme
All other Entertainment activities	Impact assessment	The Planning Scheme
<b>Industry activities</b>		
All Industry activities	Impact assessment	The Planning Scheme
<b>Community activities</b>		
Community use	Accepted development if undertaken by or on behalf of the Council	
	Otherwise impact assessment	The Planning Scheme
Emergency services	Accepted development if undertaken by or on behalf of the Council	

<b>Recreation and open space</b>		
<b>Use</b>	<b>Categories of development and assessment</b>	<b>Assessment benchmarks for assessable development and requirements for accepted development</b>
	Otherwise impact assessment	The Planning Scheme
All other Community activities	Impact assessment	The Planning Scheme
<b>Recreation activities</b>		
Indoor sport and recreation	Accepted development if: (a) conducted by or on behalf of the council and does not include licensed premises; or (b) involving no building work; or (c) only minor building work.	
	Otherwise code assessment.	Business activities code Recreation and open space zone code Infrastructure code Landscaping code Transport and parking code
Outdoor sport and recreation	Accepted development if: (a) conducted by or on behalf of the council and does not include licensed premises; or (b) involving no building work; or (c) only minor building work.	
	Otherwise code assessment	Recreation and open space zone code Infrastructure code Transport and parking code
Park	Accepted development	
All other Recreation activities	Impact assessment	The Planning Scheme
<b>Rural activities</b>		
All Rural activities	Impact assessment	The Planning Scheme
<b>Other activities</b>		
Utility installation	Accepted development if undertaken by or on behalf of the Council	
	Otherwise impact assessment	The Planning Scheme
All other activities	Impact assessment	The Planning Scheme
<b>Undefined uses</b>		
Any use not defined in Schedule 1 (Definitions)	Impact assessment	The Planning Scheme

Editor's note—The above categories of development and assessment apply unless otherwise prescribed in the Regulation.

**Table 5.5.16 Rural zone**

<b>Rural</b>		
<b>Use</b>	<b>Categories of development and assessment</b>	<b>Assessment benchmarks for assessable development and requirements for accepted development</b>
<b>Accommodation activities</b>		
Caretaker's Accommodation	Accepted development if complying with the acceptable outcomes of the applicable code(s)	Caretaker's accommodation code
	Otherwise code assessment	Caretaker's accommodation code Rural zone code Infrastructure code
Dwelling house	Accepted development if complying with the acceptable outcomes of the applicable code(s)	Dwelling house code
	Otherwise code assessment	Dwelling house code Rural zone code
Home based business	Accepted development if complying with the acceptable outcomes of the applicable code(s)	Home based business code
	Otherwise code assessment	Home based business code Rural zone code Infrastructure code
Rural workers accommodation	Code assessment	Multi-unit uses code Rural zone code Infrastructure code Landscaping code Transport and parking code
All other Accommodation activities	Impact assessment	The Planning Scheme
<b>Business activities</b>		
Veterinary services	Code assessment	Business activities code Rural zone code Infrastructure code Landscaping code Transport and parking code
All other Business activities	Impact assessment	The Planning Scheme
<b>Entertainment activities</b>		
All Entertainment activities	Impact assessment	The Planning Scheme
<b>Industry activities</b>		
Bulk landscape supplies	Code assessment	Industry activities code Rural zone code Infrastructure code Landscaping code Transport and parking code
All other Industry activities	Impact assessment	The Planning Scheme
<b>Community activities</b>		
Community use	Accepted development if undertaken by or on behalf of the Council	
	Otherwise impact assessment	The Planning Scheme

<b>Rural</b>		
<b>Use</b>	<b>Categories of development and assessment</b>	<b>Assessment benchmarks for assessable development and requirements for accepted development</b>
Emergency services	Accepted development if undertaken by or on behalf of the Council	
	Otherwise impact assessment	The Planning Scheme
All other Community activities	Impact assessment	The Planning Scheme
<b>Recreation activities</b>		
Park	Accepted development	
All other Recreation activities	Impact assessment	The Planning Scheme
<b>Rural activities</b>		
Animal husbandry	Accepted development if complying with the acceptable outcomes of the applicable code(s)	Rural activities code
	Otherwise code assessment	Rural activities code Rural zone code
Animal keeping	Accepted development if complying with the acceptable outcomes of the applicable code(s)	Rural uses code
	Otherwise code assessment	Rural activities code Rural zone code
Aquaculture	Code assessment	Rural activities code Rural zone code
Cropping	Accepted development if complying with the acceptable outcomes of the applicable code(s)	Rural activities code Forestry for wood production code (where applicable)
	Otherwise code assessment	Rural activities code Forestry for wood production code (where applicable) Rural zone code
Intensive animal industry	Code assessment if involving: (a) 1,000 or less birds of poultry; or (b) 400 or less standard pig units; or (c) 150 or less standard cattle units; or (d) 1,000 or less standard sheep units.	Rural activities code Rural zone code
	Otherwise impact assessment	The Planning Scheme
Intensive horticulture	Code assessment	Rural activities code Rural zone code
Roadside stall	Accepted development if complying with the acceptable outcomes of the applicable code(s)	Rural uses code
	Otherwise code assessment	Rural activities code Rural zone code



<b>Rural</b>		
<b>Use</b>	<b>Categories of development and assessment</b>	<b>Assessment benchmarks for assessable development and requirements for accepted development</b>
Rural industry	Code assessment if no part of the use area is within: (a) 250m of premises in the Rural residential zone; or (b) 500m of premises in a residential zone.	Rural activities code Rural zone code Transport and parking code
	Otherwise impact assessment	The Planning Scheme
Wholesale nursery	Accepted development if complying with the acceptable outcomes of the applicable code(s)	Rural activities code Transport and parking code
	Otherwise code assessment	Rural activities code Rural zone code Transport and parking code
All other Rural activities	Impact assessment	The Planning Scheme
<b><i>Other activities</i></b>		
Landing	Accepted development if undertaken by or on behalf of the Council	
	Otherwise impact assessment	The Planning Scheme
Utility installation	Accepted development if undertaken by or on behalf of the Council	
	Otherwise impact assessment	The Planning Scheme
All other activities	Impact assessment	The Planning Scheme
<b><i>Undefined uses</i></b>		
Any use not defined in Schedule 1 (Definitions)	Impact assessment	The Planning Scheme

Editor's note—The above categories of development and assessment apply unless otherwise prescribed in the Regulation.

**Table 5.5.17 Rural residential zone**

<b>Rural residential</b>		
<b>Use</b>	<b>Categories of development and assessment</b>	<b>Assessment benchmarks for assessable development and requirements for accepted development</b>
<b>Accommodation activities</b>		
Dwelling house	Self assessment if complying with the acceptable outcomes of the applicable code(s)	Dwelling house code
	Otherwise code assessment	Dwelling house code Rural residential zone code
Home based business	Self assessment if complying with the acceptable outcomes of the applicable code(s)	Home based business code
	Otherwise code assessment	Home based business code Rural residential zone code Infrastructure code
All other Accommodation activities	Impact assessment	The Planning Scheme
<b>Business activities</b>		
Sales office	Self assessment if complying with the acceptable outcomes of the applicable code(s)	Sales office code
	Otherwise code assessment	Sales office code Rural residential zone code Infrastructure code
All other Business activities	Impact assessment	The Planning Scheme
<b>Entertainment activities</b>		
All Entertainment activities	Impact assessment	The Planning Scheme
<b>Industry activities</b>		
All Industry activities	Impact assessment	The Planning Scheme
<b>Community activities</b>		
Community use	Exempt if undertaken by or on behalf of the Council	
	Otherwise impact assessment	The Planning Scheme
Emergency services	Exempt if undertaken by or on behalf of the Council	
	Otherwise impact assessment	The Planning Scheme
All other Community activities	Impact assessment	The Planning Scheme
<b>Recreation activities</b>		
Park	Exempt	
All other Recreation activities	Impact assessment	The Planning Scheme
<b>Rural activities</b>		
Animal husbandry	Self assessment if complying with the acceptable outcomes of the applicable code(s)	Rural activities code
	Otherwise code assessment	Rural activities code Rural residential zone code
Cropping	Self assessment if complying with the acceptable outcomes of the applicable code(s)	Rural activities code
	Otherwise code assessment	Rural activities code Rural residential zone code

<b>Rural residential</b>		
<b>Use</b>	<b>Categories of development and assessment</b>	<b>Assessment benchmarks for assessable development and requirements for accepted development</b>
Roadside stall	Self assessment if complying with the acceptable outcomes of the applicable code(s)	Rural activities code
	Otherwise code assessment	Rural activities code Rural residential zone code
All other Rural activities	Impact assessment	The Planning Scheme
<b><i>Other activities</i></b>		
Utility installation	Exempt if undertaken by or on behalf of the Council	
	Otherwise impact assessment	The Planning Scheme
All other activities	Impact assessment	The Planning Scheme
<b><i>Undefined uses</i></b>		
Any use not defined in Schedule 1 (Definitions)	Impact assessment	The Planning Scheme

Editor's note—The above categories of development and assessment apply unless otherwise prescribed in the Regulation.

**Table 5.5.18 Special industry zone**

<b>Special industry</b>		
<b>Use</b>	<b>Categories of development and assessment</b>	<b>Assessment benchmarks for assessable development and requirements for accepted development</b>
<b>Accommodation activities</b>		
Caretaker's accommodation	Accepted development if complying with the acceptable outcomes of the applicable code(s)	Caretaker's accommodation code
	Otherwise code assessment	Caretaker's accommodation code Special industry zone code Infrastructure code
All other Accommodation activities	Impact assessment	The Planning Scheme
<b>Business activities</b>		
All Business activities	Impact assessment	The Planning Scheme
<b>Entertainment activities</b>		
All Entertainment activities	Impact assessment	The Planning Scheme
<b>Industry activities</b>		
High impact industry	Code assessment	Industry activities code Special industry zone code Infrastructure code Landscaping code Transport and parking code
Special industry	Code assessment	Industry activities code Special industry zone code Infrastructure code Landscaping code Transport and parking code
All other Industry activities	Impact assessment	The Planning Scheme
<b>Community activities</b>		
Emergency services	Accepted development if undertaken by or on behalf of the Council	
	Otherwise impact assessment	The Planning Scheme
All other Community activities	Impact assessment	The Planning Scheme
<b>Recreation activities</b>		
Park	Accepted development	
All other Recreation activities	Impact assessment	The Planning Scheme
<b>Rural activities</b>		
All Rural activities	Impact assessment	The Planning Scheme
<b>Other activities</b>		
Major electricity infrastructure	Code assessment	Special industry zone code Infrastructure code Landscaping code Transport and parking code
Substation	Code assessment	Special industry zone code Infrastructure code Landscaping code Transport and parking code

<b>Special industry</b>		
<b>Use</b>	<b>Categories of development and assessment</b>	<b>Assessment benchmarks for assessable development and requirements for accepted development</b>
Telecommunications facility	Accepted development if complying with the acceptable outcomes of the applicable code(s)	Telecommunications facility code
	Otherwise code assessment	Telecommunications facility code Special industry zone code Infrastructure code
Utility installation	Accepted development if undertaken by or on behalf of the Council	
	Otherwise impact assessment	The Planning Scheme
All other activities	Impact assessment	The Planning Scheme
<b>Undefined uses</b>		
Any use not defined in Schedule 1 (Definitions)	Impact assessment	The Planning Scheme

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**Table 5.5.19 Tourist Accommodation zone**

<b>Tourist accommodation</b>		
<b>Use</b>	<b>Categories of development and assessment</b>	<b>Assessment benchmarks for assessable development and requirements for accepted development</b>
<b>Accommodation activities</b>		
Dwelling house	Accepted development if complying with the acceptable outcomes of the applicable code(s)	Dwelling house code
	Otherwise code assessment	Dwelling house code Tourist accommodation zone code
Relocatable home park	Code assessment	Relocatable home park and tourist park code Tourist accommodation zone code Infrastructure code Landscaping code Transport and parking code
Resort complex	Code assessment	Tourist accommodation zone code Infrastructure code Landscaping code Transport and parking code
Rooming accommodation	Code assessment	Multi-unit uses code Tourist accommodation zone code Infrastructure code Landscaping code Transport and parking code
Short-term accommodation	Code assessment	Multi-unit uses code Tourist accommodation zone code Infrastructure code Landscaping code Transport and parking code
Tourist Park	Code assessment	Relocatable home park and tourist park code Tourist accommodation zone code Infrastructure code Landscaping code Transport and parking code
All other Accommodation activities	Impact assessment	The Planning Scheme
<b>Business activities</b>		
Food and drink outlet	Code assessment if complying with the acceptable outcomes of the applicable code(s)	Business activities code Tourist accommodation zone code Infrastructure code Landscaping code Transport and parking code
	Otherwise impact assessment	The Planning Scheme
Office	Code assessable if in a building consisting of both Accommodation and Business activities	Business activities code Tourist accommodation zone code Infrastructure code Landscaping code

<b>Tourist accommodation</b>		
<b>Use</b>	<b>Categories of development and assessment</b>	<b>Assessment benchmarks for assessable development and requirements for accepted development</b>
		Transport and parking code
	Otherwise impact assessment	The Planning Scheme
Shop	Code assessment if complying with the acceptable outcomes of the applicable code(s)	Business activities code Tourist accommodation zone code Infrastructure code Landscaping code Transport and parking code
	Otherwise impact assessment	The Planning Scheme
All other Business activities	Impact assessment	The Planning Scheme
<b>Entertainment activities</b>		
All Entertainment activities	Impact assessment	The Planning Scheme
<b>Industry activities</b>		
All Industry activities	Impact assessment	The Planning Scheme
<b>Community activities</b>		
Community use	Accepted development if undertaken by or on behalf of the Council	
	Otherwise impact assessment	The Planning Scheme
Emergency services	Accepted development if undertaken by or on behalf of the Council	
	Otherwise impact assessment	The Planning Scheme
All other Community activities	Impact assessment	The Planning Scheme
<b>Recreation activities</b>		
Park	Accepted development	
All other Recreation activities	Impact assessment	The Planning Scheme
<b>Rural activities</b>		
All Rural activities	Impact assessment	The Planning Scheme
<b>Other activities</b>		
Utility installation	Accepted development if undertaken by or on behalf of the Council	
	Otherwise impact assessment	The Planning Scheme
All other activities	Impact assessment	The Planning Scheme
<b>Undefined uses</b>		
Any use not defined in Schedule 1 (Definitions)	Impact assessment	The Planning Scheme

Editor's note—The above categories of development and assessment apply unless otherwise prescribed in the Regulation.

**Table 5.5.20 Waterfront and marine industry zone**

<b>Waterfront and marine industry</b>		
<b>Use</b>	<b>Categories of development and assessment</b>	<b>Assessment benchmarks for assessable development and requirements for accepted development</b>
<b>Accommodation activities</b>		
Caretaker's accommodation	Accepted development if complying with the acceptable outcomes of the applicable code(s)	Caretaker's accommodation code
	Otherwise code assessment	Caretaker's accommodation code Waterfront and marine industry zone code Infrastructure code
All other Accommodation activities	Impact assessment	The Planning Scheme
<b>Business activities</b>		
Food and drink outlet	Code assessment if: (a) having a gross floor area not exceeding 150m <sup>2</sup> ; and (b) not involving a drive-through facility.	Business activities code Waterfront and marine industry zone code Infrastructure code Landscaping code Transport and parking code
	Otherwise impact assessment	The Planning Scheme
Outdoor sales	Code assessment if for the sale of marine vehicles and equipment	Business activities code Waterfront and marine industry zone code Infrastructure code Landscaping code Transport and parking code
Service station	Code assessment if primarily servicing marine industry and ancillary uses within the zone	Service station code Waterfront and marine industry zone code Infrastructure code Landscaping code Transport and parking code
	Otherwise impact assessment	The Planning Scheme
All other Business activities	Impact assessment	The Planning Scheme
<b>Entertainment activities</b>		
All Entertainment activities	Impact assessment	The Planning Scheme
<b>Industry activities</b>		
Marine industry	Code assessment	Industry activities code Waterfront and marine industry zone code Infrastructure code Landscaping code Transport and parking code
Warehouse	Code assessment	Industry activities code Waterfront and marine industry zone code Infrastructure code Landscaping code Transport and parking code
All other Industry activities	Impact assessment	The Planning Scheme
<b>Community activities</b>		



<b>Waterfront and marine industry</b>		
<b>Use</b>	<b>Categories of development and assessment</b>	<b>Assessment benchmarks for assessable development and requirements for accepted development</b>
Emergency services	Accepted development if undertaken by or on behalf of the Council	
	Otherwise impact assessment	The Planning Scheme
All other Community activities	Impact assessment	The Planning Scheme
<b>Recreation activities</b>		
Park	Accepted development	
All other Recreation activities	Impact assessment	The Planning Scheme
<b>Rural activities</b>		
Aquaculture	Code assessment	Rural activities code Waterfront and marine industry zone code Infrastructure code Landscaping code Transport and parking code
Rural industry	Code assessment if for the distribution and wholesale of seafood products	Rural activities code Waterfront and marine industry zone code Infrastructure code Landscaping code Transport and parking code
All other Rural activities	Impact assessment	The Planning Scheme
<b>Other activities</b>		
Landing	Code assessment	Waterfront and marine industry zone code Infrastructure code Landscaping code Transport and parking code
Major electricity infrastructure	Code assessment	Waterfront and marine industry zone code Infrastructure code Landscaping code Transport and parking code
Parking station	Code assessment	Waterfront and marine industry zone code Infrastructure code Landscaping code Transport and parking code
Port services	Code assessment	Waterfront and marine industry zone code Infrastructure code Landscaping code Transport and parking code
Substation	Code assessment	Waterfront and marine industry zone code Infrastructure code Landscaping code Transport and parking code
Telecommunications facility	Code assessment if complying with the acceptable outcomes of the applicable code(s)	Telecommunications facility code Waterfront and marine industry zone code Infrastructure code

<b>Waterfront and marine industry</b>		
<b>Use</b>	<b>Categories of development and assessment</b>	<b>Assessment benchmarks for assessable development and requirements for accepted development</b>
	Otherwise impact assessment	The Planning Scheme
Utility installation	Accepted development if undertaken by or on behalf of the Council	
	Otherwise impact assessment	The Planning Scheme
All other activities	Impact assessment	The Planning Scheme
<b>Undefined uses</b>		
Any use not defined in Schedule 1 (Definitions)	Impact assessment	The Planning Scheme

Editor's note—The above categories of development and assessment apply unless otherwise prescribed in the Regulation.

## 5.6 Categories of development and assessment – Reconfiguration of a lot

The following table identifies the categories of development and assessment for reconfiguring a lot.

**Table 5.6.1 Reconfiguring a lot**

<b>Reconfiguration of a lot</b>		
<b>Zone</b>	<b>Categories of development and assessment</b>	<b>Assessment benchmarks for assessable development and requirements for accepted development</b>
Community facilities, or Environmental management and conservation, or Recreation and open space	Impact assessment	The Planning Scheme
All other zones	Code assessment (where for an access easement) if compliant with the acceptable outcomes of the Reconfiguring a lot code, including the minimum lot size set out in Table 9.4.6.3.2 (Minimum lot sizes and dimensions)	Relevant zone code Reconfiguring a lot code Excavation and filling code Infrastructure code Landscaping code Transport and parking code
	Otherwise impact assessment	The Planning Scheme
All other zones	Code assessment (where not for an access easement) if compliant with the minimum lot size set out in Table 9.4.6.3.2 (Minimum lot sizes and dimensions) of the Reconfiguring a lot code	Relevant zone code Reconfiguring a lot code Excavation and filling code Infrastructure code Landscaping code Transport and parking code
	Otherwise impact assessment	The Planning Scheme

Editor's note—The above categories of development and assessment apply unless otherwise prescribed in the Regulation.

## 5.7 Categories of development and assessment – Building work

The following table identifies the categories of development and assessment for building work.

**Table 5.7.1 Building work**

<b>Carrying out building work</b>		
<b>Precinct or Zone</b>	<b>Categories of development and assessment</b>	<b>Assessment benchmarks for assessable development and requirements for accepted development</b>
Airlie Beach Precinct A	Impact assessment if exceeding a maximum building height of 14m above ground level	The Planning Scheme
Airlie Beach Precinct B	Impact assessment if exceeding a maximum building height of 14m above ground level	The Planning Scheme
Airlie Beach Precinct C	Impact assessment if exceeding a maximum building height of 21m above ground level	The Planning Scheme
Airlie Beach Precinct D	Impact assessment if exceeding a maximum building height of 18m above ground level	The Planning Scheme
Airlie Beach Precinct E	Impact assessment if exceeding a maximum building height of 14m above ground level	The Planning Scheme
Airlie Beach Precinct F	Impact assessment if exceeding a maximum building height of 18m above ground level	The Planning Scheme
Airlie Beach Precinct G	Impact assessment if exceeding a maximum building height of 14m above ground level	The Planning Scheme
<b>Residential zones category</b>		
Low density residential zone	Impact assessment if exceeding a maximum building height of: (a) 8.5m above ground level; or (b) 10m above ground level where located on slopes exceeding 15%.	The Planning Scheme
Low-medium residential density zone, if not within an Airlie Beach Precinct	Impact assessment if exceeding a maximum building height of 12m above ground level	The Planning Scheme
Tourist accommodation zone	Impact assessment if exceeding a maximum building height of: (a) 8.5m above ground level; or (b) 10m above ground level where located on slopes exceeding 15%.	The Planning Scheme
<b>Centre zones category</b>		
Major centre zone	Impact assessment if exceeding a maximum building height of 12m above ground level	The Planning Scheme
District centre zone, if not within an Airlie Beach Precinct	Impact assessment if exceeding a maximum building height of 12m above ground level	The Planning Scheme
Local centre zone	Impact assessment if exceeding a maximum building height of: (a) 8.5m above ground level; or (b) 10m above ground level	The Planning Scheme

<b>Carrying out building work</b>		
<b>Precinct or Zone</b>	<b>Categories of development and assessment</b>	<b>Assessment benchmarks for assessable development and requirements for accepted development</b>
	where located on slopes exceeding 15%.	
Neighbourhood centre zone	Impact assessment if exceeding a maximum building height of: (a) 8.5m above ground level; or (b) 10m above ground level where located on slopes exceeding 15%.	The Planning Scheme
<b>Industry zones category</b>		
Low impact industry zone	Impact assessment if exceeding a maximum building height of 10m above ground level	The Planning Scheme
Medium impact industry zone	Impact assessment if exceeding a maximum building height of 15m above ground level	The Planning Scheme
High impact industry zone	Impact assessment if exceeding a maximum building height of 20m above ground level	The Planning Scheme
Special industry zone	Impact assessment if exceeding a maximum building height of 20m above ground level	The Planning Scheme
Waterfront industry zone	Impact assessment if exceeding a maximum building height of: (a) 20m above ground level for buildings and structures used for the manufacturing, servicing or repair of vessels; or (b) 12.5m above ground level for all other buildings and structures.	The Planning Scheme
Industry investigation zone	Impact assessment if exceeding a maximum building height of: (a) 8.5m above ground level; or (b) 10m above ground level where located on slopes exceeding 15%.	The Planning Scheme
<b>Recreation zones category</b>		
Recreation and open space zone	Impact assessment if exceeding a maximum building height of: (a) 8.5m above ground level; or (b) 10m above ground level where located on slopes exceeding 15%.	The Planning Scheme
<b>Environmental zones category</b>		
Environmental management and conservation zone	Impact assessment if exceeding a maximum building height of: (a) 8.5m above ground level; or (b) 10m above ground level where located on slopes exceeding 15%.	The Planning Scheme
<b>Other zones category</b>		
Community facilities zone, if not within an Airlie Beach Precinct	Impact assessment if exceeding a maximum building height of: (a) 8.5m above ground level; or (b) 10m above ground level where located on slopes	The Planning Scheme

<b>Carrying out building work</b>		
<b>Precinct or Zone</b>	<b>Categories of development and assessment</b>	<b>Assessment benchmarks for assessable development and requirements for accepted development</b>
	exceeding 15%.	
Emerging community zone	Impact assessment if exceeding a maximum building height of: (a) 8.5m above ground level; or (b) 10m above ground level where located on slopes exceeding 15%.	The Planning Scheme
Mixed use zone, if not within an Airlie Beach Precinct	Impact assessment if exceeding a maximum building height of 12m above ground level	The Planning Scheme
Rural residential zone	Impact assessment if exceeding a maximum building height of: (a) 8.5m above ground level; or (b) 10m above ground level where located on slopes exceeding 15%.	The Planning Scheme

## 5.8 Categories of development and assessment – Operational work

The following table identifies the categories of development and assessment for operational work.

**Table 5.8.1 Operational work**

<b>Operational work</b>		
<b>Development</b>	<b>Categories of development and assessment</b>	<b>Assessment benchmarks for assessable development and requirements for accepted development</b>
Extracting gravel, rock, sand or soil from the place where it occurs naturally	Accepted development if undertaken by or on behalf of the Council	
Conducting a forest practice	Accepted development	
Excavating or filling that materially affects premises or their use	Accepted development if: (a) there would be a change of no greater than 1m in the level of any part of the site; and (b) less than 100m <sup>3</sup> of material is imported to or removed from the site.	Excavation and filling code
	Otherwise code assessment	Construction management code Excavation and filling code
All operational works involving landscaping work where associated with the Reconfiguring of a lot or Material change of use	Accepted development if complying with the acceptable outcomes of the applicable code(s)	Construction management code Landscaping code
All operational works involving landscaping work where not associated with the Reconfiguring of a lot or Material change of use	Code assessment	Construction management code Landscaping code
Operation works involving engineering work	Code assessment	Construction management code Excavation and filling code Infrastructure code
Placing an advertising device on a premise	Accepted development if complying with the acceptable outcomes of the applicable code(s)	Advertising devices code
	Otherwise code assessment	Advertising devices code Construction management code
Prescribed tidal works	Code assessment	Construction management code Excavation and filling code
Undertaking roadworks on a local government road	Accepted development if undertaken by or on behalf of the Council	
	Otherwise code assessment	Construction management code Excavation and filling code

<b>Operational work</b>		
<b>Development</b>	<b>Categories of development and assessment</b>	<b>Assessment benchmarks for assessable development and requirements for accepted development</b>
		Transport and parking code
Undertaking roadwork's on a local government road for a driveway	Accepted development if complying with the acceptable outcomes of the applicable code(s)	Excavation and filling code Transport and parking code
	Otherwise code assessment	Construction management code Excavation and filling code Transport and parking code

Editor's note—The above categories of development and assessment apply unless otherwise prescribed in the Regulation.




## 5.9 Categories of development and assessment – Local plans

### 5.9.1 Hamilton Island local plan categories of development and assessment

The following tables identifies the categories of development and assessment for development in the local plan.

**Table 5.9.1.1 Hamilton Island local plan - Community facilities zone**

<b>Hamilton Island local plan - Community facilities</b>		
<b>Use</b>	<b>Categories of development and assessment</b>	<b>Assessment benchmarks for assessable development and requirements for accepted development</b>
<b><i>Accommodation activities</i></b>		
Caretaker's accommodation	No change	Hamilton Island local plan (where code assessment)
All other Accommodation activities	Impact assessment	The Planning Scheme
<b><i>Business activities</i></b>		
All other Business activities	Impact assessment	The Planning Scheme
<b><i>Entertainment activities</i></b>		
Club	No change	Hamilton Island local plan code
All other Entertainment activities	Impact assessment	The Planning Scheme
<b><i>Industry activities</i></b>		
All Industry activities	Impact assessment	The Planning Scheme
<b><i>Community activities</i></b>		
Community use	No change	
Educational establishment	No change	Hamilton Island local plan code
Emergency services	No change	
All other Community activities	Impact assessment	The Planning Scheme
<b><i>Recreation activities</i></b>		
Indoor sport and recreation	No change	Hamilton Island local plan code
Outdoor sport and recreation	No change	Hamilton Island local plan code
Park	No change	
All other Recreation activities	Impact assessment	The Planning Scheme
<b><i>Rural activities</i></b>		
All Rural activities	Impact assessment	The Planning Scheme
<b><i>Other activities</i></b>		
Air services	No change	
Telecommunications facility	No change	Hamilton Island local plan code (where code assessable)
Utility installation	No change	
All other activities	Impact assessment	The Planning Scheme
<b><i>Undefined uses</i></b>		
Any use not defined in Schedule 1 (Definitions)	Impact assessment	The Planning Scheme



Editor's note—The above categories of development and assessment apply unless otherwise prescribed in the Regulation.

**Table 5.9.1.2 Hamilton Island local plan - Recreation and open space zone**

<b>Hamilton Island local plan - Recreation and open space</b>		
<b>Use</b>	<b>Categories of development and assessment</b>	<b>Assessment benchmarks for assessable development and requirements for accepted development</b>
<b>Accommodation activities</b>		
Caretaker's accommodation	No change	Hamilton Island local plan code (where code assessment)
All other Accommodation activities	Impact assessment	The Planning Scheme
<b>Business activities</b>		
All other Business activities	Impact assessment	The Planning Scheme
<b>Entertainment activities</b>		
Club	No change	Hamilton Island local plan code
Function facility	No change	Hamilton Island local plan code
All other Entertainment activities	Impact assessment	The Planning Scheme
<b>Industry activities</b>		
All Industry activities	Impact assessment	The Planning Scheme
<b>Community activities</b>		
Community use	No change	
Emergency services	No change	
All other Community activities	Impact assessment	The Planning Scheme
<b>Recreation activities</b>		
Indoor sport and recreation	No change	Hamilton Island local plan code (where code assessment)
Outdoor sport and recreation	No change	Hamilton Island local plan code (where code assessment)
Park	No change	
All other Recreation activities	Impact assessment	The Planning Scheme
<b>Rural activities</b>		
All Rural activities	Impact assessment	The Planning Scheme
<b>Other activities</b>		
Utility installation	No change	
All other activities	Impact assessment	The Planning Scheme
<b>Undefined uses</b>		
Any use not defined in Schedule 1 (Definitions)	Impact assessment	The Planning Scheme

Editor's note—The above categories of development and assessment apply unless otherwise prescribed in the Regulation.

Table 5.9.1.3 Hamilton Island local plan – Tourist accommodation

<b>Hamilton Island local plan – Tourist accommodation</b>		
<b>Use</b>	<b>Categories of development and assessment</b>	<b>Assessment benchmarks for assessable development and requirements for accepted development</b>
<b>Accommodation activities</b>		
Caretaker's accommodation	Code assessment	Caretaker's accommodation code Hamilton Island local plan code Tourist accommodation zone code Landscaping Code Transport and parking code
Dual occupancy	Code assessment	Dual occupancy code Hamilton Island local plan code Tourist accommodation zone code Infrastructure code Landscaping code Transport and parking code
Dwelling house	Code assessment	Dwelling House Code Hamilton Island local plan code Tourist accommodation zone code Infrastructure code Landscaping code Transport and parking code
Home based business	Code assessment	Home based business code Tourist accommodation zone code Hamilton Island local plan code
Resort complex	No change	Hamilton Island local plan code Tourist accommodation zone code Infrastructure code Landscaping code Transport and parking code
All other Accommodation activities	Impact assessment	The Planning Scheme
<b>Business activities</b>		
All other Business activities	Code assessment if associated with a Resort complex and complying with the acceptable outcomes of the applicable codes	Business activities code Tourist accommodation zone code Hamilton Island local plan code Infrastructure code Landscaping code Transport and parking code
	Impact assessment	The Planning Scheme
<b>Entertainment activities</b>		
All Entertainment activities	Code assessment if associated with a Resort complex and complying with the acceptable outcomes of the applicable codes	Tourist accommodation zone code Hamilton Island local plan code Infrastructure code Landscaping code Transport and parking code
	Impact assessment	The Planning Scheme
<b>Industry activities</b>		
All Industry activities	Code assessment if associated with a Resort complex and	Industry activities code Tourist accommodation zone

<b>Hamilton Island local plan – Tourist accommodation</b>		
<b>Use</b>	<b>Categories of development and assessment</b>	<b>Assessment benchmarks for assessable development and requirements for accepted development</b>
	complying with the acceptable outcomes of the applicable codes	code Hamilton Island local plan code Infrastructure code Landscaping code Transport and parking code
	Impact assessment	The Planning Scheme
<b><i>Community activities</i></b>		
Community use	Code assessment if associated with a Resort complex and complying with the acceptable outcomes of the applicable codes	Tourist accommodation zone code Hamilton Island local plan code Infrastructure code Landscaping code Transport and parking code
	Impact assessment	The Planning Scheme
Emergency services	No change	
All other Community activities	Impact assessment	The Planning Scheme
<b><i>Recreation activities</i></b>		
Park	No change	
All other Recreation activities	Impact assessment	The Planning Scheme
<b><i>Rural activities</i></b>		
All Rural activities	No change	
<b><i>Other activities</i></b>		
Utility installation	No change	
All other activities	Code assessment if associated with a Resort complex and complying with the acceptable outcomes of the applicable codes	Tourist accommodation zone code Hamilton Island local plan code Infrastructure code Landscaping code Transport and parking code
<b><i>Undefined uses</i></b>		
Any use not defined in Schedule 1 (Definitions)	Impact assessment	The Planning Scheme

Editor's note—The above categories of development and assessment apply unless otherwise prescribed in the Regulation.

## 5.10 Categories of development and assessment – Overlays

The following tables identify where an overlay changes the category of assessment from that stated in a zone or local plan and the relevant assessment benchmarks.

Note—Some overlays may only be included for information purposes. This should not change the category of assessment or assessment benchmarks in the Planning Scheme.

**Table 5.10.1 Acid sulfate soils overlay**

Acid sulphate soils overlay		
Development	Categories of assessment	Assessment benchmarks for assessable development and requirements for accepted development
<p><b>Any development</b> if on land:</p> <p>(a) subject to the Acid sulfate soils overlay as identified in the Acid sulfate soils map; and</p> <p>(b) there would be a change in level of greater than 1m of any part of the site; or</p> <p>(c) greater than 100m<sup>3</sup> of material is imported to or removed from the site.</p>	No change	Acid sulfate soils overlay code

Note – where development is not identified in the 'Development' column of the table as being subject to a particular overlay, that overlay is not applicable to the development.

**Table 5.10.2 Agricultural land overlay**

<b>Agricultural land overlay</b>		
<b>Development</b>	<b>Category of assessment</b>	<b>Assessment benchmarks for assessable development and requirements for accepted development</b>
<b>Material change of use</b> if on land subject to the Agricultural land overlay as identified in the Agricultural land overlay map	No change	Agricultural land overlay code
<b>Reconfiguring a lot</b> if on land subject to the Agricultural land overlay as identified in the Agricultural land overlay map	No change	Agricultural land overlay code
<b>Operational work</b> if on land: (a) subject to the Agricultural overlay as identified in the Agricultural land overlay map; and (b) involving excavation or filling that materially affects premises or their use; or (c) involving engineering work; or (d) prescribed tidal works; or (e) undertaking roadwork's on a local government road.	No change	Agricultural land overlay code

Note – where development is not identified in the 'Development' column of the table as being subject to a particular overlay, that overlay is not applicable to the development.

**Table 5.10.3 Airport environs overlay**

<b>Airport environs overlay</b>		
<b>Development</b>	<b>Categories of assessment</b>	<b>Assessment benchmarks for assessable development and requirements for accepted development</b>
<p><b>Material change of use</b> if on land:</p> <ul style="list-style-type: none"> <li>(a) subject to the Airport environs overlay; and</li> <li>(b) resulting in work encroaching into the operational airspace and is at least 12m high; or</li> <li>(c) within a public safety area; or</li> <li>(d) within the existing lighting area buffer zone; or</li> <li>(e) within the wildlife hazard buffer zone; or</li> <li>(f) resulting in work encroaching into the building restricted area.</li> </ul>	No change	Airport environs overlay code
<p><b>Reconfiguring of a lot</b> if on land:</p> <ul style="list-style-type: none"> <li>(a) subject to the Airport environs overlay; and</li> <li>(b) within the 20 ANEF contour for an airport; or</li> <li>(c) within a public safety area of an airports identified on the Airport environs overlay map.</li> </ul>	No change	Airport environs overlay code
<p><b>Operational works</b> only where not associated with a Material change of use or a Reconfiguration of a lot.</p>	No change	Airport environs overlay code

Note – where development is not identified in the 'Development' column of the table as being subject to a particular overlay, that overlay is not applicable to the development.



**Table 5.10.4 Bushfire hazard overlay**

<b>Bushfire hazard overlay</b>		
<b>Development</b>	<b>Categories of assessment</b>	<b>Assessment benchmarks for assessable development and requirements for accepted development</b>
<b>Material change of use</b> if on land: (a) subject to the Bushfire hazard overlay as identified in the Bushfire hazard overlay map; and (b) where not wholly contained within an existing building; or (c) involving building work of greater than 50m <sup>2</sup> ; or (d) there would be a change in level of greater than 0.5m of any part of the site; or (e) greater than 50m <sup>3</sup> of material is imported to or removed from the site.	No change if complying with acceptable outcomes of Table 8.2.4.3.1 (Criteria for accepted development and assessable development) of the Bushfire hazard overlay code	Bushfire hazard overlay code
	Otherwise code assessment	Bushfire hazard overlay code
<b>Reconfiguring a lot</b> if on land subject to the Bushfire hazard overlay as identified in the Bushfire hazard overlay map	No change	Bushfire hazard overlay code
<b>Operational works</b> if on land (a) subject to the Bushfire hazard overlay as identified in the Bushfire hazard overlay map; and (b) involving excavation or filling that materially affects premises or their use; or (c) involving landscaping work where associated with the Reconfiguration of a lot or Material change of use; or (d) involving engineering work; or (e)	No change	Bushfire hazard overlay code

Note – where development is not identified in the ‘Development’ column of the table as being subject to a particular overlay, that overlay is not applicable to the development.

**Table 5.10.5 Coastal environment overlay**

<b>Coastal environment overlay</b>		
<b>Development</b>	<b>Categories of assessment</b>	<b>Assessment benchmarks for assessable development and requirements for accepted development</b>
<b>Material change of use</b> if on land: (a) subject to the Coastal environment overlay as identified in the Coastal environment overlay map; and (b) where not wholly contained within an existing building; or (c) involving building work of greater than 50m <sup>2</sup> ; or (d) there would be a change in level of greater than 0.5m of any part of the site; or (e) greater than 50m <sup>3</sup> of material is imported to or removed from the site.	No change if complying with acceptable outcomes of Table 8.2.5.3.1 (Criteria for accepted development and assessable development) of the Coastal environment overlay code	Coastal environment overlay code
	Otherwise code assessment	Coastal environment overlay code
<b>Reconfiguring a lot</b> if on land subject to the Coastal environment overlay as identified in the Coastal environment overlay map	No change	Coastal environment overlay code
<b>Operational works</b> if on land: (a) subject to the Coastal environment overlay as identified in the Coastal environment overlay map; and (b) involving excavation or filling that materially affects premises or their use; or (c) involving engineering work; or (d) prescribed tidal works; or (e) undertaking roadwork's on a local government road.	No change	Coastal environment overlay code

Note – where development is not identified in the 'Development' column of the table as being subject to a particular overlay, that overlay is not applicable to the development.

**Table 5.10.6 Environmental significance overlay**

<b>Environmental significance overlay</b>		
<b>Development</b>	<b>Categories of assessment</b>	<b>Assessment benchmarks for assessable development and requirements for accepted development</b>
<b>Material change of use</b> if on land subject to the Environmental significance overlay as identified in the Environmental significance overlay map	No change	Environmental significance overlay code
<b>Reconfiguring a lot</b> if on land subject to the Environmental significance overlay as identified in the Environmental significance overlay map	No change	Environmental significance overlay code
<b>Operational work</b> if on land: (a) subject to the Environmental significance overlay as identified in the Environmental significance overlay map; and (b) involving excavation or filling that materially affects premises or their use; or (c) involving landscaping work where associated with the Reconfiguration of a lot or Material change of use; or (d) involving engineering work; or (e) prescribed tidal works; or (f) undertaking roadwork's on a local government road.	No change	Environmental significance overlay code

Note – where development is not identified in the 'Development' column of the table as being subject to a particular overlay, that overlay is not applicable to the development.

**Table 5.10.7 Extractive resources overlay**

<b>Extractive resources overlay</b>		
<b>Development</b>	<b>Categories of assessment</b>	<b>Assessment benchmarks for assessable development and requirements for accepted development</b>
<b>Material change of use</b> if on land subject to the Extractive resources overlay as identified in the Extractive resources overlay map	No change	Extractive resources overlay code
<b>Reconfiguring a lot</b> , if on land subject to the Extractive resources overlay as identified in the Extractive resources overlay map	No change	Extractive resources overlay code
<b>Operational works</b> , if on land: (a) subject to the Extractive resources overlay as identified in the Extractive resources overlay map; and (b) involving excavation or filling that materially affects premises or their use; or (c) involving engineering work; or (d) prescribed tidal works; or (e) undertaking roadwork's on a local government road.	No change	Extractive resources overlay code

Note – where development is not identified in the 'Development' column of the table as being subject to a particular overlay, that overlay is not applicable to the development.

**Table 5.10.8 Flood hazard overlay**

<b>Flood hazard overlay</b>		
<b>Development</b>	<b>Categories of assessment</b>	<b>Assessment benchmarks for assessable development and requirements for accepted development</b>
<b>Material change of use</b> if on land: (a) subject to the Flood hazard overlay as identified in the Flood hazard overlay map; and (b) where not wholly contained within an existing building; or (c) involving building work of greater than 50m <sup>2</sup> ; or (d) there would be a change in level of greater than 0.5m of any part of the site; or (e) greater than 50m <sup>3</sup> of material is imported to or removed from the site.	No change if complying with acceptable outcomes of Table 8.2.8.3.1 (Criteria for accepted development and assessable development) of the Flood hazard overlay code	Flood hazard overlay code
	Otherwise code assessment	Flood hazard overlay code
<b>Reconfiguring a lot</b> if on land subject to the Flood hazard overlay as identified in the Flood hazard overlay map	No change	Flood hazard overlay code
<b>Operational works</b> if on land: (a) subject to the Flood hazard overlay as identified in the Flood hazard overlay map; and (b) involving excavation or filling that materially affects premises or their use; or (c) involving engineering work; or (d) prescribed tidal works; or (e) undertaking roadwork's on a local government road.	No change	Flood hazard overlay code

Note – where development is not identified in the 'Development' column of the table as being subject to a particular overlay, that overlay is not applicable to the development.

**Table 5.10.9 Heritage overlay**

<b>Heritage overlay</b>		
<b>Development</b>	<b>Categories of assessment</b>	<b>Assessment benchmarks for assessable development and requirements for accepted development</b>
<b>Material change of use</b> if on land subject to the Heritage overlay as identified in the Heritage overlay map	Code assessment if development will not result in building work involving demolition, relocation or removal of a heritage place	Heritage overlay code
	Otherwise impact assessment	The Planning Scheme
<b>Reconfiguration of a lot</b> if on land subject to the Heritage overlay as identified in the Heritage overlay map.	No change	Heritage overlay code
<b>Operational works</b> if on land: (a) subject to the Heritage overlay as identified in the Heritage overlay map; and (b) involving excavation or filling that materially affects premises or their use; or (c) involving landscaping work where associated with the Reconfiguration of a lot or Material change of use; or (d) involving engineering work; or (e) placing an advertising device on a premise; or (f) prescribed tidal works; or (g) undertaking roadwork's on a local government road.	No change if development will not result in building work involving demolition, relocation or removal of a heritage place	Heritage overlay code
	Otherwise code assessment	Heritage overlay code

Note – where development is not identified in the 'Development' column of the table as being subject to a particular overlay, that overlay is not applicable to the development.

**Table 5.10.10 Infrastructure overlay**

<b>Infrastructure overlay</b>		
<b>Development</b>	<b>Categories of assessment</b>	<b>Assessment benchmarks for assessable development and requirements for accepted development</b>
<b>Material change of use</b> if on land subject to the Infrastructure overlay as identified in the Infrastructure overlay map	No change	Infrastructure overlay code
<b>Reconfiguration of a lot</b> , if on land subject to the Infrastructure overlay as identified in the Infrastructure overlay map	No change	Infrastructure overlay code
<b>Operational works</b> if on land: (a) subject to the Infrastructure overlay as identified in the Infrastructure overlay map; and (b) involving excavation or filling that materially affects premises or their use; or (c) involving landscaping work where associated with the Reconfiguration of a lot or Material change of use; or (d) involving engineering work; or (e) placing an advertising device on a premise; or (f) prescribed tidal works; or (g) undertaking roadwork's on a local government road.	No change	Infrastructure overlay code

Note – where development is not identified in the 'Development' column of the table as being subject to a particular overlay, that overlay is not applicable to the development.

**Table 5.10.11 Landslide hazard overlay**

<b>Landslide hazard overlay</b>		
<b>Development</b>	<b>Categories of assessment</b>	<b>Assessment benchmarks for assessable development and requirements for accepted development</b>
<b>Material change of use</b> if on land: (a) subject to the Landslide hazard overlay as identified in the Landslide hazard overlay map; and (b) where not wholly contained within an existing building; or (c) involving building work of greater than 50m <sup>2</sup> ; or (d) there would be a change in level of greater than 0.5m of any part of the site; or (e) greater than 50m <sup>3</sup> of material is imported to or removed from the site.	No change if complying with acceptable outcomes of Table 8.2.11.3.1 (Criteria for accepted and assessable development) of the Landslide hazard overlay code	Landslide hazard overlay code
	Otherwise code assessment	Landslide hazard overlay code
<b>Reconfiguring a lot</b> if on land subject to the Landslide hazard overlay as identified in the Landslide hazard overlay map	No change	Landslide hazard overlay code
<b>Operational works</b> if on land: (a) subject to the Landslide hazard overlay as identified in the Landslide hazard overlay map; and (b) involving excavation or filling that materially affects premises or their use; or (c) involving landscaping work where associated with the Reconfiguration of a Lot or Material change of use; or (d) involving engineering work; or (e) prescribed tidal works; or (f) undertaking roadwork's on a local government road.	No change	Landslide hazard overlay code

Note – where development is not identified in the 'Development' column of the table as being subject to a particular overlay, that overlay is not applicable to the development.



**Table 5.10.12 Wetlands and waterways overlay**

<b>Wetlands and waterways overlay</b>		
<b>Development</b>	<b>Categories of assessment</b>	<b>Assessment benchmarks for assessable development and requirements for accepted development</b>
<b>Material change of use</b> if on land subject to the Wetlands and waterways overlay as identified in the Wetlands and waterways overlay map 1	No change	Wetlands and waterways overlay code
<b>Reconfiguring a lot</b> if on land subject to the Wetlands and waterways overlay as identified in the Wetlands and waterways overlay map 1	No change	Wetlands and waterways overlay code
<b>Operational works</b> if on land: (a) subject to the Wetlands and waterways overlay as identified in the Wetlands and waterways overlay map 1; and (b) involving excavation or filling that materially affects premises or their use; or (c) involving landscaping work where associated with the Reconfiguration of a lot or Material change of use; or (d) involving engineering work; or (e) prescribed tidal works; or (f) undertaking roadwork's on a local government road.	No change	Wetlands and waterways overlay code

Note – where development is not identified in the 'Development' column of the table as being subject to a particular overlay, that overlay is not applicable to the development.

## Contents of Part 6

<b>Part 6</b>	<b>Zones .....</b>	<b>6:3</b>
<b>6.1</b>	<b>Preliminary .....</b>	<b>6:3</b>
<b>6.2</b>	<b>Zone codes.....</b>	<b>6:5</b>
6.2.1	Community facilities zone code.....	6:5
6.2.1.1	Application .....	6:5
6.2.1.2	Purpose and overall outcomes .....	6:5
6.2.2	District centre zone code.....	6:7
6.2.2.1	Application .....	6:7
6.2.2.2	Purpose and overall outcomes .....	6:7
6.2.3	Emerging community zone code.....	6:10
6.2.3.1	Application .....	6:10
6.2.3.2	Purpose and overall outcomes .....	6:10
6.2.4	Environmental management and conservation zone code .....	6:13
6.2.4.1	Application .....	6:13
6.2.4.2	Purpose and overall outcomes .....	6:13
6.2.5	High impact industry zone code .....	6:15
6.2.5.1	Application .....	6:15
6.2.5.2	Purpose and overall outcomes .....	6:15
6.2.6	Industry investigation zone code.....	6:17
6.2.6.1	Application .....	6:17
6.2.6.2	Purpose and overall outcomes .....	6:17
6.2.7	Local centre zone code .....	6:20
6.2.7.1	Application .....	6:20
6.2.7.2	Purpose and overall outcomes .....	6:20
6.2.8	Low density residential zone code .....	6:22
6.2.8.1	Application .....	6:22
6.2.8.2	Purpose and overall outcomes .....	6:22
6.2.9	Low impact industry zone code.....	6:25
6.2.9.1	Application .....	6:25
6.2.9.2	Purpose and overall outcomes .....	6:25
6.2.10	Low-medium density residential zone code .....	6:27
6.2.10.1	Application .....	6:27
6.2.10.2	Purpose and overall outcomes .....	6:27
6.2.11	Major centre zone code.....	6:30
6.2.11.1	Application .....	6:30
6.2.11.2	Purpose and overall outcomes .....	6:30
6.2.12	Medium impact industry zone code.....	6:33
6.2.12.1	Application .....	6:33
6.2.12.2	Purpose and overall outcomes .....	6:33

6.2.13	Mixed use zone code .....	6:35
6.2.13.1	Application .....	6:35
6.2.13.2	Purpose and overall outcomes .....	6:35
6.2.14	Neighbourhood centre zone code .....	6:37
6.2.14.1	Application .....	6:37
6.2.14.2	Purpose and overall outcomes .....	6:37
6.2.15	Recreation and open space zone code.....	6:39
6.2.15.1	Application .....	6:39
6.2.15.2	Purpose and overall outcomes .....	6:39
6.2.16	Rural zone code .....	6:41
6.2.16.1	Application .....	6:41
6.2.16.2	Purpose and overall outcomes .....	6:41
6.2.17	Rural residential zone code.....	6:43
6.2.17.1	Application .....	6:43
6.2.17.2	Purpose and overall outcomes .....	6:43
6.2.18	Special industry zone code .....	6:45
6.2.18.1	Application .....	6:45
6.2.18.2	Purpose and overall outcomes .....	6:45
6.2.19	Tourist accommodation zone code .....	6:47
6.2.19.1	Application .....	6:47
6.2.19.2	Purpose and overall outcomes .....	6:47
6.2.20	Waterfront and marine industry zone code .....	6:50
6.2.20.1	Application .....	6:50
6.2.20.2	Purpose and overall outcomes .....	6:50

## Tables in Part 6

Table 6.1.1 Precincts and corresponding zones

Table 6.2.2.2.1 Maximum building heights in District centre zone

Table 6.2.10.2.1 Maximum building heights in Low-medium density residential zone

Table 6.2.13.2.1 Maximum building heights in Mixed use zone

## Maps in Part 6

Zoning map - ZM - 01:29 (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) A precinct may be identified for part of a zone – Table 6.1.1 lists the precincts and their corresponding zones.

**Table 6.1.1 Precincts and corresponding zones**

Precinct	Zone
Airlie Beach Precinct A	Mixed use
Airlie Beach Precinct B	Low-medium density residential
Airlie Beach Precinct C	Mixed use
Airlie Beach Precinct D	District centre
Airlie Beach Precinct E	District centre
Airlie Beach Precinct F	Mixed use
Airlie Beach Precinct G	Mixed use

- (6) Precinct provisions are contained in the corresponding zone codes.
- (7) Each zone code identifies the following:
  - (a) the purpose of the code; and
  - (b) the overall outcomes that achieve the purpose of the code.
- (8) 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. Buildings are to have a maximum height of 8.5m above ground level, or 10.0m above ground level where located on slopes exceeding 15%;

- (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:

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<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) unless otherwise specified in a local plan code or Table 6.2.2.2.1 (Maximum building heights in District centre zone), development has a low to medium rise built form that is compatible with the intended scale and character of the streetscape and surrounding area, with a maximum building height of 12.0m above ground level;

**Table 6.2.2.2.1 Maximum building heights in District centre zone**

District centre location	Maximum building height
Airlie Beach Precinct D	18m
Airlie Beach Precinct E	14m

- (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, in a manner that relieves traffic pressure on the Bruce Highway and Shute Harbour Road through the use of alternative routes;

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- (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
  - (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.

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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).

## **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>;

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<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) unless otherwise specified in a local plan code, development provides for a low-rise building form that is compatible with the character of the surrounding area, with a maximum building height of 8.5m above ground level, or 10.0m above ground level where located on slopes exceeding 15%;
- (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, in a manner that relieves traffic pressure on the Bruce Highway and Shute Harbour Road through the use of alternative routes;
- (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;

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<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).

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- (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, 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 with a maximum building height of 8.5m above ground level, or 10.0m above ground level where located on slopes exceeding 15%;
  - (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;

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- (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 regions 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, with a maximum building height of 20.0m above ground level;

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<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>;
- (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>9</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>10</sup>;
    - (iii) unless otherwise specified in a local plan code, development provides for a low-rise building form that is compatible with the character of the surrounding area, with a maximum building height of 8.5m above ground level, or 10.0m above ground level where located on slopes exceeding 15%;

<sup>9</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>10</sup> Development within the Industry investigation zone may be requested to provide a Structure plan in accordance with PSP SC6.7 (Growth management).

- (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) 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, in a manner that relieves traffic pressure on the Bruce Highway and Shute Harbour Road through the use of alternative routes;
- (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;

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- (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>11</sup>. For development in the Local centre zone, this includes consideration of the following:

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<sup>11</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, with a maximum building height of 8.5m above ground level, or 10.0m above ground level where located on slopes exceeding 15%;
  - (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 in a manner that relieves traffic pressure on the Bruce Highway and Shute Harbour Road through the use of alternative routes;
  - (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>12</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>12</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 with a maximum building height of 8.5m above ground level, or 10.0m above ground level where located on slopes exceeding 15%;
- (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, in a manner that relieves traffic pressure on the Bruce Highway and Shute Harbour Road through the use of alternative routes;
- (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>13</sup>;
- (p) development sensitively responds to scenic values and landscape character elements, particularly prominent ridgelines, foreshores, coastal landforms,

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<sup>13</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).





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;
- (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>14</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, with a maximum building height of 10.0m above ground level;

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<sup>14</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>15</sup>;
- (l) vehicle movement networks are provided that facilitate convenient connections to centres and Community activities, in a manner that relieves traffic pressure on the Bruce Highway and Shute Harbour Road through the use of alternative routes;
- (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>15</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) unless otherwise specified in a local plan code or Table 6.2.10.2.1 (Maximum building heights in Low-medium density residential zone), development has a low to medium rise built form that is compatible with the intended scale and character of the streetscape and surrounding area, with a maximum building height of 12.0m above ground level;

**Table 6.2.10.2.1 Maximum building heights in Low-medium density residential zone**

Low-medium density residential location	Maximum building height
Airlie Beach Precinct B	14m

- (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, in a manner that relieves traffic pressure on the Bruce Highway and Shute Harbour Road through the use of alternative routes;
- (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>16</sup>;
- (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.

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<sup>16</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).

## **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>17</sup>;

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<sup>17</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, with a maximum building height of 12.0m above ground level;
- (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, in a manner that relieves traffic pressure on the Bruce Highway and Shute Harbour Road through the use of alternative routes;
- (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>18</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

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<sup>18</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).



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- (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.

## **6.2.12 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>19</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;

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<sup>19</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).

- (g) development has a predominantly low-rise built form that is sympathetic to the intended scale and character of the streetscape and surrounding area, with a maximum building height of 15.0m above ground level;
- (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>20</sup>;
- (l) vehicle movement networks are provided that facilitate convenient connections to centres and Community activities, in a manner that relieves traffic pressure on the Bruce Highway and Shute Harbour Road through the use of alternative routes;
- (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>20</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 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>21</sup>;
  - (f) development incorporates a high standard of architecture, urban design and landscaping that creates attractive and functional buildings, streets and places;
  - (g) development provides an active and articulated streetscape allowing for casual surveillance and pedestrian access from the street, with connectivity to surrounding land uses;

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<sup>21</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).

- (h) unless otherwise specified in a local plan code or Table 6.2.13.2.1 (Maximum building heights in Mixed use zone), development has a low to medium rise built form that is compatible with the intended scale and character of the streetscape and surrounding area, with a maximum building height of 12.0m above ground level;

**Table 6.2.13.2.1 Maximum building heights in Mixed use zone**

Mixed use location	Maximum building height
Airlie Beach Precinct A	14m
Airlie Beach Precinct C	21m
Airlie Beach Precinct F	18m
Airlie Beach Precinct G	14m

- (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>22</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.

<sup>22</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>23</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%;

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<sup>23</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, with a maximum building height of 8.5m above ground level, or 10.0m above ground level where located on slopes exceeding 15%;
- (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, in a manner that relieves traffic pressure on the Bruce Highway and Shute Harbour Road through the use of alternative routes;
- (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>24</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>24</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, with a maximum building height of 8.5m above ground level, or 10.0m above ground level where located on slopes exceeding 15%;



- (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 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, rural workers accommodation and tourist parks may also be established where the scale, intensity and nature of the use complements Rural activities and promotes the sustainable use of rural land;
  - (c) Business, Industry 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 and emergency services;
  - (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 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 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) 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 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;
- (l) development is located and designed to maximise the efficient extension and safe operation of infrastructure; and
- (m) 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 with a maximum building height of 8.5m above ground level, or 10.0m above ground level where located on slopes exceeding 15%;
  - (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;

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- (n) 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
  - (g) 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>25</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, with a maximum building height of 20.0m above ground level;
  - (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

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<sup>25</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>26</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>26</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>27</sup>;
    - (vii) do not have a significant detrimental impact on the amenity of surrounding residents, having regard to hours of operation,

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<sup>27</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, with a maximum building height of 8.5m above ground level, or 10.0m above ground level where located on slopes exceeding 15%;
- (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, in a manner that relieves traffic pressure on the Bruce Highway and Shute Harbour Road through the use of alternative routes;
- (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>28</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

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<sup>28</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).



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

## **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, with a maximum building height above ground level of:
- (i) 20.0m for buildings and structures used for the manufacturing, servicing or repair of vessels; and
  - (ii) 12.5m for all other buildings and structures;
- (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>29</sup>;
- (m) vehicle movement networks are provided that facilitate convenient connections to centres and Community activities, in a manner that relieves traffic pressure on the Bruce Highway and Shute Harbour Road through the use of alternative routes;
- (n) development is provided with the full range of urban services to support industry and employment needs, including parks, reticulated water,

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<sup>29</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).



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

## Contents of Part 7

<b>Part 7</b>	<b>Local Plans</b> .....	<b>7:2</b>
<b>7.1</b>	<b>Preliminary</b> .....	<b>7:2</b>
<b>7.2</b>	<b>Local plan codes</b> .....	<b>7:3</b>
7.2.1	Hamilton Island local plan code .....	7:3
7.2.1.1	Application .....	7:3
7.2.1.2	Purpose and overall outcomes .....	7:3
7.2.1.3	Assessment benchmarks.....	7:5

## Tables in Part 7

Table 7.2.1.3.1 Benchmarks for acceptable and assessable development

## Maps in Part 7

Local plan - HILP - 01 (Heights plan)

## Part 7 Local Plans

### 7.1 Preliminary

- (1) Local plans address matters at the local or district level and may provide more detailed planning for the zones.
- (2) Local plans are mapped and included in Schedule 2 (Mapping).
- (3) A precinct may be identified for part of a local plan.
- (4) The categories of development and assessment for development in a local plan are in Part 5 (Tables of assessment).
- (5) Assessment benchmarks for local plans are contained in a local plan code.
- (6) Each local plan code identifies the following:
  - (a) the application of the local plan code;
  - (b) the purpose of the local plan code;
  - (c) the overall outcomes that achieve the purpose of the local plan code;
  - (d) the purpose and overall outcomes for each precinct;
  - (e) the performance outcomes that achieve the overall outcomes of the local plan code;
  - (f) the acceptable outcomes that achieve the performance outcomes of the local plan code; and
  - (g) the performance and acceptable outcomes of a precinct that achieve the overall outcomes of the precinct.
- (7) The following are the local plan codes for the Planning Scheme:
  - (a) Hamilton Island local plan.

## **7.2 Local plan codes**

### **7.2.1 Hamilton Island local plan code**

#### **7.2.1.1 Application**

This code applies to acceptable and assessable development within the Hamilton Island local plan as identified on the zoning maps contained within Schedule 2 (Mapping).

Note – Applicants should seek guidance from Hamilton Island Enterprises prior to lodging a development application.

Editor's note – To the extent of any inconsistency between the Hamilton Island local plan code and any other part of the Planning Scheme, the Hamilton Island local plan code prevails.

#### **7.2.1.2 Purpose and overall outcomes**

- (1) The purpose of the Hamilton Island local plan code is to provide a development framework that facilitates growth to sustain and strengthen the tourist centre of Hamilton Island, while retaining its valuable natural assets.
- (2) The purpose of the Hamilton Island local plan code will be achieved through the following overall outcomes:
  - (a) Hamilton Island provides for an integrated tourist resort community, comprising Hamilton and Dent Islands;
  - (b) Dent Island functions as an integrated part of Hamilton Island;
  - (c) Dent Island provides low impact, small scale resort Accommodation and Recreational activities, which is less intensively developed than Hamilton Island;
  - (d) Hamilton Island's role and use as an offshore gateway to the Whitsunday Islands is maintained and enhanced;
  - (e) development does not compromise the ongoing operation of existing tourist facilities and attractions with uses contributing to the vitality and experience of Hamilton Island as a tourist destination, residential community and a cultural focal point;
  - (f) development provides for a cluster of appropriately located low and low-medium density Accommodation activities in both traditional neighbourhood and mixed use formats, providing for and supporting the residential and tourist function of the Island, optimising premium hillside views to the ocean and maintaining the privacy of existing residential sites;
  - (g) development is located on ridgelines and vegetated gullies to remain generally recessive through existing vegetation and foreshore features as viewed from surrounding marine waters by way of suitable aesthetic building design, treatments and colours;
  - (h) development for Business, Entertainment, Recreation activities provide for both resident and visitor needs to support day and night time economies. Activities are established where they are compatible with the character and amenity of surrounding development, optimise public accessibility to, and visibility of, waterfront areas and natural features or support marina functions and provide services to boats and boat users;



- (i) development of Community, Industry and Other activities may be established where they support tourist, marina or aviation functions and services and are compatible with the scale, nature, character and amenity of surrounding development;
- (j) the character and individual identity of each development, evident in the style of buildings, landscaping and views to, and from, the surrounding waterbodies and natural features/landscapes is maintained;
- (k) development incorporates a high standard of architecture, urban design and landscaping that creates attractive and functional buildings, streets and places;
- (l) development provides for a built form that is predominately low-rise and compatible in theme, scale and character with the existing or desired form of development within the Island;
- (m) development provides for an architectural character, which reflects an open and relaxed lifestyle centred on the outdoors that is designed to be responsive to the tropical maritime climate and environment;
- (n) development provides and maintains a high level of residential and visitor amenity;
- (o) development is linked by a series of circulation and open space networks that are designed to provide pedestrian, cyclists and other resort transport modes with direct, integrated, safe and pleasant access to centres, waterfront, marina and recreation activities;
- (p) 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;
- (q) the tourism and recreation significance and the environmental and landscape values of Hamilton Island are recognised and protected with the accessibility of the surrounding marine and national parks (or other areas of conservation or scenic value) maintained for visitors and residents;
- (r) 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;
- (s) development is provided with the full range of urban services, including reticulated water, sewerage, stormwater drainage, sealed roads, electricity and telecommunications infrastructure;
- (t) development is located and designed to maximise the efficient extension and safe operation of infrastructure;
- (u) the safety and efficiency of existing and future infrastructure is protected and the amenity and safety of development is not adversely affected by proximity to such infrastructure; and
- (v) risks to people and property as a result of bushfire, coastal and landslide hazards are considered. Development should only be carried out in hazard areas where it is demonstrated that impacts are suitably avoided and managed.

### 7.2.1.3 Assessment benchmarks

**Table 7.2.1.3.1 Benchmarks for acceptable and assessable development**

Performance Outcomes		Acceptable Outcomes	
All zones			
Minimum lot size			
<b>PO1</b>	Reconfiguring a lot provides for the size, dimensions and orientation of lots to: <ul style="list-style-type: none"> <li>(a) be appropriate for their intended use;</li> <li>(b) be compatible with the existing or preferred character and identity of the zone and local area;</li> <li>(c) provide for appropriate landscaping, convenient vehicle access, manoeuvrability and on-site parking;</li> <li>(d) provide for the efficient use of land, whilst including sufficient area for suitable and useable private open space; and</li> <li>(e) take account of, and respond sensitively to, site constraints.</li> </ul>	<b>AO1.1</b>	Land is retained in lots with a minimum lot size of: <ul style="list-style-type: none"> <li>(a) 500m<sup>2</sup> within the Mixed use zone;</li> <li>(b) 1,000m<sup>2</sup> within the Low density residential zone;</li> <li>(c) 500m<sup>2</sup> within the Low-medium density residential zone; and</li> <li>(d) 1,000m<sup>2</sup> within the Low impact industry zone.</li> </ul>
Built form			
<b>PO2</b>	The height of a building does not unduly: <ul style="list-style-type: none"> <li>(a) overshadow adjoining dwellings; or</li> <li>(b) obstruct the outlook from adjoining lots; or</li> <li>(c) dominate the intended streetscape character.</li> </ul>	<b>AO2.1</b>	Development has a maximum building height: <ul style="list-style-type: none"> <li>(a) consistent with that provided in Local plan - HILP - 01 (Hamilton Island local plan: Heights plan); or</li> <li>(b) where not specified in the Local plan - HILP - 01 (Hamilton Island local plan: Heights plan): <ul style="list-style-type: none"> <li>(i) 8.5m above ground level; or</li> <li>(ii) 10.0m above ground level where located on slopes exceeding 15%.</li> </ul> </li> </ul>
		<b>AO2.2</b>	The maximum building height of a garage, carport or shed is: <ul style="list-style-type: none"> <li>(a) 4.5m above ground level to the highest point; and</li> <li>(b) 3.6m to the eaves.</li> </ul>
<b>PO3</b>	Development is sited and designed to: <ul style="list-style-type: none"> <li>(a) provide amenity for users of the premises, whilst preserving the privacy and amenity of nearby properties;</li> <li>(b) preserve any existing vegetation that will buffer the proposed building;</li> <li>(c) allow for landscaping to be provided between buildings, street frontages and between</li> </ul>	<b>AO3.1</b>	For dwelling houses and dual occupancy buildings the: <ul style="list-style-type: none"> <li>(a) front boundary is setback a minimum of 3m; and</li> <li>(b) rear boundary is setback a minimum of: <ul style="list-style-type: none"> <li>(i) 6m; or</li> <li>(ii) 3m where the lot backs onto Recreation and open space or non-residential areas;</li> </ul> </li> <li>(c) side boundaries are setback:</li> </ul>

Performance Outcomes		Acceptable Outcomes							
	neighbouring buildings; and (d) maintain the visual continuity, pattern of buildings and landscape elements within the street.		(i) a minimum of 3m for lots 550m <sup>2</sup> or less; or (ii) a minimum of 4m for lots greater than 550m <sup>2</sup> .						
		<b>AO3.2</b>	For all other Accommodation activities the front boundary is setback a minimum of: (a) 6m from the primary road frontage; or (b) 3m where fronting an internal private road; and (c) side and rear boundaries are setback a minimum of 4m.						
		<b>AO3.3</b>	For Accommodation activities fronting a waterbody (including ocean), buildings are setback a minimum of 20m from the waterbody.						
		<b>AO3.4</b>	The integrity of natural vegetation and ground is retained and left predominantly undisturbed within boundary setback areas.						
<b>PO4</b>	Buildings are sited and designed to: (a) provide adequate building separation distance from adjoining uses; and (b) optimise visual permeability of the built form.	<b>AO4.1</b>	New buildings or any new building levels are separated from any existing building in the following manner: (a) habitable rooms in any new building are separated from any existing building in accordance with the table below: <table border="1" data-bbox="997 1211 1230 1312"> <tr><td>Building height</td></tr> <tr><td>7m</td></tr> <tr><td>12</td></tr> </table> (b) non-habitable rooms in an existing building are separated from the existing building in accordance with the table below: <table border="1" data-bbox="997 1462 1230 1563"> <tr><td>Building height</td></tr> <tr><td>7m</td></tr> <tr><td>9m</td></tr> </table>	Building height	7m	12	Building height	7m	9m
Building height									
7m									
12									
Building height									
7m									
9m									
<b>PO5</b>	The building is sited and designed to: (a) provide a visibly clear pedestrian entrance to and from the building; and (b) minimise the potential for pedestrian and vehicular conflict.	<b>AO5.1</b>	The building is sited and designed, such that: (a) the main pedestrian entrance to the building, or group of buildings, is located on the primary street frontage; and (b) pedestrian access to the entrance of the building(s) or individual dwellings is easily discerned.						
<b>PO6</b>	Buildings are sited and designed in a manner which: (a) minimises visual bulk and scale of the building mass; (b) provides visual interest	<b>AO6.1</b>	The building incorporates most or all of the following design features: (a) vertical and horizontal articulation, such that no						

Performance Outcomes		Acceptable Outcomes	
	through building articulation and architectural design features; and (c) allows sufficient area at ground level for communal open space, site facilities, resident and visitor parking, landscaping and maintenance of a residential streetscape where required.		unbroken elevation is longer than 15m; or (b) variations in plan shape, such as curves, steps, recesses, projections or splays; or (c) variations in the treatment and patterning of windows, sun protection and shading devices or other elements of façade treatment at a finer scale than the overall building structure; or (d) balconies, verandahs or terraces; or (e) planting, particularly on podiums, terraces and low-level roof decks.
		<b>AO6.2</b>	Any projection above the podium level outside the boundaries of the building envelope is limited to balconies that do not project more than 1.5m into the setback.
		<b>AO6.3</b>	Roof forms include pitches or skillions with a substantial portion of the roof plane parallel to the ground slope.
<b>Privacy and amenity</b>			
<b>PO7</b>	Development does not unreasonably impact upon the amenity or environmental quality of its environs, especially any nearby sensitive uses.	<b>AO7.1</b>	Undesirable visual, noise and odour impacts on public spaces and sensitive uses, are avoided or reduced by: (a) providing vehicle loading/unloading and refuse storage/collection facilities within enclosed service yards or courtyards; and (b) providing an enclosed, roofed, vermin and fauna proof refuse area, incorporating cross ventilation and enclosing doors located at driveway entries.
<b>PO8</b>	Fencing ensures the protection of new landscaping and existing vegetation from fauna and is designed having regard to: (a) privacy and overlooking; (b) views and vistas; (c) building character and appearance; (d) safety and surveillance of street and entry areas; and (e) the natural landscape.	<b>AO8.1</b>	Street front fencing: (a) does not exceed 1.5 metres in height and: (i) is screened by landscaping for the entire length; or (ii) where street front fencing is not screened with landscaping, the length of the fence does not exceed 75% of the frontage or 15 metres.
		<b>AO8.2</b>	Side and rear boundary fencing: (a) does not exceed 1.8 metres in height; (b) is constructed of masonry,

Performance Outcomes		Acceptable Outcomes	
			timber or chain wire coated in black or grey PVC; and (c) is screened by extensive landscaping.
<b>PO9</b>	Buildings and structures maintain the visual prominence of any significant landmarks and conserve important views and vistas.	<b>AO9.1</b>	Development ensures: (a) views from the mainland to Dent Island are of the natural landscape; (b) views from the surrounding waters and Islands of the Whitsundays to both Hamilton and Dent Islands are primarily of the natural landscape; (c) views of development on Hamilton Island are available from Dent Island; and (d) views of development on Dent Island from Hamilton Island are minimised.
<b>PO10</b>	Building and structures do not dominate the natural landscape.	<b>AO10.1</b>	Buildings on sloping lots are: (a) orientated so that the longer axis is parallel to the contours; or (b) have a stepped profile following the slope of the site.
		<b>AO10.2</b>	Buildings and structures consist of lightweight and framed construction, including the use of functional elements, such as: (a) shaded verandahs; or (b) balconies; or (c) pergolas.
		<b>AO10.3</b>	Where the underfloor surface, services and foundation structures are visible, these are screened with physical, such as timber battens or landscape elements.
		<b>AO10.4</b>	The design of garages, covered parking areas and storage areas are integrated with the building's architecture, including materials and landscaping.
<b>PO11</b>	The design, size, frequency and location of wayfinding signage does not detract from the character and amenity of the area.	<b>AO11.1</b>	Building names and other property identification are prominently displayed and illuminated at night.
		<b>AO11.2</b>	Signage complements the architecture of the development and streetscape.
<b>Open space and landscaping</b>			
<b>PO12</b>	The development provides communal open space, private open space and landscaping, such that residents have sufficient area to engage in communal activities, enjoy private and semi-private spaces and accommodate	<b>AO12.1</b>	Multiple dwellings ensure that: (a) at least 30% of the site area at ground level is provided as communal open space for clothes drying and communal recreation facilities; and (b) at least 50% of this communal

Performance Outcomes		Acceptable Outcomes	
	visitors.		open space area is landscaped to achieve total ground cover at maturity.
		<b>AO12.2</b>	Each ground floor dwelling or rooming unit has a courtyard or similar private open space area with: (a) a minimum of 25m <sup>2</sup> ; (b) a minimum dimension of 4m; and (c) direct access from a main living area.
		<b>AO12.3</b>	Each dwelling or rooming unit above ground floor level has a balcony or similar private open space area with: (a) a minimum area of 10m <sup>2</sup> ; (b) a minimum dimension of 2m; and (c) direct access from a main living area.
<b>PO13</b>	Landscaping complements the existing or desired character of the Island, contributing to the amenity, accessibility and safety of public areas and is well integrated with the natural landscape.	<b>AO13.1</b>	A minimum of 30% of the site is to be landscaped with soft landscaping, exclusive of service areas, pools, paving, retaining structures and driveways.
		<b>AO13.2</b>	Accommodation activities provide for a landscaped area with a minimum width of 3m along all boundaries, exclusive of service areas, pools, paving, retaining structures and driveways.
		<b>AO13.3</b>	Where buildings with elevated or pole construction are proposed, the open ground beneath and immediately surrounding the building is extensively revegetated where light penetrates.
		<b>AO13.4</b>	Landscaped areas are designed to integrate open space networks and the built form through the use of the following: (a) provision of landscaped physical and visual connections through the site; and (b) use of a variety of plants and planting structure to provide comfortable use of public and semi-public spaces.
		<b>AO13.5</b>	Existing trees are retained where removal is not required to site new buildings.
		<b>AO13.6</b>	Where significant vegetation is removed, replacement vegetation is advanced in size and maturity to contribute to the character of

Performance Outcomes		Acceptable Outcomes	
			the surrounding area.
<b>Access and parking</b>			
<b>PO14</b>	Roads, driveways and pathways within residential areas are finished to a high visual standard with sufficient parking facilities provided.	<b>AO14.1</b>	Driveways are sealed and constructed of concrete, clay pavers, coloured or exposed aggregate finished concrete.
		<b>AO14.2</b>	On-site parking spaces are provided for a maximum of 2 buggy carts per dwelling unit.

## Contents of Part 8

### Part 8 Overlays

<b>8.1</b>	<b>Preliminary .....</b>	<b>8:4</b>
<b>8.2</b>	<b>Overlay codes .....</b>	<b>8:6</b>
8.2.1	Acid sulfate soils overlay code .....	8:6
8.2.1.1	Application .....	8:6
8.2.1.2	Purpose and overall outcomes .....	8:6
8.2.1.3	Assessment criteria .....	8:6
8.2.2	Agricultural land overlay code .....	8:7
8.2.2.1	Application .....	8:7
8.2.2.2	Purpose and overall outcomes .....	8:7
8.2.2.3	Assessment Criteria.....	8:7
8.2.3	Airport environs overlay code.....	8:9
8.2.3.1	Application .....	8:9
8.2.3.2	Purpose and overall outcomes .....	8:9
8.2.3.3	Assessment criteria .....	8:9
8.2.4	Bushfire hazard overlay code.....	8:14
8.2.4.1	Application .....	8:14
8.2.4.2	Purpose and overall outcomes .....	8:14
8.2.4.3	Assessment criteria .....	8:14
8.2.5	Coastal environment overlay code.....	8:18
8.2.5.1	Application .....	8:18
8.2.5.2	Purpose and overall outcomes .....	8:18
8.2.5.3	Assessment Criteria.....	8:19
8.2.6	Environmental significance overlay code .....	8:27
8.2.6.1	Application .....	8:27
8.2.6.2	Purpose and overall outcomes .....	8:27
8.2.6.3	Assessment criteria .....	8:27
8.2.7	Extractive resources overlay code .....	8:30
8.2.7.1	Application .....	8:30
8.2.7.2	Purpose and overall outcomes .....	8:30
8.2.7.3	Assessment Criteria.....	8:30
8.2.8	Flood hazard overlay code .....	8:33
8.2.8.1	Application .....	8:33
8.2.8.2	Purpose and overall outcomes .....	8:33
8.2.8.3	Assessment criteria .....	8:34
8.2.9	Heritage overlay code .....	8:38
8.2.9.1	Application .....	8:38
8.2.9.2	Purpose and overall outcomes .....	8:38
8.2.9.3	Assessment criteria .....	8:38




8.2.10	Infrastructure overlay code.....	8:41
8.2.10.1	Application .....	8:41
8.2.10.2	Purpose and overall outcomes .....	8:41
8.2.10.3	Assessment Criteria.....	8:42
8.2.11	Landslide hazard overlay code .....	8:47
8.2.11.1	Application .....	8:47
8.2.11.2	Purpose and overall outcomes .....	8:47
8.2.11.3	Assessment criteria .....	8:47
8.2.12	Waterways and wetlands overlay code.....	8:49
8.2.12.1	Application .....	8:49
8.2.12.2	Purpose and overall outcomes .....	8:49
8.2.12.3	Assessment criteria .....	8:50

## Tables in Part 8

Table 8.2.1.3.1	Benchmarks for accepted and assessable development
Table 8.2.2.3.1	Benchmarks for accepted and assessable development
Table 8.2.3.3.1	Benchmarks for assessable development
Table 8.2.3.3.2	Land uses associated with increases in wildlife strikes and hazards
Table 8.2.3.3.3	Compatible and incompatible land uses within ANEF contours
Table 8.2.3.3.4	Desirable indoor design sound levels for sensitive land uses
Table 8.2.4.3.1	Benchmarks for accepted and assessable development
Table 8.2.4.3.2	Benchmarks for assessable development
Table 8.2.5.3.1	Benchmarks for accepted and assessable development
Table 8.2.5.3.2	Benchmarks for assessable development
Table 8.2.6.3.1	Benchmarks for assessable development
Table 8.2.7.3.1	Benchmarks for accepted and assessable development
Table 8.2.8.3.1	Benchmarks for accepted and assessable development
Table 8.2.8.3.2	Benchmarks for assessable development
Table 8.2.9.3.1	Benchmarks for accepted and assessable development
Table 8.2.10.3.1	Benchmarks for accepted and assessable development
Table 8.2.11.3.1	Benchmarks for accepted and assessable development
Table 8.2.12.3.1	Benchmarks for accepted and assessable development
Table 8.2.12.3.2	Stormwater management design objectives – Construction phase (Ref: SPP Appendix 3)
Table 8.2.12.3.3	Stormwater Management Design Objectives - Post construction phase (Ref: SPP Appendix 3)

## Maps in Part 8


Overlay map - ASS - 01:14	(Acid sulfate soils overlay)
Overlay map - AL - 01:29	(Agricultural land overlay)
Overlay map - AE - 01:02	(Airport environs overlay)
Overlay map - BH - 01:29	(Bushfire hazard overlay)
Overlay map - CP1 - 01:14	(Coastal environment overlay: Storm tide inundation)

- 
- Overlay map - CP2 - 01:14 (Coastal environment overlay: Erosion prone areas and permanent inundation)
  - Overlay map - ER - 01:29 (Extractive resources overlay)
  - Overlay map - ES - 01:29 (Environmental significance overlay)
  - Overlay map - FH - 01:29 (Flood hazard overlay)
  - Overlay map - HER - 01:29 (Heritage overlay)
  - Overlay map - INF1 - 01:29 (Infrastructure overlay: Transport infrastructure)
  - Overlay map - INF2 - 01:29 (Infrastructure overlay: Utility infrastructure)
  - Overlay map - LH - 01:29 (Landslide hazard overlay)
  - Overlay map - WW1 - 01:29 (Waterways and wetlands overlay)
  - Overlay map - WW2 - 01:29 (Waterways and wetlands overlay: Climatic region)

## Part 8 Overlays

### 8.1 Preliminary

- (1) Overlays identify areas in the Planning Scheme that reflect state and local level interests and that have one or more of the following characteristics:
  - (a) there is a particular sensitivity to the effects of development; or
  - (b) there is a constraint on land use or development outcomes; or
  - (c) there is the presence of valuable resources; or
  - (d) there are particular opportunities for development.
- (2) Overlays are mapped and included in Schedule 2 (Mapping).
- (3) The changed category of development or assessment, if applicable, for development affected by an overlay are in Part 5 (Tables of assessment).
- (4) Some overlays may be included for information purposes only. This should not result in a change to the category of development or assessment or any additional assessment benchmarks.
- (5) Assessment benchmarks for an overlay may be contained in one or more of the following:
  - (a) a map for an overlay; or
  - (b) a code for an overlay; or
  - (c) a zone code; or
  - (d) a local plan code; or
  - (e) a development code.
- (6) Where development is proposed on premises partly affected by an overlay, the assessment benchmarks for the overlay only relates to the part of the premises affected by the overlay.
- (7) The overlays for the Planning Scheme are:
  - (a) Acid sulfate soils;
  - (b) Agricultural land;
  - (c) Airport environs;
  - (d) Bushfire hazard;
  - (e) Coastal environment;
  - (f) Environmental significance;
  - (g) Extractive resources;
  - (h) Flood hazard;

- 
- (i) Heritage;
  - (j) Infrastructure;
  - (k) Landslide hazard; and
  - (l) Waterways and wetlands.

## 8.2 Overlay codes

### 8.2.1 Acid sulfate soils overlay code

#### 8.2.1.1 Application

This code applies to accepted and assessable development:

- (a) subject to the Acid sulfate soils overlay map contained within Schedule 2 (Mapping); and
- (b) identified as requiring assessment against the Acid sulfate soils overlay code by the tables of assessment in Part 5 (Tables of assessment).

#### 8.2.1.2 Purpose and overall outcomes

- (1) The purpose of the Acid sulfate soils overlay code is to ensure that the generation, or release, of acid and associated metal contaminants from acid sulfate soils does not have significant adverse effects on the natural environment, built environment, infrastructure or human health.
- (2) The purpose of the Acid sulfate soils overlay code will be achieved through the following overall outcomes:
  - (a) development ensures that the release of acid and associated metal contaminants into the environment is avoided by either:
    - (i) not disturbing acid sulfate soils when excavating or otherwise removing soil or sediment, extracting groundwater or filling land; or
    - (ii) treating and, if required, undertaking ongoing management of any disturbed acid sulfate soils and drainage waters.

#### 8.2.1.3 Assessment benchmarks

**Table 8.2.1.3.1 Benchmarks for accepted and assessable development**

Performance Outcomes		Acceptable Outcomes	
Avoidance or mitigation of acid sulfate soils			
<b>PO1</b>	Where acid sulfate soils are identified, development: <ul style="list-style-type: none"> <li>(a) does not disturb acid sulfate soils; or</li> <li>(b) is managed to avoid or minimise the release of acid and metal contaminants, where disturbance of acid sulfate soils is unavoidable.</li> </ul>	<b>AO1.1</b>	Acid sulfate soils are: <ul style="list-style-type: none"> <li>(a) not identified on site; or</li> <li>(b) avoided or managed in accordance with the Queensland Acid Sulfate Soils Technical manual (Queensland Government, 2014).</li> </ul> <p>Note – This may be demonstrated by undertaking an Acid sulfate soils assessment report in accordance with PSP SC6.2 (Environmental features).</p>

## 8.2.2 Agricultural land overlay code

### 8.2.2.1 Application

This code applies to accepted and assessable development:

- (a) subject to the Agricultural land overlay map contained within Schedule 2 (Mapping); and
- (b) identified as requiring assessment against the Agricultural land overlay code by the tables of assessment in Part 5 (Tables of assessment).

### 8.2.2.2 Purpose and overall outcomes

- (1) The purpose of the Agricultural land overlay code is to ensure that agricultural land is protected from development that may lead to its alienation, fragmentation or diminished productivity.
- (2) The purpose of the Agricultural land overlay code will be achieved through the following overall outcomes:
  - (a) agricultural land is used for Rural activities;
  - (b) conflict between Rural activities and sensitive uses is avoided;
  - (c) development avoids adverse impacts on agricultural land from land degradation and stormwater runoff; and
  - (d) the stock route network is protected.

### 8.2.2.3 Assessment benchmarks

**Table 8.2.2.3.1 Benchmarks for accepted and assessable development**

Performance Outcomes		Acceptable Outcomes	
<b>Conservation of agricultural land</b>			
<b>PO1</b>	Development ensures that agricultural land is conserved to ensure its long-term availability and productive use for agriculture.	<b>AO1.1</b>	Development: (a) is for Rural activities; or (b) will not permanently alienate the ability for land to be used for Rural activities.
		<b>AO1.2</b>	Development that will result in the permanent alienation of land for future Rural activities is not located on agricultural land unless a site investigation confirms that the land is not suitable for that purpose.  Note – This may be demonstrated by undertaking an evaluation in accordance with the Guidelines for Agricultural Land Evaluation in Queensland, 2nd edition, prepared by Queensland Government, 2015.
<b>Avoidance or mitigation of land use conflict</b>			

Performance Outcomes		Acceptable Outcomes	
<b>PO2</b>	Development for Accommodation activities and other sensitive uses does not adversely impact on the ongoing operational efficiency and productive use of agricultural land.	<b>AO2.1</b>	Any new Accommodation activities or sensitive uses are to be separated and/or buffered appropriately.  Note – This may be demonstrated by undertaking a site specific Landscaped separation buffer plan in accordance with PSP SC6.4 (Landscaping).
<b>Realignment of lot boundaries</b>			
<b>PO3</b>	The boundaries of existing lots containing agricultural lands are not realigned, unless it can be demonstrated that a realignment of lot boundaries would: (a) result in a more productive use and management of Agricultural land classification class A or class B land and water for Rural activities; or (b) does not lead to increased fragmentation of Agricultural land classification class A or class B land; or (c) does not increase the potential conflict between Rural and Non-rural activities.	<b>AO3.1</b>	The number of new lots, including the balance of the area is equal to or less than the total number of original lots.
		<b>AO3.2</b>	Provision of adequate separation areas between small lots and nearby Rural activities is provided to ensure nearby agricultural land is protected.  Note – This may be demonstrated by undertaking a site specific Landscaped separation buffer plan in accordance with PSP SC6.4 (Landscaping).
<b>Sediment and stormwater run-off</b>			
<b>PO4</b>	Development is located, designed and constructed to minimise the impact of sediment and stormwater run-off on agricultural lands.	<b>AO4.1</b>	Development is undertaken in accordance with PSP SC6.8 (WRC development manual).
<b>Protection of stock route networks</b>			
<b>PO5</b>	Development does not impact the integrity or connectivity of the stock route network.	<b>AO5.1</b>	Development provides for an adequate separation area where adjacent to the stock route network.
		<b>AO5.2</b>	Development ensures the connectivity and capacity of the stock route network.

## 8.2.3 Airport environs overlay code

### 8.2.3.1 Application

This code applies to accepted and assessable development:

- (a) subject to the Airport environs overlay map contained within Schedule 2 (Mapping); and
- (b) identified as requiring assessment against the Airport environs overlay code by the tables of assessment in Part 5 (Tables of assessment).

### 8.2.3.2 Purpose and overall outcomes

- (1) The purpose of the Airport environs overlay code is to protect the safety, efficiency and operational integrity of the Region's airports and associated aviation facilities.
- (2) The purpose of the Airport environs overlay code will be achieved through the following overall outcomes:
  - (a) development does not create incompatible intrusions, or compromise aircraft safety in operational airspace;
  - (b) development does not adversely affect the functioning of aviation facilities;
  - (c) development avoids increasing risk to public safety in public safety areas;
  - (d) development is compatible with forecast levels of aircraft noise within the 20 ANEF contour and greater (as defined by Australian Standard 2021-2000 Acoustics – aircraft Noise intrusion – Building siting and construction (AS 2021) as adopted 7 July 2000); and
  - (e) sensitive land uses and other incompatible activities are appropriately located and designed, to not impact on airport operations.

### 8.2.3.3 Assessment benchmarks

**Table 8.2.3.3.1 Benchmarks for accepted and assessable development**

Performance Outcomes		Acceptable Outcomes	
<b>Operational airspace</b>			
<b>PO1</b>	Development does not create a permanent or temporary physical or transient obstruction in an airport's operational airspace.	<b>AO1.1</b>	Buildings, structures or temporary equipment, such as cranes, do not encroach into an airport's operational airspace.
		<b>AO1.2</b>	Landscaping does not include vegetation that at maturity will encroach into the airport's operational airspace.
		<b>AO1.3</b>	Transient activities associated with development, such as parachuting, hot air ballooning and hang-gliding, will not occur within an airport's operational airspace.
		Note – where development intrudes into the airport's operational airspace, the application will be referred to the airport manager for assessment.	



Performance Outcomes		Acceptable Outcomes	
<b>Lighting and reflective surfaces</b>			
<b>PO2</b>	Development within the lighting buffer zone does not include external lighting or reflective surfaces that could distract or confuse pilots.	<b>AO2.1</b>	<p>Development identified within the lighting buffer zone does not:</p> <ul style="list-style-type: none"> <li>(a) emit light that will exceed the maximum light intensity specified for the area; or</li> <li>(b) include any of the following types of outdoor lighting: <ul style="list-style-type: none"> <li>(i) straight parallel lines of lighting 500m to 1000m long;</li> <li>(ii) flare plumes;</li> <li>(iii) upward shining lights;</li> <li>(iv) flashing lights;</li> <li>(v) laser lights;</li> <li>(vi) sodium lights; or</li> <li>(vii) reflective surfaces.</li> </ul> </li> </ul> <p><i>Note – Development which does include type(s) of lighting as listed above will be referred to the airport manager.</i></p> <p><i>Note – Civil Aviation Safety Authority (CASA) can provide advice to both Council and applicants at pre-lodgement or development assessment stage of development. They also have legislative powers to make directives to modify lighting after it has been installed – this should be avoided.</i></p>
<b>Emissions</b>			
<b>PO3</b>	Emissions within an airport's operational airspace do not significantly: <ul style="list-style-type: none"> <li>(a) increase air turbulence;</li> <li>(b) reduce visibility; or</li> <li>(c) compromise the operation of aircraft engines.</li> </ul>	<b>AO3.1</b>	<p>Within an airport's operational airspace, development:</p> <ul style="list-style-type: none"> <li>(a) does not emit: <ul style="list-style-type: none"> <li>(i) smoke, dust, ash or steam; or</li> <li>(ii) a gaseous plume at a velocity exceeding 4.3m/sec; or</li> </ul> </li> <li>(b) where emitting smoke, dust ash, steam or a gaseous plume exceeding 4.3m/sec, is designed and constructed to mitigate adverse impacts of emissions upon operation airspace.</li> </ul>
<b>Wildlife hazard</b>			
<b>PO4</b>	Development does not cause wildlife to create a safety hazard within an airport's operational airspace	<b>AO4.1</b>	<p>Development located within 3km of an airport's runway:</p> <ul style="list-style-type: none"> <li>(a) does not involve uses listed in column 1 of Table 8.2.3.3.2 (Land uses associated with increases in wildlife strikes and hazards); and</li> <li>(b) where involving a use listed in column 2 of Table 8.2.3.3.2 (Land uses associated with increases in wildlife strikes and hazards), includes measures to reduce the potential to attract birds and</li> </ul>

Performance Outcomes		Acceptable Outcomes	
			bats.
		<b>AO4.2</b>	Development located between 3km and 8km of an airport's runway, involving a use listed in column 1 or column 2 of Table 8.2.3.3.2 (Land uses associated with increases in wildlife strikes and hazards), includes measures to reduce the potential to attract birds and bats
		<b>AO4.3</b>	Development located between 8 km and 13 km of a strategic airport's runway, involving a use listed in column 1 or column 2 of Table 8.2.3.3.2 (Land uses associated with increases in wildlife strikes and hazards), does not increase the potential to attract birds and bats.
<b>Protection of aviation facilities</b>			
<b>PO5</b>	<p>Development within the building restricted area does not interfere with the function of aviation facilities</p> <p>Note—Development complies with this performance outcome where written confirmation from Air Services Australia confirms that the development will not impair the functioning of the aviation facility.</p>	<b>AO5.1</b>	<p>Development located within the building restricted area for an aviation facility:</p> <p>(a) does not create:</p> <ul style="list-style-type: none"> <li>(i) permanent or temporary physical obstructions in the line of sight between antennas;</li> <li>(ii) an electrical or electromagnetic field that will interfere with signals transmitted by the facility; or</li> <li>(iii) reflective surfaces that could deflect or interfere with signals transmitted by the facility; and</li> </ul> <p>(b) is designed and constructed to mitigate adverse impacts on the function of the facility.</p> <p>Note—Advice from Air Services Australia should be sought when proposing development within the Aviation facility sub-category. Appendix 2 contained in the SPP Guideline, State interest—infrastructure, Guidance on strategic airports and aviation facilities identifies development likely to impact certain aviation facilities.</p>
<b>Public safety areas</b>			
<b>PO6</b>	Development within an airport's public safety area does not increase the risk to public safety.	<b>AO6.1</b>	<p>Development within an airport's public safety area does not:</p> <ul style="list-style-type: none"> <li>(a) propose greater dwelling density than a dwelling house;</li> <li>(b) introduce or intensify Business, Entertainment, Community or Recreational activities; or</li> <li>(c) involve the manufacture, use</li> </ul>

Performance Outcomes		Acceptable Outcomes	
			or storage of flammable, explosive, hazardous or noxious materials.
<b>Aircraft noise</b>			
<b>PO7</b>	Development involving a sensitive land use is appropriately located and designed to prevent adverse impacts from aircraft noise.	<b>AO7.1</b>	Development within the 20–40 ANEF contour is: (a) consistent with Table 8.2.3.3.3 (Compatible and incompatible land uses within ANEF contours of the SPP guideline: Strategic airports and aviation facilities); and (b) is designed and constructed to attenuate aircraft noise by achieving the indoor design sound levels specified in Table 8.2.3.3.4 (Desirable indoor sound levels for sensitive land uses of the SPP guideline: Strategic airports and aviation facilities).

**Table 8.2.3.3.2 Land uses associated with increases in wildlife strikes and hazards**

Column 1: High risk	Column 2: Moderate risk
<u>Areas of environmental significance</u> Conservation estate (wetland)	<u>Areas of environmental significance</u> Conservation estate (all other)
<u>Rural activities</u> Cropping (turf farm) Cropping (fruit tree farm) Intensive animal industry (piggery) Aquaculture (fish processing/packing plant)	<u>Rural activities</u> Animal husbandry (cattle/dairy farm) Intensive animal industry (poultry farm)
<u>Recreation activities</u> Major sport, recreation and entertainment facility (showground)	<u>Recreation activities</u> Major sport, recreation and entertainment facility (all other) Outdoor sport and recreation Park
<u>Industry activities</u> Low-impact industry (food processing plant) Medium-impact industry (food processing plant) High-impact industry (food processing plant)	<u>Other activities</u> Non-putrescible waste facility (e.g. landfill, transfer station) Sewage/wastewater treatment facility
<u>Other activities</u> Food/organic waste facility Putrescible waste facility (e.g. landfill, transfer station)	

**Table 8.2.3.3.3 Compatible and incompatible land uses within ANEF contours**

Sensitive land uses	Compatibility of use within ANEF contour of site		
	Compatible	Compatible subject to conditions	Incompatible
Accommodation activity (except Short-term accommodation and Hostel)	Less than 20 ANEF	20–25 ANEF	25–40 ANEF
Short-term accommodation Hotel Hostel	Less than 25 ANEF	25–30 ANEF	30–40 ANEF
Educational establishment Child care centre	Less than 20 ANEF	20–25 ANEF	25–40 ANEF
Hospital Health care service	Less than 20 ANEF	20–25 ANEF	25–40 ANEF
Community use Places of worship	Less than 20 ANEF	20–30 ANEF	30–40 ANEF
Office	Less than 25 ANEF	25–35 ANEF	35–40 ANEF

**Table 8.2.3.3.4 Desirable indoor design sound levels for sensitive land uses**

Land use	Location within development	Indoor design sound level dB(A)
Accommodation activities (except Short-term accommodation)	Sleeping areas	50
	Other habitable	55
Short-term accommodation Hotels	Sleeping areas	55
Educational establishments Child care centres	Libraries Classrooms, study areas Sleeping areas	50
	Teaching area, assembly areas	55
	Hospitals Health care services	50
Hospitals Health care services	Wards, theatres, treatment and consulting rooms	50
	Laboratories	65
Community uses Places of worship		50
Offices	Private offices, conference rooms	55
	Open offices	65

## 8.2.4 Bushfire hazard overlay code

### 8.2.4.1 Application

This code applies to accepted and assessable development:

- (a) subject to the Bushfire hazard overlay map contained within Schedule 2 (Mapping); and
- (b) identified as requiring assessment against the Bushfire hazard overlay code by the tables of assessment in Part 5 (Tables of assessment).

### 8.2.4.2 Purpose and overall outcomes

- (1) The purpose of the Bushfire hazard overlay code is to:
  - (a) provide for the assessment of the suitability of development in Bushfire hazard areas to ensure that risk to life, property, community, economic activity and the environment during bushfire events is minimised; and
  - (b) provide for the assessment of development that maintains the safety of people and property by not exposing them to an unacceptable risk from bushfire events.
- (2) The purpose of the Bushfire hazard overlay code will be achieved through the following overall outcomes:
  - (a) development directly, indirectly and cumulatively avoids an unacceptable increase in severity of the bushfire hazard and does not significantly increase the potential for damage on the site or to other properties;
  - (b) development is compatible with the level of risk associated with the bushfire hazard;
  - (c) development location, siting and design responds to the risk of the bushfire hazard and minimises risk to personal safety and property;
  - (d) development supports the disaster management response or recovery by providing efficient access for evacuation of people, emergency services and water supplies during bushfire events;
  - (e) where practical, community infrastructure is located and designed to function effectively during and immediately after a bushfire event; and
  - (f) natural processes and the protective function of landforms and vegetation are maintained, where possible, in potential Bushfire hazard areas.

### 8.2.4.3 Assessment benchmarks

**Table 8.2.4.3.1 Benchmarks for accepted and assessable development**


Performance Outcomes		Acceptable Outcomes	
<b>PO1</b>	Development is compatible with the level of risk associated with the bushfire hazard.	<b>AO1.1</b>	Development: <ul style="list-style-type: none"><li>(a) is not located on land identified in a Bushfire hazard area: or</li><li>(b) if identified within a Bushfire hazard area, must ensure that people, property and the</li></ul>

Performance Outcomes		Acceptable Outcomes	
			<p>community are not exposed to an unacceptable or increased level of risk from a bushfire event.</p> <p>Note – This may be demonstrated by undertaking a site specific Bushfire hazard assessment report and Bushfire hazard management plan in accordance with PSP SC6.5 (Natural hazards).</p>
<b>PO2</b>	Development supports and does not unduly burden disaster management response or recovery capacity and capabilities by providing evacuation routes and access for emergency services.	<b>AO2.1</b>	<p>Access to the development is provided in the form of:</p> <ul style="list-style-type: none"> <li>(a) a public road network or alternate emergency access that separates the development from hazardous vegetation; or</li> <li>(b) a fire access trail that is contained wholly on the subject site; or</li> <li>(c) an evacuation route with a potential exposure no greater than 2kW/m<sup>2</sup> fire intensity that does not cross the fire access trail: <ul style="list-style-type: none"> <li>(i) if by foot, to a safe assembly zone; or</li> <li>(ii) the preferred method, by car, to a road that can provide escape from the area.</li> </ul> </li> </ul> <p>Note – This may be demonstrated by undertaking a site specific Bushfire hazard assessment report in accordance with PSP SC6.5 (Natural hazards).</p>
<b>PO3</b>	Development provides for firefighting requirements, including: <ul style="list-style-type: none"> <li>(a) ready access to water supplies;</li> <li>(b) safety considerations for other utilities, including electricity and gas supplies; and avoidance of the release of, or exposure to, hazardous materials, as a result of a bushfire event.</li> </ul>	<b>AO3.1</b>	<p>Development ensures that:</p> <ul style="list-style-type: none"> <li>(a) all lots are within 70m of a hydrant with reticulated water supply, fully installed in accordance with AS2419.1-2005 (Fire hydrant installations); or</li> <li>(b) where a reticulated water supply is not available, one tank within 100m of each Class 1, 2, 3 or 4 building has: <ul style="list-style-type: none"> <li>(i) a take off connection from the tank that is at a level that allows 20,000 litres to be dedicated for firefighting purposes;</li> <li>(ii) a hardstand area allowing heavy rigid fire appliance access within 6m of tank;</li> <li>(iii) fire brigade tank fittings (50mm ball valve &amp; male camlock coupling);</li> <li>(iv) above ground water</li> </ul> </li> </ul>

Performance Outcomes		Acceptable Outcomes	
			<p>pipes, where fittings are metal; and</p> <p>(v) if underground, the tank has an access hole of 200mm (minimum) to allow access for suction lines.</p> <p>Editor's Note - Plastic tanks are not recommended, however, if they are submerged, they may be acceptable.</p>
		<b>AO3.2</b>	The location of water supplies is readily identified from the street frontage with clear identification directing fire fighters to its access point.
		<b>AO3.3</b>	Mains gas supplies are protected in accordance with AS1596-2002 (The storage and handling of LP gas), the requirements of relevant authorities and metal piping is exclusively used.
		<b>AO3.4</b>	Bulk storage of hazardous materials, as defined in the <i>Work Health and Safety Act 2011</i> , does not occur in an identified Bushfire hazard area.
<b>PO4</b>	<p>Development for community infrastructure is located, designed and sited to:</p> <p>(a) function efficiently to protect the safety of people during and immediately after a bushfire event;</p> <p>(b) reduce the exposure of people and vulnerable populations at risk from a bushfire event; and</p> <p>(c) mitigate the impacts of a bushfire on the community and environment.</p>	<b>AO4.1</b>	Development of community infrastructure does not occur in a Bushfire hazard area.

**Table 8.2.4.3.2 Benchmarks for assessable development**

Performance Outcomes		Acceptable Outcomes	
<b>PO1</b>	People residing or working within the development area have relevant emergency management plans in place and ensure the safety of emergency management personal.	<b>AO1.1</b>	<p>Development allows for the safe operation of firefighting personal, by providing:</p> <p>(a) an area that is not exposed to radiant heat of more than 7kW/m<sup>2</sup> during the passing of a fire front; or</p> <p>(b) a Bushfire management plan is prepared in accordance with PSP SC6.5 (Natural hazards).</p>
<b>PO2</b>	Development provides for firefighting requirements, with safety considerations for other utilities, including electricity and	<b>AO2.1</b>	Electricity supplies and transmission poles in the area are protected and not vulnerable to bushfire events or associated



Performance Outcomes		Acceptable Outcomes	
	gas supplies.		activities (e.g. Falling trees).



## **8.2.5 Coastal environment overlay code**

### **8.2.5.1 Application**

This code applies to accepted and assessable development:

- (a) subject to the Coastal environment overlay map contained within Schedule 2 (Mapping); and
- (b) identified as requiring assessment against the Coastal environment overlay code by the tables of assessment in Part 5 (Tables of assessment).

### **8.2.5.2 Purpose and overall outcomes**

- (1) The purpose of the Coastal environment overlay code is to ensure that development is designed, constructed and operated to:
  - (a) protect, conserve, rehabilitate and manage the coast, including its resources and biological diversity;
  - (b) avoid the social, financial and environmental costs arising from the adverse impacts of coastal hazards, taking into account the predicted effects of climate change;
  - (c) preferentially use land on the coast for coastal-dependent development; and
  - (d) ensure development maintains the safety of people and property.
- (2) The purpose of the Coastal environment overlay code will be achieved through the following overall outcomes:
  - (a) wherever possible, development within a Coastal hazard area avoids:
    - (i) intensification of existing uses;
    - (ii) new permanent built structures; and
    - (iii) seaward extensions to existing built structures;
  - (b) development maintains and enhances natural processes, including those below tidal waters;
  - (c) development location, siting and design responds to the risk of storm tide and tidal inundation and minimises risk to personal safety and property;
  - (d) development supports, and does not compromise, the ability of the disaster management response or recovery capacity and capabilities;
  - (e) development provides for
    - (i) efficient evacuation and emergency services access during coastal hazard events; or
    - (ii) plans for the prospect and impact of isolation or hindered evacuation due to flooding from storm-tide and tidal inundation;

- (f) development ensures that urban services are designed, located and operated to minimise damage to property, disruption to building function and the recovery time after a storm-tide or tidal inundation event;
- (g) development does not cause or increase adverse impacts on other premises within the coastal environment from flooding and does not impede the ability of neighbouring sites to implement future coastal hazard mitigation measures;
- (h) development in areas subject to coastal hazards protects biodiversity, the loss of environmental networks and the scenic amenity of important coastal areas, landscapes and views;
- (i) development minimises the private use of land prone to permanent inundation;
- (j) development maintains public access to the coast;
- (k) development preserves opportunities for locating coastal-dependent land uses in areas adjoining tidal waters; and
- (l) development and infrastructure avoids or mitigates the impacts of predictable future coastal hazard due to increase in sea-level rise and cyclonic activity.

### 8.2.5.3 Assessment Criteria

**Table 8.2.5.3.1 Benchmarks for accepted and assessable development**

Performance Outcomes		Acceptable Outcomes	
PO1	Development involving a building is: (a) located and designed to ensure the safety of all persons and buildings from coastal hazards; and (b) located to minimise amenity impacts, disruptions to residents, recovery time, rebuilding and restoration costs after a coastal hazard event.	AO1.1	Development of a habitable building: (a) is not located on land identified in a Coastal hazard area; (b) ensures the finished floor level of a new building is located at a minimum 300mm above the defined storm tide event (DSTE) for all habitable rooms; or (c) is not less than the floor level of existing habitable room(s) where involving an extension for no greater than 75m <sup>2</sup> to an existing building.  Editor's Note – Refer to Council's detailed Coastal environment overlay map for further detail. Where no further information is provided by Council the applicant must source the information independently.
		AO1.2	Buildings are only located within a Coastal hazard area, if a registered professional engineer Queensland (RPEQ) certifies that the development is structurally designed to be able to resist hydrostatic and hydrodynamic loads associated with flooding up to and including the DSTE.  Editor's Note – if part of the site is outside the Coastal hazard overlay, this is the

Performance Outcomes		Acceptable Outcomes	
			preferred location for all buildings.
		<b>AO1.3</b>	Development on land identified within a Coastal hazard area ensures storage of hazardous materials is located above the DSTE.
<b>PO2</b>	Buildings are sited and designed to protect people and property from coastal hazards and avoid the need for additional coastal environment works.	<b>AO2.1</b>	Where adjacent to or fronting the coastline, all buildings are located: <ul style="list-style-type: none"> <li>(a) landward or equal to the seaward alignment of any buildings on neighbouring properties; or</li> <li>(b) where there are no neighbouring properties, at least 6m from the seaward property boundary of the site.</li> </ul>
<b>PO3</b>	Marina development provides facilities for the handling and disposal of ship-sourced pollutants.	<b>AO3.1</b>	Common user facilities for the handling and disposal of ship-sourced pollutants, including oil, garbage and sewage: <ul style="list-style-type: none"> <li>(a) are provided at a suitable location at the marina;</li> <li>(b) designed and operated to ensure the risk of spillage from operations is minimised;</li> <li>(c) provide appropriate equipment to contain and remove spillages, stored in a convenient position near the facility and available for immediate use; and</li> <li>(d) for boats visiting the marina are able to use the ship-sourced pollutants reception facilities.</li> </ul> <p>Editor's note: Refer to: Australian and New Zealand Environment and Conservation Council (ANZECC), 1997, Best Practice Guidelines for Waste Reception Facilities at Ports, Marinas and Boat Harbours in Australia and New Zealand.</p>
		<b>AO3.2</b>	Where practical, the marina pollutant reception facility is connected to sewerage or other waste reception infrastructure. <p>Editor's note: Reception facilities require compliance assessment under the Plumbing and Drainage Act 2002. The plumbing compliance assessment process will ensure that the proposed facilities address 'peak load'.</p>

**Table 8.2.5.3.2 Benchmarks for assessable development**

<b>Performance Outcomes</b>		<b>Acceptable Outcomes</b>	
<b>All development in Coastal hazard areas</b>			
<b>PO1</b>	Development: (a) maintains dune crest height; or (b) where a reduction in dune crest heights cannot be avoided, mitigates risk to development from wave overtopping and storm-tide inundation.	<b>AO1.1</b>	Development avoids, or where this is not feasible, minimises reductions in dune crest height.
<b>PO2</b>	Development maintains or enhances coastal ecosystems and natural features, such as mangroves and coastal wetlands, between development and tidal boulders, where they protect or buffer communities and infrastructure from sea level rise and coastal inundation impacts.	<b>AO2.1</b>	Development ensures that: (a) existing natural environmental features, such as mangroves and wetlands, are maintained as much as possible; or (b) where changes to these natural features cannot be avoided, alternate methods are used to mitigate risks to development from coastal hazards.
<b>PO3</b>	Development maintains or enhances the scenic amenity and natural character of the coastal landscape, views and vistas from the foreshore or significant viewpoints.	<b>AO3.1</b>	Development is located, scaled and designed to be sympathetic to the coastal scenic amenity: (a) maintaining or restoring vegetation buffers between development and coastal waters; or (b) where impacts on the coastal scenic amenity cannot be avoided, alternative methods are used to maintain the natural character of the coastal landscape.
<b>PO4</b>	Development avoids the release of hazardous materials into floodwaters.	<b>AO4.1</b>	Development ensures: (a) buildings used for the manufacture or storage of hazardous materials are designed to prevent the intrusion of waters from a DSTE; (b) the exposure of floodwaters to hazardous materials is prevented; and (c) emergency planning and contingency measures are appropriately developed and managed.
<b>PO5</b>	Development maintains the safety of people living and working on the premises from a DSTE.	<b>AO5.1</b>	Development ensures: (a) a safe refuge is available for people within the development site during a DSTE; or (b) that at least one evacuation route remains passable for emergency evacuations during a DSTE.

Performance Outcomes		Acceptable Outcomes	
			Note – This may be demonstrated by undertaking a Coastal hazard assessment report in accordance with PSP SC6.5 (Natural hazards).
<b>PO6</b>	Development does not negatively impact the flood characteristics of the DSTE outside of the subject site.	<b>AO6.1</b>	Buildings are only located within the Coastal hazard area if a registered professional engineer Queensland (RPEQ) certifies that the development does not change the flood characteristics of the DSTE outside the subject site.
<b>PO7</b>	Development supports, and does not unduly burden, disaster management response or recovery capacity and capabilities.	<b>AO7.1</b>	Development does not: <ul style="list-style-type: none"> <li>(a) increase the number of people calculated to be at risk from the coastal hazard event;</li> <li>(b) increase the number of people likely to need evacuation;</li> <li>(c) impact on the ability of traffic to use evacuation routes; or</li> <li>(d) unreasonably increase traffic volumes on evacuation routes.</li> </ul> <p>Note – This may be demonstrated by undertaking a Coastal hazard assessment report in accordance with PSP SC6.5 (Natural hazards).</p>
<b>Community infrastructure</b>			
<b>PO8</b>	Development involving community infrastructure remains functional to serve community needs during and immediately after a coastal hazard event.	<b>AO8.1</b>	Community infrastructure: <ul style="list-style-type: none"> <li>(a) is designed, sited and operated to avoid adverse impacts on the community facilities, access and egress routes and the environment;</li> <li>(b) retains essential site access during a coastal hazard event; and</li> <li>(c) is able to remain functional, even when other infrastructure or services may be compromised in a coastal hazard event.</li> </ul> <p>Note – This may be demonstrated by undertaking a Coastal hazard assessment report in accordance with PSP SC6.5 (Natural hazards).</p>
<b>Public access to the coast</b>			
<b>PO9</b>	Development ensures that there is no net loss of public access to the foreshore and, where practicable, provides enhanced opportunities for safe public access to the foreshore.	<b>AO9.1</b>	Development is located, designed and operated: <ul style="list-style-type: none"> <li>(a) in a manner that retains or enhances existing public access to and along the foreshore; or</li> <li>(b) where loss of public access to the foreshore cannot practicably be avoided, development provides the same or a greater amount of</li> </ul>

Performance Outcomes		Acceptable Outcomes	
			new public access opportunities in an alternative location.
<b>Maritime development and Maritime development areas</b>			
<b>PO10</b>	Except in limited circumstances, maritime development is located within a Maritime development area.	<b>AO10.1</b>	Maritime development: (a) is located within an identified Maritime development area; (b) demonstrates that the site is suitable for identification as a Maritime development area; or (c) is located outside a Maritime development area, if it is: (i) a minor marine development; (ii) dredging for navigation channels; or (iii) development in a port.
<b>PO11</b>	Development in a Maritime development area: (a) is predominantly for maritime development; and (b) ensures ancillary and subsidiary development is predominantly of a commercial or public nature.	<b>AO11.1</b>	Within the Maritime development area: (a) less than half of the non-tidal component of the development site is allocated for non-maritime development, not including Accommodation activities; and (b) less than a quarter of the non-tidal component of the development site is allocated for Accommodation activities.
<b>Coastal environment map 1 – Storm tide inundation (Overlay map - CP1 - 01:14)</b>			
<b>Where development is in an urban area</b>			
<b>PO12</b>	Except in limited circumstances, development is located outside a high hazard storm tide area.	<b>AO12.1</b>	Development is situated wholly outside of a high hazard storm tide area except where the development is: (a) temporary and /or relocatable development; or (b) coastal-dependent development; or (c) located within a Maritime development area; or (d) does not result in an increase of development intensity on the site.
<b>PO13</b>	Development that is subject to a medium hazard storm tide area is located, designed, constructed and operated to avoid adverse coastal hazard impacts, including impacts on the development's ongoing operation.	<b>AO13.1</b>	Development within an urban area is located outside a medium hazard storm tide area unless: (a) it does not result in an increase in the intensity of development on the site; (b) involving redevelopment that intensifies the use of a site, if the development mitigates any increase in risk to people and property from inundation impacts; or

Performance Outcomes		Acceptable Outcomes	
			<p>(c) a Coastal hazard assessment report demonstrates that the development avoids any increase in risk to people or property from coastal hazard impacts.</p> <p>Note – This may be demonstrated by undertaking a Coastal hazard assessment report in accordance with PSP SC6.5 (Natural hazards).</p>
<b>Where development is in a non-urban area</b>			
<b>PO14</b>	Except in limited circumstances, development does not occur within a non-urban area that is subject to storm tide hazard.	<b>AO14.1</b>	<p>Development within a non-urban area that is subject to storm tide hazard is:</p> <p>(a) located within a Maritime development area; or</p> <p>(b) for tourist attractions and tourist accommodation, the development:</p> <p>(i) locates Accommodation activities outside the high hazard storm tide area; or</p> <p>(ii) is located, designed, constructed and operated to avoid adverse storm tide hazard impacts, including impacts on the development's ongoing operation, as demonstrated by a Coastal hazard assessment report prepared to support the development proposal.</p> <p>Note – This may be demonstrated by undertaking a Coastal hazard assessment report in accordance with PSP SC6.5 (Natural hazards).</p>
<b>Coastal environment map 2 – Erosion prone areas and permanent inundation (Overlay map - CP2 - 01:14)</b>			
<b>PO15</b>	Except in limited circumstances, development is located outside of an Erosion prone or Permanent inundation area.	<b>AO15.1</b>	<p>Development is situated wholly outside of an Erosion prone or Permanent inundation area, except where the development is:</p> <p>(a) temporary and/or relocatable development;</p> <p>(b) located within a Maritime development area; or</p> <p>(c) redevelopment that intensifies the use of a site in an urban area, if the development mitigates any increase in risk to people and property from adverse coastal erosion impacts.</p>
		<b>AO15.2</b>	Development is situated wholly

Performance Outcomes		Acceptable Outcomes	
			<p>outside of an Erosion prone or Permanent inundation area except where:</p> <ul style="list-style-type: none"> <li>(a) community infrastructure; or</li> <li>(b) able to be abandoned; and</li> <li>(c) demonstrates that: <ul style="list-style-type: none"> <li>(i) it is not feasible to locate the development outside an Erosion prone or Permanent inundation area;</li> <li>(ii) buildings and structures are located landward of alignment of adjacent habitable buildings; or</li> <li>(iii) where it is demonstrated that item (ii) is not reasonable, buildings and structures are located as far landward as practicable.</li> </ul> </li> </ul>
<b>PO16</b>	Redevelopment occurring within an Erosion prone or Permanent inundation area mitigates any increase in risk to people and property from adverse coastal erosion or permanent inundation impacts.	<b>AO16.1</b>	<p>Redevelopment relocates buildings and structures:</p> <ul style="list-style-type: none"> <li>(a) outside of an Erosion prone or Permanent inundation area; or</li> <li>(b) relocates buildings and structures landward of the alignment of adjacent habitable buildings; or</li> <li>(c) where it is demonstrated that item (b) is not reasonable, buildings and structures are located as far landward as practicable; and</li> <li>(d) provides sufficient space seaward of the development within the premises to allow for the construction of erosion control structures, such as a sea wall.</li> </ul>
		<b>AO16.2</b>	<p>Redevelopment in an Erosion prone or Permanent inundation area that results in an intensification of a use, mitigates the coastal erosion or permanent inundation threat to the development, having regard to the:</p> <ul style="list-style-type: none"> <li>(a) layout of the development, minimising the footprint of the development within the Erosion prone or Permanent inundation area and locating the development as far landward as possible;</li> <li>(b) ability of buildings or structures to be decommissioned,</li> </ul>



Performance Outcomes		Acceptable Outcomes	
			<p>disassembled or relocated either on the site or to another site;</p> <p>(c) use of appropriate foundations for the building or structure; and</p> <p>(d) installation and maintenance of site erosion control structures.</p> <p>Note – This may be demonstrated by undertaking a Coastal hazard assessment report in accordance with PSP SC6.5 (Natural hazards).</p>
<b>PO17</b>	Coastal-dependent development or development within a Maritime development area mitigates any increase in risk to people and property from the impacts of Storm tide inundation, Erosion prone and Permanent inundation areas.	<b>AO17.1</b>	Coastal-dependent development: <ul style="list-style-type: none"> <li>(a) installs and maintains coastal environment works to mitigate adverse impacts to people and property from coastal erosion or permanent inundation; or</li> <li>(b) locates, designs and constructs buildings or structures to withstand coastal erosion or permanent inundation impacts.</li> </ul>
		<b>AO17.2</b>	Development within Maritime development area that is not coastal-dependent development: <ul style="list-style-type: none"> <li>(a) is located outside an Erosion prone or Permanent inundation area; or</li> <li>(b) installs and maintains coastal environment works to mitigate adverse impacts to people and property from coastal erosion or permanent inundation at the location.</li> </ul>

## 8.2.6 Environmental significance overlay code

### 8.2.6.1 Application

This code applies to accepted and assessable development:

- (a) subject to the Environmental significance overlay map contained within Schedule 2 (Mapping); and
- (b) identified as requiring assessment against the Environmental significance overlay code by the tables of assessment in Part 5 (Tables of assessment).

### 8.2.6.2 Purpose and overall outcomes

- (1) The purpose of the Environmental significance overlay code is to ensure that:
  - (a) matters of environmental significance are protected; and
  - (b) ecological connectivity and habitat extent are maintained or enhanced.
- (2) The purpose of the Environmental significance overlay code will be achieved through the following overall outcomes:
  - (a) matters of environmental significance are valued and protected;
  - (b) the health and resilience of biodiversity is maintained or enhanced to support ecological integrity;
  - (c) development conserves and enhances biodiversity values and associated ecosystem services in the Region;
  - (d) development protects and establishes appropriate buffers to native vegetation and significant fauna habitat;
  - (e) development protects known populations and supporting habitat of:
    - (i) matters of National environmental significance, as listed in the *Environment Protection and Biodiversity Conservation Act 1999*;
    - (ii) endangered, vulnerable and near threatened flora and fauna species, as listed in the *Nature Conservation Act 1992*; and
    - (iii) regulated vegetation protected under the *Vegetation Management Act 1999*;
  - (f) development is located, designed and managed to avoid or mitigate adverse direct or indirect impacts on ecological systems and processes; and
  - (g) development ensures that viable connectivity is maintained or enhanced between matters of environmental significance and biodiversity values.

### 8.2.6.3 Assessment benchmarks

**Table 8.2.6.3.1 Benchmarks for accepted and assessable development**

Performance Outcomes		Acceptable Outcomes	
<b>All development</b>			
<b>PO1</b>	Development avoids significant impacts on matters of	<b>AO1.1</b>	Development: (a) does not result in a significant

Performance Outcomes		Acceptable Outcomes	
	environmental significance.		<p>impact on identified environmental values; or</p> <p>(b) is located, designed and operated to avoid or mitigate significant impacts on the identified environmental values.</p> <p>Note – This may be demonstrated by preparing an Ecological assessment report in accordance with PSP SC6.2 (Environmental features).</p>
<b>PO2</b>	Development avoids significant impacts on areas designated as a Protected or Legally secured offset areas.	<b>AO2.1</b>	<p>Development is wholly situated outside of an area designated as a Protected or Legally secured offset areas.</p> <p>Editor's Note – For guidance of offset areas refer to the <i>Environmental Offsets Act 2014</i>.</p>
<b>PO3</b>	Development does not result in the short or long-term degradation of ecological values of Protected areas due to edge effects.	<b>AO3.1</b>	<p>Development provides for buffer(s) of:</p> <p>(a) not less than 25m width, between the development and Protected areas; or</p> <p>(b) dimensions and characteristics that protect the long-term viability of matters of environmental significance located on and/or adjacent to the site.</p> <p>Note – This may be demonstrated by preparing an Ecological assessment report in accordance with PSP SC6.2 (Environmental features).</p>
<b>PO4</b>	Development protects and enhances ecological connectivity and/or habitat extent.	<b>AO4.1</b>	<p>Development retains vegetation in areas large enough to maintain ecological values, functions and processes.</p> <p>Note – This may be demonstrated by preparing an Ecological assessment report in accordance with PSP SC6.2 (Environmental features).</p>
<b>Where development is within an urban area</b>			
<b>PO5</b>	Development does not result in the short or long-term degradation of ecological values of Wildlife habitat and Regulated vegetation areas due to edge effects.	<b>AO5.1</b>	<p>Development provides for a buffer(s):</p> <p>(a) along the boundary adjoining Wildlife habitat and Regulated vegetation areas; or</p> <p>(b) of dimensions and characteristics that protect the long-term viability of the matters of environmental significance located on and/or adjacent to the site.</p> <p>Note – This may be demonstrated by preparing an Ecological assessment report in accordance with PSP SC6.2 (Environmental features).</p>

Performance Outcomes		Acceptable Outcomes	
Where development is within a non-urban area			
<b>PO6</b>	Development avoids significant impacts on Wildlife habitat and Regulated vegetation areas.	<b>AO6.1</b>	Development is: (a) wholly situated outside of a Wildlife habitat and Regulated vegetation area; and (b) setback 25m or 1.5 times the height of the vegetation, whichever is the greater.
<b>PO7</b>	Development provides for the long-term management and maintenance of the stream protection zone.	<b>AO7.1</b>	The stream protection zone is protected through a covenant for environmental purposes.
<b>PO8</b>	Development of premises adjoining or containing Regulated vegetation intersecting a watercourse must not adversely affect the integrity of the riparian corridor.	<b>AO8.1</b>	Proposed roads and vehicle crossings must not be located within areas designated as Regulated vegetation intersecting a watercourse.
		<b>AO8.2</b>	Development: (a) maintains hydrological processes and the physical integrity of watercourses, lakes and springs; (b) ensures that impacts from works on the long-term sustainable use of the watercourse or lake or spring are avoided; and (c) the stability of beds and banks of watercourses and the condition and natural functions of water bodies is maintained.

## 8.2.7 Extractive resources overlay code

### 8.2.7.1 Application

This code applies to accepted and assessable development:

- (a) subject to the Extractive resources overlay map contained within Schedule 2 (Mapping); and
- (b) identified as requiring assessment against the Extractive resources overlay code by the tables of assessment in Part 5 (Tables of assessment).

### 8.2.7.2 Purpose and overall outcomes


- (1) The purpose of the Extractive resources overlay code is to protect and maintain the sustainable and viable use of extractive resources within the Region by preventing incompatible development and land uses from encroaching on the extractive resource/processing areas, the associated separation areas and transport routes.
- (2) The purpose of the Extractive resources overlay code will be achieved through the following overall outcomes:
  - (a) development occurring within, or adjacent to, extractive resource areas does not adversely affect or impair the ability of existing or future extractive industries to viably win the resource;
  - (b) development occurring within, or adjacent to, transport routes for extractive resources does not constrain, or otherwise conflict with, the ongoing safe and efficient transportation of the extractive resource; and
  - (c) the potential negative impacts of extractive industries on sensitive uses within, or adjacent to, extractive resource areas and associated transport routes is mitigated to maintain high levels of safety and amenity.

### 8.2.7.3 Assessment benchmarks

**Table 8.2.7.3.1 Benchmarks for accepted and assessable development**

Performance Outcome		Acceptable Outcome	
<b>Development within a Local resource or Key resource area (KRA) resource/processing area</b>			
<b>PO1</b>	Development does not constrain, prevent or otherwise interfere with the current or future viability of the winning, or processing of, extractive resources.	<b>AO1.1</b>	Development is limited to: <ul style="list-style-type: none"> <li>(a) extractive industry uses;</li> <li>(b) uses that are directly associated with an extractive industry; or</li> <li>(c) temporary or non-intensive development that is compatible with future extractive industry operations, for example forestry for wood production.</li> </ul>
<b>Development within a KRA separation area</b>			
<b>PO2</b>	Development does not materially increase the number of people living within a KRA separation area.	<b>AO2.1</b>	Development does not result in an increase in residential density.
		<b>AO2.2</b>	Reconfiguring a lot: <ul style="list-style-type: none"> <li>(a) does not result in the creation of additional lots used, or capable of being used, for</li> </ul>

Performance Outcome		Acceptable Outcome	
			Accommodation activities; and (b) where realigning boundaries, does not worsen the existing situation with respect to the distance between available house sites and the resource processing area.
<b>PO3</b>	Development minimises the potential adverse impacts, including noise, dust, vibration and blasting, from existing or future extractive industry operations upon people working or congregating within a KRA separation area, given the proposed development's location.	<b>AO3.1</b>	Development ensures that: (a) the number of people working or congregating is not increased; (b) it is compatible with the potential adverse impacts arising from existing or future extractive industry operations; or (c) incorporates design, orientation and construction measures that mitigate the potential adverse effects from existing or future extractive industry operations to acceptable levels.  Note — In order to demonstrate compliance with AO3 applicant should demonstrate the regulations of Environmental Protection Act and relevant policies (i.e. EPP Noise) can be achieved.
<b>PO4</b>	Extractive industry development maintains the function and integrity of a KRA separation area as an efficient and effective buffer between extractive/processing operations and incompatible uses beyond the separation area.	<b>AO4.1</b>	Development for an extractive industry use is not located within a KRA separation area.
<b>Development within a Transport route or Transport route separation area</b>			
<b>PO5</b>	Development does not materially increase the number of people living within a Transport route separation area.	<b>AO5.1</b>	Development does not result in an increase in residential density.
<b>PO6</b>	Development involving a sensitive use, other than for an Accommodation activity, maintains an acceptable level of amenity.	<b>AO6.1</b>	Development involving a sensitive use, other than an Accommodation activity, ensures an acceptable level of amenity by incorporating mitigation measures, such as landscape buffer strips and maintaining adequate separation distances.
<b>PO7</b>	Development does not adversely affect the safe and efficient movement and operation of vehicles transporting extractive materials along a Transport route.	<b>AO7.1</b>	Development ensures that: (a) the number of premises with access points to an identified Transport route is not increased; or (b) access points are designed to avoid adversely affecting the safe and efficient operation of vehicles transporting extractive materials along a



Performance Outcome		Acceptable Outcome	
			Transport route.

## 8.2.8 Flood hazard overlay code

### 8.2.8.1 Application

This code applies to accepted and assessable development that is:

- (a) subject to the Flood hazard overlay maps contained within Schedule 2 (Mapping); and
- (b) identified as requiring assessment against the Flood hazard overlay code by the tables of assessment in Part 5 (Tables of assessment).

Note – Where flood hazard is mapped from more than one flood source for a single property, or is also identified in the Coastal hazard overlay map, the assessment benchmark that provides the highest level of protection from any source of flooding applies.

### 8.2.8.2 Purpose and overall outcomes

- (1) The purpose of the Flood hazard overlay code is to:
  - (a) provide for the assessment of the suitability of development in the Flood hazard overlay area, to ensure that risk to life, property, community, economic activity and the environment during flood events is minimised; and
  - (b) ensure that development does not increase the potential for flood damage on-site or to other property, both upstream and downstream.
- (2) The purpose of the Flood hazard overlay code will be achieved by the following outcomes:
  - (a) floodplains and the flood conveyance capacity of waterways are protected;
  - (b) incompatible uses are not located in areas susceptible to flood hazard;
  - (c) development location, siting, layout, and access responds to the risk of the flooding and minimises risk to personal safety and property;
  - (d) development supports and does not compromise the ability of the disaster management response or recovery capacity and capabilities;
  - (e) development provides for:
    - i. efficient evacuation and emergency services access during flooding events; or
    - ii. otherwise plans for the prospect and impact of isolation or hindered evacuation during flooding;
  - (f) development directly, indirectly and cumulatively avoids an unacceptable increase in severity of the flood event and does not materially increase the extent or impact of the flood event on the site or to other properties;
  - (g) development ensures that urban services are designed, located and operated to minimise damage to property, disruption to building function and recovery time after a flood event;
  - (h) natural processes and the protective function of landforms and/or vegetation are maintained where possible in Flood hazard areas;



- (i) where practical, community infrastructure is located and designed to function effectively during, and immediately after, flood events; and
- (j) development for new premises mitigates the impacts of predictable future flood hazards.

### 8.2.8.3 Assessment benchmarks

**Table 8.2.8.3.1 Benchmarks for accepted and assessable development**

Performance Outcomes		Acceptable Outcomes	
<b>PO1</b>	Development involving any habitable and non-habitable part of the building is: (a) located and designed to ensure the safety of all persons and buildings from flood hazards; and (b) located to minimise amenity impacts, disruptions to residents, recovery time, rebuilding and restoration costs after a flood event.	<b>AO1.1</b>	Development of a habitable building: (a) is not located on land in a Flood hazard area; (b) ensures the finished floor level of a new building is located at a minimum 300mm above the defined flood level (DFL) for all habitable rooms; or (c) is not less than the floor level of existing habitable room(s) where involving an extension for no greater than 75m <sup>2</sup> to an existing building.  Editor's Note – Refer to Council's Flood hazard map on the website for further detail. The maps do not provide information about the depth or speed of flood water. Information on potential depth levels for a property can be found by contacting Council.
		<b>AO1.2</b>	Buildings are only located within the Flood hazard area, if a registered professional engineer Queensland (RPEQ) certifies that the development is structurally designed to be able to resist hydrostatic and hydrodynamic loads associated with flooding up to and including the DFL.  Editor's Note – If part of the site is outside the Flood hazard overlay area, this is the preferred location for all buildings.
		<b>AO1.3</b>	Development within a Flood hazard area ensures storage of hazardous materials are located above the DFL.
<b>PO2</b>	Development directly, indirectly and cumulatively avoids any increase in water flow velocity or flood level, and does not increase the potential for flood damage either on site or on other properties.  Note – Where assessable development PO2 may be achieved by demonstrating that development will not:	<b>AO2.1</b>	Buildings and infrastructure in non-urban areas are set back 50m from natural riparian corridors to maintain their natural function of reducing velocity of flood waters.
		<b>AO2.2</b>	Development does not involve a net increase in filling greater than 50m <sup>3</sup> in urban areas or 500m <sup>3</sup> in non-urban areas within a Flood hazard area.

Performance Outcomes		Acceptable Outcomes	
	<p>(a) result in any reductions of on-site flood storage capacity and contain within the subject site any changes to depth/duration/velocity of flood waters;</p> <p>(b) change flood characteristics outside the subject site in ways that result in:</p> <p>(i) loss of flood storage;</p> <p>(ii) loss of/changes to flow paths; or</p> <p>(iii) acceleration or retardation of flows; or</p> <p>(c) increase stormwater ponding on sites upstream, downstream or in the general vicinity of the subject site.</p>		<p>Editor's Note – Berms/mounds are considered to be an undesirable built form outcome and are not supported.</p>
		<b>AO2.3</b>	<p>The design and layout of buildings within a Flood hazard area provides:</p> <p>(a) non-habitable uses at ground level; and</p> <p>(b) allows for the flow through of flood water below the DFL.</p> <p>Editor's Note - The highset 'Queenslander' style house is a resilient low-density housing solution in floodplain areas. Higher density residential development should ensure only non-habitable rooms, such as garages and laundries, are located on the ground floor.</p> <p>Businesses should ensure that they have the necessary continuity plans in place to account for the potential need to relocate property prior to a flood event, for example allow enough time to transfer stock to the upstairs level of a building or off site.</p> <p>The relevant building assessment provisions under the <i>Building Act 1975</i> apply to all building work within the Flood hazard area and need to take account of the flood potential within the area.</p>

**Table 8.2.8.3.2 Benchmarks for assessable development**

Performance Outcomes		Acceptable Outcomes	
<b>All development</b>			
<b>PO1</b>	Development avoids the release of hazardous materials into flood waters.	<b>AO1.1</b>	Development within a Flood hazard area ensures:
			<p>(a) buildings used for the manufacture or storage of hazardous materials are designed to prevent the intrusion of waters from a DFE; and</p> <p>(b) exposure to hazardous materials and emergency planning and contingency measures are appropriately managed.</p>
<b>PO2</b>	Development does not materially increase the number of people at risk of flood hazard.	<b>AO1.2</b>	For Reconfiguring a lot, additional lots are:
			<p>(a) not located in a Flood hazard area; or</p> <p>(b) demonstrated to be above the DFL identified for the site.</p>
<b>PO3</b>	The development supports, and does not unduly burden, disaster management response or recovery capacity and capabilities.	<b>AO2.1</b>	Development does not:
			<p>(a) increase the number of people calculated to be at risk from flooding;</p> <p>(b) increase the number of people likely to need evacuation;</p> <p>(c) shorten flood warning times;</p>

Performance Outcomes		Acceptable Outcomes	
			(d) impact on the ability of traffic to use evacuation routes; or (e) unreasonably increase traffic volumes on evacuation routes.  Note – This may be demonstrated by preparing a Flood hazard assessment report in accordance with PSP SC6.5 (Natural hazards).
<b>PO4</b>	Development involving any habitable and non-habitable part of the building is: (a) located and designed to ensure the safety of all persons and buildings from flood hazard; (b) located to minimise amenity impacts, disruptions to residents, recovery time, rebuilding and restoration costs after a flood event; and (c) compatible with the level of risk associated with the flood hazard.	<b>AO3.1</b>	Development of the following uses is not to occur on land inundated by the DFL: (a) residential care facility; (b) retirement facility; (c) community care centre; or (d) child care centre.
Community infrastructure			
<b>PO5</b>	Development involving community infrastructure remains functional to serve community need during and immediately after a flood event.	<b>AO4.1</b>	Community infrastructure is: (a) provided with the level of flood immunity set out in Table 8.2.8.3.3 (Flood immunity for community infrastructure and services); (b) designed, sited and operated to avoid adverse impacts on the community or the environment due to the impacts of flooding on infrastructure, facilities or access and egress routes; (c) retains essential site access during a flood event; and (d) able to remain functional even when other infrastructure or services may be compromised in a flood event.  Note – This may be demonstrated by preparing a Flood hazard assessment report in accordance with PSP SC6.5 (Natural hazards).

**Table 8.2.8.3.3 Flood immunity for community infrastructure and services**

Development	Level of immunity Annual exceedance probability (AEP)
Development involving: (a) emergency services; (b) hospitals and associated facilities; and (c) major electricity infrastructure.	0.2% AEP flood event

Development	Level of immunity Annual exceedance probability (AEP)
Development involving: <ul style="list-style-type: none"> <li>(a) emergency/evacuation shelters;</li> <li>(b) the storage of valuable records or items of historic/cultural significance (e.g. libraries, galleries);</li> <li>(c) telecommunication facilities;</li> <li>(d) substations;</li> <li>(e) water treatment plants;</li> <li>(f) regional fuel storage;</li> <li>(g) food storage warehouses; and</li> <li>(h) retirement facilities and residential care facilities.</li> </ul>	0.5% AEP flood event
Sewerage treatment plants (requiring licensing as an environmentally relevant activity).	1% AEP flood event

## 8.2.9 Heritage overlay code

Editor's Note – This code does not apply to indigenous cultural heritage which is protected under the *Aboriginal Cultural Heritage Act 2003*. In accordance with this legislation, a person who carries out an activity must take all reasonable and practical measures to ensure the activity does not harm Aboriginal cultural heritage ("the cultural heritage duty of care").

### 8.2.9.1 Application

This code applies to accepted and assessable development:

- (a) subject to the Heritage overlay map contained within Schedule 2 (Mapping); and
- (b) identified as requiring assessment against the Heritage overlay code by the tables of assessment in Part 5 (Tables of assessment).

### 8.2.9.2 Purpose and overall outcomes

- (1) The purpose of the Heritage overlay code is to ensure development on a Heritage place is compatible with the cultural heritage significance of the place outlined in the place card.

Editor's Note – Heritage place cards are identified and explained on the Whitsunday Regional Council website.

- (2) The purpose of the Heritage overlay code will be achieved through the following overall outcomes:
  - (a) the cultural heritage significance of the Heritage place is conserved;
  - (b) development of the Heritage place is compatible with the cultural heritage significance of the place by:
    - (i) preventing the demolition or removal of Heritage places, unless there is no prudent and feasible alternative to its demolition or removal; and
    - (ii) maintaining or encouraging, as far as practical, the appropriate use, or adaptive re-use of Heritage places;
    - (iii) protecting, as far as practical, the materials and setting of the Heritage place;
    - (iv) ensuring, as far as practical, development on a Heritage place is compatible with the cultural heritage significance of the place; and
  - (c) development is compatible with the conservation and management of the cultural heritage significance of the Heritage place.

### 8.2.9.3 Assessment benchmarks

**Table 8.2.9.3.1 Benchmarks for accepted and assessable development**

Performance Outcomes		Acceptable Outcomes	
<b>PO1</b>	Development of the Heritage place is: <ul style="list-style-type: none"> <li>(a) subservient to the features and values of the Heritage place; and</li> <li>(b) compatible with the conservation and</li> </ul>	<b>AO1.1</b>	Development: <ul style="list-style-type: none"> <li>(a) does not alter, remove or conceal significant attributes of the Heritage place; or</li> <li>(b) is minor and necessary to maintain a significant use for the Heritage place.</li> </ul>

Performance Outcomes		Acceptable Outcomes	
	management of the cultural heritage significance of the Heritage place.	<b>AO1.2</b>	Development of the Heritage place is undertaken with reference to the ICOMOS Charter for the conservation of places of cultural heritage ( <i>Burra Charter 2013</i> ).  Note – This may be demonstrated by undertaking a Heritage impact assessment report in accordance with PSP SC6.3 (Heritage).
<b>PO2</b>	The Heritage place or part of the Heritage place may not be demolished and/or removed unless it can be demonstrated that: (a) there is no prudent or feasible alternative; or (b) the Heritage place, or part of the Heritage place is not of local cultural heritage significance.	<b>AO2.1</b>	Prior to the demolishing or removal of a Heritage place, it must be demonstrated that: (a) beyond reasonable doubt there is no prudent or feasible alternative to the demolition, or removal, of part or all of the Heritage place. The proposal must be supported by a report from an appropriate expert; and (b) where the Heritage place or part of the Heritage place is to be demolished or removed, a Heritage management plan outlining the removal/demolition process must be developed by an appropriate expert having regard for the <i>Burra Charter 2013</i> .  Note – This may be demonstrated by undertaking a Heritage management plan in accordance with PSP SC6.3 (Heritage).
<b>PO3</b>	Changes to a Heritage place are appropriately managed and documented on the place card of the Heritage place.	<b>AO3.1</b>	Development is compatible with a Conservation management plan prepared in accordance with the Australian ICOMOS Charter for places of cultural significance ( <i>Burra Charter 2013</i> ).
		<b>AO3.2</b>	Any development is appropriately documented on the place card of the Heritage place.
<b>PO4</b>	The identified archaeological significance or potential archaeological significance of the Heritage place is conserved.	<b>AO4.1</b>	Where a ground breaking activity is required within the boundary of the Heritage place that has been identified as an archaeological place, a suitably qualified and experienced archaeologist must be appointed to assess the impact of the ground breaking activity on any identified and/or potential archaeological artefacts and features. The archaeologist must develop and, where required by Council, oversee the implementation of an Archaeological management plan

Performance Outcomes		Acceptable Outcomes	
			<p>that outlines how the project will manage impacts to the archaeological significance and potential of the place.</p> <p>Note – This may be demonstrated by undertaking an Archaeological management plan in accordance with PSP SC6.3 (Heritage).</p>

## **8.2.10 Infrastructure overlay code**

### **8.2.10.1 Application**

This code applies to accepted and assessable development:

- (a) subject to the Infrastructure overlay shown on the overlay maps contained within Schedule 2 (Mapping); and
- (b) identified as requiring assessment against the Infrastructure overlay code by the tables of assessment in Part 5 (Tables of assessment).

### **8.2.10.2 Purpose and overall outcomes**

- (1) The purpose of the Infrastructure overlay code is to ensure that development is compatible with, and does not adversely affect the viability, integrity, operation and maintenance of the following existing and planned infrastructure and facilities with the Whitsunday region:
  - (a) major roads (State controlled roads);
  - (b) railways;
  - (c) major electricity infrastructure;
  - (d) substations;
  - (e) bulk water supply infrastructure;
  - (f) gas pipelines;
  - (g) strategic ports;
  - (h) public passenger transport facilities;
  - (i) wastewater treatment facilities; and
  - (j) waste management facilities.
- (2) The purpose of the Infrastructure overlay code will be achieved through the following overall outcomes:
  - (a) existing and planned infrastructure facilities, networks and corridors are protected from incompatible development;
  - (b) development in proximity to existing and planned infrastructure facilities, networks and corridors is appropriately located, designed, constructed and operated to:
    - (i) avoid compromising the integrity, operational efficiency and maintenance of infrastructure and facilities; and
    - (ii) protect the amenity, health and safety of people and property.



### 8.2.10.3 Assessment benchmarks

**Table 8.2.10.3.1 Benchmarks for accepted and assessable development**

Performance Outcomes		Acceptable Outcomes	
<b>Infrastructure Map 1 – Transport infrastructure (Overlay map - INF1 - 01:29)</b>			
<b>Road noise corridor and Railway buffers</b>			
<b>PO1</b>	Sensitive uses are located, designed and constructed to ensure that noise emissions from major road corridors and railway corridors do not adversely affect: (a) the development's primary function; or (b) the wellbeing of occupants including their ability to sleep, work or otherwise undertake quiet enjoyment without unreasonable interference from road traffic or railway noise.	<b>AO1.1</b>	Development of sensitive uses: (a) does not occur within a Railway buffer; or (b) where within a Railway buffer complies with the acoustic noise quality objectives specified in Environmental Protection (Noise) Policy 2008.
		<b>AO1.2</b>	Development of sensitive uses located within a Road noise corridor, are sited and designed to comply with the QDC MP4.4 (Buildings in a transport noise corridor).
<b>PO2</b>	Development within a Road noise corridor or Railway buffer does not adversely impact on the associated infrastructure.	<b>AO2.1</b>	Development within a Road noise corridor or Railway buffer maintains and, where practicable, enhances the safety, efficiency and effectiveness of the infrastructure.
<b>Strategic port areas and buffers</b>			
<b>PO3</b>	Development within a Strategic port area or buffer does not interfere with an aid to navigation or associated signals.	<b>AO3.1</b>	Development does not result in significant electrical or electro-magnetic emissions which may impede the operation of aids to navigation.
		<b>AO3.2</b>	All lights on or above the development site: (a) are shielded to prevent glare or reflection; (b) do not include flood lights; (c) do not involve flashing or flickering lights which may be confused with aids to navigation; and (d) are not coloured lights such as green, blue or red lights which may be confused with aids to navigation.
		<b>AO3.3</b>	Lighting complies with AS 4282-1997(Control of the obtrusive effects of outdoor lighting).
<b>Public passenger transport facilities and buffers</b>			
<b>PO4</b>	Development supports a road hierarchy which facilitates efficient, safe and accessible bus services connecting to existing and future Public passenger transport facilities.	<b>AO4.1</b>	Roads catering for buses are major collector, arterial or sub-arterial roads or their equivalent.
		<b>AO4.2</b>	Roads catering for buses provide convenient connections to existing and future Public passenger transport facilities.

Performance Outcomes		Acceptable Outcomes	
		<b>AO4.3</b>	Development on bus routes does not impact bus stop infrastructure or the efficient running of bus services.
		<b>AO4.4</b>	Roads catering for buses are designed and constructed in accordance with Part 2 of the Transport Planning and Coordination Regulation 2005 (Code for IDAS).
<b>PO5</b>	Development enhances connectivity between existing and future Public passenger transport facilities and other transport modes.	<b>AO5.1</b>	The road network supports modal interchange by integrating with existing and future Public passenger transport facilities.
		<b>AO5.2</b>	Development provides direct linkages for passengers between existing and future Public passenger transport facilities and other transport modes.
		<b>AO5.3</b>	Development provides way-finding information for existing Public passenger transport facilities and interconnecting transport modes.
<b>PO6</b>	Development optimises the walkable catchment to existing and future Public passenger transport facilities.	<b>AO6.1</b>	Development connects to an existing or planned pedestrian/cycle network that links to existing and future Public passenger transport facilities.
		<b>AO6.2</b>	Development provides convenient through-site connections for pedestrians and cyclists to existing and future Public passenger transport facilities.
<b>PO7</b>	Development provides direct and safe access to and use of Public passenger transport facilities.	<b>AO7.1</b>	Through-site pathway connections to Public passenger transport facilities are provided in accordance with Part 6A of Austroads guide to road design (Pedestrian and cyclist paths).
		<b>AO7.2</b>	Pathway connections are available at all times.
		<b>AO7.3</b>	Direct and legible pedestrian and cycle paths and crossings provide connections to existing and future Public passenger transport facilities.
		<b>AO7.4</b>	Development incorporates landscaping, boundary treatments and lighting that enhances the safety of pedestrians and cyclists accessing Public passenger transport facilities by providing for casual surveillance.

Performance Outcomes		Acceptable Outcomes	
		<b>AO7.5</b>	Development of Business activities provides active frontages oriented towards Public passenger transport facilities.
		<b>AO7.6</b>	Accommodation activities address street frontages and provide casual surveillance of Public passenger transport facilities.
<b>Infrastructure Map 2 – Utility infrastructure (Overlay map - INF2 - 01:29)</b>			
<b>Major electricity infrastructure and substation buffers</b>			
<b>PO8</b>	Development involving a sensitive use is sufficiently separated from major electricity infrastructure or substations to minimise the likelihood of nuisance or complaint.	<b>AO8.1</b>	Sensitive uses maintain the following separation distances from the substation or easement for major electricity infrastructure: (a) 20m for transmission lines up to 132kV; (b) 30m for transmission lines between 133kV and 275kV; and (c) 40m for transmission lines exceeding 275kV.
<b>PO9</b>	Major electricity infrastructure on private land is included in an easement.	<b>AO9.1</b>	Existing infrastructure easements are maintained and where none currently exist, new easements are created which are sufficient for electricity provider's requirements.
<b>Bulk water supply pipelines and buffers</b>			
<b>PO10</b>	Development within a water supply infrastructure buffer: (a) is located, designed and constructed to protect the integrity of the water supply pipeline; and (b) maintains adequate access for any required maintenance or upgrading work to the water supply pipeline.	<b>AO10.1</b>	Buildings and structures are setback a minimum of 20m from a water supply pipeline.
<b>PO11</b>	Development is located and designed to maintain required access to water supply infrastructure.	<b>AO11.1</b>	Development does not restrict access to bulk water supply infrastructure of any type or size, having regard to: (a) buildings or structures; (b) gates and fences; (c) storage of equipment or materials; and (d) landscaping, earthworks, stormwater or other infrastructure.
<b>Petroleum pipeline buffers</b>			
<b>PO12</b>	Development within a Petroleum pipeline buffer reduces the risk of harm to sensitive uses, people and property.	<b>AO12.1</b>	Development within a Petroleum pipeline buffer provides and maintains adequate separation between the use or works and a Petroleum pipeline corridor so as to minimise risk of harm to

Performance Outcomes		Acceptable Outcomes	
			sensitive uses, people and property.
<b>PO13</b>	Development and works within a Petroleum pipeline buffer does not adversely impact on associated infrastructure.	<b>AO13.1</b>	Uses and works within a Petroleum pipeline buffer are constructed and operated to avoid: <ul style="list-style-type: none"> <li>(a) compromising the viability of the Petroleum pipeline corridor; or</li> <li>(b) damaging or adversely affecting the existing or future operation of major petroleum pipelines and the supply of petroleum.</li> </ul>
<b>Waste water treatment facilities and buffers</b>			
<b>PO14</b>	Accommodation activities and other sensitive uses are not adversely affected by odour emissions from existing or planned Waste water treatment facilities.	<b>AO14.1</b>	A sensitive use involving an Accommodation activity is not located or intensified within a Waste water treatment facility buffer.
		<b>AO14.2</b>	Any sensitive use (other than an accommodation activity) located within a Waste water treatment facility buffer: <ul style="list-style-type: none"> <li>(a) incorporates appropriate measures to minimise odour impacts; or</li> <li>(b) demonstrates that occupants and users will not be adversely affected by odour emissions from activities associated with the Waste water treatment facility.</li> </ul>
		<b>AO14.3</b>	Reconfiguring a lot within a Waste water treatment facility buffer: <ul style="list-style-type: none"> <li>(a) does not result in the creation of additional lots used or capable of being used for Accommodation activities; and</li> <li>(b) where rearranging boundaries, does not worsen the existing situation with respect to the distance between available residential sites and the Waste water treatment facility.</li> </ul>
<b>Waste management facility buffer</b>			
<b>PO15</b>	Accommodation activities and other sensitive uses are not adversely affected by noise emissions from existing or planned Waste management facilities.	<b>AO15.1</b>	A sensitive use involving an Accommodation activity is: <ul style="list-style-type: none"> <li>(a) not located or intensified within a Waste management facility buffer; or</li> <li>(b) where located within a Waste management facility buffer complies with the following the acoustic quality design</li> </ul>

Performance Outcomes		Acceptable Outcomes	
			objectives specified in Environmental Protection (Noise) Policy 2008.
		<b>AO15.2</b>	Any sensitive use (other than an Accommodation activity) located within a Waste management facility buffer complies with the acoustic quality design objectives specified in <i>Environmental Protection (Noise) Policy 2008</i> .

## 8.2.11 Landslide hazard overlay code

### 8.2.11.1 Application

This code applies to accepted and assessable development:

- (a) subject to the Landslide overlay maps contained within Schedule 2 (Mapping); or
- (b) identified as requiring assessment against the Landslide overlay code by the tables of assessment in Part 5 (Tables of assessment).

### 8.2.11.2 Purpose and overall outcomes

- (1) The purpose of the Landslide overlay code is to:
  - (a) provide for the assessment of the suitability of development, in an area subject to landslide hazard, to ensure that risk to life, property, community, economic activity and the environment is minimised; and
  - (b) ensure that development does not increase the potential damage from landslide events on site or to other property.
- (2) The purpose of the Landslide overlay code will be achieved through the following overall outcomes:
  - (a) development is compatible with the level of risk associated with the landslide hazard;
  - (b) development siting, design, layout and access responds to the risk of the landslide hazard and minimises risk to personal safety and property;
  - (c) development supports, and does not unduly burden, disaster management response or recovery capacity and capabilities;
  - (d) development avoids an unacceptable increase in severity of the landslide hazard and does not significantly increase the potential for damage on the site or to other properties;
  - (e) where practical, community infrastructure is located and designed to function effectively during and immediately after a landslide event;
  - (f) development avoids the release of hazardous materials, as a result of the landslide hazard; and
  - (g) natural processes and the protective function of landforms and/or vegetation are maintained in Landslide hazard areas.

### 8.2.11.3 Assessment benchmarks

**Table 8.2.11.3.1 Benchmarks for accepted and assessable development**

Performance Outcomes		Acceptable Outcomes	
<b>PO1</b>	Development maintains the safety of people, property and hazardous materials, manufactured or stored in bulk, from the risk of a landslide hazard.	<b>AO1.1</b>	Development: <ul style="list-style-type: none"><li>(a) is not located on land identified in a Landslide hazard area; or</li><li>(b) if identified within a Landslide hazard area ensures:</li></ul>

Performance Outcomes		Acceptable Outcomes	
			<ul style="list-style-type: none"> <li>(i) the long-term stability of the site, including associated buildings and infrastructure;</li> <li>(ii) that the site will not be adversely affected by landslide activity originating from other land, including land above the site; and</li> <li>(iii) that filling and excavation does not redirect the flow of, or concentrate surface water or groundwater on, the site or neighbouring sites.</li> </ul> <p>Note – This may be demonstrated by undertaking a site specific Landslide hazard (geotechnical) assessment report in accordance with PSP SC6.5 (Natural hazards).</p> <p>The building assessment provisions must address the stability of buildings and structures in relation to landslide hazard.</p>
<b>PO2</b>	Community infrastructure maintains the safety of people and property and is not adversely affected by a landslide hazard.	<b>AO2.1</b>	<p>Development of community infrastructure within an identified Landslide hazard area ensures:</p> <ul style="list-style-type: none"> <li>(a) the long-term stability of the site, including associated building and infrastructure;</li> <li>(b) that access to the site will not be impeded by a landslide event;</li> <li>(c) that the site will not be adversely affected by landslides originating from other land, including land above the site; and</li> <li>(d) the primary function of the community infrastructure is maintained during a landslide event.</li> </ul> <p>Note – A site-specific landslide hazard (geotechnical) report is required to demonstrate compliance with PO2. The Landslide hazard (geotechnical) assessment report is to be prepared in accordance with PSP SC6.5 (Natural hazards).</p> <p>The building assessment provisions must address the stability of buildings and structures in relation to landslide hazard.</p>

## 8.2.12 Waterways and wetlands overlay code

### 8.2.12.1 Application

This code applies to accepted and assessable development:

- (a) subject to the Waterways and wetlands overlay map contained within Schedule 2 (Mapping); and
- (b) identified as requiring assessment against the Waterways and wetlands overlay code by the tables of assessment in Part 5 (Tables of assessment).

### 8.2.12.2 Purpose and overall outcomes

- (1) The purpose of the Waterways and wetlands overlay code is to ensure that:
  - (a) matters of environmental significance are protected;
  - (b) ecological connectivity and habitat extent are maintained or enhanced;
  - (c) wetlands and waterways are protected, maintained or enhanced; and
  - (d) development in, or adjacent to, wetlands in a Great Barrier Reef catchment is planned, designed, constructed and operated to prevent the loss, or degradation of, the wetlands and their environmental values.
- (2) The purpose of the Waterways and wetlands overlay code will be achieved through the following overall outcomes:
  - (a) development maintains or enhances the biodiversity values, and associated ecosystem services of, waterways and wetlands within the Whitsunday region;
  - (b) development protects and establishes appropriate buffers to waterways and wetlands;
  - (c) development protects known populations and supporting habitat of:
    - (i) matters of national environmental significance, as listed in the *Environment Protection and Biodiversity Conservation Act 1999*;
    - (ii) endangered, vulnerable and near threatened flora and fauna species, as listed in the *Nature Conservation Act 1992*; and
    - (iii) regulated vegetation protected, under the *Vegetation Management Act 1999*;
  - (d) development is planned, designed, constructed and managed to avoid, or mitigate, significant impacts on environmental values and processes of waterways and wetlands;
  - (e) development ensures that viable connectivity is maintained or enhanced between matters of environmental significance and biodiversity values;
  - (f) development protects the ecological values and processes, physical extent and buffering of waterways and wetlands;
  - (g) development enhances existing wetland environmental values, or avoids adverse effects on, wetland environmental values;



### 8.2.12.3 Assessment benchmarks

**Table 8.2.12.3.1 Benchmarks for accepted and assessable development**

Performance Outcomes		Acceptable Outcomes	
<b>All development</b>			
<b>PO1</b>	Development avoids significant impacts on matters of environmental significance.	<b>AO1.1</b>	<p>Development:</p> <ul style="list-style-type: none"> <li>(a) does not result in a significant impact on the identified environmental values; or</li> <li>(b) is located, designed and operated to avoid, or mitigate, significant impacts on the identified environmental values.</li> </ul> <p>Note – This may be demonstrated by preparing an Ecological assessment report in accordance with PSP SC6.2 (Environmental features).</p>
<b>PO2</b>	Development protects and enhances ecological connectivity and/or habitat extent.	<b>AO2.1</b>	<p>Development retains vegetation in areas large enough to maintain ecological values, functions and processes.</p> <p>Note – This may be demonstrated by preparing an Ecological assessment report in accordance with PSP SC6.2 (Environmental features).</p>
<b>Where development is within an urban area</b>			
<b>Plan to avoid/minimise new impacts</b>			
<b>PO3</b>	The development is planned and designed considering the land use constraints of the site for achieving stormwater design objectives.	<b>AO3.1</b>	<p>A SQMP is prepared ensuring it:</p> <ul style="list-style-type: none"> <li>(a) is consistent with any local area stormwater management planning, and</li> <li>(b) provides for achievable stormwater quality treatment measures meeting design objectives listed in Table 8.2.12.3.2 (Stormwater management design objectives – Construction phase) and Table 8.2.12.3.3 (Stormwater management design objectives – Post construction phase), or</li> <li>(c) current best practice environmental management, reflecting land use constraints, such as: <ul style="list-style-type: none"> <li>(i) erosive, dispersive and/or saline soil types;</li> <li>(ii) landscape features (including landform);</li> <li>(iii) acid sulfate soil and management of nutrients of concern; and</li> <li>(iv) rainfall erosivity.</li> </ul> </li> </ul> <p>Editor's Note – Local area stormwater management planning may include Urban stormwater quality management plans,</p>

Performance Outcomes		Acceptable Outcomes	
			Catchment or waterway management plans, Healthy waters management plans, Water quality improvement plans or Natural resource management plans.
<b>PO4</b>	Development does not discharge wastewater to a waterway or off site unless demonstrated to be best-practice environmental management for that site.	<b>AO4.1</b>	A WWMP is prepared by a suitably qualified person and addresses: (a) wastewater type; (b) climatic conditions; (c) WQOs; and (d) best practice environmental management.
		<b>AO4.2</b>	The WWMP provides that wastewater is managed in accordance with a waste management hierarchy that: (a) avoids wastewater discharges to waterways; or (b) if wastewater discharge to waterways cannot practicably be avoided, minimises wastewater discharge to waterways by re-use, recycling, recovery and treatment for disposal to sewer, surface water and groundwater.
<b>PO5</b>	Any non-tidal artificial waterway is compatible with the land use constraints of the site for protecting water environmental values in existing natural waterways.	<b>AO5.1</b>	If the proposed development involves a non-tidal artificial waterway: (a) environmental values in downstream waterways are protected; (b) any groundwater recharge areas are not affected; (c) the location of the waterway incorporates low lying areas of a catchment connected to an existing waterway; and (d) existing areas of ponded water are included.
		<b>AO5.2</b>	Non-tidal artificial waterways are located: (a) outside natural wetlands and any associated buffer areas; (b) to minimise the disturbance of soils or sediments; and (c) to avoid altering the natural hydrologic regime in acid sulfate soil and nutrient hazardous areas.
<b>PO6</b>	Any non-tidal artificial waterway is compatible with existing tidal waterways.	<b>AO6.1</b>	Where a non-tidal artificial waterway is located adjacent to, or is connected to, a tidal waterway by means of a weir, lock, pumping system or similar: (a) there is sufficient flushing or a tidal range of >0.3 m; (b) any tidal flow alteration does

Performance Outcomes		Acceptable Outcomes	
			not adversely impact on the tidal waterway; or (c) there is no introduction of salt water into freshwater environments.
<b>Design to avoid/minimise new impacts</b>			
<b>PO7</b>	Stormwater does not discharge directly to a non-tidal artificial waterway without treatment to achieve stormwater quality management.	<b>AO7.1</b>	Any non-tidal artificial waterway is designed and managed for any of the following end-use purposes: (a) Amenity, including aesthetics, landscaping and recreation; (b) flood management; (c) stormwater harvesting as part of an integrated water cycle management plan; or (d) aquatic habitat.
		<b>AO7.2</b>	The end-use purpose of any non-tidal artificial waterway is designed and operated in a way that protects water environmental values.
<b>Construct to avoid/minimise new impacts</b>			
<b>PO8</b>	Construction activities avoid or minimise adverse impacts on stormwater quality.	<b>AO8.1</b>	An ESCP demonstrates that the release of sediment-laden stormwater is avoided for the nominated design storm and minimised when the nominated design storm is exceeded.  Editor's note – ESCP must address relevant design objectives outlined within SDAP Module 8.  Note – An Erosion and sediment control plan is to be prepared in accordance with PSP SC6.8 (WRC development manual).
		<b>AO8.2</b>	Erosion and sediment control practices, including any proprietary erosion and sediment control products, are designed, installed, constructed, operated, monitored and maintained. Any other erosion and sediment control practices are carried out in accordance with local conditions and appropriate recommendations from a suitably qualified person experienced with technical expertise in the field of Environmental engineering.  Note – An Erosion and sediment control plan is to be prepared in accordance with PSP SC6.8 (WRC development manual).
		<b>AO8.3</b>	The ESCP demonstrates how stormwater quality will be managed in accordance with an acceptable regional or local guideline, so that target contaminants are treated.

Performance Outcomes		Acceptable Outcomes	
			<p>Editor's note – ESCP must address relevant design objectives outlined within SDAP Module 8.</p> <p>Note – An Erosion and sediment control plan is to be prepared in accordance with PSP SC6.8 (WRC development manual).</p>
<b>Operate to avoid/minimise new impacts</b>			
<b>PO9</b>	Operational activities for the development avoids or minimises changes to waterway hydrology from adverse impacts of altered stormwater quality and flow.	<b>AO9.1</b>	<p>Development (both construction and post-construction) incorporates stormwater flow control measures to achieve the design objectives set out in:</p> <p>(a) Table 8.2.12.3.2 (Stormwater management design objectives – Construction phase); and</p> <p>(b) Table 8.2.12.3.3 (Stormwater management design objectives – Post construction phase); or</p> <p>(c) current best practice environmental management, including management of frequent flows, peak flows, and construction phase hydrological impacts.</p>
<b>PO10</b>	Wastewater discharge to a waterway is managed in a way that maintains ecological processes, riparian vegetation, waterway integrity and downstream ecosystem health.	<b>AO10.1</b>	Wastewater discharge to non-tidal artificial waterways is managed to avoid, or minimise, the release of nutrients of concern to minimise the occurrence, frequency and intensity of coastal algal blooms.
		<b>AO10.2</b>	<p>Development in coastal catchments avoids or minimises and appropriately manages soil disturbance or altering natural hydrology.</p> <p>Note – Compliance with this outcome may be demonstrated by following the management advice in the guideline: Implementing policies and plans for managing nutrients of concern for coastal algal blooms in Queensland by the Department of Environment and Heritage Protection.</p>
<b>PO11</b>	Any non-tidal artificial waterway is managed and operated by suitably qualified persons to achieve water quality objectives in natural waterways.	<b>AO11.1</b>	Any non-tidal artificial waterway is designed, constructed and managed under the responsibility of a suitably qualified registered professional engineer, Queensland (RPEQ) with specific experience in establishing and managing artificial waterways.
		<b>AO11.2</b>	Monitoring and maintenance programs adaptively manage water quality in any non-tidal artificial waterway to achieve

Performance Outcomes		Acceptable Outcomes	
			relevant water-quality objectives downstream of the waterway.
		<b>AO11.3</b>	Aquatic weeds are managed in any non-tidal artificial waterway to achieve less than 10% of coverage of the water surface area. Pests and vectors, such as mosquitoes, are managed through avoiding stagnant water areas, providing for native fish predators and any other best practices for monitoring and treating pests.
		<b>AO11.4</b>	Any non-tidal artificial waterway is managed and operated by a responsible entity under agreement for the life of the waterway. The responsible entity is to implement a deed of agreement for the management and operation of the waterway that: <ul style="list-style-type: none"> <li>(a) identifies the waterway;</li> <li>(b) states a period of responsibility for the entity;</li> <li>(c) states a process for any transfer of, or responsibility for, the waterway;</li> <li>(d) states required actions under the agreement for monitoring the water quality of the waterway and receiving waters;</li> <li>(e) states required actions under the agreement for maintaining the waterway to achieve the outcomes of this code and any relevant conditions of a development approval; and</li> <li>(f) identifies funding sources for the above, including bonds, infrastructure charges or levies.</li> </ul>
<b>Where development is within or adjacent to waterways or Matters of state environmental significance (MSES) wetland</b>			
<b>PO12</b>	Development ensures stormwater treatment is located clear of waterways and wetland areas.	<b>AO12.1</b>	Stormwater treatment devices are located entirely outside of waterways, waterway buffers and wetland areas.

Performance Outcomes		Acceptable Outcomes	
<b>PO13</b>	Development: (a) retains, enhances and maintains the environmental values and functioning of waterways; and (b) provides and maintains adequate vegetated buffers and setbacks to waterways.	<b>AO13.1</b>	Cleared, degraded or disturbed waterway and waterway buffer areas within the site are rehabilitated. Such areas are rehabilitated along their full length to a suitable buffer width in accordance with expert ecological advice provided as part of the approved Ecological assessment report prepared in accordance with PSP SC6.2 (Environmental significance).
		<b>AO13.2</b>	Site layout does not impact upon the natural drainage systems associated with the waterway.
		<b>AO13.3</b>	Development is undertaken in accordance with an approved Vegetation management plan prepared in accordance with PSP SC6.2 (Environmental features) that protects the waterway.
<b>PO14</b>	Bank stability, channel integrity and in-stream habitats are protected from degradation and maintained, or improved, at a standard commensurate with pre-development environmental conditions.	<b>AO14.1</b>	No direct interference or modification of waterway channels, banks or riparian and in-stream habitats occurs.
<b>PO15</b>	Existing natural flows of surface and groundwater are not altered through channelisation, redirection or interruption of flows.	<b>AO15.1</b>	Development ensures that the natural surface water and groundwater hydrologic regimes of waterways and associated buffers are maintained to the greatest extent possible.
<b>PO16</b>	Development on land adjacent to a waterway maintains an appropriate extent of public access to waterways and minimises edge effects.	<b>AO16.1</b>	Development adjacent to a waterway provides that: (a) no new lots directly adjoin the riparian area; and (b) a new road is located between the riparian buffer and the proposed development areas.
<b>PO17</b>	Development is not carried out in a wetland area.	<b>AO17.1</b>	Development is located outside: (a) the mapped boundary of a wetland area; or (b) an alternative mapped boundary of the wetland area, (submitted to Council and supported by a site assessment and analysis of the wetland to delineate its extent, in accordance with expert ecological advice provided as part of the approved Ecological assessment report prepared in accordance with PSP SC6.2 (Environmental

Performance Outcomes		Acceptable Outcomes	
<b>PO18</b>	Development does not result in the short or long-term degradation of environmental values of wetlands due to edge effects.	<b>AO18.1</b>	Development, including associated infrastructure, provides for a buffer along the boundary adjoining wetland areas.
		<b>AO18.2</b>	Development provides for buffer(s) of: (a) not less than 100m width, incorporating vegetated, representative of local native habitat, and degraded areas, requiring rehabilitation between the development and wetlands located on and/or adjacent to the site; or (b) dimension and characteristics that protect the long-term viability of the wetlands located on and/or adjacent to the site from negative impacts associated with the development on the site, in accordance with expert ecological advice provided as part of the approved Ecological assessment report prepared in accordance with PSP SC6.2 (Environmental significance).
<b>PO19</b>	The existing surface water hydrological regime of the wetland area is enhanced or maintained.	<b>AO19.1</b>	Development must: (a) provide a net ecological benefit and improvement to the environmental values and functioning of a wetland area; (b) rehabilitate the existing hydrological regime; or (c) restore the natural hydrological regime of the wetland area to enhance the ecological functions and biodiversity values of the wetland.
		<b>AO19.2</b>	Development ensures the: (a) existing surface water hydrological regime of a wetland area does not change, including through channelisation, redirection or interruption of flows, as demonstrated in the approved Ecological assessment report prepared in accordance with PSP SC6.2 (Environmental features); or (b) extent of any change to the existing surface water hydrological regime is minimised to ensure wetland

Performance Outcomes		Acceptable Outcomes	
			<p>values and functioning are protected. The change is minimised if:</p> <ul style="list-style-type: none"> <li>(i) there is no change to the reference duration high-flow and low-flow duration frequency curves, low-flow spells frequency curve and mean annual flow to and from the wetland; or</li> <li>(ii) any relevant stream flows into the wetland comply with the relevant flow objectives of the applicable water resource plan for the area; or</li> <li>(iii) for development resulting in an increase to the velocity or volume of stormwater flows into the wetland – the collection and re-use of stormwater occurs in accordance with (a) or (b).</li> </ul>

**Table 8.2.12.3.2 Stormwater management design objectives – Construction phase (Ref: SPP Appendix 2)**

Issue	Design Objectives	Issue
Drainage control	Temporary drainage works	<ul style="list-style-type: none"> <li>(1) Design life and design storm for temporary drainage works: <ul style="list-style-type: none"> <li>(a) disturbed area open for &lt;12 months—1 in 2-year ARI event;</li> <li>(b) disturbed area open for 12–24 months—1 in 5-year ARI event;</li> <li>(c) disturbed area open for &gt; 24 months—1 in 10-year ARI event.</li> </ul> </li> <li>(2) Design capacity excludes minimum 150 mm freeboard.</li> <li>(3) Temporary culvert crossing—minimum 1 in 1-year ARI hydraulic capacity.</li> </ul>
Erosion control	Erosion control measures	<ul style="list-style-type: none"> <li>(1) Minimise exposure of disturbed soils at any time.</li> <li>(2) Divert water run-off from undisturbed areas around disturbed areas.</li> <li>(3) Determine the erosion risk rating using local rainfall erosivity, rainfall depth, soil-loss rate or other acceptable methods.</li> <li>(4) Implement erosion control methods corresponding to identified erosion risk rating.</li> </ul>
Sediment control	Sediment control measures  Design storm for sediment control	<ul style="list-style-type: none"> <li>(1) Determine appropriate sediment control measures using: <ul style="list-style-type: none"> <li>(a) potential soil loss rate; or</li> <li>(b) monthly erosivity; or</li> <li>(c) average monthly rainfall.</li> </ul> </li> </ul>



Issue	Design Objectives	Issue
	basins  Sediment basin dewatering	(2) Collect and drain stormwater from disturbed soils to sediment basin for design storm event: (a) design storm for sediment basin sizing is 80th% five-day event or similar. (3) Site discharge during sediment basin dewatering: (a) TSS < 50 mg/L TSS; (b) turbidity not >10% receiving waters turbidity; and (c) pH 6.5–8.5.
Water quality	Litter and other waste, hydrocarbons and other contaminants	(1) Avoid wind-blown litter; remove gross pollutants. (2) Ensure there is no visible oil or grease sheen on released waters. (3) Dispose of waste containing contaminants at authorised facilities.
Waterway stability and flood flow management	Changes to the natural waterway hydraulics and hydrology	(1) For peak flow for the 1-year and 100-year ARI event, use constructed sediment basins to attenuate the discharge rate of stormwater from the site.

**Table 8.2.12.3.3 Stormwater Management Design Objectives - Post construction phase (Ref: SPP Appendix 2)**

Climatic region	Design Objectives Minimum reductions in mean and annual load from unmitigated development (%)				Application
	Total suspended solids	Total phosphorus	Total Nitrogen	Gross pollutants >5mm	
Central Queensland (North)	75	60	40	90	Development for urban purposes within population centres greater than 3,000 persons.
All	N/A	N/A	N/A	N/A	Excludes development that is less than 25% impervious.  In lieu of modelling, the default bio-retention treatment area to comply with load reduction targets for all Queensland regions is 1.5% of the contributing catchment area.
	Waterway stability management  Limit the peak 1-year ARI event discharge within the receiving waterway to the pre-development peak 1-year ARI event discharge.				Catchments contributing to un-lined receiving waterway may not require compliance if the waterway is degraded.  For peak flow the 1-year ARI event, use co-located storages to attenuate site



		discharge rate of stormwater.
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## Contents of Part 9

<b>Part 9</b>	<b>Development codes</b>	<b>9:4</b>
<b>9.1</b>	<b>Preliminary</b>	<b>9:4</b>
<b>9.2</b>	<b>Development that cannot be made assessable in accordance with Schedule 6 of the Planning Regulation 2017</b>	<b>9:6</b>
9.2.1	Community residence requirements	9:6
9.2.2	Requirements for Cropping involving forestry for wood production code for accepted development	9:7
9.2.3	Reconfiguring a lot (subdividing one lot into two lots) and associated operational works code	9:10
9.2.3.1	Purpose	9:10
<b>9.3</b>	<b>Use codes</b>	<b>9:12</b>
9.3.1	Business activities code	9:12
9.3.1.1	Application	9:12
9.3.1.2	Purpose and overall outcomes	9:12
9.3.1.3	Assessment benchmarks	9:12
9.3.2	Caretaker's accommodation code	9:18
9.3.2.1	Application	9:18
9.3.2.2	Purpose and overall outcomes	9:18
9.3.2.3	Assessment benchmarks	9:18
9.3.3	Child care centre code	9:20
9.3.3.1	Application	9:20
9.3.3.2	Purpose and overall outcomes	9:20
9.3.3.3	Assessment benchmarks	9:20
9.3.4	Dual occupancy code	9:23
9.3.4.1	Application	9:23
9.3.4.2	Purpose and overall outcomes	9:23
9.3.4.3	Assessment benchmarks	9:23
9.3.5	Dwelling house code	9:26
9.3.5.1	Application	9:26
9.3.5.2	Purpose and overall outcomes	9:26
9.3.5.3	Assessment benchmarks	9:26
9.3.6	Extractive industry code	9:30
9.3.6.1	Application	9:30
9.3.6.2	Purpose and overall outcomes	9:30
9.3.6.3	Assessment benchmarks	9:30
9.3.7	Home based business code	9:34
9.3.7.1	Application	9:34
9.3.7.2	Purpose and overall outcomes	9:34
9.3.7.3	Assessment benchmarks	9:34
9.3.8	Industry activities code	9:39
9.3.8.1	Application	9:39
9.3.8.2	Purpose and overall outcomes	9:39
9.3.8.3	Assessment benchmarks	9:39
9.3.9	Market code	9:45
9.3.9.1	Application	9:45
9.3.9.2	Purpose and overall outcomes	9:45
9.3.9.3	Assessment benchmarks	9:45
9.3.10	Multi-unit uses code	9:47

	9.3.10.1	Application .....	9:47
	9.3.10.2	Purpose and overall outcomes .....	9:47
	9.3.10.3	Assessment benchmarks.....	9:47
9.3.11		Relocatable home park and tourist park code .....	9:53
	9.3.11.1	Application .....	9:53
	9.3.11.2	Purpose and overall outcomes .....	9:53
	9.3.11.3	Assessment benchmarks.....	9:53
9.3.12		Residential care facility and retirement facility code .....	9:59
	9.3.12.1	Application .....	9:59
	9.3.12.2	Purpose and overall outcomes .....	9:59
	9.3.12.3	Assessment benchmarks.....	9:59
9.3.13		Rural activities code .....	9:65
	9.3.13.1	Application .....	9:65
	9.3.13.2	Purpose and overall outcomes .....	9:65
	9.3.13.3	Assessment benchmarks.....	9:65
9.3.14		Sales office code .....	9:69
	9.3.14.1	Application .....	9:69
	9.3.14.2	Purpose and overall outcomes .....	9:69
	9.3.14.3	Assessment benchmarks.....	9:69
9.3.15		Service station code .....	9:71
	9.3.15.1	Application .....	9:71
	9.3.15.2	Purpose and overall outcomes .....	9:71
	9.3.15.3	Assessment benchmarks.....	9:71
9.3.16		Telecommunications facility code .....	9:75
	9.3.16.1	Application .....	9:75
	9.3.16.2	Purpose and overall outcomes .....	9:75
	9.3.16.3	Assessment benchmarks.....	9:75
<b>9.4</b>		<b>Other development codes .....</b>	<b>9:77</b>
9.4.1		Advertising devices code .....	9:77
	9.4.1.1	Application .....	9:77
	9.4.1.2	Purpose and overall outcomes .....	9:77
	9.4.1.3	Description of advertising devices .....	9:77
	9.4.1.4	Assessment benchmarks.....	9:81
9.4.2		Construction management code .....	9:88
	9.4.2.1	Application .....	9:88
	9.4.2.2	Purpose and overall outcomes .....	9:88
	9.4.2.3	Assessment benchmarks.....	9:88
9.4.3		Excavation and filling code.....	9:92
	9.4.3.1	Application .....	9:92
	9.4.3.2	Purpose and overall outcomes .....	9:92
	9.4.3.3	Assessment benchmarks.....	9:92
9.4.4		Infrastructure code .....	9:94
	9.4.4.1	Application .....	9:94
	9.4.4.2	Purpose and overall outcomes .....	9:94
	9.4.4.3	Assessment benchmarks.....	9:94
9.4.5		Landscaping code .....	9:104
	9.4.5.1	Application .....	9:104
	9.4.5.2	Purpose and overall outcomes .....	9:104
	9.4.5.3	Assessment benchmarks.....	9:104
9.4.6		Reconfiguring a lot code .....	9:112
	9.4.6.1	Application .....	9:112
	9.4.6.2	Purpose and overall outcomes .....	9:112
	9.4.6.3	Assessment benchmarks.....	9:113
9.4.7		Transport and parking code .....	9:119

9.4.7.1	Application .....	9:119
9.4.7.2	Purpose and overall outcomes .....	9:119
9.4.7.3	Assessment benchmarks.....	9:119

## Tables of Part 9

Table 9.2.2.1 Code for accepted development that is a material change of use for cropping (involving forestry for wood production) or operational work for harvesting trees for wood production.

Table 9.2.2.2 - Separation distances

Table 9.3.1.3.1 Benchmarks for accepted and assessable development

Table 9.3.2.3.1 Benchmarks for accepted and assessable development

Table 9.3.3.3.1 Benchmarks for assessable development

Table 9.3.4.3.1 Benchmarks for accepted and assessable development

Table 9.3.5.3.1 Benchmarks for acceptable and assessable development

Table 9.3.6.3.1 Benchmarks for assessable development

Table 9.3.6.3.2 Extractive industry operation periods

Table 9.3.7.3.1 Benchmarks for accepted and assessable development

Table 9.3.8.3.1 Benchmarks for accepted and assessable development

Table 9.3.8.3.2 Benchmarks for assessable development

Table 9.3.9.3.1 Benchmarks for accepted and assessable development

Table 9.3.10.3.1 Benchmarks for assessable development

Table 9.3.10.3.2 Minimum boundary setbacks for multi-unit uses

Table 9.3.11.3.1 Benchmarks for assessable development

Table 9.3.12.3.1 Benchmarks for assessable development

Table 9.3.13.3.1 Benchmarks for accepted and assessable development

Table 9.3.13.3.2 Benchmarks for assessable development

Table 9.3.13.3.3 Siting and setback requirements for intensive Rural activities.

Table 9.3.14.3.1 Benchmarks for accepted and assessable development

Table 9.3.15.3.1 Benchmarks for assessable development

Table 9.3.16.3.1 Benchmarks for accepted and assessable development

Table 9.4.1.3.1 Description of advertising device types

Table 9.4.1.4.1 Benchmarks for accepted and assessable development

Table 9.4.1.4.2 Requirements for particular advertising devices.

Table 9.4.2.3.1 Benchmarks for assessable development

Table 9.4.3.3.1 Benchmarks for accepted and assessable development

Table 9.4.4.3.1 Benchmarks for assessable development

Table 9.4.4.3.2 Stormwater management design objectives – Construction phase (Ref: SPP Appendix 3)

Table 9.4.4.3.3 Stormwater Management Design Objectives - Post construction phase (Ref: SPP Appendix 3)

Table 9.4.5.3.1 Benchmarks for assessable development

Table 9.4.6.3.1 Benchmarks for assessable development

Table 9.4.6.3.2 Minimum lot sizes and dimensions

Table 9.4.7.3.1 Benchmarks for accepted and assessable development


Table 9.4.7.3.2 Benchmarks for assessable development

Table 9.4.7.3.3 Minimum on-site parking requirements

## Part 9 Development codes

### 9.1 Preliminary

- (1) Development codes are codes for assessment where identified as an applicable code in Part 5 (Tables of assessment).
- (2) The following codes and requirements apply to development under Schedule 6 of the Regulation, which are relevant for the Planning Scheme.
- (3) Use codes and other development codes are specific to each Planning Scheme area.
- (4) The following are the codes and requirements under the Regulation for development in the Planning Scheme area:
  - (a) Community residence code requirements applying to development that may not be made assessable development under the Planning Scheme
  - (b) Cropping involving forestry for wood production code applying to development that may not be made assessable development under the Planning Scheme
  - (c) Reconfiguring a lot (subdividing one lot into two lots) and associated Operational works code applying to development for which code assessment is required under Schedule 10, part 12 and Schedule 10, Part 14 Division 2 of the Regulation.
- (5) The following are the use codes for the Planning Scheme:
  - (a) Business activities code
  - (b) Caretaker's accommodation code
  - (c) Child care centre code
  - (d) Dual occupancy code
  - (e) Dwelling house code
  - (f) Extractive industry code
  - (g) Home based business code
  - (h) Industry activities code
  - (i) Market code
  - (j) Multi-unit code
  - (k) Relocatable home park and tourist park code
  - (l) Residential care and retirement facility code
  - (m) Rural activities code
  - (n) Sales office code
  - (o) Service station code

- 
- (p) Telecommunication facility code
- (6) The following are the other development codes for the Planning Scheme:
- (a) Advertising devices code
  - (b) Construction management code
  - (c) Excavation and filling code
  - (d) Infrastructure code
  - (e) Landscaping code
  - (f) Reconfiguring a lot code
  - (g) Transport and parking code

## 9.2 Development that cannot be made assessable in accordance with Schedule 6 of the Planning Regulation 2017

### 9.2.1 Community residence requirements

Development for a community residence that complies with the acceptable outcomes in Table 9.2.3.1 is accepted development.

**Table 9.2.3.1 Community residence for accepted development only**

Requirements	
1.	The premises are in a residential zone or rural residential zone.
2.	No more than 7 support workers attend the residence in a 24-hour period.
3.	At least 2 car parks are provided on the premises for use by residents and visitors.
4.	At least 1 of the car parks stated in (3) is suitable for persons with disabilities.
5.	At least 1 car park is provided on the premises for use by support workers.

Editor's note—Schedule 6, Part 2, (6) of the Regulation states the development the Planning Scheme is prohibited from making assessable development for a material change of use for community residence.



## 9.2.2 Requirements for Cropping involving forestry for wood production code for accepted development

**Table 9.2.3.11 Code for accepted development that is a material change of use for cropping involving forestry for wood production or operational work for harvesting trees for wood production.**

<b>Requirements</b>	
<b>Setbacks</b>	
1	The use or work is at a distance of at least the separation distance stated in Table 9.2.3.12 below taken from the Regulation Schedule 13 Part 2 Table 1, column 2 Separation distances.
2	Seedlings within the separation distance stated in requirement (1) are removed if the seedlings: <ul style="list-style-type: none"> <li>(i) are the same species as the trees to be harvested; and</li> <li>(ii) are not native to the local area.</li> </ul>
<b>Impacts on soil structure, fertility and stability</b>	
3	For land with a slope of more than 10% but less than 25% - the development uses only— <ul style="list-style-type: none"> <li>(a) mechanical strip cultivation on the contour;</li> <li>(b) spot cultivation; or</li> <li>(c) manual cultivation.</li> </ul>
4	For land with a slope of 25% or more – the development uses only— <ul style="list-style-type: none"> <li>(a) spot cultivation; or</li> <li>(b) manual cultivation.</li> </ul>
5	The construction, operation or maintenance of a track or road for the development does not adversely affect – <ul style="list-style-type: none"> <li>(a) a natural drainage feature on the land; or</li> <li>(b) land that is subject to erosion or landslide.</li> </ul>
6	A track or road for the development – <ul style="list-style-type: none"> <li>a) is appropriately drained; and</li> <li>b) has a stable surface.</li> </ul>
7	Drainage structures for a track or road for the development are regularly maintained.
8	Drainage water from a track or road for the development is directed away from exposed soils, and onto undisturbed ground or other areas with a stable surface.
<b>Fire risk</b>	
9	For development involving a forest for wood production that is less than 40ha - a fire break that is at least 7m wide, measured from the base of the outermost tree in the forest to be harvested, is established and maintained.
10	For development involving a forest for wood production that is at least 40ha, but less than 100ha — a fire break that is at least 10m wide, measured from the base of the outermost tree in the forest to be harvested, is established and maintained.
11	For development involving a forest for wood production that is 100ha or more— <ul style="list-style-type: none"> <li>(a) a fire break that is at least 20m wide, measured from the base of the outermost tree in the forest to be harvested, is established and maintained; or</li> <li>(b) both of the following things are established and maintained—</li> </ul>

	<p>(i) a fire break that is at least 10m wide, measured from the base of the outermost tree in the forest to be harvested; and</p> <p>(ii) a fuel reduction area immediately behind the fire break that is at least 10m wide.</p>
12	Trees to be harvested in the fuel reduction area are pruned to a minimum height of 5m when the trees reach a height of 10m.
13	Fire breaks are kept clear of flammable material with a height of more than 1m.
14	Fire access tracks and roads with a minimum width of 4m wide are established and maintained on the premises.
15	Each part of the forest for wood production is within 250m of a fire access track or road.
16	<p>Despite requirement (1), the following works may be carried out within the separation distance mentioned in Table 9.2.3.12 - Separation distances—</p> <p>a) the construction of roads and tracks for the development; or</p> <p>b) maintenance works for the development.</p>

**Table 9.2.3.12 - Separation distances**

<b>Column 1 Structure or thing</b>	<b>Column 2 Separation distance</b>
1 A watercourse shown on the regulated vegetation management map (1:100,000) and classified as stream order 1 to 2 under the <u>Strahler stream order classification system</u>	5m from the defining bank of the watercourse.
2 A watercourse shown on the regulated vegetation management map (1:100,000) and classified as a stream order 3 to 5 under the <u>Strahler stream order classification system</u>	10m from the defining bank of the watercourse.
3 A watercourse shown on the regulated vegetation management map (1:100,000) and classified as a stream order 6 under the <u>Strahler stream order classification system</u>	20m from the defining bank of the watercourse.
4 A State-owned protected area or forest reserve under the <i>Nature Conservation Act 1992</i>	10m from the boundary of the protected area or forest reserve.
5 category A area, category B area, category C area or category R area	10m from the boundary of the area.
6 A dwelling	100m from the dwelling, or another distance that complies with the Building Code and AS 3959-2009 ' <i>Construction of buildings in bushfire prone areas</i> '.
7 A machinery shed	<p>A distance that is the greater of the following:</p> <p>(a) 25m from the machinery shed; or</p> <p>(b) A distance from the structure that equals 1.5 times the maximum height of the trees to be harvested</p>

8 A transmission grid, supply network or above-ground pipeline, that services more than 1 premises and is not the subject of an easement.

A distance that is the longer of the following:

- (a) 25m from the structure; or
- (b) A distance from the structure that equals 1.5 times the maximum height of the trees to be harvested

## 9.2.3 Reconfiguring a lot (subdividing one lot into two lots) and associated operational works code

### 9.2.3.1 Purpose

The purpose of the Reconfiguring a lot (subdividing one lot into two lots) and associated operational works code is for assessing applications for development for reconfiguring a lot that requires assessment as regulated in Part 5, Section 5.4 under Table 5.4.2 (Regulated categories of assessment: reconfiguring a lot).

Editor's note—Schedule 12 (3) of the Regulation sets out the assessment benchmarks for the reconfiguring a lot.

This code applies to a reconfiguring of a lot if:

- (a) The lot is in an industrial zone or residential zone (other than a park residential zone or rural residential zone);
- (b) The reconfiguration is the subdivision of 1 lot, other than a rear lot, into 2 lots (each a created lot);
- (c) Each created lot is at least the minimum lot size for the relevant zone stated in a local instrument; and
- (d) the reconfiguration is consistent with the purpose statement for the relevant zone stated in a local instrument.

However, this code does not apply if:

- (a) all or part of the premises, is in an erosion prone area or any of the following areas under a local instrument:
  - (i) a flood hazard area;
  - (ii) a bushfire hazard area;
  - (iii) a landslide hazard area;
  - (iv) a storm tide inundation area; or
- (b) an overlay in a local instrument applies to all or part of the premises or any part of the premises.

For this section –

**Industrial zone** means area, (however described), designated in a local categorising instrument as industrial.

**Relevant zone** means the zone applying to premises under a local instrument.

A reference to a local instrument is a reference to a local instrument applying to the premises.

**Table 9.2.3.1 Reconfiguring a lot (subdividing one lot into two lots) and associated operational works requiring code assessment**

Requirements	
1.	The frontage of each created lot complies with the minimum frontage requirements for the relevant zone stated in a local instrument.
2.	The building envelope of each created lot complies with the building envelope requirements for the relevant zone stated in a local instrument.
3.	The reconfiguration involves the creation of a rear lot, only if the local instrument states that a rear lot is consistent with the relevant zone.
4.	The number of lots, including rear lots adjoining each created lot, complies with the maximum number of adjoining lots of the relevant zone stated in a local instrument.
5.	If the reconfiguration creates a rear lot: <ol style="list-style-type: none"> <li>(i) an access strip for the rear lot does not adjoin the access strip of more than 1 other rear lot; and</li> <li>(ii) no more than 2 rear lots are accessed from the head of a single cul-de-sac</li> </ol>

6.	If a local instrument states minimum setback distances for the relevant zone, the distance of a building or structure from a boundary of a created lot complies with the minimum distances stated in the local instrument.
7.	If the reconfiguration is in a residential zone and a local instrument does not state minimum setback distances for the zone, the distance of an existing building or structure from a boundary of a created lot complies with the minimum setback distances stated in the Queensland Development Code, Parts 1.1 to 1.3
8.	A new building or structure on the premises: <ul style="list-style-type: none"> <li>(i) will comply with the Queensland Development Code, Part 1.4; and</li> <li>(ii) will be outside of an existing or planning infrastructure easement.</li> </ul>
9.	Each created lot has access to the road network through: <ul style="list-style-type: none"> <li>(i) direct road frontage;</li> <li>(ii) an access strip; or</li> <li>(iii) an access easement, if a local instrument states that an access easement is consistent with the relevant zone.</li> </ul>
10.	Access from each created lot to the road network is: <ul style="list-style-type: none"> <li>(i) lawful, safe and practical; and</li> <li>(ii) designed and built in accordance with requirements for the relevant zone stated in a local instrument, including requirements about width, length or gradient.</li> </ul>
11.	If a local instrument does not state a minimum width requirement for an access strip or access easement in the relevant zone, an access strip or access easement for a created lot has a minimum width of: <ul style="list-style-type: none"> <li>(i) for reconfiguring a lot in a residential zone—5m; or</li> <li>(ii) for reconfiguring a lot in an industry zone—8m.</li> </ul>
12.	If a local instrument does not state a maximum length requirement for an access strip or access easement in the relevant zone, an access strip or access easement for a created lot has a maximum length of 50m.
13.	If the premises are in a reticulated water area, each created lot is connected to the reticulated water supply system.
14.	If the premises are not in a reticulated water area, each created lot has an alternative potable water supply source that complies with the minimum storage capacity requirements for the relevant zone stated in a local instrument.
15.	If the premises is in an area with a sewerage service, each created lot is connected to the sewerage service.
16.	If the premises is not in an area with a sewerage service, each created lot has an effluent treatment and disposal system designed and built in accordance with the requirements stated in a local instrument.
17.	Each lot is connected to a supply network and telecommunication network, if required under a local instrument.
18.	Any other infrastructure necessary to service the lots will be provided, designed and built in accordance with the requirements stated in a local instrument.
19.	The release of sediment from the premises, including from erosion and sediment-laden stormwater runoff: <ul style="list-style-type: none"> <li>(i) is minimised during and after construction; and</li> <li>(ii) complies with the requirements stated in a local instrument.</li> </ul>
20.	Filling and excavation on the premises: <ul style="list-style-type: none"> <li>(i) does not cause a vertical change to the natural ground level of more than 1m; and</li> <li>(ii) does not result in ponding on the premises or adjoining land; and</li> <li>(iii) complies with the requirements stated in a local instrument.</li> </ul>

## 9.3 Use codes

### 9.3.1 Business activities code

#### 9.3.1.1 Application

This code applies to accepted and assessable development identified as requiring assessment against the Business activities code by the tables of assessment in Part 5 (Tables of assessment).

#### 9.3.1.2 Purpose and overall outcomes

- (1) The purpose of the Business activities code is to ensure that Business activities:
  - (a) are developed in a manner consistent with the Whitsunday regions hierarchy of centres; and
  - (b) are of a high quality design which reflects good centre design principles and appropriately responds to local character, environment and amenity considerations.
  
- (2) The purpose of the Business activities code will be achieved through the following overall outcomes:
  - (a) a Business activity is of a type, scale and intensity that is consistent with and reinforces the Whitsunday regions hierarchy of centres;
  - (b) a Business activity incorporates building and landscape design that responds to the Region's tropical climate as well as the character of the particular local area;
  - (c) a Business activity is integrated into its surrounds and reflects high quality town centre design, streetscape and landscaping principles; and
  - (d) a Business activity avoids or mitigates adverse impacts upon the amenity, privacy or environmental quality of nearby Accommodation activities.

#### 9.3.1.3 Assessment benchmarks

**Table 9.3.1.3.1 Benchmarks for accepted and assessable development**

Performance Outcomes		Acceptable Outcomes	
Relationship of buildings to streets and public spaces			
PO1	The Business activity is in a building that clearly defines frames or encloses the street and other useable public and semi-public open space.	AO1.1	The building is located close to the street frontage and other urban spaces for all or most of its length to create a continuous or mostly continuous edge.
		AO1.2	The building is sited and designed, such that: <ol style="list-style-type: none"> <li>(a) the main pedestrian entrance to the building, or group of buildings, is located on the primary street frontage;</li> <li>(b) pedestrian access to the entrance of the building(s) or individual dwellings is easily discerned from the primary street frontage; and</li> </ol>

Performance Outcomes		Acceptable Outcomes	
			(c) the building addresses the street and has its pedestrian entrances fronting the street.
		<b>AO1.3</b>	Car parking areas, service areas and driveways: (a) are located and configured so that they do not dominate the streetscape; and (b) are separate from the pedestrian access.
<b>PO2</b>	The Business activity provides for footpaths, walkways and other spaces intended primarily for pedestrians to be comfortable to use and adequately sheltered from excessive sunlight and inclement weather.	<b>AO2.1</b>	Any building provides adequate and appropriate shelter along or around the street in the form of an awning, colonnade, verandah or the like with a width: (a) of 3.2m to 4m; or (b) consistent with the width of shelter provided to adjoining premises.
<b>PO3</b>	The Business activity is in a building which is designed to create vibrant and active streets and public spaces.	<b>AO3.1</b>	Development provides for a minimum of 65% of the building frontage to a public street or other public space to present with clear or relatively clear windows and glazed doors.
		<b>AO3.2</b>	The building incorporates activities that are likely to foster casual, social and business interaction for extended periods, such as shops, food and drink outlets and the like.
		<b>AO3.3</b>	Development minimises vehicular access across active street frontages.
<b>Building mass and composition</b>			
<b>PO4</b>	The Business activity is in a building that enhances the character and amenity of streets and neighbouring premises via a built form that: (a) is closely related to streets, public spaces and pedestrian routes; (b) maintains some area free of buildings at ground level to facilitate pedestrian movement and other functions associated with the building; (c) ensures access to attractive views and prevailing cooling breezes; and (d) avoids excessively large building floor plates and building facades.	<b>AO4.1</b>	Except where otherwise provided for in a zone or local plan code: (a) site cover of a building does not exceed: (i) 70% for that part of a building not exceeding 8.5m in height; and (ii) 50% for that part of a building exceeding 8.5m in height; (b) buildings are set back from street frontages: (i) not more than 3m for that part of a building not exceeding 8.5m in height; and (ii) at least 6m for that part of a building exceeding 8.5m in height; and (c) buildings are set back from other site boundaries: (i) 0m, if not exceeding

Performance Outcomes		Acceptable Outcomes	
			<p>8.5m in height and adjoining an existing blank wall or vacant land on an adjoining site;</p> <p>(ii) at least 3m, if not exceeding 8.5m in height and adjoining an existing wall with openings on an adjoining site; and</p> <p>(iii) at least 6m for that part of a building exceeding 8.5m in height.</p>
		<b>AO4.2</b>	Any projection above the podium level outside the boundaries of the building envelope is limited to balconies that do not project more than 1.5m into the setback.
		<b>AO4.3</b>	All storeys of a building above the third storey have a plan area that does not exceed 1,000m <sup>2</sup> in plan area with no horizontal dimension exceeding 45m.
Building features and articulation			
<b>PO5</b>	The Business activity is in a building, which: <ul style="list-style-type: none"> <li>(a) provides visual interest through form and facade design;</li> <li>(b) provides outdoor or semi-enclosed public spaces that complement adjoining indoor spaces; and</li> <li>(c) responds to the character and amenity of neighbouring premises and the streetscape.</li> </ul>	<b>AO5.1</b>	The building has articulated and textured façades that incorporate some or all of the following design features to create a high level of openness and visual interest and provide shading to walls and windows: <ul style="list-style-type: none"> <li>(a) wide colonnades, verandahs, awnings, balconies and eaves;</li> <li>(b) recesses, screens and shutters; and/or</li> <li>(c) windows that are protected from excessive direct sunlight during warmer months.</li> </ul>
		<b>AO5.2</b>	Outdoor or semi-enclosed public spaces are sited to promote an attractive central core or entrance space, with plantings and seating arrangements that foster its function as a desirable meeting or resting point.
		<b>AO5.3</b>	The building is articulated and finished in ways that respond to significant built form elements of adjacent buildings and the streetscape, such as continuity of colonnades, verandahs, balconies, eaves, parapet lines and roof forms.
		<b>AO5.4</b>	The building incorporates vertical and horizontal articulation, such



Performance Outcomes		Acceptable Outcomes	
			that no unbroken elevation is longer than 15m.
		<b>AO5.5</b>	The building has a top level and roof form that is shaped to: (a) provide a visually attractive skyline silhouette; and (b) screen mechanical plant and equipment from view.
<b>PO6</b>	Where the Business activity involves the development of a multi storey building the building is designed to display the functional differences between the ground level and above ground level spaces.	<b>AO6.1</b>	A building, having a height of more than 8.5m, incorporates built form elements that help to differentiate between the podium and other building levels.
<b>Environmental management and amenity of residential premises</b>			
<b>PO7</b>	The Business activity does not unreasonably impact upon the amenity or environmental quality of its environs and especially any nearby sensitive uses.	<b>AO7.1</b>	Undesirable visual, noise and odour impacts on public spaces and sensitive uses are avoided or reduced by: (a) where appropriate, limiting the hours of operation of the Business activity to maintain acceptable levels of residential amenity relative to the site context and setting; (b) providing vehicle loading/unloading and refuse storage/collection facilities within enclosed service yards or courtyards; and (c) not locating site service facilities and areas along any frontage to a public street, sensitive uses or other urban space.
		<b>AO7.2</b>	Where the Business activity requires the use of acoustic attenuation measures to mitigate adverse impacts on nearby sensitive uses, such measures are designed and constructed to be compatible with surrounding development and the local streetscape.
		<b>AO7.3</b>	Glare conditions or excessive light spill onto adjacent sites and public spaces are avoided or minimised through measures, such as: (a) selection and location of light fixtures; (b) use of building design/architectural elements or landscape treatments to block or reduce excessive light spill to locations where it would cause a nuisance to

Performance Outcomes		Acceptable Outcomes	
			<p>residents or the general public; and</p> <p>(c) alignment of streets, driveways and servicing areas to minimise vehicle headlight impacts on adjacent residential premises.</p>
<b>PO8</b>	The Business activity maintains the reasonable privacy and amenity of Accommodation activities, such that the use of indoor and outdoor living areas by residents is not unreasonably diminished.	<b>AO8.1</b>	<p>Where the development is adjacent to an existing or approved building containing Accommodation activities, the reasonable privacy and amenity of such uses is maintained by:</p> <p>(a) siting and orienting buildings to minimise the likelihood of overlooking occurring;</p> <p>(b) having windows and outdoor areas, including balconies and terraces, located and designed to not look into dwellings or rooming units; and</p> <p>(c) incorporating screening over building openings.</p>
<b>PO9</b>	Where the Business activity is part of a mixed use development involving Accommodation activities in the same building, the development provides residents with reasonable levels of privacy and security.	<b>AO9.1</b>	<p>Entry areas for the residents of, and visitors to, dwellings or rooming units are provided:</p> <p>(a) separately from entrances for other building users; and</p> <p>(b) for safe entry from streets, car parking areas and servicing areas.</p>
		<b>AO9.2</b>	Clearly marked, safe and secure parking areas are provided for residents and visitors, which are separate from parking areas provided for other building users.
		<b>AO9.3</b>	Security measures are installed, such that other building users do not have access to areas that are intended for the exclusive use of residents of, and visitors to, Accommodation activities.
		<b>AO9.4</b>	Buildings provide opportunities for casual surveillance of any adjoining street or other public space.
		<b>AO9.5</b>	All access points, footpaths, car parks, building entrances and foyers are illuminated.
		<b>AO9.6</b>	The Business activity achieves the environmental values for the acoustic environment and acoustic quality objectives for sensitive receiving environments set out in the <i>Environmental Protection (Noise) Policy 2008</i> .

Performance Outcomes		Acceptable Outcomes	
<b>Requirements for a shop (corner store) in a residential zone</b>			
<b>PO10</b>	Where the Business activity involves the establishment of a corner store in a residential zone, the corner store is: (a) appropriately located in the residential zone taking into account the size and configuration of the neighbourhood and the location of other existing or approved retail facilities; and (b) compatible with the scale and intensity of development in the neighbourhood.	<b>AO10.1</b>	The corner store is located on a site that is more than 400m radial distance from any: (a) existing shop; (b) site with a current approval for a shop; or (c) land included in a centre zone.
		<b>AO10.2</b>	The building in which the corner store is located does not exceed a gross floor area of 150m <sup>2</sup> .
<b>Requirements for a Business activity in an industry zone</b>			
<b>PO11</b>	Buildings and structures associated with the Business activity are: (a) of a scale and design which is appropriate to an industrial setting, whilst contributing positively to the visual character and streetscape of the area; and (b) designed to avoid or mitigate the potential for adverse amenity impacts on adjoining or nearby sensitive uses.	<b>AO11.1</b>	Buildings and structures are setback a minimum of: (a) 9m to the primary street frontage; (b) 3m to any secondary street frontage; and (c) 10m from any side or rear boundary where adjoining a sensitive land use or land in a residential zone or the Community facilities zone; or (d) 0.75m from any side or rear boundary, where not adjoining a sensitive land use, land in a residential zone or the Community facilities zone; or (e) where less than 0.75m to the boundary, maintenance free.

## 9.3.2 Caretaker's accommodation code

### 9.3.2.1 Application

This code applies to accepted and assessable development:

- (a) being a material change of use for caretaker's accommodation; and
- (b) identified as requiring assessment against the Caretaker's accommodation code by the tables of assessment in Part 5 (Tables of assessment).

### 9.3.2.2 Purpose and overall outcomes

- (1) The purpose of the Caretaker's accommodation code is to provide for the development of caretaker's accommodation use, which provides acceptable levels of amenity for occupants.
- (2) The purpose of the Caretaker's accommodation code will be achieved through the following overall outcomes:
  - (a) caretaker's accommodation is used for genuine caretaking or property management purposes;
  - (b) caretaker's accommodation remains ancillary to non-residential premises on the same site;
  - (c) an acceptable level of residential amenity is provided for occupants of caretaker's accommodation; and
  - (d) caretaker's accommodation does not adversely impact upon the amenity of the local area.

### 9.3.2.3 Assessment benchmarks

**Table 9.3.2.3.1 Benchmarks for accepted and assessable development**

Performance Outcomes		Acceptable Outcomes	
<b>Use requirements</b>			
<b>PO1</b>	The caretaker's accommodation is used for genuine caretaking or property management purposes.	<b>AO1.1</b>	The caretaker's accommodation is occupied by a person or persons having responsibility for the security, maintenance or management of non-residential activities conducted on the same site and, if applicable, that person's immediate family.
<b>PO2</b>	The caretaker's accommodation is ancillary to the non-residential premises on the same site.	<b>AO2.1</b>	The caretaker's accommodation has a gross floor area not exceeding 70m <sup>2</sup> .
		<b>AO2.2</b>	No more than one caretaker's accommodation is established on the site.
		<b>AO2.3</b>	The caretaker's accommodation does not have a separate land title from the balance of the site.
<b>Protection of residential amenity</b>			
<b>PO3</b>	The design of the caretaker's accommodation achieves an acceptable level of residential	<b>AO3.1</b>	Bedrooms and living rooms of the caretaker's accommodation face away from, and do not

Performance Outcomes		Acceptable Outcomes	
	amenity for residents of the caretaker's accommodation.		adjoin, noise generating activities conducted on the site or adjoining sites.
		<b>AO3.2</b>	Waste service areas are located at least: (a) 1m away from any adjacent side or rear property boundary; and (b) 3m from bedrooms, living rooms and private open space of the caretaker's accommodation.
<b>PO4</b>	The caretaker's accommodation is provided with adequate private open space that is useable and directly accessible from the caretaker's accommodation.	<b>AO4.1</b>	The caretaker's accommodation contains an area of private open space, which is directly accessible from a habitable room and: (a) if at ground level, has an area of not less than 16m <sup>2</sup> , with no horizontal dimension of less than 4m; or (b) if a balcony, verandah or deck has an area of not less than 10m <sup>2</sup> , with no horizontal dimension of less than 2.5m.
<b>PO5</b>	The design of the caretaker's accommodation is compatible with the preferred character of the zone in which it is located.	<b>AO5.1</b>	The caretaker's accommodation does not exceed the maximum building height for the zone in which it is located, as specified in the applicable zone code.
<b>On-site car parking</b>			
<b>PO6</b>	Sufficient on-site car parking is provided to satisfy the projected needs of the caretaker's accommodation and is appropriately designed to facilitate ease of use.	<b>AO6.1</b>	A minimum of 1 on-site parking space is provided for exclusive use by the occupants of the caretaker's accommodation.
		<b>AO6.2</b>	Development provides access driveways, internal circulation, manoeuvring areas and on site car parking areas in accordance with AS2890 (Parking facilities: Off-street car parking).

### 9.3.3 Child care centre code

#### 9.3.3.1 Application

This code applies to assessable development:

- (a) being a material change of use for a child care centre; and
- (b) identified as requiring assessment against the Child care centre code by the tables of assessment in Part 5 (Tables of assessment).

#### 9.3.3.2 Purpose and overall outcomes


- (1) The purpose of the Child care centre code is to ensure child care centres are appropriately located and are designed in a manner which provides a safe environment for users and protects the amenity of surrounding premises.
- (2) The purpose of the Child care centre code will be achieved through the following overall outcomes:
  - (a) a viable child care centre network is established and maintained for the Whitsunday region;
  - (b) child care centres are conveniently located close to residential communities or major employment nodes;
  - (c) the health and safety of children is not compromised by incompatible land use activities or poor design; and
  - (d) a child care centre does not have a detrimental impact on the amenity of surrounding residential premises.

#### 9.3.3.3 Assessment benchmarks

**Table 9.3.3.3.1 Benchmarks for assessable development**

Performance Outcomes		Acceptable Outcomes	
Location and site suitability			
<b>PO1</b>	The child care centre is co-located with other compatible Community activities or Business activities to maximise accessibility.	<b>AO1.1</b>	The child care centre is located: <ul style="list-style-type: none"> <li>(a) within 400m of, or is integrated with, another compatible Community activity;</li> <li>(b) on a conveniently accessible site at the entrance to a residential neighbourhood; or</li> <li>(c) in an activity centre or other employment area.</li> </ul>
<b>PO2</b>	The child care centre is located on a road, which is accessible and safe but not predominately used by local residential traffic.	<b>AO2.1</b>	The child care centre is located on a site with access and frontage to a collector street.
<b>PO3</b>	The child care centre is located and designed to ensure that children and staff are not exposed to unacceptable levels of noise, unhealthy air emissions contaminants or other unacceptable risks, such as gas,	<b>AO3.1</b>	The child care centre is located on a site where: <ul style="list-style-type: none"> <li>(a) soils are not contaminated by pollutants, which represent a health or safety risk to children and staff;</li> <li>(b) maximum concentrations of</li> </ul>

Performance Outcomes		Acceptable Outcomes	
	sewerage tanks, medium and high industry, and other nuisances.		air pollutants are less than those recommended by the National Health and Medical Research Council; and (c) noise levels from external sources, measured at the maximum L10 [1 hour], are less than: (i) 35dB(A) within buildings; and (ii) 55dB(A) when measured at the centre of any outdoor play area.
<b>PO4</b>	The child care centre is located on a site that is capable of accommodating a well-designed, safe and integrated facility.	<b>AO4.1</b>	The child care centre is located on a site having: (a) a slope of not more than 10%; and (b) a regular shape.
<b>Protection of residential amenity</b>			
<b>PO5</b>	The child care centre is sited and designed to complement the local streetscape and reflect the character of the locality, while maintaining residential amenity and mitigating adverse impacts, such as noise and light nuisance.	<b>AO5.1</b>	All buildings, structures and outdoor play areas are setback at least 3m from all site boundaries adjoining an Accommodation activity or land, included in a residential zone.
		<b>AO5.2</b>	A 2m high acoustic screen fence is erected along the full length of all site boundaries adjoining an Accommodation activity or land included in a residential zone.
<b>Services and utilities</b>			
<b>PO6</b>	An appropriate level of water and sewerage infrastructure is provided to the child care centre to: (a) allow for the efficient functioning of the facility; and (b) maintain acceptable public health and environmental standards.	<b>AO6.1</b>	(a) The childcare centre is connected to the reticulated water supply and sewerage network; or (b) Where a reticulated water supply and sewerage network is not available: (i) satisfactory alternative means of potable water supply is provided; and (ii) an adequate standard of on site effluent treatment and disposal is provided.
<b>Parking and access</b>			
<b>PO7</b>	A safe set-down and pick-up area is provided, with all on site parking and vehicle manoeuvring areas located and designed to minimise conflicts between private motor vehicles and pedestrians.	<b>AO7.1</b>	Set down and pick up areas: (a) provide an appropriate number of bays, with a drive through lane located at the front of the site; (b) provide good visibility; and (c) are adequately covered to provide protection from weather elements.
		<b>AO7.2</b>	Convenient, safe and clearly visible pedestrian access is



Performance Outcomes		Acceptable Outcomes	
			available within and to the site, which does not cross access driveways.



## 9.3.4 Dual occupancy code

### 9.3.4.1 Application

This code applies to accepted and assessable development:

- (a) being for building work for a dual occupancy; and
- (b) identified as requiring assessment against the Dual occupancy code by the tables of assessment in Part 5 (Tables of Assessment).

### 9.3.4.2 Purpose and overall outcomes

- (1) The purpose of the Dual occupancy code is to ensure that development involving a dual occupancy achieves a high level of comfort and amenity for occupants, maintains the amenity and enjoyment of neighbouring premises and is compatible with the character of the streetscape and surrounding area.
- (2) The purpose of the Dual occupancy code will be achieved through the following overall outcomes:
  - (a) a dual occupancy makes a positive contribution to the streetscape character of the area in which it is located;
  - (b) a dual occupancy is sited and designed to protect the amenity, privacy and access to sunlight of adjoining residential premises;
  - (c) a dual occupancy provides a high level of amenity and safety for residents of the dual occupancy; and
  - (d) a dual occupancy is provided with an acceptable level of infrastructure and services.

### 9.3.4.3 Assessment benchmarks

**Table 9.3.4.3.1 Benchmarks for accepted and assessable development**

Performance Outcomes		Acceptable Outcomes	
<b>Site suitability</b>			
<b>PO1</b>	The dual occupancy is located close to local services and public transport and has sufficient area to accommodate the dual occupancy and associated access, parking, landscaping and setback requirements.	<b>AO1.1</b>	The dual occupancy is located on a lot in the Low-medium density residential zone or a centre zone.
		<b>AO1.2</b>	The dual occupancy is located on a lot having a minimum area of 800m <sup>2</sup> .
<b>Road setbacks</b>			
<b>PO2</b>	The location of a building or structure facilitates an acceptable streetscape, appropriate for: <ol style="list-style-type: none"> <li>(a) the bulk of the building or structure;</li> <li>(b) the road boundary setbacks of neighbouring buildings or structures;</li> <li>(c) the outlook and views of neighbouring residents; and</li> </ol>	<b>AO2.1</b>	The dual occupancy is setback in accordance with MP 1.3 A1 of the QDC.
		<b>AO2.2</b>	Garage openings facing the street do not exceed 6m or 50% of the street frontage, whichever is the lesser.

Performance Outcomes		Acceptable Outcomes	
	(d) safety to the public.		
<b>Building and structures</b>			
<b>PO3</b>	Buildings and structures: (a) provide adequate daylight and ventilation to habitable rooms; (b) allow adequate light and ventilation to habitable rooms of buildings on adjoining lots; and (c) do not adversely impact on the amenity and privacy of residents on adjoining lots.	<b>AO3.1</b>	The dual occupancy and associated structures have a side and rear boundary setback in accordance with MP 1.3 A2 of the QDC.
<b>Site cover</b>			
<b>PO4</b>	Adequate open space is provided for recreation, service facilities and landscaping.	<b>AO4.1</b>	The maximum site cover of the dual occupancy is provided in accordance with MP 1.3 A3 of the QDC.
<b>Building height</b>			
<b>PO5</b>	The height of a building does not unduly: (a) overshadow adjoining dwellings; (b) obstruct the outlook from adjoining lots; or (c) dominate the intended streetscape character.	<b>AO5.1</b>	The maximum building height of the dual occupancy is provided in accordance with MP 1.3 A4 of the QDC.
		<b>AO5.2</b>	The maximum building height of a garage, carport or shed is 5.5m above ground level to the highest point.
<b>Visual privacy</b>			
<b>PO6</b>	Buildings are sited and designed to provide adequate visual privacy for neighbours.	<b>AO6.1</b>	The dual occupancy is provided in accordance with MP1.3 A5 of the QDC.
<b>Structure on corner sites</b>			
<b>PO7</b>	The size and location of structures on corner sites provide for adequate sight lines.	<b>AO7.1</b>	The dual occupancy is provided in accordance with MP 1.3 A7 of the QDC.
<b>Building maintenance</b>			
<b>PO8</b>	The location of a building or structure facilitates normal maintenance.	<b>AO8.1</b>	A wall is set back in accordance with MP 1.3 A6 of the QDC.
<b>On-site car parking</b>			
<b>PO9</b>	Development provides sufficient space for on-site car parking to satisfy the projected needs of residents and visitors, appropriate for: (a) the availability of public transport; (b) the availability of on-street parking; (c) the desirability of on-street parking in respect to the streetscape; and (d) the residents' likelihood to have or need a vehicle.	<b>AO9.1</b>	Parking is provided in accordance with MP 1.3 A8 of the QDC.
		<b>AO9.2</b>	Car parking spaces may be in tandem, provided one space is behind the road setback required in AO2.1.
<b>PO10</b>	Development ensures that the layout and design of vehicle access, on-site circulation systems and parking areas are	<b>AO10.1</b>	Development provides access driveways, internal circulation, manoeuvring areas and parking areas in accordance AS2890

Performance Outcomes		Acceptable Outcomes	
	safe, convenient and legible.		(Parking facilities: Off street car parking).
<b>Private open space</b>			
<b>PO11</b>	Each dwelling has private open space available, which is: (a) a suitable size, dimension and slope to allow residents to extend their living activities outdoors; (b) available for the sole use of the residents of individual dwellings; and (c) adequately separated from each other to provide visual privacy.	<b>AO11.1</b>	Each dwelling has clearly defined private open space, which is provided in accordance with MP 1.3 A9 of the QDC.
<b>Services and utilities</b>			
<b>PO12</b>	The dual occupancy is provided with, and connected to, essential infrastructure and services.	<b>AO12.1</b>	The dual occupancy is connected to the reticulated water supply, sewerage and stormwater drainage infrastructure networks and has an electricity supply.
<b>PO13</b>	The dual occupancy is provided with adequate areas for the storage of waste and recyclable items, in appropriate containers, which are convenient to use and service.	<b>AO13.1</b>	Waste storage areas are provided as: (a) separate areas for each dwelling to accommodate the permanent storage of waste and recyclable items in standard waste containers; or (b) shared areas over which each dwelling has control via access rights or ownership is provided to accommodate the permanent storage of waste and recyclable items in standard waste containers.
		<b>AO13.2</b>	Waste storage areas are screened from public view.
<b>Flood immunity</b>			
<b>PO14</b>	Development involving any habitable part of the building is located and designed to ensure the safety of all persons and buildings from flood hazards.	<b>AO14.1</b>	Development of a habitable building: (a) ensures the finished floor levels for all habitable rooms are a minimum of 300mm above the DFL; or (b) is not less than the floor level of existing habitable room(s), where involving an extension for no greater than 75m <sup>2</sup> to an existing building.  Editor's Note – Refer to Overlay map - FH - 01:29 (Flood hazard overlay) for further detail.

## 9.3.5 Dwelling house code

### 9.3.5.1 Application

This code applies to accepted and assessable development:

- (a) being for building work for a dwelling house; and
- (b) identified as requiring assessment against the Dwelling house code by the tables of assessment in Part 5 (Tables of Assessment).

Editor's note – in accordance with Schedule 1 (Definitions), a reference to a dwelling house includes outbuildings and works normally associated with a dwelling, including a secondary dwelling.

### 9.3.5.2 Purpose and overall outcomes

- (1) The purpose of the Dwelling house code is to ensure the design and siting of detached houses protects residential amenity and maintains streetscape character and that associated dwellings and outbuildings are of an appropriate scale and intensity.
- (2) The purpose of the Dwelling house code will be achieved through the following overall outcomes:
  - (a) the building form, siting design and use of the dwelling house is consistent with the desired amenity and character of the area;
  - (b) a dwelling house is sited and designed to protect the amenity, privacy and access to sunlight of adjoining residential premises;
  - (c) a dwelling house provides a high level of amenity and safety for residents of the dwelling house;
  - (d) a dwelling house is provided with an acceptable level of infrastructure and services;
  - (e) outbuildings are of an appropriate scale and intensity and are compatible with surrounding development;
  - (f) secondary dwellings are small in scale and ancillary to the principal use for a dwelling house; and
  - (g) a dwelling house is not at an unacceptable risk from natural hazards.

### 9.3.5.3 Assessment benchmarks

Editor's note – an approved plan of development for a variation approval overriding the Planning Scheme or reconfiguring a lot may vary or specify alternative assessment benchmarks for a dwelling house. In such cases, compliance with these alternative assessment benchmarks will be deemed to represent compliance with the comparable provisions of the Dwelling house code.

**Table 9.3.5.3.1 Benchmarks for acceptable and assessable development**

Performance Outcomes		Acceptable Outcomes	
<b>Road setbacks</b>			
<b>PO1</b>	The location of a dwelling house facilitates an acceptable streetscape, appropriate for: (a) the bulk of the building or	<b>AO1.1</b>	Any dwelling house on a lot less than 450m <sup>2</sup> is setback in accordance with MP 1.1 A1 of the QDC.

Performance Outcomes		Acceptable Outcomes	
	structure; (b) the road boundary setbacks of neighbouring buildings or structures; (c) the outlook and views of neighbouring residents; and (d) safety to the public.	<b>AO1.2</b>	Any dwelling house on a lot greater than or equal to 450m <sup>2</sup> is setback in accordance with MP 1.2 A1 of the QDC.
<b>Building structures</b>			
<b>PO2</b>	The location of buildings and structures: (a) provide adequate daylight and ventilation to habitable rooms; (b) allow adequate light and ventilation to habitable rooms on adjoining lots; and (c) does not adversely impact on the amenity and privacy of residents on adjoining lots.	<b>AO2.1</b>	Where on a lot less than 450m <sup>2</sup> , the dwelling house and associated structures have a side and rear setback in accordance with MP 1.1 A2 of the QDC.
		<b>AO2.2</b>	Where on a lot greater than or equal to 450m <sup>2</sup> the dwelling house and associated structures have a side and rear setback in accordance with MP 1.2 A2 of the QDC.
<b>Site cover</b>			
<b>PO3</b>	Adequate open space is provided for recreation, service facilities and landscaping.	<b>AO3.1</b>	Where on a lot less than 450m <sup>2</sup> the maximum site cover of the dwelling house is provided in accordance with MP 1.1 A3 of the QDC.
		<b>AO3.2</b>	Where on a lot greater than or equal to 450m <sup>2</sup> the maximum site cover of the dwelling house is provided in accordance with MP 1.2 A3 of the QDC.
<b>Building height</b>			
<b>PO4</b>	The height of a dwelling house does not unduly: (a) overshadow adjoining detached dwellings; (b) obstruct the outlook from adjoining lots; and (c) dominate the intended streetscape character.	<b>AO4.1</b>	The maximum building height is for a dwelling house: (a) 8.5m above ground level where on a slope up to 15%; or (b) 10m above ground level where on a slope greater than 15%.
		<b>AO4.2</b>	The maximum building height for a garage, carport or shed is 5.5m above ground level to the highest point.
<b>Visual privacy</b>			
<b>PO5</b>	Buildings are sited and designed to provide adequate visual privacy for neighbours.	<b>AO5.1</b>	Where on a lot less than 450m <sup>2</sup> , the dwelling house is provided in accordance with MP 1.1 A5 of the QDC.
		<b>AO5.2</b>	Where on a lot greater than or equal to 450m <sup>2</sup> , and the dwelling house is provided in accordance with MP 1.2 A5 of the QDC.
<b>Structures on corner sites</b>			
<b>PO6</b>	The size and location of structures on corner sites	<b>AO6.1</b>	Where on a lot less than 450m <sup>2</sup> , the dwelling house is provided in

Performance Outcomes		Acceptable Outcomes	
	provide for adequate sight lines.		accordance with MP 1.1 A7 of the QDC.
		<b>AO6.2</b>	Where on a lot greater than or equal to 450m <sup>2</sup> , the dwelling house is provided in accordance with MP 1.2 A7 of the QDC.
<b>On site car parking</b>			
<b>PO7</b>	Sufficient space for on site car parking to satisfy the projected needs of residents and visitors, appropriate for: (a) the availability of public transport; (b) the availability of on-street parking; (c) the desirability of on-street parking in respect to the streetscape; and (d) the resident's likelihood to have, or need, a vehicle.	<b>AO7.1</b>	Where on a lot less than 450m <sup>2</sup> , parking is provided in accordance with MP 1.1 A8 of the QDC.
		<b>AO7.2</b>	Where on a lot greater than or equal to 450m <sup>2</sup> , parking is provided in accordance with MP 1.2 A8 of the QDC.
		<b>AO7.3</b>	Development provides access driveways, internal circulation and manoeuvring areas and parking areas in accordance AS2890 (Parking facilities: Off street car parking).
<b>Private open space (for lots less than 450m<sup>2</sup> only)</b>			
<b>PO8</b>	A detached dwelling has its own individual outdoor living space, which: (a) has suitable size and slope to allow residents to extend their living activities outdoors; (b) is available for the sole use of the residents of individual dwellings; and (c) is adequately separated from each other to provide visual privacy.	<b>AO8.1</b>	Where on a lot less than 450m <sup>2</sup> , private open space is provided in accordance with MP 1.1 A9 of the QDC.
<b>Services and utilities</b>			
<b>PO9</b>	The dwelling house is provided with and connected to essential infrastructure and services.	<b>AO9.1</b>	The dwelling house is: (a) connected to reticulated water supply, sewerage and stormwater drainage infrastructure networks in accordance with PSP SC6.8 (WRC Development manual); and (b) has an electricity supply.
		<b>AO9.2</b>	The dwelling house, where in a Rural or Rural residential zone, has an electricity supply and is connected to a: (c) reticulated water supply; or potable water supply and water storage collection system having: (i) a minimum storage capacity of 70,000 litres; and (ii) a first flush system; (d) reticulated sewerage system

Performance Outcomes		Acceptable Outcomes	
			or an alternative on site effluent and wastewater treatment system consistent with the Queensland plumbing and wastewater code.
<b>Flood immunity</b>			
<b>PO10</b>	Development involving any habitable part of the building is located and designed to ensure the safety of all persons and buildings from flood hazards.	<b>AO10.1</b>	Development of a habitable building: (a) ensures the finished floor levels for all habitable rooms are a minimum of 300mm above the DFL; or (b) is not less than the floor level of existing habitable room(s) where involving an extension for no greater than 75m <sup>2</sup> to an existing building.  Editor's Note – Refer to Overlay map - FH - 01:29 (Flood hazard overlay) for further detail.
<b>Secondary dwellings</b>			
<b>PO11</b>	A secondary dwelling is subordinate in bulk and scale to maintain the appearance of a dwelling house with ancillary buildings when viewed from the street.	<b>AO11.1</b>	Only one secondary dwelling is established in association with a dwelling house.
		<b>AO11.2</b>	A secondary dwelling has a maximum GFA of 70m <sup>2</sup> and a TUA of 100m <sup>2</sup> , excluding car parking areas.
		<b>AO11.3</b>	A minimum of one on site car parking space is provided to service the secondary dwelling.

## 9.3.6 Extractive industry code

### 9.3.6.1 Application

This code applies to assessable development:

- (a) being a material change of use for extractive industry; and
- (b) identified as requiring assessment against the Extractive industry code by the tables of assessment in Part 5 (Tables of assessment).

Editor's note – The Extractive resource area overlay map also show mining lease areas located within the Planning Scheme area. Mining lease areas are shown for information purposes only with mining operations in these areas regulated under the *Mineral Resources Act 1989*.

### 9.3.6.2 Purpose and overall outcomes

- (1) The purpose of the Extractive industry code is to ensure that the exploitation of extractive resources is undertaken in a sustainable manner which protects environmental and landscape values, public safety and the amenity of surrounding premises.
- (2) The purpose of the Extractive industry code will be achieved through the following overall outcomes:
  - (a) extraction of resources occurs in a sustainable manner;
  - (b) natural values and water quality are protected from any environmental degradation potentially arising from extractive industry operations;
  - (c) extractive industry operations are located, designed and constructed to avoid or effectively mitigate adverse impacts on any sensitive use, in particular, residential or rural residential premises;
  - (d) transport routes allow extractive materials to be transported with the least amount of impact on development along those roads and on the function of those roads; and
  - (e) land used for extractive industry operations is effectively rehabilitated.

### 9.3.6.3 Assessment benchmarks

**Table 9.3.6.3.1 Benchmarks for assessable development**

Performance Outcomes		Acceptable Outcomes	
<b>Site planning</b>			
<b>PO1</b>	The extractive industry is designed and established having regard to the availability of other appropriate infrastructure, characteristics of the natural environment and the proximity of sensitive land uses, to provide: <ul style="list-style-type: none"><li>(a) adequate separation distance to protect the surrounding area from significant noise, dust, vibration and visual impacts of operations;</li><li>(b) suitable vehicle access and</li></ul>	<b>AO1.1</b>	The extractive industry is undertaken in accordance with an approved environmental management plan, which addresses environmental and social impacts of operations.



Performance Outcomes		Acceptable Outcomes	
	<ul style="list-style-type: none"> <li>haulage routes;</li> <li>(c) protection against erosion;</li> <li>(d) acceptable quality of water leaving the site;</li> <li>(e) public safety;</li> <li>(f) acceptable restoration measures;</li> <li>(g) protection of groundwater quality and quantity;</li> <li>(h) avoidance of land contamination;</li> <li>(i) effective stormwater management; and</li> <li>(j) waste management practices, which maximise recycling and reuse of wastes.</li> </ul>		
<b>PO2</b>	The extractive industry maintains suitable and sustainable landscaping on the extraction site.	<b>AO2.1</b>	The volumes of anticipated extraction are planned and staged, allowing for appropriate landscape form.
<b>Vehicle access and manoeuvring</b>			
<b>PO3</b>	Vehicle access to, from and within the extractive industry site is provided to: <ul style="list-style-type: none"> <li>(a) be adequate for the type and volume of traffic to be generated;</li> <li>(b) not create or worsen any traffic hazard;</li> <li>(c) not have adverse effects on the amenity of the locality; and</li> <li>(d) ensure disturbance to surrounding land uses is minor and that impacts from emissions are minimised.</li> </ul>	<b>AO3.1</b>	The proposed transport route to and from the site is along sealed roads and does not require heavy vehicles to traverse residential or rural residential streets.
		<b>AO3.2</b>	All driveways are sealed, with internal manoeuvring and car parking areas suitably surfaced.
		<b>AO3.3</b>	Site ingresses and egresses are located to provide: <ul style="list-style-type: none"> <li>(a) a minimum sight distance in all directions of 200m;</li> <li>(b) a maximum gradient of 1:10 (10%) on all roads, including haul roads, within 100m of such ingress or egress;</li> <li>(c) a minimum ingress/egress width of 12m; and</li> <li>(d) a minimum separation to any road intersection or property access of 50m.</li> </ul>
		<b>AO3.4</b>	Acceleration and deceleration lanes, in accordance with Austroads guidelines, are provided to site ingress and egress points.
		<b>AO3.5</b>	Rubble pad, wheel wash or other suitable method installed at heavy vehicle egresses to prevent material being carried onto roadway during bulk haulage.
		<b>AO3.6</b>	Vehicle access is provided in accordance with the standards specified PSP SC6.8 (WRC

Performance Outcomes		Acceptable Outcomes	
			development manual).
<b>Separation distances</b>			
<b>PO4</b>	The extractive industry is located on a site which has sufficient area to provide for adequate setback of operations from road frontages, site boundaries, surrounding sensitive uses, such that the extractive industry achieves an acceptable standard of visual amenity and control of noise, light, dust and vibration impacts.	<b>AO4.1</b>	Extractive industry involving blasting or crushing is not carried out within 1km of any sensitive use.
		<b>AO4.2</b>	Extractive industry not involving blasting or crushing is not carried out within 100m of any sensitive use.
		<b>AO4.3</b>	A mounded vegetated buffer strip having a minimum width of 10m is provided to all boundaries of the site.
<b>Site drainage</b>			
<b>PO5</b>	The extractive industry provides on site drainage that is designed, constructed and maintained to: (a) prevent ponding in excavated areas; (b) avoid erosion; (c) prevent pollution of groundwater and surface water; (d) protect downstream water quality; and (e) provide opportunities to recycle water for reuse in processing, washing and/or screening materials, dust suppression and on product stockpiles, overburden stockpiles, revegetation or rehabilitation areas and wheel wash facilities.	<b>AO5.1</b>	Banks and channels are constructed to divert stormwater run-off away from excavated areas.
		<b>AO5.2</b>	Sediment basins are provided to detain stormwater run-off from disturbed areas, such that there is no off-site discharge likely to cause environmental harm.
		<b>AO5.3</b>	Bunding, treatment and disposal of industrial wastes are carried out, such that no environmental harm is caused.
		<b>AO5.4</b>	Lining or other suitable treatment of erosion-prone areas is established and maintained at discharge points.
<b>Management of blasting and other operations</b>			
<b>PO6</b>	The extractive industry provides for blasting, crushing, screening and loading to be carried out safely and in accordance with best practice management standards, so that disturbance to surrounding land uses is minor and impacts from emissions are minimised.	<b>AO6.1</b>	Blasting and other operations are confined to the periods identified in Table 9.3.6.3.2 (Extractive industry operations periods).
		<b>AO6.2</b>	Public signage to warn of operations and safety hazards is provided to all boundaries of the site.
		<b>AO6.3</b>	Blasting and other operations are undertaken in a manner which complies with best practice approaches to vibration avoidance and management, such as those identified in AS2670.2 (Evaluation of human exposure to whole of body vibration - Continuous and shock induced vibration in buildings (1-80Hz)).
		<b>AO6.4</b>	Blasting operations are designed and planned to minimise risk of

Performance Outcomes		Acceptable Outcomes	
			dust and fume emissions.
<b>Safety fencing</b>			
<b>PO7</b>	Entry to extractive industry operational areas is restricted to authorised personnel and authorised vehicles.	<b>AO7.1</b>	A 2m high fence is erected and maintained around all extractive industry operations and associated infrastructure.
<b>Site rehabilitation</b>			
<b>PO8</b>	Rehabilitation of the extractive industry site restores the environmental and economic values of the land and provides: <ul style="list-style-type: none"> <li>(a) progressive/staged rehabilitation works;</li> <li>(b) appropriate clean-up works, particularly areas of possible soil contamination;</li> <li>(c) agreed landform and soil profiles;</li> <li>(d) suitable revegetation; and</li> <li>(e) establishment phase requirements.</li> </ul>	<b>AO8.1</b>	The extractive industry provides for all rehabilitation works to be undertaken in accordance with an approved expected final landform design and site rehabilitation plan.  Editor's note—the Council may require rehabilitation works to be bonded to ensure the affective return of disturbed areas to acceptable land use suitability.

**Table 9.3.6.3.2 Extractive industry operation periods**

Extractive industry activity	Hours of operation
Blasting operation	9am to 5pm Monday to Friday
	No operations Saturday, Sunday or public holidays
Other operations	6am to 6pm, Monday to Friday
	7am to 1pm Saturday
	No operations Sunday or public holidays

## 9.3.7 Home based business code

### 9.3.7.1 Application

This code applies to accepted and assessable development:

- (a) being a material change of use for home based business; and
- (b) identified as requiring assessment against the Home based business code by the tables of assessment in Part 5 (Tables of assessment).

### 9.3.7.2 Purpose and overall outcomes

- (1) The purpose of the Home based business code is to facilitate legitimate home based business, conducted in a manner which is appropriate to the preferred character of the area and protects the amenity of surrounding premises.
- (2) The purpose of the Home based business code will be achieved through the following overall outcomes:
  - (a) a home based business is domestic in scale and operates in a manner that is subservient and ancillary to the Accommodation activity of the premises;
  - (b) a home based business is conducted in a manner that maintains the residential character and amenity of the locality; and
  - (c) a home based business is operated in a safe manner and does not impose an unreasonable load on infrastructure services.

### 9.3.7.3 Assessment benchmarks

**Table 9.3.7.3.1 Benchmarks for accepted and assessable development**

Performance Outcomes		Acceptable Outcomes	
<b>Operation of working from home activity</b>			
<b>PO1</b>	The home based business is conducted as a genuine working from home activity.	<b>AO1.1</b>	Other than a bed and breakfast, the home based business is conducted within a dwelling house, dual occupancy or multiple dwelling.
		<b>AO1.2</b>	For a home based business operating as a bed and breakfast, the bed and breakfast is conducted only within the dwelling house.
<b>Scale of use and protection of amenity</b>			
<b>PO2</b>	The home based business is limited in size and scale so that: <ul style="list-style-type: none"> <li>(a) the amenity of the existing neighbourhood is protected; and</li> <li>(b) the home based business remains ancillary to the Accommodation activity of the premises.</li> </ul>	<b>AO2.1</b>	For a home based business, other than a bed and breakfast, conducted in association with a dwelling house or dual occupancy: <ul style="list-style-type: none"> <li>(a) the total area, both in and outside of the dwelling, used for the home based business does not exceed:               <ul style="list-style-type: none"> <li>(i) 40m<sup>2</sup> where the dwelling is located on a lot not more than 2,000m<sup>2</sup> in area; or</li> </ul> </li> </ul>

Performance Outcomes		Acceptable Outcomes	
			<ul style="list-style-type: none"> <li>(ii) 80m<sup>2</sup> where the dwelling is located on a lot more than 2,000m<sup>2</sup> in area;</li> <li>(b) no more than 2 customers or clients are present at any one time and no more than 8 customers or clients are present in any one day; and</li> <li>(c) the home based business does not involve more than:               <ul style="list-style-type: none"> <li>(i) 2 persons, including residents of the dwelling; or</li> <li>(ii) where the site is in the Rural zone, 4 persons, including residents of the dwelling.</li> </ul> </li> </ul>
		<b>AO2.2</b>	<p>For a home based business conducted within a multiple dwelling:</p> <ul style="list-style-type: none"> <li>(a) the total GFA used for the home based business does not exceed:               <ul style="list-style-type: none"> <li>(i) 20m<sup>2</sup>; or</li> <li>(ii) 10% of the area of any floor level on which the home based business is located;</li> </ul> </li> <li>(b) the home based business does not involve outdoor use areas;</li> <li>(c) no more than 2 customers or clients are present at any one time and no more than 8 customers or clients are present in any one day; and</li> <li>(d) the home based business involves only the persons who are residents of the dwelling.</li> </ul>
		<b>AO2.3</b>	<p>For a home based business operating as a bed and breakfast:</p> <ul style="list-style-type: none"> <li>(a) the use is conducted from a dwelling house;</li> <li>(b) at least one bedroom within the dwelling house is excluded from use by guests; and</li> <li>(c) the maximum number of bedrooms used to accommodate guests is 3 and the maximum number of guests accommodated at any one time is 6.</li> </ul>
		<b>AO2.4</b>	Not more than one home based business is conducted on the premises.

Performance Outcomes		Acceptable Outcomes	
<b>PO3</b>	The home based business does not involve any materials, equipment or processes that cause nuisance or detrimentally impact on residential amenity.	<b>AO3.1</b>	The home based business does not produce any dust emissions.
		<b>AO3.2</b>	The home based business does not produce any offensive odour emissions beyond the site boundaries.
		<b>AO3.3</b>	The home based business does not produce noise, which exceeds the background noise level plus 5 dB(A) from 8.00am to 6.00pm, measured as an adjusted sound level.
		<b>AO3.4</b>	Glare conditions or excessive light spill into dwellings, adjacent sites and public spaces is avoided or minimised through measures, such as: (a) the use of building design and architectural elements or landscape treatments to block or reduce excessive light spill to locations where it would cause a nuisance to residents or the general public; and (b) the alignment of driveways and servicing areas to minimise vehicle headlight impacts on residential accommodation and private open space.
		<b>AO3.5</b>	Loading or unloading of goods is not undertaken by a vehicle larger than a SRV.
		<b>AO3.6</b>	A maximum of 1 commercial vehicle, not including a HRV or AV, associated with the home based business is parked/garaged on the premises.
		<b>AO3.7</b>	Not more than 2 customer vehicles are associated with the home based business at any one time.
		<b>AO3.8</b>	In addition to the parking required for the primary Accommodation activity, the following onsite parking is provided, where applicable: (a) 1 space for customer parking; plus (b) 1 space per non-resident employee; plus (c) 1 space per guest room, where a Bed and breakfast.  Note – Any required on site parking spaces may be provided in tandem to the residential parking spaces.
		<b>AO3.9</b>	No vehicle is fuelled, serviced or

Performance Outcomes		Acceptable Outcomes	
			repaired on the premises.
		<b>AO3.10</b>	Materials or equipment used, or goods manufactured, serviced or repaired, are stored within a building on the premises.
		<b>AO3.11</b>	Trade person's storage and activities are located at the rear of the dwelling and any vehicle, or stored equipment or materials, is screened from view from all public places and adjoining residential premise.
		<b>AO3.12</b>	Refuse and waste storage and service areas associated with the home based business are suitably screened from the street.
		<b>AO3.13</b>	Quantities of chemicals, gases or other hazardous materials do not exceed the limits normally associated with a residential activity.
		<b>AO3.14</b>	The home based business does not involve any activity defined as an environmentally relevant activity in the <i>Environmental Protection Regulation 2008</i> .
<b>PO4</b>	The hours of operation of the home based business do not cause a nuisance or detrimentally impact on residential amenity.	<b>AO4.1</b>	Where goods are offered for sale from the premises, there is no public display of such goods.
<b>Signage</b>			
<b>PO5</b>	Signage associated with the home based business is small, unobtrusive and appropriate to its location and setting.	<b>AO5.1</b>	Not more than 1 advertising device is erected on the premises and the sign: (a) includes only the name of the occupier, the business conducted on the premises and associated contact/address details; (b) has a maximum sign face area of 0.3m <sup>2</sup> ; (c) is attached to a fence or wall; and (d) is not illuminated or in motion.
<b>Services and utilities</b>			
<b>PO6</b>	The home based business does not detrimentally impact on the capacity of infrastructure services.	<b>AO6.1</b>	No greater load is imposed on any public utility than would reasonably be expected from that normally associated with a residential activity.
<b>Storage of chemicals</b>			
<b>PO7</b>	The risk to occupiers, employees and neighbouring residents from the storage of chemicals and hazardous substances is	<b>AO7.1</b>	Storage of flammable and combustible liquids complies with the minor storage provisions of AS1940 (The storage and

Performance Outcomes		Acceptable Outcomes	
	minimised.		handling of flammable and combustible liquids).
<b>Additional requirements for bed and breakfast accommodation</b>			
<b>Temporary accommodation</b>			
<b>PO8</b>	Bed and breakfast accommodation is provided for short-term stay only.	<b>AO8.1</b>	Guests stay no more than 14 consecutive nights.
<b>Guest facilities</b>			
<b>PO9</b>	An acceptable standard of facilities is provided for guests of the bed and breakfast.	<b>AO9.1</b>	Guests are provided with a bedroom capable of being enclosed to prevent visual or other intrusion by members of the host family or other guests.
		<b>AO9.2</b>	A separate bathroom and toilet facility is provided within the dwelling house for the exclusive use of guests.



## 9.3.8 Industry activities code

### 9.3.8.1 Application

This code applies to accepted and assessable development identified as requiring assessment against the Industry activities code by the tables of assessment in Part 5 (Tables of assessment).

### 9.3.8.2 Purpose and overall outcomes

- (1) The purpose of the Industry activities code is to ensure Industry activities are designed and operated in a manner which meets the needs of the Industry activity, protects public safety and environmental values and appropriately responds to amenity considerations.
- (2) The purpose of the Industry activities code will be achieved through the following overall outcomes:
  - (a) the scale and intensity of an Industry activity is compatible with its location and setting;
  - (b) an Industry activity incorporates a site layout and building design that provides for the efficient and safe conduct of industrial activities and contributes to a well organised development that is attractive when viewed from the street;
  - (c) an Industry activity does not cause environmental harm or nuisance, including the contamination of land or water;
  - (d) an Industry activity avoids or effectively mitigates adverse impacts on the amenity of adjoining and nearby non-industrial activity where these activities are located in a zone other than an industry zone; and
  - (e) an Industry activity incorporates service areas and waste management processes that are efficient and maximise opportunities for reuse or recycling.

### 9.3.8.3 Assessment benchmarks

**Table 9.3.8.3.1 Benchmarks for accepted and assessable development**

Performance Outcomes		Acceptable Outcomes	
Built form, streetscape character and protection of amenity			
PO1	Buildings and structures associated with the industrial activity are: (a) of a scale and design, which is appropriate to an industrial setting, whilst contributing positively to the visual character and streetscape of the area; and (b) designed to avoid or mitigate the potential for adverse amenity impacts on adjoining or nearby sensitive land uses.	AO1.1	The site cover of all buildings and structures on the site does not exceed 75%.
		AO1.2	Buildings and structures are setback a minimum of: (a) 9m to the primary street frontage; (b) 3m to any secondary street frontage; and (c) 10m from any side or rear boundary, where adjoining a sensitive land use, land in a residential zone or the Community facilities zone; or (d) 0.75m from any the side or rear boundary, where not

Performance Outcomes		Acceptable Outcomes	
			<p>adjoining a sensitive use, land in a residential zone or the Community facilities zone; or</p> <p>(e) where less than 0.75m to the boundary, maintenance free.</p>
		<b>AO1.3</b>	<p>Where the site has a common boundary with a sensitive land use, land in a residential zone or the Community facilities zone:</p> <p>(a) no openings occur in walls facing a common boundary;</p> <p>(b) acoustic screening is provided to all areas where work could be conducted outside of the building, including waste storage and refuse areas, so that off-site noise emissions are avoided or do not cause a nuisance; and</p> <p>(c) noise emitting services, such as air conditioning equipment, pumps and ventilation fans, are located as far away as possible from residential areas.</p>
		<b>AO1.4</b>	<p>The main entry to any building is easily identifiable and directly accessible from the street or the primary street frontage, if the site has more than one street frontage.</p>
		<b>AO1.5</b>	<p>Where adjoining a sensitive land use, land included in a residential zone or the Community facilities zone, a minimum 2m high solid screen fence is provided for the full length of the common boundary.</p>
<b>PO2</b>	The industrial activity is attractive when viewed from a major road.	<b>AO2.1</b>	<p>Where the industrial activity has frontage to, or overlooks, a major road:</p> <p>(a) building design incorporates variations in parapet design, roofing heights and treatments; and</p> <p>(b) any security fencing is set within or located behind the landscaping strip rather than adjacent to the major road.</p>
<b>Services and utilities</b>			
<b>PO3</b>	The industrial activity is provided with: <ul style="list-style-type: none"> <li>(a) a safe and reliable water supply;</li> <li>(b) a waste disposal system and stormwater drainage, which</li> </ul>	<b>AO3.1</b>	The industrial activity is connected to the reticulated water supply, sewerage, stormwater drainage and electricity infrastructure networks.

Performance Outcomes		Acceptable Outcomes	
	<p>maintains acceptable public health and environmental standards;</p> <p>(c) electricity infrastructure;</p> <p>(d) appropriate frontage works; and</p> <p>(e) refuse storage areas that are suitably screened from the street.</p>	<p><b>AO3.2</b></p>	<p>Kerb and channel is constructed for the full length of the road frontage.</p>
		<p><b>AO3.3</b></p>	<p>The layout and design of the industrial activity provides for the on-site loading and unloading of goods and the storage of refuse to the rear of the site.</p>
Environmental performance			
<p><b>PO4</b></p>	<p>The industrial activity ensures that any emissions of odour, dust, air pollutants, noise, light or vibration does not cause nuisance to, or have an unreasonable adverse impact on, adjoining or nearby premises.</p> <p>Editor's note—development involving Industry activities will need to comply with relevant environmental legislation including the <i>Environmental Protection Act 1994</i> and subordinate legislation.</p>	<p><b>AO4.1</b></p>	<p>The industrial activity achieves the environmental values for the acoustic environment and acoustic quality objectives for sensitive receiving environments set out in the <i>Environmental Protection (noise) Policy 2008</i>.</p>
		<p><b>AO4.2</b></p>	<p>The industrial activity achieves the environmental values and air quality objectives set out in the <i>Environmental Protection (air) Policy 2008</i>.</p>
		<p><b>AO4.3</b></p>	<p>The industrial activity does not produce any offensive odour emissions beyond the site boundaries.</p>
		<p><b>AO4.4</b></p>	<p>The industrial activity ensures that any external lighting is provided in accordance with AS4282 (Control of the obtrusive effects of outdoor lighting).</p>
		<p><b>AO4.5</b></p>	<p>Vibrations resulting from the industrial activity do not exceed the maximum acceptable levels identified in AS2670.2 (Evaluation of human exposure to whole of body vibration - Continuous and shock induced vibration in buildings (1-80Hz)).</p>
<p><b>PO5</b></p>	<p>The industrial activity provides for the collection, treatment and disposal of all liquid waste, such that:</p> <p>(a) there is no off-site release of contaminants;</p> <p>(b) all wastes are collected and disposed of in accordance with relevant license and approval conditions and/or relevant government or industry standards; and</p> <p>(c) there are no adverse impacts on the quality of surface water or groundwater resources.</p>	<p><b>AO5.1</b></p>	<p>Sealed impervious surfaces, draining to receptors and/or storage containers are provided in areas where potential spills of contaminants can occur.</p>
		<p><b>AO5.2</b></p>	<p>Waste water associated with the industrial activity is disposed to Council's sewerage system or an on-site industrial waste treatment system.</p>
		<p><b>AO5.3</b></p>	<p>Liquid wastes that cannot be disposed to Council's sewerage system or the on-site industrial waste treatment system are disposed of off-site to an approved waste disposal facility.</p>
		<p><b>AO5.4</b></p>	<p>No discharge of waste occurs to local waterways (including dry waterways) or natural wetlands.</p>

Performance Outcomes		Acceptable Outcomes	
		<b>AO5.5</b>	Oil arrestor or other pre-treatment infrastructure is provided to remove contaminants from industrial waste water where discharged to the sewer or environment.
<b>PO6</b>	The industrial activity does not contaminate or pollute stormwater runoff from the site.	<b>AO6.1</b>	Areas where hazardous materials or potentially contaminating substances are stored or used are roofed.
		<b>AO6.2</b>	Provision is made for spills to be bunded and retained on-site for removal and disposal by an approved means.
		<b>AO6.3</b>	Stormwater is diverted away from contaminated areas.
<b>On-site retail sales</b>			
<b>PO7</b>	Any retail sales conducted from the premises are ancillary and subordinate to the industrial activity.	<b>AO7.1</b>	On-site retail sales are limited to goods manufactured, assembled on the premises or goods associated with those manufactured on the site.
		<b>AO7.2</b>	Parking for on-site retail sales is provided at the same rate as required for a shop (refer Table 9.4.7.3.3 Minimum on-site parking requirements).

**Table 9.3.8.3.2 Benchmarks for assessable development**

Performance Outcomes		Acceptable Outcomes	
<b>Location and site suitability</b>			
<b>PO1</b>	The Industry activity is established on land included in an industry zone or another zone that is suitable having regard to: (a) the suitability of the land for an Industry activity; (b) the nature, scale and intensity of the Industry activity; (c) the infrastructure and service needs of the Industry activity; and (d) the preferred character of the local area.	<b>AO1.1</b>	The Industry activity is established on a site with sufficient area and dimensions to accommodate required buildings, machinery, parking and service areas, storage areas, vehicle access, on-site movement and landscaping.
<b>Site layout</b>			
<b>PO2</b>	The layout and design of the industrial activity is functional and compatible with surrounding development.	<b>AO2.1</b>	The industrial activity ensures that: (a) the premises are safe, secure and legible; (b) movement systems, including roads and pathways, and accessible on-site parking and manoeuvring areas, meet the needs of users and employees; (c) the premises addresses the

Performance Outcomes		Acceptable Outcomes	
			<p>street, with buildings integrated with landscaping and security fencing to provide a quality contemporary appearance; and</p> <p>(d) surplus areas that may become unsightly or difficult to manage, due to their size, configuration or access limitations, are not created.</p>
<b>Requirements for an Industry activity within a centre zone</b>			
<b>Built form</b>			
<b>PO3</b>	<p>The Industry activity is in a building that enhances the character and amenity of streets and neighbouring premises via a built form that:</p> <p>(a) is closely related to streets, public spaces and pedestrian routes; and</p> <p>(b) maintains some area free of buildings at ground level to facilitate pedestrian movement and other functions associated with the building.</p>	<b>AO3.1</b>	<p>Where within a centre zone:</p> <p>(a) Buildings are set back from street frontages:</p> <p>(i) not more than 3m for that part of a building not exceeding 8.5m in height; and</p> <p>(ii) at least 6m for that part of a building exceeding 8.5m in height;</p> <p>(b) buildings are set back from other site boundaries:</p> <p>(i) 0m, if not exceeding 8.5m in height and adjoining an existing blank wall or vacant land on an adjoining site;</p> <p>(ii) at least 3m, if not exceeding 8.5m in height and adjoining an existing wall with openings on an adjoining site; and</p> <p>(iii) at least 6m for that part of a building exceeding 8.5m in height.</p>
<b>Relationship of buildings to streets and public areas</b>			
<b>PO4</b>	<p>The Industry activity is in a building that clearly defines frames or encloses the street and other useable public and semi-public open space.</p>	<b>AO4.1</b>	<p>The building is located close to the street frontage and other urban spaces for all, or most, of its length to create a continuous or mostly continuous edge.</p>
		<b>AO4.2</b>	<p>The building is sited and designed, such that:</p> <p>(a) the main pedestrian entrance to the building, or group of buildings, is located on the primary street frontage; and</p> <p>(b) pedestrian access to the entrance of the building(s) or individual dwellings are easily discerned from the primary street frontage.</p>
		<b>AO4.3</b>	<p>Car parking areas, service areas</p>

Performance Outcomes		Acceptable Outcomes	
			and driveways are located and configured, so that they do not dominate the streetscape.
		<b>AO4.4</b>	Vehicular access to the site is separate from the pedestrian access.
<b>PO5</b>	The Industry activity provides for footpaths, walkways and other spaces intended primarily for pedestrians to be comfortable to use and adequately sheltered from excessive sunlight and inclement weather.	<b>AO5.1</b>	Any building provides adequate and appropriate shelter along, or around, the street in the form of an awning, colonnade, verandah or the like, with a width of 3.2m to 4m or is otherwise consistent with the width of shelter provided to adjoining premises.
<b>PO6</b>	The Industry activity is in a building which is designed to create vibrant and active streets and public spaces.	<b>AO6.1</b>	Development provides for a minimum of 65% of the building frontage to a public street or other public space to present with clear, or relatively clear, windows and glazed doors.
<b>Requirements for an Industry activity in a Rural zone</b>			
<b>PO7</b>	The Industry activity is located on a site which has sufficient area to accommodate the use.	<b>AO7.1</b>	Where within a Rural zone: (a) buildings are set back 50m from street frontages; and (b) buildings are setback 10m from other site boundaries.

### 9.3.9 Market code

#### 9.3.9.1 Application

This code applies to accepted and assessable development:

- (a) being a material change of use for a market; and
- (b) identified as requiring assessment against the Market code by the tables of assessment in Part 5 (Tables of assessment).

#### 9.3.9.2 Purpose and overall outcomes

- (1) The purpose of the Market code is to ensure markets are appropriately located and are operated in a manner, which is economically, environmentally and socially sustainable and appropriately responds to local amenity issues.
- (2) The purpose of the Market code will be achieved through the following overall outcomes:
  - (a) markets are established in locations of community attraction;
  - (b) markets are established where infrastructure and services are available or can easily be provided to meet the needs of users;
  - (c) markets operate in a manner, which takes account of:
    - (i) the amenity of the local area; and
    - (ii) the viability of local businesses.

#### 9.3.9.3 Assessment benchmarks

**Table 9.3.9.3.1 Benchmarks for accepted and assessable development**

Performance Outcomes		Acceptable Outcomes	
<b>Location and site suitability</b>			
<b>PO1</b>	The market is operated at a location where attracting a large number of people is consistent with the preferred character of the local area.	<b>AO1.1</b>	The market use is not located in a residential zone.
<b>PO2</b>	The market minimises economic impacts on established businesses near the market.	<b>AO2.1</b>	Where market stalls are proposed to be located adjacent to existing shops, the market is not held on more than 2 days per week.
<b>Site layout</b>			
<b>PO3</b>	The market is designed to provide for: (a) convenient pedestrian access and movement; (b) legibility and accessibility between stalls and existing surrounding uses; and (c) pedestrian comfort and safety, including the provision of public convenience facilities.	<b>AO3.1</b>	Pedestrian access or pathways are a minimum of 2m wide and provided between: (a) stall fronts; and (b) stalls and existing shop fronts.
		<b>AO3.2</b>	Public toilets: (a) are provided within the area of the market or are located within 250m of the market; (b) remain open and accessible

Performance Outcomes		Acceptable Outcomes	
			for use during market hours; and (c) are maintained in a clean, safe and tidy state.
		<b>AO3.3</b>	Directional signage is provided to identify the location of, and the entry to, public toilet facilities.
<b>Operation and protection of amenity</b>			
<b>PO4</b>	The market is operated in a manner that does not cause environmental nuisance or adverse amenity impacts to nearby residents and other sensitive uses having regard to the: (a) generation of noise, dust, odour and light; and (b) hours and frequency of operation.	<b>AO4.1</b>	The market is conducted, including setup and pack-up, between the hours of 5.00am and 10.00pm.
		<b>AO4.2</b>	The use of amplified music, megaphones, public address systems and noise generating plant equipment is avoided.
		<b>AO4.3</b>	Noise generated from the market complies with the level of noise emissions prescribed under the <i>Environmental Protection (Noise) Policy 2008</i> .
		<b>AO4.4</b>	Any outdoor lighting associated with the market is designed, installed, operated and maintained in accordance with AS4282 (Control of the obtrusive effects of outdoor lighting).
		<b>AO4.5</b>	Any temporary lighting is dismantled immediately on closure of the markets.
<b>Waste management</b>			
<b>PO5</b>	The market is established and operated to provide a safe and healthy environment and provides waste disposal facilities, which are appropriate to the type and scale of the market.	<b>AO5.1</b>	The area used for market purposes is maintained in a clean, safe and tidy state: (a) during market hours; and (b) at the conclusion of each day's trading.
		<b>AO5.2</b>	An appropriate number of waste containers are provided.
<b>Access and parking</b>			
<b>PO6</b>	The design and management of access, parking and vehicle movement protects the functioning of the road network and provides safe vehicular, pedestrian and cyclist access to and from the site.	<b>AO6.1</b>	Where the market is conducted on a footpath, and the adjoining road remains open to vehicle use, a minimum 1.2m clearance from the kerb to any market structure, or use area, is provided.
		<b>AO6.2</b>	Access is provided for emergency services vehicles.



## 9.3.10 Multi-unit uses code

### 9.3.10.1 Application

This code applies to assessable development identified as requiring assessment against the Multi-unit uses code by the tables of assessment in Part 5 (Tables of assessment).

### 9.3.10.2 Purpose and overall outcomes

- (1) The purpose of the Multi-unit uses code is to ensure multi-unit uses are of a high quality design which appropriately responds to local character, environment and amenity considerations.
- (2) The purpose of the Multi-unit uses code will be achieved through the following overall outcomes:
  - (a) a multi-unit use is visually attractive with a built form that addresses the street and integrates with surrounding development;
  - (b) a multi-unit use incorporates building design that responds to the character of the local area;
  - (c) a multi-unit use incorporates high quality landscaping and well designed, useable communal and private open space areas, that provide visual relief to the built form;
  - (d) a multi-unit use provides a high standard of privacy and amenity for residents; and
  - (e) a multi-unit use is supported by infrastructure and services, commensurate with the scale of the use and its location.

### 9.3.10.3 Assessment benchmarks

**Table 9.3.10.3.1 Benchmarks for assessable development**

Performance Outcomes		Acceptable Outcomes	
<b>Site layout and relationship of buildings to site features</b>			
<b>PO1</b>	The multi-unit use is located on a site, which has an area and dimensions capable of accommodating a well-designed and integrated multi-unit development, incorporating: <ol style="list-style-type: none"> <li>(a) vehicle access, parking and manoeuvring areas;</li> <li>(b) communal and private open space areas; and</li> <li>(c) any necessary buffering to incompatible uses or sensitive environments.</li> </ol>	<b>AO1.1</b>	The multi-unit use is located on a lot having a minimum area of 800m <sup>2</sup> .
<b>Relationship of buildings to streets, public spaces and private open space</b>			
<b>PO2</b>	The multi-unit use is sited and designed to: <ol style="list-style-type: none"> <li>(a) provide a visibly clear pedestrian entrance to and from the building; and</li> <li>(b) minimise the potential for pedestrian and vehicular</li> </ol>	<b>AO2.1</b>	The building is sited and designed, such that: <ol style="list-style-type: none"> <li>(a) the main pedestrian entrance to the building, or group of buildings, is located on the primary street frontage;</li> <li>(b) pedestrian access to the</li> </ol>

Performance Outcomes		Acceptable Outcomes	
	conflict.		entrance of the building(s) or individual dwellings is easily discerned; and (c) vehicular access to the site is separate from the pedestrian access.
<b>PO3</b>	The multi-unit use is sited and designed to: (a) address and provide a semi-active frontage to the street, adjacent parkland or other public areas; (b) promote casual surveillance of public and semi-public spaces; (c) contribute to a residential character; and (d) achieve a high level of amenity for dwellings within the site.	<b>AO3.1</b>	The building is sited and designed, such that: (a) street and parkland frontages of the site comprise semi-active uses/spaces, such as habitable rooms, indoor and outdoor common recreation areas and landscaped areas, to facilitate casual surveillance; and (b) the number of dwellings, rooming units, windows and balconies of habitable rooms that address adjoining streets, communal recreation areas and open spaces is optimised.
<b>PO4</b>	The multi-unit use is designed to ensure that car parking areas, services or any mechanical plant does not visually dominate the site or surrounding area.	<b>AO4.1</b>	Any car parking area or other associated structures are integrated into the design of the development, such that: (a) they are screened from view from frontages to streets, parks and adjoining land; (b) they are not located between the building and the street address; and (c) a basement or undercroft car parking area does not protrude above the adjacent ground level by more than 1m.
		<b>AO4.2</b>	Services and any mechanical plant, including individual air conditioning equipment for dwellings or rooming units, are visually integrated into the design and finish of the building or are effectively screened from view.
<b>Building mass and composition</b>			
<b>PO5</b>	The multi-unit use is sited and designed in a manner, which: (a) minimises building mass and scale; (b) provides visual interest through building articulation and architectural design features; and (c) allows sufficient area at ground level for communal open space, site facilities, resident and visitor parking,	<b>AO5.1</b>	Buildings do not exceed 60% total site coverage.
		<b>AO5.2</b>	The building incorporates most or all of the following design features: (a) vertical and horizontal articulation, such that no unbroken elevation is longer than 15m; (b) variations in plan shape, such as curves, steps,

Performance Outcomes		Acceptable Outcomes	
	landscaping and maintenance of a residential streetscape.		recesses, projections or splays; (c) variations in the treatment and patterning of windows, sun protection and shading devices, or other elements of a façade treatment at a finer scale than the overall building structure; (d) balconies, verandahs or terraces; or (e) planting, particularly on podiums, terraces and low level roof decks.
<b>PO6</b>	The multi-unit use is sited and designed to: (a) provide amenity for users of the premises whilst preserving the privacy and amenity of nearby properties; (b) provide adequate separation distance from adjoining uses; (c) preserve any existing vegetation that will buffer the proposed building; (d) allow for landscaping to be provided between buildings and street frontages and between neighbouring buildings; and (e) maintain the visual continuity and pattern of buildings and landscape elements within the street.	<b>AO6.1</b>	Buildings and structures comply with the minimum boundary setbacks in Table 9.3.10.3.2 Minimum boundary setbacks for multi-unit uses.
		<b>AO6.2</b>	The building has a top level and roof form that is shaped to: (a) reduce the bulk of the building; (b) provide a visually attractive skyline silhouette; and (c) screen mechanical plant and equipment from view.
<b>Privacy and amenity</b>			
<b>PO7</b>	The multi-unit use ensures that dwellings, rooming units, private open spaces and adjoining Accommodation activities are provided with a reasonable level of privacy and amenity.	<b>AO7.1</b>	Non-habitable room windows of a dwelling or rooming unit are not located opposite the non-habitable room windows of another dwelling or rooming unit, unless views are controlled by screening devices, distance, landscaping or design of the opening.
		<b>AO7.2</b>	Where habitable room windows look directly at habitable room windows in an adjacent dwelling or rooming unit within 2m at the ground level or 9m at levels above the ground level, privacy is protected by: (a) window sill heights being a minimum of 1.5m above floor level; (b) fixed opaque glazing being applied to any part of a window below 1.5m above floor level; (c) fixed external screens; or

Performance Outcomes		Acceptable Outcomes	
			(d) if at ground level, screen fencing to a minimum height of 2m.
		<b>AO7.3</b>	For development up to, and including, 3 storeys in height, the outlook from private, communal and public areas is screened, where direct view is available into the private open space of an existing dwelling.
<b>PO8</b>	The multi-unit use utilises appropriate lighting for the security of residents, whilst not impacting on the amenity of surrounding residents.	<b>AO8.1</b>	Glare conditions or excessive light spill into dwellings, rooming units, adjacent sites and public spaces is avoided or minimised through measures, such as: (a) the use of building design and architectural elements or landscape treatments to block or reduce excessive light spill to locations where it would cause a nuisance; and (b) the alignment of driveways and servicing areas to minimise vehicle headlight impacts on residential accommodation and private open space.
		<b>AO8.2</b>	All access points, footpaths, car parks, building entrances and foyers are provided with adequate illumination.
		<b>AO8.3</b>	All external lighting complies with AS4282 Control of the obtrusive effects of outdoor lighting and does not exceed 8 lux measured at any lot boundary and at any level.
<b>Open space and landscaping</b>			
<b>PO9</b>	The multi-unit use provides communal and private open space and landscaping, such that residents have sufficient area to engage in communal activities, enjoy private and semi-private spaces, and accommodate visitors.	<b>AO9.1</b>	At least 30% of the site area is provided as communal and private open space.
		<b>AO9.2</b>	Each ground floor dwelling or rooming unit has a courtyard or similar private open space area, directly accessible from the main living area and complying with the following minimum areas and dimensions respectively: (a) 10m <sup>2</sup> and 2.5m for a studio or rooming unit; (b) 18m <sup>2</sup> and 2.5m for a 1 bedroom unit; and (c) 20m <sup>2</sup> and 3.0m for a 2 or more bedroom unit.
		<b>AO9.3</b>	Each dwelling or rooming unit above ground floor level has a balcony or similar private open space area directly accessible

Performance Outcomes		Acceptable Outcomes	
			from the living area and complying with the following minimum areas and dimensions respectively: (a) 4.5m <sup>2</sup> and 1.7m for a studio or rooming unit; (b) 5.5m <sup>2</sup> and 2.1m for a 1 bedroom unit; and (c) 8m <sup>2</sup> and 2.5m for a 2 or more bedroom unit.
		<b>AO9.4</b>	Where not adjoining a park or similar public open space, a minimum 2m high solid screen fence is provided and maintained along the full length of any side or rear boundary.
		<b>AO9.5</b>	Communal open space is provided on-site and complies with the following minimum areas and dimensions: (a) minimum width of 4m; and (b) area equal to 15% of total area of the site.
<b>Site facilities and waste management</b>			
<b>PO10</b>	Adequate communal clothes drying facilities are provided where dwellings or rooming units are not provided with individual drying facilities.	<b>AO10.1</b>	Where dwellings or rooming units are not provided with individual clothes drying facilities, one or more outdoor communal clothes drying areas are provided in an accessible location, equipped with robust clothes lines.
<b>PO11</b>	Refuse disposal areas are located in convenient and unobtrusive positions and are capable of being serviced by the Council's refuse collection contractor.	<b>AO11.1</b>	The multi-unit use provides for the on-site storage of refuse.
		<b>AO11.2</b>	Refuse disposal areas and storage areas are screened by a solid fence or wall having a minimum height of 1.2m.
		<b>AO11.3</b>	Refuse storage areas are not directly visible from the road.
<b>Additional requirements for rooming accommodation or short-term accommodation</b>			
<b>PO12</b>	The rooming accommodation or short-term accommodation use is provided with sufficient facilities to accommodate the needs of temporary residents and staff.	<b>AO12.1</b>	Facilities including, but not limited to, kitchens, dining rooms, laundries and common rooms are provided for the use of temporary residents and staff.

**Table 9.3.10.3.2 Minimum boundary setbacks for multi-unit uses**

Building height	Boundary type	Minimum setback
Up to 8.5	Side	2m
	Front (primary)	6m
	Front (secondary)	3m
	Rear	2m
8.5m up to 11m	Side	4m
	Front (primary)	6m
	Front (secondary)	4m
	Rear	6m

11m to 16m	Side	4m
	Front (primary)	6m
	Front (secondary)	4m
	Rear	6m
16m up to 21m	Side	6m
	Front (primary)	6m
	Front (secondary)	6m
	Rear	6m
21m and above	Side	8m
	Front (primary)	6m
	Front (secondary)	6m
	Rear	8m

### 9.3.11 Relocatable home park and tourist park code

#### 9.3.11.1 Application

This code applies to assessable development:

- (a) being a material change of use for a relocatable home park or tourist park ; and
- (b) identified as requiring assessment against the Relocatable home park and tourist park code by the tables of assessment in Part 5 (Tables of assessment).

#### 9.3.11.2 Purpose and overall outcomes

- (1) The purpose of the Relocatable home park and tourist park code is to ensure relocatable home parks and tourist parks are appropriately located and designed in a manner, which meets the needs of residents and visitors and protects the amenity of surrounding premises.
- (2) The purpose of the Relocatable home park and tourist park code will be achieved through the following overall outcomes:
  - (a) a relocatable home park and tourist park is well designed, located and offers convenient access to the services and facilities required to support residents' and travellers' needs;
  - (b) a relocatable home park and tourist park provides high quality amenities and facilities commensurate with its setting, the types of accommodation supplied and the length of stay accommodated;
  - (c) a relocatable home park and tourist park is of a scale and intensity that is compatible with the preferred character of the local area;
  - (d) a relocatable home park and tourist park does not adversely impact on the amenity of rural and residential areas or the viable operation of Rural activities; and
  - (e) a relocatable home park and tourist park is provided with appropriate infrastructure services.

#### 9.3.11.3 Assessment benchmarks

**Table 9.3.11.3.1 Benchmarks for assessable development**

Performance Outcomes		Acceptable Outcomes	
Provisions for combined Relocatable home parks and tourist parks			
Location and site suitability			
<b>PO1</b>	The relocatable home park or tourist park is located so that residents and guests have convenient access to: <ul style="list-style-type: none"> <li>(a) tourist attractions;</li> <li>(b) everyday commercial, community and recreation facilities; and</li> <li>(c) public transport services.</li> </ul>	<b>AO1.1</b>	The relocatable home park or tourist park is located: <ul style="list-style-type: none"> <li>(a) on a site within 1km of a centre zone; or</li> <li>(b) on a site within 400m walking distance of a public transport stop.</li> </ul>
<b>PO2</b>	The relocatable home park or tourist park is located on a site of	<b>AO2.1</b>	The site can sufficiently accommodate all the facilities

Performance Outcomes		Acceptable Outcomes	
	an appropriate size and has suitable levels of accessibility.		prescribed in this code.
		<b>AO2.2</b>	Roads to which the site has access: (a) have a minimum reserve width of 20m; (b) in an urban area, are fully constructed with bitumen paving for the full frontage of the site; (c) in a non-urban area, are constructed to an acceptable all weather standard; and (d) can accommodate any projected increase in traffic generated by the development.
<b>PO3</b>	The relocatable home park or tourist park is located and designed so that residents and users are not exposed to unacceptable levels of noise, unhealthy air emissions or other nuisance.	<b>AO3.1</b>	The site is not within: (a) 250m of land included in the Medium impact industry zone; or (b) 500m of land included in the High impact industry or Special industry zone.
		<b>AO3.2</b>	The relocatable home park or tourist park is not located on land where: (a) soils are contaminated by pollutants, which may represent a health or safety risk to residents; or (b) where maximum concentrations of air pollutants exceed those recommended by the National Health and Medical Research Council.
<b>Residential amenity and landscaping</b>			
<b>PO4</b>	The relocatable home park or tourist park does not impact on the amenity of adjoining or nearby residential zones.	<b>AO4.1</b>	A 2m high solid screen fence is provided for the full length of any property boundary adjoining an existing Accommodation activity or land included in a residential zone.
		<b>AO4.2</b>	Pools and other potentially noisy activities or mechanical plant are not located where they adjoin an existing Accommodation activity.
<b>Rural amenity and landscaping</b>			
<b>PO5</b>	The relocatable home park or tourist park is designed to integrate into the surrounding rural landscapes and does not conflict with the operations of adjoining Rural activities.	<b>AO5.1</b>	Fencing and landscaping is complementary to the surrounding rural landscape, promoting integration.
		<b>AO5.2</b>	Living and activity areas within relocatable home park or tourist parks are adequately buffered by vegetation and space from adjacent intensive agricultural uses in accordance with Table



Performance Outcomes		Acceptable Outcomes	
			9.3.11.3.2 Siting and setback requirements for intensive Rural activities.
<b>Recreational open space</b>			
<b>PO6</b>	The relocatable home park or tourist park provides communal open space that is: (a) provided to meet the needs of all residents; and (b) designed to promote resident safety through casual surveillance.	<b>AO6.1</b>	A minimum of 20% of the total site area, exclusive of landscape buffer strips, is provided as communal open space.
		<b>AO6.2</b>	50% of the required open space is provided in one area.
		<b>AO6.3</b>	Communal open space: (a) has a minimum dimension, length or width, of 80m; (b) contains one area of at least 150m <sup>2</sup> in size; (c) is located not more than 80m from any caravan or cabin site or 150m from any relocatable home park site; (d) includes a fenced children's playground; and (e) has adequate lighting for the safety of staff, visitors and/or residents.
		<b>AO6.4</b>	A communal recreation building is provided for the use of residents.
<b>Site access and parking</b>			
<b>PO7</b>	The design and management of access and entry parking arrangements facilitates the safe and convenient use of the relocatable home park or tourist park by residents and visitors.	<b>AO7.1</b>	Vehicle access is limited to 1 major entry/exit point on 1 road frontage.
		<b>AO7.2</b>	On-site visitor parking is located with direct access from the entry driveway and is located and sign-posted to encourage visitor use.
		<b>AO7.3</b>	No caravan or relocatable home site has direct access to any public road.
<b>Internal access and circulation</b>			
<b>PO8</b>	The design and management of internal vehicle and pedestrian access, parking and vehicle movement on the site facilitates the safe and convenient use of the relocatable home park or tourist park.	<b>AO8.1</b>	The design of internal access ways, footpaths and the location of visitor parking areas complies with the following: (a) vehicular access to each site is via shared internal access ways, which are designed to provide safe, convenient and efficient movement of vehicles and pedestrians; (b) access ways are designed to discourage vehicle speeds in excess of 15km/hr; (c) the access way and footpath system provide adequate access for service and emergency vehicles to each site and connect sites with

Performance Outcomes		Acceptable Outcomes	
			<p>amenities, recreational open space and external roads; and</p> <p>(d) internal access ways comply with the following:</p> <ul style="list-style-type: none"> <li>(i) carriageway width is not less than 6m for two way traffic and not less than 4m for one way traffic;</li> <li>(ii) the verge width on both sides is not less than 1.5m;</li> <li>(iii) cul-de-sac have turning bays at the end capable of allowing conventional service trucks to reverse direction with a maximum of two movements;</li> <li>(iv) all internal access ways are sealed to the carriageway widths stated above;</li> <li>(v) internal footpaths are a minimum width of 1.2m, internal footpaths may be accommodated within the carriageway of internal access ways serving 10 sites or less; and</li> <li>(vi) are adequately lit and provide direct routes to recreation and amenity facilities.</li> </ul>
<b>Services and utilities</b>			
<b>PO9</b>	The relocatable home park or tourist park is provided with: <ul style="list-style-type: none"> <li>(a) a safe and reliable water supply; and</li> <li>(b) a sewerage disposal system, which maintains acceptable public health and environmental standards.</li> </ul>	<b>AO9.1</b>	<ul style="list-style-type: none"> <li>(a) each relocatable home, caravan or cabin site is connected to the reticulated water supply, sewerage and stormwater drainage infrastructure networks; or</li> <li>(b) the site has access to: <ul style="list-style-type: none"> <li>(i) a potable water supply of adequate quantity and quality, capable of generating at least 800 litres per person per day at 100% occupancy, of which at least 250 litres per person per day is potable; and</li> <li>(ii) an effective on-site effluent disposal system capable of accommodating anticipated maximum</li> </ul> </li> </ul>

Performance Outcomes		Acceptable Outcomes	
			demand at 100% occupancy.
		<b>AO9.2</b>	Each relocatable home, caravan or cabin site is connected to underground electricity.
<b>PO10</b>	Caravan, tent and cabin sites are provided with adequate access to amenities for day-to-day living.	<b>AO10.1</b>	Except where private facilities are provided to each site, toilet, shower and laundry amenities are located: (a) within 100m of every caravan, tent or cabin site; and (b) not closer than 6m to any caravan, tent or cabin site.
		<b>AO10.2</b>	Laundry and clothes drying facilities are provided for guests.
<b>PO11</b>	The relocatable home park or tourist park provides on-site facilities for the storage and collection of refuse, with such facilities: (a) located in convenient and unobtrusive positions; and (b) capable of being serviced by the Council's refuse collection contractor.	<b>AO11.1</b>	Development: (a) where a tourist park, provides a central waste collection area for every 50 caravan sites; or (b) where a relocatable home park, provides refuse collection to every relocatable home park site.
<b>Relocatable homes in tourist parks</b>			
<b>PO12</b>	A proportion of a tourist park may be used as a relocatable home park, where: (a) the relocatable home park portion is subservient to that used as a tourist park.	<b>AO12.1</b>	Not more than 40% of the total area of a tourist park is used to accommodate relocatable homes.
<b>Provisions specific to relocatable home parks</b>			
<b>Density</b>			
<b>PO13</b>	The relocatable home park has a density that is compatible with the preferred character of the local area in which it is located.	<b>AO13.1</b>	The maximum site density for the relocatable home park does not exceed 30 relocatable homes per hectare.
<b>Privacy and separation</b>			
<b>PO14</b>	A reasonable level of privacy and separation is available to all residents within the relocatable home park.	<b>AO14.1</b>	Individual relocatable home sites: (a) are at least 200m <sup>2</sup> in area; (b) are setback at least 6m from any external road frontage and 5m from any other property boundary; (c) are setback 3 metres from any existing or proposed building on the subject land; (d) have a minimum frontage to any internal access way of 10m; (e) have a private open space area of 16m <sup>2</sup> ; and (f) are clearly delineated and separated from adjoining

Performance Outcomes		Acceptable Outcomes	
			sites by trees or shrubs.
		<b>AO14.2</b>	Relocatable homes are not sited within 1.5m of the side and rear boundaries or within 3m of the front boundary of the individual relocatable home site.
<b>Services and utilities</b>			
<b>PO15</b>	Relocatable home sites are provided with adequate private amenities.	<b>AO15.1</b>	Relocatable homes are provided with private kitchen and ablution facilities.
<b>Provisions specific to tourist parks</b>			
<b>Density</b>			
<b>PO16</b>	The tourist park has a density that is compatible with the preferred character of the local area in which it is located.	<b>AO16.1</b>	The maximum site density for the tourist park does not exceed 60 sites per hectare.
<b>Privacy and separation</b>			
<b>PO17</b>	A reasonable level of privacy and separation is available to all residents within the tourist park.	<b>AO17.1</b>	Individual sites: (a) are set back at least 12m from any external road frontage and 5m from any other property boundary; (b) are sited such that no part of any caravan is within 3m of any other caravan, tent, cabin or building; (c) have a frontage of at least 10m to any internal access way; (d) are clearly delineated and separated from adjoining sites by trees or shrubs; (e) contain a clear area of at least 2.5m by 2.5m for outdoor space; and (f) ensure that no part of any caravan or cabin is within 2m of any internal access way.
<b>Site access and parking</b>			
<b>PO18</b>	The design and management of entry parking arrangements facilitates the safe and convenient use of the tourist park by residents and visitors.	<b>AO18.1</b>	A short-term standing area, with a minimum of 2 bays, with the dimension of 4m by 20m, are provided either as separate bays or as part of a one-way entrance road.

## 9.3.12 Residential care facility and retirement facility code

### 9.3.12.1 Application

This code applies to assessable development:

- (a) being a material change of use for a residential care facility or retirement facility; and
- (b) identified as requiring assessment against the Residential care facility and retirement facility code by the tables of assessment in Part 5 (Tables of assessment).

### 9.3.12.2 Purpose and overall outcomes

- (1) The purpose of the Residential care facility and retirement facility code is to ensure residential care facilities and retirement facilities:
  - (a) are appropriately located to meet the particular needs of residents;
  - (b) are designed in a manner which provides a comfortable and safe environment for residents; and
  - (c) protect the amenity of, and integrate with, surrounding premises.
- (2) The purpose of the Residential care facility and retirement facility code will be achieved through the following overall outcomes:
  - (a) a residential care facility or retirement facility is located where residents can have easy and direct access to public transport, community services and facilities;
  - (b) a residential care facility or retirement facility provides a home-like, non-institutional environment that promotes individuality, sense of belonging and independence;
  - (c) a residential care facility or retirement facility achieves a balance between providing specialised housing for residents, whilst providing the opportunity for residents to participate in the wider community;
  - (d) a residential care facility or retirement facility is designed to be integrated with surrounding development;
  - (e) a residential care facility or retirement facility is sited, such that there is ease of movement, safety and legibility for residents and visitors; and
  - (f) a residential care facility or retirement facility is designed, such that the comfort, safety, security, individuality, privacy and wellbeing of residents are promoted.

### 9.3.12.3 Assessment benchmarks

**Table 9.3.12.3.1 Benchmarks for assessable development**

Performance Outcomes		Acceptable Outcomes	
<b>Location and site suitability</b>			
<b>PO1</b>	The residential care facility or retirement facility is located so that residents have convenient	<b>AO1.1</b>	The residential care facility or retirement facility is located: (a) on a site within 1km of a

Performance Outcomes		Acceptable Outcomes	
	<p>access to:</p> <ul style="list-style-type: none"> <li>(a) everyday commercial facilities;</li> <li>(b) community facilities and social services; and</li> <li>(c) regular public transport or facility specific transport that provides a comparable or better level of service.</li> </ul>		<ul style="list-style-type: none"> <li>centre zone; or</li> <li>(b) on a site within 400m walking distance of a public transport stop; or</li> <li>(c) where the residential care facility or retirement facility is not located close to an activity centre or public transport stop, a regular, convenient and affordable transport service is provided for residents by the facility operator to the nearest activity centre or public transport connection.</li> </ul>
<b>PO2</b>	<p>The residential care facility or retirement facility is on a site which:</p> <ul style="list-style-type: none"> <li>(a) is not exposed to unacceptable levels of noise, unhealthy air emissions or other nuisance; and</li> <li>(b) is not constrained by steep slopes or other physical limitations that may represent an impediment for residents and staff using the facility.</li> </ul>	<b>AO2.1</b>	<p>The site is not within:</p> <ul style="list-style-type: none"> <li>(a) 250m of land included in the Medium impact industry zone; or</li> <li>(b) 500m of land included in the High impact industry or Special impact industry zone.</li> </ul>
		<b>AO2.2</b>	<p>The residential care facility or retirement facility is not located on land where:</p> <ul style="list-style-type: none"> <li>(a) soils are contaminated by pollutants which may represent a health or safety risk to residents; or</li> <li>(b) maximum concentrations of air pollutants exceed those recommended by the National Health and Medical Research Council.</li> </ul>
		<b>AO2.3</b>	<p>The residential care facility or retirement facility is located on land:</p> <ul style="list-style-type: none"> <li>(a) with a slope not exceeding 10%; or</li> <li>(b) where located on land with a slope exceeding 10%, the facility is designed, such that any areas to be accessed by residents of the facility are not steeper than 5%.</li> </ul>
<b>Site area and dimensions</b>			
<b>PO3</b>	<p>The residential care facility or retirement facility is located on a site, which has an area and dimensions suitable to enable the development of a well-designed and integrated facility.</p>	<b>AO3.1</b>	<p>The design of the residential care facility or retirement facility needs to incorporate and take into account:</p> <ul style="list-style-type: none"> <li>(a) accommodation and support facilities;</li> <li>(b) vehicles access, parking and manoeuvring;</li> <li>(c) stormwater treatment areas;</li> <li>(d) open space areas and landscaping; and</li> <li>(e) any necessary buffering to adjoining uses or other</li> </ul>

Performance Outcomes		Acceptable Outcomes	
			elements.
<b>Integration of large sites with neighbourhoods and street networks</b>			
<b>PO4</b>	The residential care facility or retirement facility is integrated with the neighbourhood and local transport network.	<b>AO4.1</b>	The residential care facility or retirement facility: <ul style="list-style-type: none"> <li>(a) is connected to, and forms part of, the surrounding neighbourhood rather than establishing a separate private enclave;</li> <li>(b) is integrated with, and extends the, existing or proposed local transport network;</li> <li>(c) provides for legible and direct pedestrian, bicycle and vehicular access for all residents to nearby activity centres, community facilities and public open space; and</li> <li>(d) clearly defines the boundaries of public, communal and private open space.</li> </ul>
<b>Building scale and bulk</b>			
<b>PO5</b>	The residential care facility or retirement facility is sited and designed in a manner, which: <ul style="list-style-type: none"> <li>(a) results in a building scale that is compatible with surrounding development;</li> <li>(b) does not represent an appearance of excessive bulk to adjacent premises, the streetscape or other areas external to the site;</li> <li>(c) allows sufficient area at ground level of private and communal open space, site facilities, resident and visitor parking, landscaping and maintenance of a residential streetscape; and</li> <li>(d) facilitates on-site stormwater management and vehicle access.</li> </ul>	<b>AO5.1</b>	Site cover does not exceed 50%.
		<b>AO5.2</b>	Building bulk is reduced by incorporating a combination of the following elements in building design: <ul style="list-style-type: none"> <li>(a) verandahs;</li> <li>(b) recesses;</li> <li>(c) variation in materials, colours and/or textures, including between levels; and</li> <li>(d) variation in building form.</li> </ul>
		<b>AO5.3</b>	The length of any unarticulated elevation of a building, fence or other structure visible from the street does not exceed 15m.
		<b>AO5.4</b>	Any building does not exceed 40m in length, with separation between buildings, for the purposes of cross ventilation, articulation and light, of at least 6m.
<b>Building design and streetscape appearance</b>			
<b>PO6</b>	The residential care facility or retirement facility is designed to: <ul style="list-style-type: none"> <li>(a) create an attractive and functional living environment for residents;</li> <li>(b) take account of its setting and site context; and</li> <li>(c) make a positive contribution to the character of the street and local area.</li> </ul>	<b>AO6.1</b>	The residential care facility or retirement facility incorporates a high standard of facility design that is responsive to the specific needs of its residents.
		<b>AO6.2</b>	Buildings are oriented to the street and provide casual surveillance of the street.
		<b>AO6.3</b>	Buildings and structures are setback a minimum of: <ul style="list-style-type: none"> <li>(a) 6m from the front boundary; and</li> </ul>

Performance Outcomes		Acceptable Outcomes	
			(b) 4.5m from the side and rear boundaries.
		<b>AO6.4</b>	Screening of balconies is limited to the side and rear boundaries and the sides of balconies, where needed, to prevent noise and overlooking of other rooming units or dwellings and recreation areas.
		<b>AO6.5</b>	Services structures and mechanical plants are screened or designed as part of the building.
<b>PO7</b>	The site layout and design of buildings forming part of the residential care facility or retirement facility promote a domestic scale, individuality and sense of belonging.	<b>AO7.1</b>	Rooming units and dwellings are configured in clusters with each cluster clearly addressing the street and each rooming unit and dwelling having clearly defined private open space and a prominent front door.
		<b>AO7.2</b>	Clusters of rooming units and dwellings are supported by unique design features that help identify and individualise them.
		<b>AO7.3</b>	Rooming units and dwellings have clear addresses within a conventional address system of streets and dwellings.
		<b>AO7.4</b>	Logical, direct and separated pedestrian and vehicle routes are provided between rooming units, dwellings, communal buildings, other on-site facilities and facilities in the neighbourhood.
<b>PO8</b>	The residential care facility or retirement facility ensures that dwellings, rooming units, private open spaces and adjoining Accommodation activities are provided with a reasonable level of privacy.	<b>AO8.1</b>	Non-habitable room windows of a dwelling or rooming unit are not located opposite the non-habitable room windows of another dwelling or rooming unit, unless views are controlled by screening devices, distance, landscaping or design of the opening.
		<b>AO8.2</b>	Where habitable room windows look directly at habitable room windows in an adjacent dwelling or rooming unit, within 2m at the ground level or 9m at levels above the ground level, privacy is protected by: (a) window sill heights being a minimum of 1.5m above floor level; or (b) fixed opaque glazing being applied to any part of a window below 1.5m above floor level; or



Performance Outcomes		Acceptable Outcomes	
			(c) fixed external screens; or (d) if at ground level, screen fencing to a minimum height of 2m.
		<b>AO8.3</b>	For development up to and including 3 storeys in height, the outlook from private, communal or public areas is screened where direct view is available into private open space of an existing dwelling.
<b>Open space</b>			
<b>PO9</b>	The residential care facility or retirement facility incorporates communal and private open space areas that provide: (a) sufficient spaces for residents to engage in and enjoy outdoor activities; (b) high levels of residential amenity; (c) boundary fences and walls that do not visually dominate; and (d) promote casual surveillance and integration with the street.	<b>AO9.1</b>	At least 30% of the area of the site is provided as communal open space.
		<b>AO9.2</b>	Each ground floor rooming unit is provided with a courtyard, verandah or similar private open space area not less than 10m <sup>2</sup> , with a minimum dimension of 2.5m directly accessible from the living area.
		<b>AO9.3</b>	Each rooming unit above ground floor level has a balcony or similar private open space area not less than 4.5m <sup>2</sup> with a minimum dimension of 1.7m directly accessible from the living area.
		<b>AO9.4</b>	A 2m high solid screen fence is provided along the full length of all side and rear boundaries of the site.
		<b>AO9.5</b>	Unless required to ameliorate traffic noise or headlight glare, high solid fences or walls are avoided along street frontages.
<b>Management, residential care and social facilities</b>			
<b>PO10</b>	The residential care facility or retirement facility provides appropriate management, social and care facilities on-site.	<b>AO10.1</b>	The residential care facility or retirement facility provides management, supervised care and social facilities in communal buildings.
		<b>AO10.2</b>	Communal buildings are easily accessible and centrally located, permitting residents to easily navigate the site on foot or with the assistance of mobility aids.
<b>Accessibility</b>			
<b>PO11</b>	The residential care facility or retirement facility incorporates easy and safe pedestrian access and movement.	<b>AO11.1</b>	No dwelling or rooming unit is more than 250m walking distance from a site entry or exit point.
		<b>AO11.2</b>	All pathways and land used for outdoor recreation have grades of 5% or less, with paths having hard, slip resistant surfaces.
		<b>AO11.3</b>	Internal paths, ramps and

Performance Outcomes		Acceptable Outcomes	
			hallways are capable of accommodating two wheelchairs (side by side) at any one time.
		<b>AO11.4</b>	Development complies with AS1428 (Design for access and mobility).
		<b>AO11.5</b>	Buildings exceeding one level in height incorporate lifts to each level and ramped access.
<b>Safety and security</b>			
<b>PO12</b>	The residential care facility or retirement facility provides a safe and secure living environment.	<b>AO12.1</b>	Buildings adjacent to public or communal streets or open space have at least one habitable room window with an outlook to that area.
		<b>AO12.2</b>	Entrances and exits to the site are clearly marked and well lit.
		<b>AO12.3</b>	Bollards or overhead lighting, which achieves lighting levels of at least category 2 as specified in AS1158 (Lighting roads and public spaces), is provided along: (a) all footways and roads; and (b) in all car parking areas.
<b>Services and utilities</b>			
<b>PO13</b>	The residential care and retirement facility is provided with: (a) a safe and reliable water supply; and (b) a sewage disposal system, which maintains acceptable public health and environmental standards.	<b>AO13.1</b>	The site is connected to the reticulated water supply, sewerage and stormwater drainage infrastructure networks.

### 9.3.13 Rural activities code

#### 9.3.13.1 Application

This code applies to accepted and assessable development identified as requiring assessment against the Rural activities code by the tables of assessment in Part 5 (Tables of assessment).

#### 9.3.13.2 Purpose and overall outcomes

- (1) The purpose of the Rural activities code is to facilitate rural uses and ensure Rural activities are developed in a sustainable manner, which conserves the productive characteristics of rural land and protects environmental and landscape values and the amenity of surrounding premises.
- (2) The purpose of the Rural activities code will be achieved through the following overall outcomes:
  - (a) Rural activities are undertaken on a sustainable basis;
  - (b) agricultural land is conserved and not alienated or encroached upon by incompatible land uses;
  - (c) uses that support rural production are established on suitable sites where environmental and amenity impacts can be effectively managed; and
  - (d) adverse impacts on the surrounding or downstream environments or natural environmental processes are avoided.

#### 9.3.13.3 Assessment benchmarks

**Table 9.3.13.3.1 Benchmarks for accepted and assessable development**

Performance Outcomes		Acceptable Outcomes	
<b>General requirements</b>			
<b>PO1</b>	The Rural activity is conducted on a lot that is of sufficient size to reasonably accommodate the use and mitigate potential nuisance arising from noise, dust, odour and other emissions or contaminants generated by the use.	<b>AO1.1</b>	The lot is of an adequate size to sufficiently support the intended Rural activity.
<b>PO2</b>	Buildings and structures associated with the Rural activity are sited and designed to avoid or minimise adverse visual impacts on the rural landscape.	<b>AO2.1</b>	Buildings and structures, other than a dwelling house, associated with the Rural activity are set back at least 10m from all site boundaries.
<b>Requirements for permanent plantation</b>			
<b>PO3</b>	The plantation forest is located, such that it conserves the productive characteristics of agricultural land.	<b>AO3.1</b>	The plantation forest is not located on agricultural land identified on the Overlay map – AL - 01:29 Agriculture land overlay.
<b>Requirements for roadside stall</b>			
<b>PO4</b>	The roadside stall is limited in scale and appropriate to a rural area.	<b>AO4.1</b>	Produce sold at the roadside stall is limited to that which is grown or produced on the site.
		<b>AO4.2</b>	The roadside stall does not involve the sale of manufactured

Performance Outcomes		Acceptable Outcomes	
			goods, other than those manufactured on the site.
		<b>AO4.3</b>	Buildings and structures associated with the roadside stall: (a) are constructed along the property boundary; (b) occupy not more than 10m <sup>2</sup> GFA; and (c) are constructed of materials that can easily be dismantled following the cessation of the use.
		<b>AO4.4</b>	The roadside stall is ancillary to a Rural activity occurring on the same site.
<b>PO5</b>	The roadside stall does not have an adverse impact on the safety and functioning of the road network.	<b>AO5.1</b>	The roadside stall is located on a site adjoining a road other than a State controlled road.
		<b>AO5.2</b>	The location of the road side stall provides sufficient area for parking and for the safe entry and exit of vehicles from the site.
<b>PO6</b>	Signage associated with the roadside stall is small, unobtrusive and appropriate to a rural location.	<b>AO6.1</b>	Not more than 1 sign is erected on the premises and the sign: (a) has a maximum sign face area of 0.5m <sup>2</sup> per side; and (b) is not illuminated or in motion.

**Table 9.3.13.3.2 Benchmarks for assessable development**

Performance Outcomes		Acceptable Outcomes	
<b>Requirements for intensive Rural activities (Animal keeping, Aquaculture, Intensive animal industry, Intensive horticulture and Rural industry)</b>			
<b>PO1</b>	The intensive Rural activity is sited and designed on a lot of sufficient area to: (a) accommodate the use, including buildings, pens, ponds, other structures and waste disposal areas involved in the use; (b) provide for adequate setbacks to: (i) road frontages; (ii) site boundaries; (iii) sensitive uses on surrounding land; and (iv) waterways or wetlands; and (c) avoid or minimise adverse visual impacts on the rural landscape.	<b>AO1.1</b>	The intensive Rural activity is located on a site, which has a minimum area and setbacks complying with Table 9.3.13.3.3 Siting and setback requirements for intensive Rural activities unless for a: (a) Caretakers accommodation; or (b) Rural workers' accommodation.
<b>PO2</b>	The intensive Rural activity is located on a site, which is sufficiently separated from any existing or planned residential,	<b>AO2.1</b>	The intensive Rural activity is located on a site, which is not less than: (a) 1km from land included in a

Performance Outcomes		Acceptable Outcomes	
	rural residential area or other sensitive activity, to avoid any adverse impacts with regard to noise, dust, odour, visual impact, traffic generation, lighting, radiation, other emissions or contaminants.		residential zone; (b) 1km from land included in the Rural residential zone; and (c) 1km from any Community activity where people gather, such as educational establishment or child care centre; or (d) if the intensive Rural activity is a rural industry, the use is located on a site, which is not less than 500m from a sensitive use.
<b>PO3</b>	The intensive Rural activity is located, such that it conserves the productive characteristics of agricultural land.	<b>AO3.1</b>	The intensive Rural activity: (a) is not located on agricultural land identified on the Overlay map – AL - 01:29 Agriculture land overlay; or (b) where located on agricultural land identified on the Overlay map – AL - 01:29 Agriculture land overlay, the use and associated activities conserves the productive characteristics of the agricultural land.
<b>Environmental and amenity impacts</b>			
<b>PO4</b>	The intensive Rural activity provides for the appropriate disposal of waste and contaminants.	<b>AO4.1</b>	The intensive Rural activity incorporates waste disposal systems and practices, which: (a) ensures that off-site release of contaminants does not occur; (b) ensures no significant adverse impacts on surface or ground water resources; and (c) complies with relevant Government or industry guidelines, codes and standards applicable to a specific use or on-site waste disposal.

**Table 9.3.13.3.3 Siting and setback requirements for intensive Rural activities.**

Rural activity	Min. site area (ha)	Min. boundary setbacks (m)	Min. distance from a sensitive use on a surrounding land (m)
Animal keeping	4ha	50m from any road frontage and 15m from any side or rear boundary.	300m
Aquaculture	5ha	50m from any road frontage and 15m from any side or rear boundary.	100m
Intensive animal	20ha	200m from any road	250m

<b>Rural activity</b>	<b>Min. site area (ha)</b>	<b>Min. boundary setbacks (m)</b>	<b>Min. distance from a sensitive use on a surrounding land (m)</b>
industry, such as a piggery or feedlot.		frontage and 15m from any side or rear boundary.	
Intensive animal industry, such as poultry farms.	50ha	100m from any road frontage and 100m from any side or rear boundary.	400m
Intensive animal industry, such as emu or ostrich hatching and brooding facility.	4ha	60m from any road frontage and 15m from any side or rear boundary.	400m
Intensive animal industry, where not previously specified.	20ha	200m from any road frontage and 15m from any side or rear boundary.	250m
Intensive horticulture	10ha	50m from any road frontage and 15m from any side or rear boundary.	100m
Rural industry	1ha	50m from any road frontage and 10m from any side or rear boundary	100m

### 9.3.14 Sales office code

#### 9.3.14.1 Application

This code applies to accepted and assessable development:

- (a) being a material change of use for a sales office; and
- (b) identified as requiring assessment against the Sales office code by the tables of assessment in Part 5 (Tables of assessment).

#### 9.3.14.2 Purpose and overall outcomes

- (1) The purpose of the Sales office code is to ensure sales offices are temporary in nature and are developed in a manner, which protects the amenity of surrounding premises.
- (2) The purpose of the Sales office code will be achieved through the following overall outcomes:
  - (a) the siting, layout, design and operation of a sales office is commensurate to, and does not adversely impact upon, the character and amenity of the surrounding area; and
  - (b) a sales office is operated for a temporary duration only.

#### 9.3.14.3 Assessment benchmarks

**Table 9.3.14.3.1 Benchmarks for accepted and assessable development**

Performance Outcomes		Acceptable Outcomes	
Operational characteristics			
<b>PO1</b>	The duration of the use of premises for a sales office does not extend beyond a reasonable period.	<b>AO1.1</b>	A sales office, where: (a) a display dwelling, display village or estate sales office, operates for a maximum period of 2 years; or (b) a dwelling offered as a prize, operates for a maximum period of 6 months.
		<b>AO1.2</b>	Any temporary building or structure associated with the operation of the sales office is removed from the site within 14 days of the end of the period of operation and the site is left in a clean and tidy condition.
<b>PO2</b>	Where the temporary use of a sales office is contained within a structure intended to become a genuine residential dwelling, it is constructed in accordance with the relevant requirements for the ultimate use.	<b>AO2.1</b>	Where a sales office is located in a Class 1 building (Dwelling house) this dwelling must comply with Part 9.3.5 Dwelling house code.
<b>PO3</b>	The location, hours of operation and activities of the sales office does not adversely affect the amenity of nearby existing and potential future residential	<b>AO3.1</b>	A sales office: (a) is located at the major entry to the development site; (b) only operates between 8.00am and 6.00pm; and

Performance Outcomes		Acceptable Outcomes	
	premises.		(c) sales and promotional activities do not create a nuisance to adjoining residents or residents in the immediate locality.
<b>PO4</b>	The number of employees engaged in the operation of the sales office does not adversely affect the amenity of nearby residential premises.	<b>AO4.1</b>	A sales office, where a: (a) display dwelling, dwelling offered as a prize or estate sales office, has a maximum of 2 employees engaged in the operation at any one time; or (b) display village, has a maximum of 2 employees per display home engaged in the operation at any one time.
<b>Public convenience facilities</b>			
<b>PO5</b>	The sales office provides appropriate public convenience facilities for users of the sales office.	<b>AO5.1</b>	Public toilet facilities are provided for a display village comprising 4 or more display dwellings.
<b>On-site car parking</b>			
<b>PO6</b>	Sufficient car parking is provided to satisfy the projected needs of the sales office and is appropriately designed.	<b>AO6.1</b>	A sales office ensures: (a) a minimum of 2 on-site parking spaces are provided, where on-street parking is not available; or (b) a minimum of 2 on-street car parking spaces are available within 50m of the sales office.



### 9.3.15 Service station code

#### 9.3.15.1 Application

This code applies to assessable development:

- (a) being a material change of use for a service station; and
- (b) identified as requiring assessment against the Service station code by the tables of assessment in Part 5 (Tables of assessment).

#### 9.3.15.2 Purpose and overall outcomes

- (1) The purpose of the Service station code is to ensure service stations are developed in appropriate locations and in a manner, which meets the needs of users, provides safe access and protects the environment and amenity of surrounding premises.
- (2) The purpose of the Service station code will be achieved through the following overall outcomes:
  - (a) a service station is established at a suitable location, on a site that is capable of accommodating all necessary and associated activities;
  - (b) a service station does not adversely impact upon the amenity of the surrounding local area;
  - (c) a service station incorporates a high standard of built form and landscaping;
  - (d) a service station is provided with safe and convenient access to the road network;
  - (e) a service station incorporates appropriate environmental management measures; and
  - (f) minimises the risk of land, ground and surface water contamination.

#### 9.3.15.3 Assessment benchmarks

**Table 9.3.15.3.1 Benchmarks for assessable development**

Performance Outcomes		Acceptable Outcomes	
<b>Location and site suitability</b>			
<b>PO1</b>	The service station is located on a site having sufficient area and dimensions to accommodate required buildings, structures, vehicle access, manoeuvring areas, site landscaping and buffer areas.	<b>AO1.1</b>	The service station site is located on a site that: <ul style="list-style-type: none"><li>(a) is at least 1,500m<sup>2</sup> in area; and</li><li>(b) has a street frontage of at least:<ul style="list-style-type: none"><li>(i) 35m, where the site is a corner site; or</li><li>(ii) 40m otherwise.</li></ul></li></ul>
<b>PO2</b>	The service station is located so that it does not adversely impact upon the amenity of existing or future planned residential areas.	<b>AO2.1</b>	The service station is located: <ul style="list-style-type: none"><li>(a) on land included in a centre or industry zone; or</li><li>(b) in the Rural zone on a major road and at least 15km from any existing or approved service station.</li></ul>

Performance Outcomes		Acceptable Outcomes	
<b>Siting of building and structures</b>			
<b>PO3</b>	Buildings and structures associated with the service station are sited to: (a) ensure the safe and efficient use of the site and operation of the facility; (b) protect streetscape character; and (c) provide adequate separation to adjoining land uses.	<b>AO3.1</b>	Buildings and structures are setback a minimum of: (a) 9m to the primary street frontage; (b) 3m to any secondary street frontage; and (c) 5m from any side or rear boundary, where adjoining a sensitive use or land in a residential zone or the Community facilities zone; or (d) where not adjoining a sensitive use or land in a residential zone or the Community facilities zone, no minimum side or rear boundary setback applies.
		<b>AO3.2</b>	For front boundary setbacks fuel pumps and canopies are setback a minimum of 7.5m from the property boundary.
		<b>AO3.3</b>	On-site storage of refuse is located so that it is not visible from the street.
<b>PO4</b>	Development maintains and contributes to the visual amenity of the locality.	<b>AO4.1</b>	Development ensures a 4m wide landscaping strip containing ground cover and small shrubs is maintained along: (a) a minimum 50% of the primary frontage; or (b) a minimum 75% of the total frontage, where a secondary frontage exists.
<b>Location of fuel pumps and bulk fuel storage</b>			
<b>PO5</b>	Fuels pumps and bulk fuel storage tanks are located: (a) wholly within the site; (b) such that vehicles, while refuelling, are standing wholly within the site and are parked away from entrances and circulation driveways; and (c) a safe distance from all site boundaries.	<b>AO5.1</b>	Fuel pumps are located in accordance with AS1940 (The storage and handling of flammable and combustible liquids).
		<b>AO5.2</b>	Inlets to bulk fuel storage tanks are located to ensure that tankers, while discharging fuel, are standing wholly within the site and are on level ground.
<b>Access and parking</b>			
<b>PO6</b>	The service station: (a) does not impair traffic flow or road safety; and (b) facilitates, through the design and arrangement of vehicular crossovers and on-site circulation, safe and convenient movement to, from and within the site.	<b>AO6.1</b>	Separate entrances and exits are provided, and these are clearly marked for their intended use.
		<b>AO6.2</b>	Vehicle crossovers are at least 8m wide.
		<b>AO6.3</b>	No part of a vehicle crossover is closer than: (a) 14m from any other vehicle crossover on the same site; (b) 12m from an intersection;

Performance Outcomes		Acceptable Outcomes	
			and (c) 3m from any property boundary.
		<b>AO6.4</b>	Adequate queuing areas are provided for refuelling, washing and related facilities.
		<b>AO6.5</b>	Bulk delivery area is located so that the site access and traffic flow is not restricted during delivery.
<b>Environmental performance</b>			
<b>PO7</b>	The service station is designed and constructed to ensure that on-site operations: (a) do not cause any environmental nuisance or harm; (b) do not result in the release of contaminants or untreated pollutants; (c) achieve acceptable levels of stormwater run-off quality and quantity; and (d) where practical, minimise wastage through recycling of liquid and solid waste.	<b>AO7.1</b>	Sealed impervious surfaces are provided in areas, where potential spills of contaminants may occur.
		<b>AO7.2</b>	Grease and oil arrestors or other infrastructure is provided to prevent the movement of contaminants from the site.
		<b>AO7.3</b>	Storm water is diverted away from the forecourt area or areas of potential contamination.
		<b>AO7.4</b>	The collection, treatment and disposal of solid and liquid wastes ensures that: (a) off-site releases of contaminants do not occur; and (b) measures to minimise waste generation and to maximise recycling are implemented.
		<b>AO7.5</b>	Ancillary automatic mechanical carwash facilities, where provided, are designed to collect, treat and recycle waste water for reuse.
<b>Protection of residential amenity</b>			
<b>PO8</b>	The service station ensures the amenity of existing or planned residential areas is protected and air pollutants, noise, light or odour nuisance is avoided.	<b>AO8.1</b>	Where the service station adjoins an Accommodation activity or land included in a residential zone: (a) a 2m high solid screen fence is provided along all common property boundaries of the site; and (b) the hours of operation of the service station are limited to between 7.00am to 10.00pm.
		<b>AO8.2</b>	The layout and design of the service station provides for the storage and collection of waste and is screened from public view.
		<b>AO8.3</b>	The service station limits the generation of noise, such that: (a) nuisance is not caused to a sensitive land use; (b) desired ambient noise levels

Performance Outcomes		Acceptable Outcomes	
			for residential areas are not exceeded; and (c) applicable legislative requirements are met.
		<b>AO8.4</b>	The service station prevents or minimises any emissions of odour, dust and air pollutants, such that: (a) nuisance is not caused beyond the site boundaries; and (b) air quality conducive to the health and wellbeing of people is maintained.
<b>PO9</b>	External lighting is designed, located and operated to avoid any adverse impacts on the amenity of neighbouring premises.	<b>AO9.1</b>	External lighting is provided in accordance with AS4282 (Control of obtrusive effects of outdoor lighting).
<b>Ancillary on-site amenities</b>			
<b>PO10</b>	Customer air and water facilities, and any ancillary automatic mechanical car washing facilities are provided in a way that protects the amenity of nearby Accommodation activities.	<b>AO10.1</b>	Ancillary facilities are located such that: (a) vehicles using, or waiting to use, such facilities are standing wholly within the site; and (b) an adequate buffer is provided to any adjoining Accommodation activities.
<b>Extent of retail sale of goods</b>			
<b>PO11</b>	The associated sale of goods, including food stuffs, is ancillary to the provision of fuel and automotive repairs and service.	<b>AO11.1</b>	The GFA used for the associated retail sale of goods is limited to 150m <sup>2</sup> .
		<b>AO11.2</b>	Liquid contaminants are stored: (a) in a bunded area capable of containing 125% of the largest package; or (b) are located so that a spill can be contained within an existing contaminated area, such as the forecourt.

## 9.3.16 Telecommunications facility code

### 9.3.16.1 Application

This code applies to accepted and assessable development:

- (a) being a material change of use for a telecommunications facility; and
- (b) identified as requiring assessment against the Telecommunications facility code by the tables of assessment in Part 5 (Tables of assessment).

Editor's note—this code primarily deals with telecommunications facilities involving the erection of a telecommunications tower.

### 9.3.16.2 Purpose and overall outcomes

- (1) The purpose of the Telecommunications facility code is to ensure telecommunication facilities are developed in a manner, which protects public health, the environment and the amenity of surrounding premises.
- (2) The purpose of the Telecommunication facility code will be achieved through the following overall outcomes:
  - (a) a telecommunications facility is located with compatible uses and facilities;
  - (b) a telecommunications facility does not adversely impact upon community wellbeing;
  - (c) a telecommunications facility does not adversely affect the amenity of surrounding premises;
  - (d) a telecommunications facility is visually integrated with its natural, rural or townscape setting; and
  - (e) a telecommunications facility is sited and constructed to minimise detrimental environmental impacts.

### 9.3.16.3 Assessment benchmarks

**Table 9.3.16.3.1 Benchmarks for accepted and assessable development**

Performance Outcomes		Acceptable Outcomes	
Location and site suitability			
<b>PO1</b>	The telecommunications facility is located to minimise any adverse impacts on the amenity of a local area and protect community wellbeing.	<b>AO1.1</b>	The telecommunications facility is located at least: <ul style="list-style-type: none"> <li>(a) 400m from any residential activity;</li> <li>(b) 500m from any childcare centre, community care centre, educational establishment or park;</li> <li>(c) 20m from any public pathway; and</li> <li>(d) 1km from any other existing or approved telecommunications facility, except where a co-located telecommunications tower uses a single structure.</li> </ul>
Protection of visual amenity and landscape character			

Performance Outcomes		Acceptable Outcomes	
<b>PO2</b>	Development is visually integrated with its landscape or townscape setting to not be visually dominant or unduly obtrusive.	<b>AO2.1</b>	The telecommunications facility is unobtrusive when viewed from scenic corridors and routes.
<b>Access, safety and security</b>			
<b>PO3</b>	The telecommunications facility is accessible and secure, public safety is protected and potential damage from vandalism is minimised.	<b>AO3.1</b>	The telecommunications facility is provided with adequate access to allow periodic servicing and maintenance of the facility.
		<b>AO3.2</b>	Warning information signs and security fencing are provided around the perimeter of the telecommunications facility site to prevent unauthorised entry.

## 9.4 Other development codes

### 9.4.1 Advertising devices code

#### 9.4.1.1 Application


This code applies to accepted and assessable development identified as requiring assessment against the Advertising devices code by the tables of assessment in Part 5 (Tables of assessment).


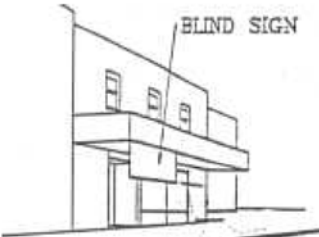
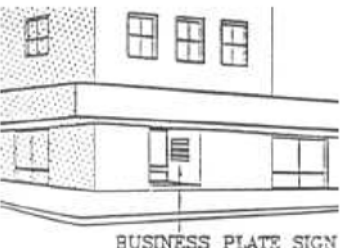


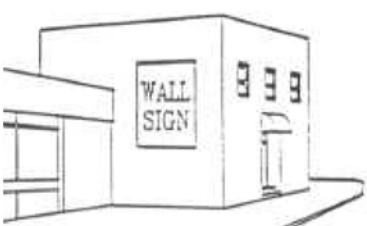
#### 9.4.1.2 Purpose and overall outcomes

- (1) The purpose of the Advertising devices code is to ensure that advertising devices are established in a manner, which is consistent with the desired character and amenity of the Whitsunday region.
- (2) The purpose of the Advertising devices code will be achieved through the following overall outcomes:
  - (a) an advertising device complements and does not detract from the desirable characteristics of the natural and built environment in which the advertising device is exhibited;
  - (b) an advertising device is designed and integrated into the built form to minimise visual clutter;
  - (c) an advertising device does not adversely impact on the visual amenity of a heritage or neighbourhood character area or public open space;
  - (d) an advertising device does not adversely impact on the amenity of rural, rural residential or residential areas;
  - (e) an advertising device does not pose a hazard for pedestrians, cyclists or drivers of motor vehicles; and
  - (f) an advertising device accommodates the legitimate need to provide directions and business identification in a manner that is consistent with achieving overall outcomes (a) to (e) above.

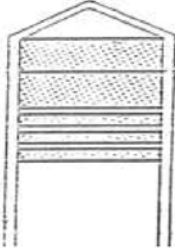




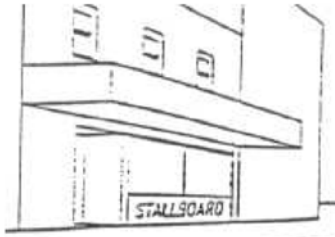
#### 9.4.1.3 Description of advertising devices

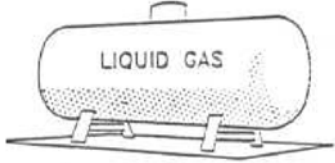
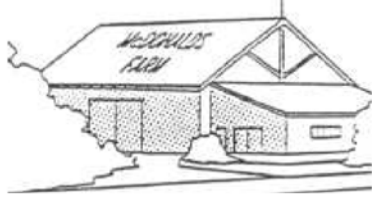



Table 9.4.1.3.1 Description of advertising device types

Advertising device type	Written description	Pictorial description
Above awning sign	An advertising device located on top of and attached to an awning or verandah.	

Advertising device type	Written description	Pictorial description
Awning fascia or return fascia sign	An advertising device painted or otherwise affixed to a solid or flexible material suspended from an awning, verandah or wall.	
Blind sign	An advertising device painted or otherwise affixed to a solid or flexible material suspended from an awning, verandah or wall.	
Business name plate	An advertising device displaying the name, occupation and contact details for the business occupant, which may also include the hours of operation of the business.	
Canopy sign	An advertising device painted on a canopy structure.	
Created awning sign	An advertising device positioned on the face, or aligned with the face of an awning, where the shape interrupts the natural line of the awning.	
Flush wall sign	An advertising device painted or otherwise affixed upon, and confined within, the limits of a wall.	



Advertising device type	Written description	Pictorial description
Freestanding sign	An advertising device that is independent of a building and is supported by one or more columns, poles or pylons. The term includes devices containing third party advertising.	
Ground sign	An advertising device that is independent of a building that is normally erected at a driveway entrance to identify the business or points of entry.	
Hamper sign	An advertising device painted or otherwise affixed above the door head or its equivalent height and below the awning level or verandah of a building.	
Projecting sign	An advertising device attached and mounted at a right angle to the façade of a building.	
Sky sign	An advertising device placed at or near the top of a building and projecting above the building.	
Stallboard sign	An advertising device located below the ground level window of a building.	

Advertising device type	Written description	Pictorial description
Structure sign	An advertising device painted or otherwise affixed to any structure, which is not a building.	
Written roof sign	An advertising device painted or otherwise affixed to the roof cladding of a building.	
Three dimensional replica object or shape sign	An advertising device that replicates a real world object or shape. The replica may be enlarged, miniaturised or equal in scale and be freestanding or form part of another advertising device.	
Under awning sign	An advertising device attached or suspended under an awning or verandah.	
Window sign	An advertising device painted or otherwise affixed to the exterior or on the inner surface of a glazed area of any window. It includes any devices that are suspended from the window frame. The term does not include product displays or showcases for viewing by pedestrians.	

#### 9.4.1.4 Assessment benchmarks

**Table 9.4.1.4.1 Benchmarks for accepted and assessable development**

Performance Outcomes		Acceptable Outcomes	
Requirements for all advertising device types			
General			
<b>PO1</b>	<p>All advertising devices are:</p> <ul style="list-style-type: none"> <li>(a) compatible with the existing and future planned character of the locality in which they are erected;</li> <li>(b) compatible with the scale, proportion, bulk and other characteristics of buildings, structures, landscaping and other advertising devices on the site;</li> <li>(c) of a scale, proportion and form that is appropriate to the streetscape or other setting in which they are located;</li> <li>(d) sited and designed to:                             <ul style="list-style-type: none"> <li>(i) be compatible with the nature and extent of development and advertising devices on adjoining sites;</li> <li>(ii) not interfere with the reasonable enjoyment of adjoining sites;</li> <li>(iii) not unreasonably obstruct lawfully established advertising devices;</li> <li>(iv) not unduly dominate the visual landscape;</li> <li>(v) maintain views or vistas of public value; and</li> <li>(vi) protect the visual amenity of scenic routes and lookouts;</li> </ul> </li> <li>(e) designed, sited and integrated to avoid the proliferation of visual clutter.</li> </ul>	<b>AO1.1</b>	The advertising device complies with the specific requirements of Table 9.4.1.4.2 Requirements of particular advertising devices.
		<b>AO1.2</b>	A three dimensional replica object or shape sign complies with the acceptable outcomes relating to wall, façade, awning, roof and freestanding signs, as applicable depending on the proposed location of the sign on the site.
Movement and illumination			
<b>PO2</b>	<p>An advertising device:</p> <ul style="list-style-type: none"> <li>(a) does not incorporate elements that move; and</li> <li>(b) incorporates illumination and lighting only where required and in a manner that does not create nuisance or detract from the amenity of the area.</li> </ul>	<b>AO2.1</b>	The advertising device does not flash, revolve, move or contain mechanisms that give the impression of movement.
		<b>AO2.2</b>	<p>Moving or variable message advertising devices are not located:</p> <ul style="list-style-type: none"> <li>(a) within 50 metres of land developed or intended for residential purposes; and</li> <li>(b) adjacent to any road which has a traffic speed of more than 60km/hr.</li> </ul>

Performance Outcomes		Acceptable Outcomes	
<b>Maximum site based sign face area</b>			
<b>PO3</b>	The maximum sign face area of an advertising device does not unduly detract from a building or location where the device is positioned, including: (a) visually dominating the appearance of a building; or (b) being visually intrusive in the streetscape or natural landscape setting.	<b>AO3.1</b>	The total sign face area of all advertising devices on a site does not exceed 0.75m <sup>2</sup> of sign face area per linear metre of the street front boundary length.
<b>Construction standards</b>			
<b>PO4</b>	An advertising device is constructed to an appropriate and safe standard.	<b>AO4.1</b>	No support, fixing or other system required for the proper installation of an advertising device is exposed or protrudes in a manner that would create a potential safety hazard.
		<b>AO4.2</b>	The advertising devices are to be constructed from non-reflective materials that incorporate colours and finishes that complement and blend with the surrounding natural and built environment.
<b>Traffic and safety hazards</b>			
<b>PO5</b>	An advertising device does not cause a traffic or safety hazard.	<b>AO5.1</b>	The advertising device is not located in a position: (a) that presents a physical danger to pedestrians; (b) that disrupts pedestrian movement along the footpath or from the road to the footpath; or (c) that distracts the attention of motorists or obscures the view of drivers or road users.
		<b>AO5.2</b>	An advertising device adjacent to a State controlled road complies with the Department of Transport and Main Roads <i>Roadside advertising manual 2017</i> and must not: (a) give instructions to traffic; or (b) imitate a traffic control device.
<b>Requirements for particular advertising device types</b>			
<b>Freestanding signs</b>			
<b>PO6</b>	A Freestanding sign is designed and sited to comply with the general amenity outcomes sought by PO1 of this code.	<b>AO6.1</b>	The total number of all freestanding signs on a site does not exceed: (a) one sign where the street front boundary length of the site is 30m or less; or (b) two signs where the total street front boundary length of the site is more than 30m.

**Table 9.4.1.4.2 Requirements for particular advertising devices.**

<b>Advertising device type</b>	<b>Permitted zone</b>	<b>Orientation</b>	<b>Design Characteristics</b>	<b>Maximum surface area</b>	<b>Minimum clearance</b>
<b>Above awning sign</b>	All zones, where associated with the lawful use of the land, except a home based business.	(a) Orientated at right angles to the building frontage; and (b) centrally located along the frontage of each shop or tenancy.	(a) Do not extend past the width of the awning or verandah to which it is attached; (b) do not exceed a maximum height of 600mm and a maximum depth of 300mm; and (c) rigidly fixed and not constructed from materials that are potentially dangerous (e.g. Glass).	(a) Maximum sign face area of 1.4m <sup>2</sup> .	Not specified.
<b>Awning fascia or return fascia signs</b>	All zones, where associated with the lawful use of the land, except a home based business.	Not specified.	(a) Do not exceed a depth of 100mm; (b) do not project above or below the awning line by more than 20% of the vertical depth of the awning face; and (c) do not project out from either face of the awning.	(a) In accordance with Table 9.4.1.4.1.	(a) Minimum clearance of 2.4m between the footway pavement and the lowest part of the sign.
<b>Blind signs</b>	All zones, where associated with the lawful use of the land, except a home based business.	Not specified.	(a) Not illuminated.	(a) Maximum sign face area does not exceed 50% of the blind.	(a) Minimum clearance of 2.1m between the footpath pavement and any flexible part of the blind; and (b) 2.4m between the footpath pavement and rigid part of the blind.

Advertising device type	Permitted zone	Orientation	Design Characteristics	Maximum surface area	Minimum clearance
<b>Business name plates</b>	All zones.	(a) Limited to one sign per business entry point.	(a) In accordance with Table 9.4.1.4.1.	(a) Maximum sign face area of 1.0m <sup>2</sup> .	Not applicable.
<b>Canopy signs</b>	All zones, where associated with the lawful use of the land, except a home based business.	Not applicable.	(a) Do not exceed a height of 600mm; (b) do not project out from the surface of the canopy; (c) do not project above or below the canopy on which it is displayed; and (d) not illuminated.	(a) In accordance with Table 9.4.1.4.1.	(a) Minimum clearance of 2.1m between the footpath pavement and any flexible part of the canopy; and (b) 2.4m between the footway pavement and rigid part of the canopy.
<b>Created awning signs</b>	All zones, where associated with the lawful use of the land, except a home based business.	Not applicable.	(a) Do not project out from either face of the awning; and (b) do not extend more than 600mm above the fascia to which it is attached.	(a) 'Created' sign face area not exceeding 25% of the existing awning face area.	(a) Minimum clearance of 2.4m between the footway pavement and the lowest part of the sign.
<b>Flush wall signs</b>	All zones, where associated with the lawful use of the land, except a home based business.	(a) Do not obscure any window or architectural feature of the building on which it is located.	(a) Do not project more than 300mm from the wall on which it is affixed; and (b) do not project beyond the property boundary, except as an authorised encroachment onto a road reserve.	(a) Maximum display area, the lesser of: (i) 30m <sup>2</sup> ; or (ii) 20% of the area of the wall.	Not applicable.
<b>Freestanding signs - In the form of a billboard</b>	(a) The Rural zone, only where adjacent to a State controlled road.	(a) Minimum spacing between freestanding signs is: (i) 3km, if erected on land in the Rural zone; and (ii) situated at least 3m	(a) Do not project beyond the front alignment of the site; (b) mounted as a freestanding structure in a landscape environment;	(e) Maximum of two sign faces; and (f) each sign face has a maximum area of 18m <sup>2</sup> .	Not applicable.

Advertising device type	Permitted zone	Orientation	Design Characteristics	Maximum surface area	Minimum clearance
		from any adjoining site boundary.	(c) designed and treated in such a way that the supporting framework, supports and back of the sign face area blend with the surrounding streetscape or field of view; and (d) has a maximum height of 9m.		
<b>Freestanding signs – Not in the form of a billboard</b>	(a) A centre zone; (b) an industry zone; (c) the Recreation and open space zone; (d) the Community facilities zone; (e) the Mixed use zone; and (f) the Rural zone, only where adjacent to a State controlled road.	(a) Minimum spacing between freestanding signs is: (i) 3km, if erected on land in the Rural zone; or (ii) not less than the combined height of all freestanding signs on the site multiplied by 4, if erected on land in another permitted zone; and (iii) situated at least 3m from any adjoining site boundary.	(a) Do not project beyond the front alignment of the site; (b) mounted as a freestanding structure in a landscape environment; (c) designed and treated in such a way that the supporting framework, supports and back of the sign face area blend with the surrounding streetscape or field of view; and (d) has a maximum height of 9m.	(a) Maximum of two sign faces; and (b) each sign face has a maximum area of 4.5m <sup>2</sup> .	Not applicable.
<b>Ground signs</b>	All zones, where associated with the lawful use of the land, except a home based business.	(a) Displayed within a landscaped environment; and (b) separated from another ground sign by a minimum of 100m of	(a) Maximum height of 1.5m.	(a) Maximum of two sign faces; and (b) each sign face has a maximum area of 4m <sup>2</sup> .	Not applicable.

Advertising device type	Permitted zone	Orientation	Design Characteristics	Maximum surface area	Minimum clearance
		street front boundary length.			
<b>Hamper signs</b>	All zones, where associated with the lawful use of the land, except a home based business.	Not applicable.	(a) Project no more than 300mm from the wall to which it is attached; (b) do not extend below the door head of the main entrance; and (c) do not extend beyond the length of the building wall above the door head.	(a) Maximum sign face area limited to that area between the door head and the underside of the verandah or awning roof.	Not applicable.
<b>Projecting signs</b>	All zones, where associated with the lawful use of the land, except a home based business.	(a) Situated at least 2m from any site boundary; and (b) not more than one projecting sign is erected for the premises.	(a) Do not project higher than the gutter line of the building on which it is erected.	(a) If a vertical projecting sign, maximum sign face area of 2m <sup>2</sup> ; or (b) if a horizontal projecting sign, maximum sign face area of 1m <sup>2</sup> .	(a) Minimum of clearance of 2.4m between the footpath pavement and the lowest part of the sign.
<b>Sign written roof sign</b>	Is not erected within the Planning Scheme area.	Not applicable.	Not applicable.	Not applicable.	Not applicable.
<b>Sky sign</b>	Is not erected within the Planning Scheme area.	Not applicable.	Not applicable.	Not applicable.	Not applicable.
<b>Stallboard signs</b>	All zones, where associated with the lawful use of the land, except a home based business.	(a) Are designed such that the sign face is recessed inside the Stallboard facing.	(a) Do not project beyond the property boundary, except as an authorised encroachment onto a road reserve.	(a) Maximum sign face area limited to the Stallboard area below a street front window.	Not applicable.
<b>Structure signs</b>	(a) A centre zone; (b) an industry zone; and	Not applicable.	(a) Does not project beyond the surface of the structure; and	(a) Maximum sign face area of 4m <sup>2</sup> .	Not applicable.



Advertising device type	Permitted zone	Orientation	Design Characteristics	Maximum surface area	Minimum clearance
	(c) the Mixed use zone.		(b) must be on a structure ancillary to the use of the premises.		
<b>Three dimensional replica object or shape sign</b>	(a) A centre zone; (b) an industry zone; and (c) the Mixed use zone.	Not applicable.	(a) In accordance with Table 9.4.1.4.1.	(a) In accordance with Table 9.4.1.4.1, where the surface area is the largest two dimensional cross section of the object multiplied by two.	(a) In accordance with Table 9.4.1.4.1.
<b>Under awning signs</b>	(a) A centre zone; (b) an industry zone; and (c) the Mixed use zone.	(a) Oriented at right angles to the building frontage; and (b) centrally located along the frontage of each shop or tenancy, provided that one additional sign may also be erected at the entrance of an arcade.	(a) No longer than the width of the awning or veranda to which it is attached; (b) has a maximum height of 600mm and maximum depth of 300mm; and (c) rigidly fixed and not constructed from materials that are potentially dangerous (e.g. glass) to pedestrians.	(a) Maximum sign face area of 2.5m <sup>2</sup> .	(a) Minimum clearance of 2.4m from the footway pavement to any part of the sign.
<b>Window sign</b>	All zones, where associated with the lawful use of the land, except a home based business.	(a) Only located on the premises which the advertisement relates to; and (b) located on ground storey windows only.	(a) Does not contain running lights giving the illusion of movement, if illuminated.	(a) In accordance with Table 9.4.1.4.1.	Not applicable.

## 9.4.2 Construction management code

### 9.4.2.1 Application

This code applies to accepted and assessable development identified as requiring assessment against the Construction management code by the tables of assessment in Part 5 (Tables of assessment).

### 9.4.2.2 Purpose and overall outcomes

- (1) The purpose of the Construction management code is to ensure that development works meets the needs of the development and is undertaken in a sustainable manner in accordance with best practice.
- (2) The purpose of the Construction management code will be achieved through the following overall outcomes:
  - (a) works are undertaken such that environmental harm and nuisance resulting from construction activities is avoided or minimised and the environmental values of water are protected;
  - (b) development is designed and constructed to a standard that meets community expectations, maintains public health and safety, prevents unacceptable off-site impacts and minimises whole of life cycle costs; and
  - (c) development does not compromise or interfere with the integrity or function of existing utilities, road or infrastructure.

### 9.4.2.3 Assessment benchmarks

**Table 9.4.2.3.1 Benchmarks for accepted and assessable development**

Performance Outcomes		Acceptable Outcomes	
Construction management			
<b>PO1</b>	Air emissions, noise or lighting arising from construction activities and works do not adversely impact on surrounding areas.	<b>AO1.1</b>	Dust emissions do not cause environmental nuisance beyond the boundary of the site.
		<b>AO1.2</b>	Air emissions, including odours, are not detectable at the boundary of the site.
		<b>AO1.3</b>	Noise generating equipment is enclosed, shielded or acoustically treated in a manner which ensures the equipment achieves the environmental values for the acoustic environment and acoustic quality objectives for sensitive receiving environments set out in the <i>Environmental Protection (Noise) Policy 2008</i> .
		<b>AO1.4</b>	Outdoor lighting complies with AS4282 (Control of the obtrusive effects of outdoor lighting).
<b>PO2</b>	Construction activities and works are managed such that all reasonable and practicable measures are taken to protect the environmental values of	<b>AO2.1</b>	Development is located, designed and constructed in accordance with an Erosion and sediment control plan, prepared in accordance with the

Performance Outcomes		Acceptable Outcomes	
	water and the functionality of stormwater infrastructure from the impacts of erosion, turbidity and sedimentation, both on and downstream of the development site.		requirements specified in AP1: Application procedures, CP1: Construction procedures and D5: Stormwater quality of PSP SC6.8 WRC development manual.
PO3	Construction activities and works are undertaken such that existing utilities, roads and drainage infrastructure: <ul style="list-style-type: none"> <li>(a) continue to function efficiently; and</li> <li>(b) can be accessed by the relevant authority for maintenance purposes.</li> </ul>	AO3.1	Existing utilities, roads and drainage infrastructure are protected or relocated in accordance with the standards specified in PSP SC6.8 WRC development manual.
		AO3.2	The costs of any alterations or repairs to utilities, roads and drainage infrastructure are met by the developer.
PO4	Traffic and parking generated during construction activities are well planned and managed.	AO4.1	Any traffic or parking generated as a result of construction activities are managed to minimise potential impacts on the amenity of the surrounding area.
PO5	Construction activities and works provide appropriate opportunities for waste minimisation and recycling where possible.	AO5.1	Construction activities and works provide for: <ul style="list-style-type: none"> <li>(a) separation of recyclable material;</li> <li>(b) storage of waste and recyclable material; and</li> <li>(c) collection of waste and recyclable material in a manner that minimises adverse impacts on the amenity and safety of surrounding areas.</li> </ul>
<b>Vegetation Clearing</b>			
PO6	Vegetation is protected to ensure that: <ul style="list-style-type: none"> <li>(a) ecological processes, biodiversity and the habitat values of native flora and fauna are protected and enhanced;</li> <li>(b) ecosystems are protected from weed invasion and edge effects;</li> <li>(c) the functioning and connectivity of biodiversity corridors and fauna movement networks is maintained;</li> <li>(d) the ecological health and integrity of riparian corridors, waterways and wetlands are maintained;</li> <li>(e) soil resources are protected against the loss of chemical and physical fertility through processes, such as erosion, mass movement, salinity and</li> </ul>	AO6.1	Vegetation clearing, other than exempt vegetation clearing: <ul style="list-style-type: none"> <li>(a) does not occur; or</li> <li>(b) where any permanent, irreversible loss of identified ecological values occurs due to vegetation clearing, rehabilitation is undertaken in accordance with D2: Site regrading and D9: Landscaping of PSP SC6.8 WRC development manual.</li> </ul> <p>Note— The assessment and deciding of vegetation clearing issues will include but not necessarily be limited to:</p> <ul style="list-style-type: none"> <li>(a) any current development approval attached to the land which may include conditions or measures relating to vegetation retention or protection;</li> <li>(b) whether the vegetation is specifically protected by a vegetation protection order, covenant, easement or similar legally binding mechanism that seeks to protect the values and</li> </ul>

Performance Outcomes		Acceptable Outcomes	
	<p>water logging; and</p> <p>(f) vegetation of historical, cultural or visual significance is retained.</p>		<p>functions of recognised significant vegetation;</p> <p>(c) whether the vegetation is identified or referred to in State or Federal legislation;</p> <p>(d) whether the vegetation is located on a prominent hillside, slope or ridgeline;</p> <p>(e) whether vegetation clearing may cause or contribute to erosion or slippage;</p> <p>(f) whether the vegetation is or forms part of a riparian area or other habitat network and is valuable to the functioning of that network;</p> <p>(g) whether the vegetation is or is capable of forming or contributing to a buffer between different land uses;</p> <p>(h) whether the vegetation is or is capable of forming or contributing to a visual buffer, agricultural buffer or a buffer against pollution, light spillage or noise;</p> <p>(i) whether the vegetation contributes to visual amenity, landscape quality or cultural heritage significance; and</p> <p>(j) the likely effectiveness of any proposed rehabilitation measures.</p>
<b>PO7</b>	<p>Vegetation clearing on slopes is minimised to maintain slope stability and prevent erosion and slippage to maintain slope.</p>	<b>AO7.1</b>	<p>Vegetation clearing on slopes 15% or greater is avoided or where unavoidable, minimised.</p> <p>Note – This may be demonstrated by undertaking a Vegetation management plan in accordance with PSP SC6.2 Environmental features.</p>
<b>PO8</b>	<p>Construction activities and works provide for:</p> <p>(a) the protection of the aesthetic and ecological values of retained vegetation; and</p> <p>(b) impacts on fauna to be minimised.</p>	<b>AO8.1</b>	<p>The health and stability of retained vegetation is maintained or enhanced during construction activities by:</p> <p>(a) clearly marking vegetation to be retained with temporary fencing and flagging tape;</p> <p>(b) installing secure barrier fencing around the outer drip line and critical root zone of the vegetation;</p> <p>(c) preventing any filling, excavation, stockpiling, storage of chemicals, fuel or machinery within the fenced protection area;</p> <p>(d) using low impact construction techniques in the vicinity of vegetation to minimise interference with the vegetation; and</p> <p>(e) removing all declared noxious weeds and environmental weeds from the site.</p> <p>Note – This may be demonstrated by undertaking a Vegetation management plan in accordance with PSP SC6.2</p>

Performance Outcomes		Acceptable Outcomes	
			Environmental features.
		<b>AO8.2</b>	All works carried out in the vicinity of retained vegetation comply with D9: Landscaping of PSP SC6.8 WRC development manual and AS4970 (Protection of trees on development sites) and AS4687 (Temporary fencing and hoarding).
<b>PO9</b>	Vegetation clearing activities do not directly, indirectly or cumulatively interfere with, or have a worsening effect on, natural stormwater flows within the site.	<b>AO9.1</b>	Following any vegetation clearing, natural stormwater flows within the site are identified, captured and diverted to a lawful point of discharge.

### 9.4.3 Excavation and filling code

#### 9.4.3.1 Application

This code applies to accepted and assessable development identified as requiring assessment against the Excavation and filling code by the tables of assessment in Part 5 (Tables of assessment).

#### 9.4.3.2 Purpose and overall outcomes

- (1) The purpose of the Excavation and filling code is to ensure that development works meets the needs of the development and is undertaken in a sustainable manner in accordance with best practice.
- (2) The purpose of the Excavation and filling code will be achieved through the following overall outcomes:
  - (a) excavation and filling is completed to a standard that meets community expectations, maintains public health and safety, prevents unacceptable off-site impacts and minimises whole of life cycle costs; and
  - (b) excavation and filling does not adversely or unreasonably impact on the natural environment, drainage conditions or adjacent properties.

#### 9.4.3.3 Assessment benchmarks

**Table 9.4.3.3.1 Benchmarks for accepted and assessable development**

Performance Outcomes		Acceptable Outcomes	
<b>PO1</b>	Filling or excavation does not prevent or create difficult access to the property.	<b>AO1.1</b>	Driveways are able to be constructed and maintained in accordance with the requirements of the D2: Site regrading and S1: Earthworks of PSP SC6.8 WRC development manual.
<b>PO2</b>	Excavation and filling: <ol style="list-style-type: none"> <li>(a) does not cause environmental harm;</li> <li>(b) does not impact adversely on visual amenity or privacy;</li> <li>(c) maintains natural landforms as far as possible; and</li> <li>(d) is stable in both the short and long term.</li> </ol>	<b>AO2.1</b>	Development provides that: <ol style="list-style-type: none"> <li>(a) on sites of:               <ol style="list-style-type: none"> <li>(i) 15% slope or more, the extent of excavation (cut) and fill does not involve a total change of more than 1.5m relative to the natural ground level at any point; or</li> <li>(ii) in other areas, the extent of excavation (cut) and fill does not involve a total change of more than 1.0m relative to the natural ground level at any point;</li> </ol> </li> <li>(b) no part of any cut or fill batter is within 1.5m of any property boundary except cut and fill involving a change in ground level of less than 200mm that</li> </ol>

Performance Outcomes		Acceptable Outcomes	
			<p>does not necessitate the removal of any vegetation;</p> <p>(c) retaining walls are no greater than 1.0m high;</p> <p>(d) retaining walls are constructed a minimum 150mm from property boundaries;</p> <p>(e) all stored material is:</p> <ul style="list-style-type: none"> <li>(i) contained wholly within the site;</li> <li>(ii) located in a single manageable area that does not exceed 50m<sup>2</sup>;</li> <li>(iii) located at least 10m from any property boundary; and</li> </ul> <p>(f) any batter or retaining wall is structurally adequate.</p>
<b>PO3</b>	Filling or excavation does not interfere with natural stormwater flows.	<b>AO3.1</b>	Any filling or excavation does not restrict or interfere with overland flow.
<b>PO4</b>	Filling or excavation does not directly, indirectly or cumulatively change flood characteristics which may cause adverse impacts external to the development site.	<b>AO4.1</b>	Development does not result in a reduction in flood storage capacity.
		<b>AO4.2</b>	Development does not change flood flows, velocities or levels external to the development site.
<b>PO5</b>	Filling or excavation does not result in any contamination of land or water, or pose a health or safety risk to users and neighbours of the site.	<b>AO5.1</b>	<p>Development provides that:</p> <p>(a) no contaminated material is used as fill;</p> <p>(b) for excavation, no contaminated material is excavated or contaminant disturbed; and</p> <p>(c) waste materials are not used as fill, including:</p> <ul style="list-style-type: none"> <li>(i) commercial waste;</li> <li>(ii) construction/demolition waste;</li> <li>(iii) domestic waste;</li> <li>(iv) garden/vegetation waste; and</li> <li>(v) industrial waste.</li> </ul>

## 9.4.4 Infrastructure code

### 9.4.4.1 Application

This code applies to assessable development identified as requiring assessment against the Infrastructure code by the tables of assessment in Part 5 (Tables of assessment).

### 9.4.4.2 Purpose and overall outcomes

- (1) The purpose of the Infrastructure code is to ensure that development works and the provision of infrastructure and services meets the needs of the development, and is undertaken in a sustainable manner in accordance with best practice.
- (2) The purpose of the Infrastructure code will be achieved through the following overall outcomes:
  - (a) infrastructure networks that provide basic and essential services and facilities to local communities are able to meet the planned increase in demand resulting from a planned increase in development density;
  - (b) development is provided with an appropriate level of water, wastewater treatment and disposal, drainage, energy and communications infrastructure and other services;
  - (c) infrastructure is designed, constructed and provided in a manner which maximises resource efficiency and achieves acceptable maintenance, renewal and adaptation costs;
  - (d) infrastructure is integrated with surrounding networks; and
  - (e) development over or near infrastructure does not compromise or interfere with the integrity of the infrastructure.

### 9.4.4.3 Assessment benchmarks

**Table 9.4.4.3.1 Benchmarks for assessable development**

Performance Outcomes		Acceptable Outcomes	
Infrastructure, services and utilities			
PO1	Development is provided with infrastructure, services and utilities appropriate to its location and setting and commensurate with its needs.	AO1.1	Where available, development is provided with appropriate connection to reticulated sewerage, water supply, stormwater drainage, electricity, telecommunications and gas services, where available in the street, at no cost to the Council, including provision by way of dedicated road, public reserve or by way of easements to ensure continued access is available to these services.
		AO1.2	In an urban area, electricity infrastructure is provided underground where: <ol style="list-style-type: none"> <li>(a) five or more new lots are created;</li> <li>(b) a new road is created; or</li> <li>(c) there is existing underground</li> </ol>



Performance Outcomes		Acceptable Outcomes	
			power in the vicinity of the development site.
		<b>AO1.3</b>	Where reticulated sewerage is not available, an on-site treatment and disposal system is provided that complies with the requirements of the <i>Plumbing and Drainage Act 2002</i> .
		<b>AO1.4</b>	Where reticulated water supply is not available, development is provided with adequate on-site rainwater collection.
<b>PO2</b>	Development provides for infrastructure, services and utilities that are planned, designed and constructed in a manner which: (a) ensures appropriate capacity to meet the current and planned future needs of the development; (b) is integrated with and efficiently extends existing networks; (c) minimises risk to life and property; (d) avoids ecologically important areas; (e) minimises risk of environmental harm; (f) achieves acceptable maintenance, renewal and adaptation costs; (g) can be easily and efficiently maintained; (h) minimises potable water demand and wastewater production; (i) ensures the ongoing construction or operation of the development is not disrupted; (j) where development is staged, each stage is fully serviced before a new stage is released; (k) ensures adequate clearance zones are maintained between utilities and dwellings to protect residential amenity and health; and (l) minimises visual and amenity impacts.	<b>AO2.1</b>	Infrastructure is planned, designed and constructed with PSP SC6.8 WRC development manual for development works, or where applicable, the requirements of the service provider.
		<b>AO2.2</b>	Development occurs in a logical sequence and facilitates the efficient and timely provision of infrastructure and services, taking into account the capacity of existing and future infrastructure.
		<b>AO2.3</b>	Compatible public utility services are co-located in common trenching, in order to minimise the land required and costs for underground services.
		<b>AO2.4</b>	Infrastructure, services and utilities are located and aligned to: (a) avoid disturbance of ecologically important areas; (b) minimise earthworks; and (c) avoid crossing waterways or wetlands.
		<b>AO2.5</b>	Where the crossing of a waterway or wetland cannot be avoided tunnel boring techniques are used to minimise disturbance and disturbed areas are reinstated and revegetated on completion of works.
		<b>AO2.6</b>	The selection of materials used in the construction of infrastructure is suitable, durable, easy to maintain and cost effective, taking into

Performance Outcomes		Acceptable Outcomes	
			account the whole of life cycle cost, and achieves best practice environmental management and energy savings.
		<b>AO2.7</b>	Access easements for maintenance purposes are provided over Council infrastructure within privately owned land.
<b>Stormwater management infrastructure</b>			
<b>PO3</b>	Development provides for the effective drainage of lots and roads in a manner that: (a) maintains the pre-existing or natural flow regime; (b) effectively manages stormwater quality and quantity; and (c) ensures no adverse impacts on receiving waters, adjacent properties on surrounding land.	<b>AO3.1</b>	The development of stormwater management infrastructure is designed in accordance with D4: Stormwater drainage, D5: Stormwater quality and S4: Stormwater drainage of PSP SC6.8 WRC development manual.
<b>Works over or near sewerage, water and stormwater drainage infrastructure</b>			
<b>PO4</b>	Building or operational work near or over the Council's stormwater infrastructure and/or sewerage and water infrastructure: (a) protects the infrastructure from physical damage; and (b) allows ongoing necessary access for maintenance purposes.	<b>AO4.1</b>	Building or operational work near or over the Council's stormwater infrastructure and/or sewerage and water infrastructure complies with the PSP SC6.8 WRC development manual.
<b>Plan to avoid/minimise new impacts on water quality</b>			
<b>PO5</b>	The development is planned and designed considering the land use constraints of the site for achieving stormwater design objectives.	<b>AO5.1</b>	A site stormwater quality management plan (SQMP) is prepared, and: (a) is consistent with any local area stormwater management planning, and (b) provides for achievable stormwater quality treatment measures meeting design objectives listed below in Table 9.4.4.3.2 (construction phase) and Table 9.4.4.3.3 (post construction phase), or current best practice environmental managements, reflecting land use constraints, such as: <ul style="list-style-type: none"> <li>• erosive, dispersive, sodic and/or saline soil types;</li> <li>• landscape features (including landform);</li> <li>• acid sulfate soil and management of nutrients of concern;</li> </ul>

Performance Outcomes		Acceptable Outcomes	
			<ul style="list-style-type: none"> <li>rainfall erosivity.</li> </ul> <p>Editor's note: Local area stormwater management planning may include Urban Stormwater Quality Management Plans, or Catchment or waterway management plans, Healthy Waters Management Plans, Water Quality Improvement Plans, Natural Resource Management Plans.</p>
<b>PO6</b>	Development does not discharge wastewater to a waterway or off site unless demonstrated to be best practice environmental management for that site.	<b>AO6.1</b>	<p>A wastewater management plan (WWMP) is prepared by a suitably qualified person and addresses:</p> <ul style="list-style-type: none"> <li>(a) wastewater type, and</li> <li>(b) climatic conditions, and</li> <li>(c) water quality objectives (WQOs), and</li> <li>(d) best-practice environmental management, and</li> </ul>
		<b>AO6.2</b>	<p>The WWMP provides that wastewater is managed in accordance with a waste management hierarchy that:</p> <ul style="list-style-type: none"> <li>(a) avoids wastewater discharges to waterways, or</li> <li>(b) if wastewater discharge to waterways cannot practicably be avoided, minimises wastewater discharge to waterways by re-use, recycling, recovery and treatment for disposal to sewer, surface water and groundwater.</li> </ul>
<b>PO7</b>	Any non-tidal artificial waterway is located in a way that is compatible with the land use constraints of the site for protecting water environmental values in existing natural waterways.	<b>AO7.1</b>	<p>If the proposed development involves a non-tidal artificial waterway:</p> <ul style="list-style-type: none"> <li>(a) environmental values in downstream waterways are protected, and</li> <li>(b) any groundwater recharge areas are not affected, and</li> <li>(c) the location of the waterway incorporates low lying areas of a catchment connected to an existing waterway, and</li> <li>(d) existing areas of ponded water are included, and</li> </ul>
		<b>AO7.2</b>	<p>Non-tidal artificial waterways are located:</p> <ul style="list-style-type: none"> <li>(a) outside natural wetlands and any associated buffer areas, and</li> <li>(b) to minimise disturbing soils or sediments, and</li> <li>(c) to avoid altering the natural hydrologic regime in acid sulfate soil and nutrient hazardous areas.</li> </ul>

Performance Outcomes		Acceptable Outcomes	
<b>PO8</b>	Any non-tidal artificial waterway is located in a way that is compatible with existing tidal waterways.	<b>AO8.1</b>	Where a non-tidal artificial waterway is located adjacent to, or is connected to, a tidal waterway by means of a weir, lock, pumping system or similar: <ul style="list-style-type: none"> <li>(a) there is sufficient flushing or a tidal range of &gt;0.3 m, or</li> <li>(b) any tidal flow alteration does not adversely impact on the tidal waterway, or</li> <li>(c) there is no introduction of salt water into freshwater environments.</li> </ul>
<b>Design to avoid/minimise new impacts on water quality</b>			
<b>PO9</b>	Stormwater does not discharge directly to a non-tidal artificial waterway without treatment to manage stormwater quality management.	<b>AO9.1</b>	Any non-tidal artificial waterway is designed and managed for any of the following end-use purposes: <ul style="list-style-type: none"> <li>(a) amenity including aesthetics, landscaping and recreation, or</li> <li>(b) flood management, or</li> <li>(c) stormwater harvesting as part of an integrated water cycle management plan, or</li> <li>(d) aquatic habitat, and</li> </ul>
		<b>AO9.2</b>	The end-use purpose of any non-tidal artificial waterway is designed and operated in a way that protects water environmental values.
<b>Construct to avoid/minimise new impacts on water quality</b>			
<b>PO10</b>	Construction activities for the development avoid or minimise adverse impacts on stormwater quality.	<b>AO10.1</b>	An erosion and sediment control plan (ESCP) demonstrates that release of sediment-laden stormwater is avoided for the nominated design storm, and minimised when the nominated design storm is exceeded, by addressing design objectives listed below in Table 9.4.4.3.4 (construction phase) or local equivalent, for: <ul style="list-style-type: none"> <li>(a) drainage control, and</li> <li>(b) erosion control, and</li> <li>(c) sediment control, and</li> <li>(d) water quality outcomes, and</li> </ul>
		<b>AO10.2</b>	Erosion and sediment control practices (including any proprietary erosion and sediment control products) are designed, installed, constructed, operated, monitored and maintained, and any other erosion and sediment control practices are carried out in accordance with local conditions and appropriate recommendations from a suitably qualified person.

Performance Outcomes		Acceptable Outcomes	
Operate to avoid/minimise new impacts on water quality			
<b>PO11</b>	Operational activities for the development avoid or minimises changes to waterway hydrology from adverse impacts of altered stormwater quality and flow.	<b>AO11.1</b>	Development incorporates stormwater flow control measure to achieve the design objectives set out below in Table 9.4.4.3.5 (post construction phase). The operational phases for the development comply with design objectives in Table 9.4.4.3.6 (post construction phase), or current best practice environmental management, including management of frequent flows, and peak flows.
<b>PO12</b>	Any treatment and disposal of waste water to a waterway accounts for: <ul style="list-style-type: none"> <li>the applicable water quality objectives for the receiving waters, and</li> <li>adverse impact on ecosystem health or receiving waters, and</li> <li>in waters mapped as being of high ecological value, the adverse impacts of such releases and their offset.</li> </ul>	<b>AO12.1</b>	Implement the WWMP prepared in accordance with AO6.1.
<b>PO13</b>	Wastewater discharge to a waterway is managed in a way that maintains ecological processes, riparian vegetation, waterway integrity, and downstream ecosystem health.	<b>AO13.1</b>	Wastewater discharge waterways is managed to avoid or minimize the release of nutrients of concern so as to minimize the occurrence, frequency and intensity of coastal algal blooms, and
		<b>AO13.2</b>	Development in coastal catchments avoids or minimises and appropriately manages soil disturbance or altering natural hydrology, and
		<b>AO13.3</b>	Development in coastal catchments: <ul style="list-style-type: none"> <li>(a) avoids lowering groundwater levels where potential or actual acid sulfate soils are present, and</li> <li>(b) manages wastewaters so that: <ul style="list-style-type: none"> <li>i. the pH of any wastewater discharged is maintained between 6.5 and 8.5 to avoid mobilisation of acid, iron, aluminium, and metals, and</li> <li>ii. holding times of neutralised wastewaters ensures the flocculation and removal of any</li> </ul> </li> </ul>

Performance Outcomes		Acceptable Outcomes	
			<ul style="list-style-type: none"> <li>iii. dissolved iron prior to release, and visible iron floc is not present in any discharge, and</li> <li>iv. precipitated iron floc is contained and disposed of, and</li> <li>v. wastewater and precipitates that cannot be contained and treated for discharge on site are removed and disposed of through trade waste or another lawful method.</li> </ul>
<b>PO14</b>	Any non-tidal artificial waterway is managed and operated by suitably qualified persons to achieve water quality objectives in natural waterways.	<b>AO14.1</b>	Any non-tidal artificial waterway is designed, constructed and managed under the responsibility of a suitably qualified registered professional engineer, Queensland (RPEQ) with specific experience in establishing and managing artificial waterways, and
		<b>AO14.2</b>	Monitoring and maintenance programs adaptively manage water quality in any non-tidal artificial waterway to achieve relevant water-quality objectives downstream of the waterway, and
		<b>AO14.3</b>	Aquatic weeds are managed in any non-tidal artificial waterway to achieve a low percentage of coverage of the water surface area (less than 10%). Pests and vectors (such as mosquitoes) are managed through avoiding stagnant water areas, providing for native fish predators, and any other best practices for monitoring and treating pests, and
		<b>AO14.4</b>	Any non-tidal artificial waterway is managed and operated by a responsible entity under agreement for the life of the waterway. The responsible entity is to implement a deed of agreement for the management and operation of the waterway that: <ul style="list-style-type: none"> <li>(a) identifies the waterway, and</li> <li>(b) states a period of responsibility for the entity, and</li> <li>(c) states a process for any transfer of responsibility for the waterway, and</li> </ul>

Performance Outcomes		Acceptable Outcomes	
			<p>(d) states required actions under the agreement for monitoring the water quality of the waterway and receiving waters, and</p> <p>(e) states required actions under the agreement for maintaining the waterway to achieve the outcomes of this code and any relevant conditions of a development approval, and</p> <p>(f) identifies funding sources for the above, including bonds, infrastructure charges or levies.</p>
<b>Fire services in developments accessed by common private title</b>			
<b>PO15</b>	Hydrants are located in positions that will enable fire services to access water safely, effectively and efficiently.	<b>AO15.1</b>	Residential streets and common access ways within a common private title should have hydrants placed at intervals of no more than 120m and at each intersection. Hydrants may have a single outlet and should be situated above or below ground.
		<b>AO15.2</b>	Commercial and industrial streets and access ways within streets serving commercial properties, such as factories, warehouses and offices, should be provided with above or below ground fire hydrants at not more than 90m intervals and at each street intersection. Above ground fire hydrants should have dual valved outlets.
<b>PO16</b>	Road widths and construction within the development are adequate for fire emergency vehicles to gain access to a safe working area close to dwellings and near water supplies, whether or not on-street parking spaces are occupied.	<b>AO16.1</b>	Road access minimum clearances of 3.5m wide and 4.8m high are provided for safe passage of emergency vehicles.
<b>PO17</b>	Hydrants are suitably identified, so that fire services can locate them at all hours.	<b>AO17.1</b>	<p>Hydrants are identified as specified in the <i>Traffic and Road Use Management Manual, Volume 1: Guide to traffic management</i>, Part 10: Traffic Control and Communication Devices, Section 6.7.2-1 Fire hydrant indication system.</p> <p>Editor's Note - Document available on the Department of Transport and Main Roads Website.</p>

**Table 9.4.4.3.7 Stormwater management design objectives – Construction phase (Ref: SPP Appendix 3)**

Issue		Design Objectives
Drainage control	Temporary drainage works	(1) Design life and design storm for temporary drainage works: <ul style="list-style-type: none"> <li>(a) disturbed area open for &lt;12 months—1 in 2-year ARI event;</li> <li>(b) disturbed area open for 12–24 months—1 in 5-year ARI event;</li> <li>(c) disturbed area open for &gt; 24 months—1 in 10-year ARI event.</li> </ul> (2) Design capacity excludes minimum 150 mm freeboard. (3) Temporary culvert crossing—minimum 1 in 1-year ARI hydraulic capacity.
Erosion control	Erosion control measures	(1) Minimise exposure of disturbed soils at any time. (2) Divert water run-off from undisturbed areas around disturbed areas. (3) Determine the erosion risk rating using local rainfall erosivity, rainfall depth, soil-loss rate or other acceptable methods. (4) Implement erosion control methods corresponding to identified erosion risk rating.
Sediment control	Sediment control measures  Design storm for sediment control basins  Sediment basin dewatering	(1) Determine appropriate sediment control measures using: <ul style="list-style-type: none"> <li>(a) potential soil loss rate; or</li> <li>(b) monthly erosivity; or</li> <li>(c) average monthly rainfall.</li> </ul> (2) Collect and drain stormwater from disturbed soils to sediment basin for design storm event: <ul style="list-style-type: none"> <li>(a) design storm for sediment basin sizing is 80th% five-day event or similar.</li> </ul> (3) Site discharge during sediment basin dewatering: <ul style="list-style-type: none"> <li>(a) TSS &lt; 50 mg/L TSS;</li> <li>(b) turbidity not &gt;10% receiving waters turbidity; and</li> <li>(c) pH 6.5–8.5.</li> </ul>
Water quality	Litter and other waste, hydrocarbons and other contaminants	(1) Avoid wind-blown litter; remove gross pollutants. (2) Ensure there is no visible oil or grease sheen on released waters. (3) Dispose of waste containing contaminants at authorised facilities.
Waterway stability and flood flow management	Changes to the natural waterway hydraulics and hydrology	(1) For peak flow for the 1-year and 100-year ARI event, use constructed sediment basins to attenuate the discharge rate of stormwater from the site.

**Table 9.4.4.3.8 Stormwater Management Design Objectives - Post construction phase (Ref: SPP Appendix 3)**

Climatic region	Design Objectives				Application
	Minimum reductions in mean and annual load from unmitigated development (%)				
	Total suspended	Total phosphorus	Total Nitrogen	Gross pollutants	



	solids			>5mm	
Central Queensland (North)	75	60	40	90	Development for urban purposes within population centres greater than 3,000 persons.
All	N/A	N/A	N/A	N/A	Excludes development that is less than 25% impervious.  In lieu of modelling, the default bio-retention treatment area to comply with load reduction targets for all Queensland regions is 1.5% of the contributing catchment area.
	Waterway stability management  Limit the peak 1-year ARI event discharge within the receiving waterway to the pre-development peak 1-year ARI event discharge.				Catchments contributing to un-lined receiving waterway may not require compliance if the waterway is degraded.  For peak flow the 1-year ARI event, use co-located storages to attenuate site discharge rate of stormwater.

## 9.4.5 Landscaping code

### 9.4.5.1 Application

This code applies to accepted and assessable development identified as requiring assessment against the Landscaping code by the tables of assessment in Part 5 (Tables of assessment).

### 9.4.5.2 Purpose and overall outcomes

- (1) The purpose of the Landscaping code is to ensure that landscaping is provided in a manner which is consistent with the desired character and amenity of the Whitsunday region.
- (2) The purpose of the Landscaping code will be achieved through the following overall outcomes:
  - (a) development provides landscaping that retains, as far as practicable, existing vegetation and topographic features for their biodiversity, ecological, wildlife habitat, recreational, aesthetic and cultural values;
  - (b) development provides landscaping that creates new landscape environments that co-ordinate and complement the natural elements of climate, vegetation, drainage, aspect, landform and soils;
  - (c) development provides landscaping that successfully integrates the built form with the local landscape character, enhances the tropical qualities of the Whitsunday region and mitigates the impact of increased urbanisation;
  - (d) development provides landscaping that minimises the consumption of energy and water, and encourages the use of local native plant species and landscape materials;
  - (e) public landscaping works are provided in a manner consistent with Council's relevant requirements and standards;
  - (f) development provides landscaping that enhances personal safety, security and universal access;
  - (g) development provides landscaping that is functional and durable; and
  - (h) development provides landscaping that is practical and economic to maintain with on-going management considered as an integral part of the overall landscape design.

### 9.4.5.3 Assessment benchmarks

**Table 9.4.5.3.1 Benchmarks for accepted and assessable development**

Performance Outcomes		Acceptable Outcomes	
<b>Landscape design generally</b>			
<b>PO1</b>	Landscaping is established on the site to maintain the amenity enjoyed by people using the premises and the adjoining premises.	<b>AO1.1</b>	Development provides for landscaping that contributes to and creates a high-quality landscape character for the site, street, local area and the Whitsunday region, by: (a) promoting the character of the Whitsunday region as a

Performance Outcomes		Acceptable Outcomes	
			<p>tropical environment;</p> <p>(b) being sensitive to site conditions, natural landforms and landscape characteristics;</p> <p>(c) protecting and enhancing native vegetation, wildlife habitat and ecological values;</p> <p>(d) protecting and framing significant views, vistas and areas of high scenic quality; and</p> <p>(e) being of an appropriate scale to integrate successfully with development.</p> <p>(f)</p> <p>Note – This may be demonstrated by preparing a site specific Landscaping plan in accordance with PSP SC6.4 Landscaping.</p>
<b>Retention of vegetation and topographic features in layout and design of landscaping</b>			
<b>PO2</b>	Development provides landscaping that, as far as practicable, retains, protects and enhances existing trees, vegetation and topographic features of ecological, recreational, aesthetic and cultural value.	<b>AO2.1</b>	Existing remnant vegetation and native non-remnant vegetation is retained and integrated within the landscaping concept of new development.
		<b>AO2.2</b>	Where established vegetation is removed or damaged to make way for new development, it is replaced with vegetation of the same or similar species within the development site.
<b>Character and amenity</b>			
<b>PO3</b>	Development provides for landscaping that protects and enhances the character and amenity of the site, streetscape and surrounding locality.	<b>AO3.1</b>	Built form is softened and integrated with the broader landscape by structured landscape planting.
		<b>AO3.2</b>	Unless otherwise specified, car parks and driveways are screened by: <p>(a) a planting bed of at least 1.5m wide where adjacent to an Accommodation activity;</p> <p>or</p> <p>(b) a planting bed of at least 3m wide where adjacent to a street frontage or public open space.</p>
		<b>AO3.3</b>	Car parking areas are provided with a minimum of 1 shade tree for every 4 car parking spaces. All trees are to be planted within a deep natural ground/structured soil garden bed, protected by raised kerbs, wheel stops or bollards as required.

Performance Outcomes		Acceptable Outcomes	
		<b>AO3.4</b>	Front boundary fences and walls are articulated by recesses that: <ul style="list-style-type: none"> <li>(a) allow for dense vegetative screening; and</li> <li>(b) have a minimum depth of 1m to the full height of the fence or wall for at least 50% of the length.</li> </ul>
		<b>AO3.5</b>	Storage and utility areas are completely screened by vegetation or built screens, except for access ways to these areas.
<b>Streetscape landscaping</b>			
<b>PO4</b>	Development provides for a streetscape landscaping that contributes to the character and amenity of surrounding development and assists in fostering social interaction.	<b>AO4.1</b>	Streetscape landscaping: <ul style="list-style-type: none"> <li>(a) incorporates shade trees;</li> <li>(b) contributes to the continuity and character of existing and proposed streetscapes;</li> <li>(c) in established urban areas, incorporates landscape design, such as planting, pavements, furniture and structures, that reflect and enhance the character of the streetscape;</li> <li>(d) in new or establishing urban areas, incorporates landscape design, such as planting, pavements, furniture and structures, that is consistent with and complementary to the natural landscape character of the local area; and</li> <li>(e) incorporates garden planting in conjunction with street tree planting at major junctions only.</li> </ul>
<b>Species selection</b>			
<b>PO5</b>	Development provides for landscaping, which incorporates plant species that are: <ul style="list-style-type: none"> <li>(a) fit for the intended purpose;</li> <li>(b) suited to local environmental conditions;</li> <li>(c) non-toxic; and</li> <li>(d) not declared environmental weeds.</li> </ul>	<b>AO5.1</b>	Landscaping planting utilises locally endemic and/or other native species, in accordance with the PSP SC6.4 Landscaping.
		<b>AO5.2</b>	Species that have the potential to become an environmental weed or are known to be toxic to people or animals are not used in any landscaping works.
<b>Safety, security and accessibility</b>			
<b>PO6</b>	Development provides for landscaping that: <ul style="list-style-type: none"> <li>(a) clearly defines public and private spaces;</li> <li>(b) promotes passive surveillance of public and semi-public spaces;</li> </ul>	<b>AO6.1</b>	Development provides landscaping, which: <ul style="list-style-type: none"> <li>(a) defines territory and ownership of public, common, semi-private and private space and does not create ambiguous spaces</li> </ul>

Performance Outcomes		Acceptable Outcomes	
	(c) enhances personal safety and security; and (d) provides universal and equitable access.		<p>that encourage loitering;</p> <p>(b) allows passive surveillance into, and visibility within, communal recreational spaces, children's play areas/playgrounds, pathways and car parks;</p> <p>(c) incorporates trees with a minimum of 1.8m clear trunk and understorey planting that is a maximum of 0.3m in height where located immediately adjacent to pathways, entries, parking areas, street corners, street lighting and driveways;</p> <p>(d) minimises the use of dense shrubby vegetation over 1.5m in height along street frontages and adjacent to open space areas;</p> <p>(e) incorporates pedestrian surfaces that are slip-resistant, stable and trafficable in all weather conditions;</p> <p>(f) provides security and pathway level lighting to site entries, driveways, parking areas, building entries and pedestrian pathways; and</p> <p>(g) provides universal access in accordance with AS1428 Design for access and mobility.</p>
		<b>AO6.2</b>	Fences and screens to street frontages are visually permeable for 50% of their face area to provide opportunities for passive surveillance.
<b>Climate control and energy efficiency</b>			
<b>PO7</b>	Development provides landscaping that assists in passive solar access, the provision of shade, microclimate management and energy conservation.	<b>AO7.1</b>	Landscaping elements are positioned to shade walls, windows and outdoor areas from summer sun.
		<b>AO7.2</b>	Landscaping allows winter sun access to living areas, north facing windows and public spaces.
		<b>AO7.3</b>	Landscaping, fences and walls allow exposure of living and public areas to prevailing summer breezes and protection against winter winds.
<b>Water sensitive urban design</b>			
<b>PO8</b>	Development provides for landscaping that promotes the efficient and sensitive use of	<b>AO8.1</b>	Landscaping maximises the infiltration and conservation of water by:

Performance Outcomes		Acceptable Outcomes	
	water through appropriate plant selection, layout and by maximising opportunities for water infiltration.		<ul style="list-style-type: none"> <li>(a) selecting locally endemic and/or other native plant species and appropriate turf species that require minimal irrigation after establishment;</li> <li>(b) grouping plants and street trees, where appropriate, in mulched beds;</li> <li>(c) minimising impervious surfaces;</li> <li>(d) incorporating semi-porous pavement surfaces as an alternative to impervious surfaces; and</li> <li>(e) draining hard surface areas to landscaped areas and water sensitive urban design devices.</li> </ul>
<b>Landscaped separation buffers and environmental management</b>			
<b>PO9</b>	Development provides for landscaped separation buffers that: <ul style="list-style-type: none"> <li>(a) effectively protect matters of environmental significance or the edges of existing native vegetation; and</li> <li>(b) provide separation between incompatible land uses or between major infrastructure elements, such as State-controlled roads, and land uses.</li> </ul>	<b>AO9.1</b>	The ecological values of a site or adjoining land is protected and enhanced by landscaping and landscape buffers.  Note – This may be demonstrated by preparing a site specific Landscaped separation buffer plan in accordance with PSP SC6.4 Landscaping.
		<b>AO9.2</b>	Where a landscaped separation buffer is required, it is designed, constructed and maintained to achieve visual screening and acoustic attenuation of major infrastructure elements.  Note – This may be demonstrated by preparing a site specific Landscaped separation buffer plan in accordance with PSP SC6.4 Landscaping.
<b>Traffic safety and infrastructure</b>			
<b>PO10</b>	Development ensures that landscaping does not impede traffic visibility at access points, speed control devices and intersections.	<b>AO10.1</b>	Landscaping does not: <ul style="list-style-type: none"> <li>(a) unreasonably restrict sightlines for vehicles, pedestrians or cyclists;</li> <li>(b) obscure warning signs, information signs or road signs;</li> <li>(c) compromise building foundations, roads and paths; and</li> <li>(d) compromise services such as pipelines, underground cabling and overhead powerlines.</li> </ul>
		<b>AO10.2</b>	Where restrictions occur, suitable alternative landscaping is provided.
<b>PO11</b>	Development ensures that landscaping does not adversely impact upon the provision,	<b>AO11.1</b>	Planting and landscape structures are located to enable tradespersons to access, view

Performance Outcomes		Acceptable Outcomes	
	operation and maintenance of infrastructure.		and inspect switchboards, substations, service meters and the like.
		<b>AO11.2</b>	Root barriers are installed around tree root balls to minimise the risk of damage to infrastructure, services or utilities.
		<b>AO11.3</b>	Trees and large shrubs are located clear of underground services and utilities and in accordance with D9.07 of PSP SC6.8 WRC development manual.
		<b>AO11.4</b>	Planting in landscaping areas adjacent to electricity substations or high voltage transmission line easements complies with the PSP SC6.8 WRC development manual, in addition to: (a) for Ergon Energy's assets, the Ergon Energy Vegetation management standard; and (b) for Powerlink's assets, Powerlink's Easement co-use guideline and Screening your home from powerlines guideline.
		<b>AO11.5</b>	Where restrictions occur, suitable alternative landscaping is provided.
<b>Requirements for Accommodation activities (Dual occupancy, Multi-unit uses, Residential care facility and retirement facility)</b>			
<b>PO12</b>	Development provides for landscaping that contributes to and creates a high-quality landscape for the site and streetscape.	<b>AO12.1</b>	A landscaped buffer strip at least 3m wide is provided within the boundaries of the site, adjacent to the full street frontage of the site.
<b>Requirements for Business activities (Business, Child care centre, Relocatable home park and tourist park and Sales office)</b>			
<b>PO13</b>	The development provides streetscape landscaping that creates a high level of comfort, safety and visual attractiveness for users.	<b>AO13.1</b>	Streets are provided with turfed verges and constructed footpaths.
		<b>AO13.2</b>	Where provided, street trees are located between footpaths and the street or parking lanes.
		<b>AO13.3</b>	Shade trees are provided throughout public and semi-public spaces and provide shade to footpaths, activity areas and open car parking areas.
		<b>AO13.4</b>	Street furniture, including seats, bollards, grates, grilles, screens and fences, bicycle racks, flag poles, banners, litter bins, telephone booths and drinking fountains, are co-ordinated with other elements of the

Performance Outcomes		Acceptable Outcomes	
			streetscape.
<b>PO14</b>	The Business activity provides for the premises to be attractively landscaped in a manner that is consistent with the function, location and setting of the premises.	<b>AO14.1</b>	A minimum of 10% of the site is provided as landscaped area.
		<b>AO14.2</b>	Landscaping is provided on-site, in accordance with the following: <ul style="list-style-type: none"> <li>(a) shade trees, low planting and hard landscaping are provided along street frontages not occupied by buildings or driveways;</li> <li>(b) a landscaped buffer strip is provided between the use and any adjacent Accommodation activities, which: <ul style="list-style-type: none"> <li>(i) has a minimum width of 3m;</li> <li>(ii) is planted with a variety of screening trees and shrubs;</li> <li>(iii) incorporates a minimum 2m high solid screen fence along the full length of the common boundary; and</li> </ul> </li> <li>(c) planting is provided on top of podium levels and on the roof or roof level of car parking structures.</li> </ul> <p>Note – A Landscaping plan may be prepared in accordance with the PSP SC6.4 Landscaping.</p>
<b>Requirements for Industry activities (Extractive industry, Industry and Service station)</b>			
<b>PO15</b>	The development provides streetscape landscaping that creates a high level of comfort, safety and visual attractiveness for users.	<b>AO15.1</b>	Streets are provided with turfed verges and constructed footpaths.
<b>PO16</b>	The industrial use incorporates landscaping that: <ul style="list-style-type: none"> <li>(a) makes a positive contribution to the streetscape; and</li> <li>(b) buffers the development from adjoining sensitive uses.</li> </ul>	<b>AO16.1</b>	A minimum of 10% of the site is provided as landscaped area.
		<b>AO16.2</b>	Landscaping is provided on-site, in accordance with the following: <ul style="list-style-type: none"> <li>(a) a 3m landscaping buffer is provided along street frontages not occupied by buildings or driveways;</li> <li>(b) a landscaped buffer strip is provided between the use and any adjacent Accommodation activities, which: <ul style="list-style-type: none"> <li>(i) has a minimum width of 3m;</li> <li>(ii) is planted with a variety of screening trees and shrubs;</li> <li>(iii) incorporates a minimum</li> </ul> </li> </ul>



Performance Outcomes		Acceptable Outcomes	
			<p>2m high solid screen fence along the full length of the common boundary; and</p> <p>(c) any security fencing is set within or located behind the landscaping strip rather than adjacent to the major road.</p> <p>Note – A Landscaping plan may be prepared in accordance with the PSP SC6.4 Landscaping.</p>

## **9.4.6 Reconfiguring a lot code**

### **9.4.6.1 Application**

This code applies to assessable development:

- (a) being reconfiguring a lot; and
- (b) identified as requiring assessment against the Reconfiguring a lot code by the tables of assessment in Part 5 (Tables of assessment).

### **9.4.6.2 Purpose and overall outcomes**

- (1) The purpose of the Reconfiguring a lot code is to ensure that new lots are configured in a manner which:
  - (a) is appropriate for their intended use;
  - (b) is responsive to site constraints;
  - (c) provides appropriate access; and
  - (d) supports high quality urban design outcomes.
- (2) The purpose of the Reconfiguring a lot code will be achieved through the following overall outcomes:
  - (a) development provides for lots that are of a size and have dimensions that:
    - (i) are appropriate for their intended use;
    - (ii) promote a range of housing types in the case of residential development;
    - (iii) are compatible with the prevailing character and density of surrounding development; and
    - (iv) sensitively respond to site constraints;
  - (b) development provides for lots that have a suitable and safe means of access to a public road;
  - (c) development provides for reconfiguration that result in the creation of safe and healthy communities by:
    - (i) incorporating a functional and efficient lot layout that promotes the use of active and public transport;
    - (ii) incorporating a transport network with a grid or modified grid street pattern that is responsive to, and integrated with, the natural topography of the site, existing or planned adjoining development and supports the circulation of public transport with no, or only minimal, route redundancy;
    - (iii) avoiding adverse impacts on economic or natural resource areas;
    - (iv) avoiding adverse impacts on native vegetation, waterways, wetlands and other ecologically important areas present on, or adjoining the site;

- (v) avoiding, or if avoidance is not practicable, mitigating the risk to people and property of natural hazards, including hazards posed by bushfire, flooding, coastal erosion/inundation, landslide and steep slopes; and
- (vi) providing timely, efficient and appropriate infrastructure, including reticulated water and sewerage, sealed roads, pedestrian and bicycle paths, open space and community facilities in urban areas.

### 9.4.6.3 Assessment benchmarks

**Table 9.4.6.3.1 Benchmarks for assessable development**

Performance Outcomes		Acceptable Outcomes	
Size and dimensions of lots			
<b>PO1</b>	Development provides for the size, dimensions and orientation of lots to: <ul style="list-style-type: none"> <li>(a) be appropriate for their intended use;</li> <li>(b) be compatible with the preferred character for the zone and local area in which the land is located;</li> <li>(c) where within the Rural zone; maintain the productive use and amenity of rural lands,</li> <li>(d) provide suitable building envelopes and safe pedestrian, bicycle and vehicular access without the need for major earthworks and retaining walls; and</li> <li>(e) take account of, and respond sensitively to, site constraints.</li> </ul>	<b>AO1.1</b>	Unless otherwise specified in this code or a Local plan code, a lot complies with the minimum lot size specified in Table 9.4.6.3.2 Minimum lot size and dimensions.
		<b>AO1.2</b>	Lots are designed to contain the minimum width and depth requirements specified in Table 9.4.6.3.2 Minimum lot size and dimensions.
		<b>AO1.3</b>	A lot located on land identified on an overlay map contains a development envelope marked on a plan of development that demonstrates that there is an area sufficient to accommodate the intended purpose of the lot, that is not subject to the constraint or valuable resource or that appropriately responds to the constraint or valuable resource.
		<b>AO1.4</b>	Vehicular and active transport corridors are sensitively designed with the landscape to minimise the need for major earthworks and retaining walls.
		<b>AO1.5</b>	A lot has a development envelope of land with a slope no greater than 15%.
		<b>AO1.6</b>	No additional lots are created on land included in an Extractive resource or Transport route separation area identified on the Overlay map - ER - 01:29 (Extractive resources overlay).
		<b>AO1.7</b>	Lot boundaries are aligned to avoid traversing matters of environmental significance.
<b>Small residential lots (Lots less than 600m<sup>2</sup>)</b>			
<b>PO2</b>	To facilitate and encourage urban consolidation and housing diversity, development may	<b>AO2.1</b>	The small residential lots are located on land included in the Low-medium density residential

Performance Outcomes		Acceptable Outcomes	
	provide for small residential lots to be created where: (a) they are within easy walking distance of an activity centre or public transport stop; (b) the development will be consistent with the preferred character for the zone and local area in which the land is located; and (c) the land is fit for purpose and not subject to significant topographic constraints.		zone, where the parent lot has a minimum area of 2,000m <sup>2</sup> .
		<b>AO2.2</b>	The land does not have a slope of greater than 10%.
<b>PO3</b>	Small residential lots are dispersed across a development in a configuration that: (a) promotes variety in streetscape character; and (b) avoids an area being dominated by a particular lot type.	<b>AO3.1</b>	Not more than four lots of a particular type, such as small lots, are located in a row.
		<b>AO3.2</b>	A maximum of 50% of all lots within any neighbourhood block are of a particular type, such as small lots.
<b>Irregular shaped lots</b>			
<b>PO4</b>	Development provides for irregular shaped lots to be created only where: (a) the creation of regular lots is impractical, such as at a curve in the road; (b) safe access to and from the site can be provided while not adversely impacting on the functionality of the surrounding road network; and (c) the irregular lot is suitable for its intended purpose.	<b>AO4.1</b>	Irregular lots are designed to incorporate a building envelope that contains the minimum width and depth requirements specified in Table 9.4.6.3.2 Minimum lot sizes and dimensions.
<b>Rearrangement of lot boundaries</b>			
<b>PO5</b>	Development provides that the rearrangement of lot boundaries: (a) does not result in the creation, or in the potential creation of, additional lots; and (b) is an improvement on the existing situation.	<b>AO5.1</b>	The rearrangement of lot boundaries results in an improvement to the existing situation whereby the size and dimensions of proposed lots comply more fully with Table 9.4.6.3.2 Minimum lot size and dimensions, and at least one of the following is achieved: (a) the rearrangement of lots remedies an existing boundary encroachment by a building, structure or other use areas; (b) the rearranged lots will be made more regular in shape; and (c) access is provided to a lot that previously had no access or an unsuitable access.
<b>Lot layout and site responsive design</b>			

Performance Outcomes		Acceptable Outcomes	
<b>PO6</b>	Development provides for a lot layout and configuration of roads and other transport corridors that sensitively respond to surrounding environmental values and development.	<b>AO6.1</b>	Development layout and configuration responds appropriately to: <ul style="list-style-type: none"> <li>(a) any areas of environmental significance or natural hazards present on, or adjoining the site;</li> <li>(b) the location and management of natural stormwater flows present on, or adjoining the site;</li> <li>(c) any places of cultural heritage significance or character areas present on, or adjoining the site;</li> <li>(d) any important landmarks, views, vistas or other areas of high scenic value present on, or able to be viewed from the site;</li> <li>(e) creates legible and interconnected movement and open space networks;</li> <li>(f) provides for a grid or modified movement network, which avoids or minimises the use of cul-de-sac; and</li> <li>(g) provides defined edges to public open space and avoids or minimises direct interface between public open space and freehold lots.</li> </ul>
<b>Lot layout and neighbourhood/estate design</b>			
<b>PO7</b>	Development is appropriately planned, encompassing best practice lot layout and neighbourhood/estate design, whilst providing efficient land use pattern and effectively connecting the site with existing or planned development.	<b>AO7.1</b>	Development provides for a lot layout and infrastructure configuration that: <ul style="list-style-type: none"> <li>(a) provides for the efficient movement of pedestrians, cyclists, public transport and private motor vehicles in that order of priority;</li> <li>(b) avoids narrow pathways and/or drainage reserves between lots;</li> <li>(c) provides for the creation of a diverse range of lot sizes capable of accommodating a mix of housing types and other uses required to support the community as appropriate to the zone and, where applicable, local plan area;</li> <li>(d) promotes a sense of community identity and belonging;</li> <li>(e) provides for a high level of amenity having regard to</li> </ul>

Performance Outcomes		Acceptable Outcomes	
			<p>potential noise, dust, odour and lighting nuisance sources;</p> <p>(f) accommodates and provides for the efficient and timely delivery of infrastructure appropriate to the site's context and setting; and</p> <p>(g) avoids the sporadic, or out of sequence, creation of lots.</p>
<b>Landscaped separation buffers to sensitive land, incompatible uses and infrastructure</b>			
<b>PO8</b>	<p>Development provides for lots to be created in locations that:</p> <p>(a) are adequately buffered to prevent potential adverse impacts on future users of the lots;</p> <p>(b) separate the lots from incompatible uses and infrastructure; and</p> <p>(c) do not create "reverse amenity" situations where the continued operation of existing uses is compromised by the proposed development.</p>	<b>AO8.1</b>	<p>Where any part of a lot included in a Residential zone, Emerging community zone or Rural residential zone is adjacent to a Rural or Industry zone or existing Rural or Industry activity the following landscaped separation buffers are provided:</p> <p>(a) 40m from a:</p> <ul style="list-style-type: none"> <li>(i) Rural zone;</li> <li>(ii) Low impact industry zone;</li> <li>(iii) Medium impact industry zone;</li> <li>(iv) Rural activities;</li> <li>(v) Low impact industry use;</li> <li>(vi) Medium impact industry use;</li> <li>(vii) Research or technology industry;</li> <li>(viii) Service industry use; or</li> <li>(ix) Warehouse use;</li> </ul> <p>(b) 50m from a:</p> <ul style="list-style-type: none"> <li>(i) High impact industry zone; or</li> <li>(ii) high impact industry use;</li> </ul> <p>(c) 60m from a:</p> <ul style="list-style-type: none"> <li>(i) Special industry zone; or</li> <li>(ii) Special industry use; and</li> </ul> <p>(d) 40m from a:</p> <ul style="list-style-type: none"> <li>(i) Waterfront and marine industry zone; or</li> <li>(ii) Marine industry use.</li> </ul> <p>Note – This may be demonstrated by preparing a site specific Landscaped separation buffer in accordance with PSP SC6.4 Landscaping.</p>
		<b>AO8.2</b>	<p>Where a landscaped separation buffer is required, it is designed, constructed and maintained to achieve visual screening and</p>

Performance Outcomes		Acceptable Outcomes	
			<p>acoustic attenuation of major infrastructure elements.</p> <p>Note – This may be demonstrated by preparing a site specific Landscaped separation buffer plan in accordance with PSP SC6.4 Landscaping.</p>
<b>Public parks and open space infrastructure</b>			
<b>PO9</b>	Development provides for public parks and open space for the enjoyment of residents and visitors that add to the character and amenity of future and existing surrounding development.	<b>AO9.1</b>	<p>Development provides a variety of public parks and open space infrastructure that:</p> <ul style="list-style-type: none"> <li>(a) provides for a range of passive and active recreation settings and can accommodate adequate facilities to meet the needs of the community;</li> <li>(b) is well distributed and contributes to the legibility, accessibility and character of the locality;</li> <li>(c) creates attractive settings and focal points for the community;</li> <li>(d) benefits the amenity of adjoining land uses;</li> <li>(e) incorporates appropriate measures for stormwater and flood management;</li> <li>(f) facilitates the retention of native vegetation, waterways, wetlands and other ecologically important areas and natural and cultural features;</li> <li>(g) facilitates the retention or enhancement of ecological corridors and connections to surrounding areas of open space;</li> <li>(h) is cost effective to maintain; and</li> <li>(i) is dedicated as public land in the early stages of the subdivision.</li> </ul> <p>Note—Section 9.4.5 Landscaping code and PSP SC6.8 WRC development manual includes requirements for the design and construction of landscape elements in public parks and open space infrastructure.</p>

**Table 9.4.6.3.2 Minimum lot sizes and dimensions**

Zone	Minimum lot sizes	Minimum width (Road frontage)	Minimum depth
Major centre	400m <sup>2</sup>	Not applicable	Not applicable
District centre	400m <sup>2</sup>	Not applicable	4:1 (depth: width)
Local centre	400m <sup>2</sup>	Not applicable	4:1 (depth: width)

Neighbourhood centre	400m <sup>2</sup>	Not applicable	4:1 (depth: width)
Mixed use	800m <sup>2</sup>	20m	40m
Low density residential	600m <sup>2</sup>	18m	20m
Low-medium density residential	450m <sup>2</sup>	15m	20m
Tourist accommodation	800m <sup>2</sup>	20m	40m
Rural residential	4000m <sup>2</sup>	40m	50m
Low impact industry	1000m <sup>2</sup>	20m	50m
Medium impact industry	2000m <sup>2</sup>	30m	50m
High impact industry	2000m <sup>2</sup>	30m	50m
Special industry	2000m <sup>2</sup>	30m	50m
Waterfront and marine industry	4000m <sup>2</sup>	40m	100m
Environmental conservation and management	Not applicable	Not applicable	Not applicable
Recreation and open space	Not applicable	Not applicable	Not applicable
Community facilities	Not applicable	Not applicable	Not applicable
Rural	100ha	200m	800m
Emerging communities	10ha	100m	400m
Industry investigation	10ha	100m	400m



## 9.4.7 Transport and parking code

### 9.4.7.1 Application

This code applies to accepted and assessable development identified as requiring assessment against the Transport and parking code by the tables of assessment in Part 5 (Tables of assessment).

### 9.4.7.2 Purpose and overall outcomes

- (1) The purpose of the Transport and parking code is to ensure that transport infrastructure including pathways, public transport infrastructure, roads, parking and service areas, are provided in a manner which meets the needs of the development, whilst promoting active and public transport use and preserving the character and amenity of the Whitsunday region.
- (2) The purpose of the Transport and parking code will be achieved through the following overall outcomes:
  - (a) development is consistent with the objectives of the strategic transport network, which are to:
    - (i) provide for a highly permeable and integrated movement network;
    - (ii) improve coordination between land use and transport to maximise the potential for walking, cycling and public transport use and reduce reliance on private motor vehicle travel;
    - (iii) achieve acceptable levels of access, convenience, efficiency and legibility for all transport users;
    - (iv) limit road construction to the minimum necessary to meet the endorsed standards of service for the future development of the Whitsunday Region; and
    - (v) provide for staging of Council's limited trunk road construction program to maximise sustainability;
  - (b) transport infrastructure is designed and constructed to acceptable standards and operates in a safe and efficient manner that meets community expectations, prevents unacceptable off-site impacts and reduces whole of life cycle costs, including reduced ongoing maintenance costs; and
  - (c) development provides for on-site parking, access, circulation and servicing areas that are safe, convenient and meet the reasonable requirements of the development.

### 9.4.7.3 Assessment benchmarks

**Table 9.4.7.3.1 Benchmarks for accepted and assessable development**

Performance Outcomes		Acceptable Outcomes	
<b>Layout and design of on-site parking and access</b>			
<b>PO1</b>	Development ensures that the layout and design of vehicle access, on-site circulation systems and parking areas are safe, convenient and legible for	<b>AO1.1</b>	Development provides access driveways, internal circulation and manoeuvring areas, service areas and parking areas that comply with D1: Road geometry

Performance Outcomes		Acceptable Outcomes	
	all users including people with disabilities, pedestrians, cyclists and public transport services, where relevant.		of PSP SC6.8 WRC development manual and AS2890 (Parking facilities) ensuring: <ul style="list-style-type: none"> <li>(a) the number and type of vehicles planned for the development can be accommodated on the site;</li> <li>(b) on-site vehicle parking and manoeuvring areas provide for vehicles to enter and leave the site in a forward motion; and</li> <li>(c) a progressive reduction in vehicle speed between the external transport corridor and internal parking spaces, such that lower speeds occur near areas of high pedestrian activity.</li> </ul>
<b>Site access</b>			
<b>PO2</b>	Development ensures that the location and design of any new site access does not interfere with the planned function, safety, capacity and operation of the transport network.	<b>AO2.1</b>	The location and design of any new site access complies with D1: Road geometry of PSP SC6.8 WRC development manual, AS2890.1 (Parking facilities: Off-street car parking), AS2890.2 (Parking facilities: Off-street commercial vehicle facilities) and, where applicable, in accordance with the Department of Transport and Main Roads requirements where state roads are affected.
<b>On-site car parking</b>			
<b>PO3</b>	Development provides on-site car parking for the demand anticipated to be generated by the development and existing conditions.	<b>AO3.1</b>	Development provides on-site car parking spaces at the minimum rates outlined in Table 9.4.7.3.3 Minimum on-site parking requirements.  Note—where the calculated number of spaces is not a whole number, the required number of parking spaces is the nearest whole number.
		<b>AO3.2</b>	Where development is proposed for existing Business or Entertainment activities within Airlie Beach Precinct D and Precinct E, car parking is only provided for additional GFA at the rates provided in Table 9.4.7.3.3 Minimum on-site parking requirements.
<b>PO4</b>	Development provides for a reasonable portion of the total number of on-site car parking spaces to be wheelchair accessible spaces and to be identified and reserved for such	<b>AO4.1</b>	Development provides the number of parking spaces for people with disabilities, required by the Building code of Australia and, in any case, provides a minimum of one space.

Performance Outcomes		Acceptable Outcomes	
	purposes.	<b>AO4.2</b>	Parking spaces for people with disabilities and access to them complies with AS1428 (General requirements for access: Buildings) and AS2890.6 (Parking facilities: Off-street parking for people with disabilities).
<b>Service vehicle requirements</b>			
<b>PO5</b>	Development provides sufficient parking and access for service vehicles to meet the needs of the development.	<b>AO5.1</b>	Development provides on-site service vehicle parking bays at the minimum rates outlined in Table 9.4.7.3.3 Minimum on-site parking requirements.
		<b>AO5.2</b>	Service vehicle access, manoeuvring and parking is designed in accordance with AS2890.2 (Parking facilities: Off-street commercial vehicle facilities).
<b>PO6</b>	Development provides for driveways, internal circulation areas and service areas to be designed to: (a) ensure that proposed loading, unloading, waste collection and fuel delivery facilities, if required, can satisfactorily accommodate the number and type of service vehicles expected on-site; and (b) the movement of service vehicles on-site and loading and unloading operations do not interfere with on-site amenity and the safe and convenient movement of other vehicles and pedestrians on the site.	<b>AO6.1</b>	Driveways, internal circulation areas and service areas are provided to accommodate the nominated design vehicles for each development type.
		<b>AO6.2</b>	Driveways, internal circulation areas, manoeuvring areas, loading and unloading areas and refuse collection facilities are designed and constructed in accordance with D1: Road geometry of PSP SC6.8 WRC development manual and AS2890 (Parking facilities).
<b>Access and parking site access</b>			
<b>PO7</b>	Development is designed such that turning traffic minimises the impact of the development on external traffic systems.	<b>AO7.1</b>	Turns to and from the development are designed in accordance with the standards specified in D1: Road geometry of PSP SC6.8 WRC development manual.
<b>PO8</b>	Development provides for sight distances to and from driveways sufficient to ensure safe operation.	<b>AO8.1</b>	Available sight distances from driveways comply with the standards specified in D1: Road geometry of PSP SC6.8 WRC development manual.
<b>PO9</b>	Development provides appropriate and sufficient signage to ensure safe and convenient usage of site access systems	<b>AO9.1</b>	Appropriate direction, regulatory, warning and information signage and line marking is provided in accordance with the requirements of PSP SC6.8 WRC development manual and

Performance Outcomes		Acceptable Outcomes	
			the Department of Transport and Main Roads' <i>Queensland manual of uniform traffic control devices</i> .

**Table 9.4.7.3.2 Benchmarks for assessable development**

Performance Outcomes		Acceptable Outcomes	
<b>Layout and design of on-site parking and access</b>			
<b>PO1</b>	Development ensures that the layout and design of vehicle access, on-site circulation systems and parking areas are safe, convenient and legible for all users including people with disabilities, pedestrians, cyclists and public transport services, where relevant.	<b>AO1.1</b>	Development provides clearly defined pedestrian paths within and around on-site vehicle parking areas that: <ul style="list-style-type: none"> <li>(a) are located in areas where people will choose to walk; and</li> <li>(b) ensure pedestrian movement through vehicle parking areas is along aisles rather than across them.</li> </ul>
<b>PO2</b>	Development provides for shared or multiple use of car parking areas.	<b>AO2.1</b>	Development provides for the shared or multiple use of car parking, particularly large car parking areas: <ul style="list-style-type: none"> <li>(a) at times when car parking areas would otherwise not be occupied, such as weekends;</li> <li>(b) when car parking spaces service two or more land uses with varying peak usage times, such as food and drink outlets and Entertainment activities, which generate peak parking demands in periods when retail or office uses are relatively inactive; and</li> <li>(c) to reduce the amount and size of the car parking area.</li> </ul>
<b>PO3</b>	Development ensures that car parking areas, service areas and access driveways do not impede on the useability of the network or amenity of surrounding uses.	<b>AO3.1</b>	Parking areas and service areas and access driveways are located where: <ul style="list-style-type: none"> <li>(a) they will not dominate the streetscape; and</li> <li>(b) will not unduly intrude upon pedestrian use of footpaths, through: <ul style="list-style-type: none"> <li>(i) the use of rear access lanes;</li> <li>(ii) car parking areas and service areas situated at the rear of the premises or below ground level; or</li> <li>(iii) shared driveways.</li> </ul> </li> </ul>
<b>Site access</b>			
<b>PO4</b>	Development ensures that the location and design of any new	<b>AO4.1</b>	The number of site access driveways is minimised (usually

Performance Outcomes		Acceptable Outcomes	
	site access does not interfere with the planned function, safety, capacity and operation of the transport network.		one), with access to the lowest order transport corridor to which the site has frontage, consistent with amenity impact constraints.
<b>PO5</b>	An acceptable level of flood immune access is provided.	<b>AO5.1</b>	Roads providing access to lots have the same flood immunity as the road network they adjoin, specified in accordance with D4: Stormwater drainage of PSP SC6.8 WRC development manual.
<b>Road and transport network</b>			
<b>PO6</b>	Development, particularly where involving the creation of new roads and other transport corridors is appropriately planned, designed and managed, taking into account existing and future networks and surrounding development.	<b>AO6.1</b>	Development of roads and transport corridors ensures that the road network: <ul style="list-style-type: none"> <li>(a) is in accordance with the Queensland streets and DP1: Development principles DP1 – DP1.07 and D1: Road geometry of PSP SC6.8 WRC development manual;</li> <li>(b) provides visible distinction of roads, based on function and design features;</li> <li>(c) provides convenient, safe and efficient movement for all modes of transport between land use activities with priority given to pedestrian movement and bicycle use over vehicle movements;</li> <li>(d) allows for unimpeded and practical access to the development site and each proposed lot;</li> <li>(e) accommodates or facilitates access to cycle and pedestrian pathways;</li> <li>(f) facilitates a high standard of urban design, which reflects a grid pattern to assist in connectivity and permeability, particularly for pedestrians and cyclists;</li> <li>(g) connects to and integrates with existing roads and other relevant facilities within and external to the land to be developed or subdivided;</li> <li>(h) provides for the dedication and construction of roads where required to allow access to, and proper development of, adjoining vacant land that is intended for development;</li> <li>(i) provides for the construction and adequate drainage of all</li> </ul>

Performance Outcomes		Acceptable Outcomes	
			<p>proposed roads, pathways, laneways and bikeways within and adjoining the land to be developed;</p> <p>(j) does not unreasonably adversely impact on existing vehicular traffic, active transport users or the amenity of the surrounding environment; and</p> <p>(k) does not adversely impact on wildlife movement corridors.</p> <p>Note – D1: Road geometry of PSP SC6.8 WRC development manual specifies standards and provides guidance for the design and construction of roads and transport corridors.</p>
<b>PO7</b>	Development involving high trip generating land uses minimises any adverse impacts on surrounding land uses and the external transport network.	<b>AO7.1</b>	<p>Development of high trip generating land uses appropriately allows for the provision of infrastructure and services to increase the use of public and active transport.</p> <p>Note – A Traffic impact assessment report prepared in accordance with PSP SC6.7 Growth management may assist in demonstrating compliance with the performance outcome.</p>
<b>PO8</b>	Development facilitates orderly provision of the transport network.	<b>AO8.1</b>	Development provides for upgrades or contributes to the construction of transport network improvements.
		<b>AO8.2</b>	Required upgrading of the transport network is provided in accordance with the hierarchy characteristics and requirements outlined in DP1: Development principles of PSP SC6.8 WRC development manual.
<b>Pedestrian and bicycle network and facilities</b>			
<b>PO9</b>	Development in the Major centre, District centre, Local centre, Mixed use, Low-medium density residential and Tourist accommodation zones provide on-site parking facilities for bicycles to encourage use of this mode of transport and support the demand anticipated to be generated by the development.	<b>AO9.1</b>	<p>Development provides on-site bicycle spaces that meet the needs of all users of the development, including but not limited to, employees, customers, students and visitors.</p> <p>Note – The minimum on-site bicycle parking rates specified in PSP SC6.8 WRC development manual.</p>
<b>PO10</b>	Development provides for the establishment of a safe and convenient network of pedestrian and bicycle paths.	<b>AO10.1</b>	<p>Development allows for the provision of pedestrian and bicycle networks that:</p> <p>(a) provide a high level of permeability and connectivity;</p> <p>(b) provide for joint usage where appropriate;</p> <p>(c) maximise opportunities to</p>

Performance Outcomes		Acceptable Outcomes	
			<p>link activity centres, employment areas, residential areas, community facilities, open space and public transport stops located internally and externally to the site;</p> <p>(d) have an alignment that maximises visual interest, allows for the retention of trees and other significant features and does not compromise the operation of or access to other infrastructure;</p> <p>(e) incorporate safe street crossings with adequate sight distances, pavement markings, warning signs and safety rails; and</p> <p>(f) are well lit and located where there is casual surveillance from nearby premises.</p> <p>Note — D1: Road geometry PSP SC6.8 WRC development manual and Complete Streets specify standards and provides guidance for the design and construction of pedestrian and bicycle paths.</p>
<b>PO11</b>	Appropriate on-site end of trip facilities are provided to encourage walking and cycling as an alternative to private car travel.	<b>AO11.1</b>	<p>Development for a Business activity, Community activity, Recreation activity, or for a hostel, short term accommodation, resort complex, residential care facility, air services or marina, provides residents, employees and visitors with shower cubicles and ancillary change rooms and lockers, including provision for both males and females, at the following rates:</p> <p>(a) 1 cubicle and 5 lockers for the first 5,500m<sup>2</sup> of gross floor area, provided that the development exceeds a minimum GFA of 1,500m<sup>2</sup>; plus</p> <p>(b) 1 additional cubicle and 5 additional lockers for that part of the development that exceeds 5,500m<sup>2</sup> gross floor area up to a maximum of 30,000m<sup>2</sup> GFA; plus</p> <p>(c) 2 additional cubicles and 10 additional lockers for that part of the development that exceeds 30,000m<sup>2</sup> GFA.</p>
		<b>AO11.2</b>	Development provides bicycle

Performance Outcomes		Acceptable Outcomes	
			<p>access, parking and storage facilities that:</p> <ul style="list-style-type: none"> <li>(a) are located close to the building's pedestrian entrance;</li> <li>(b) are obvious and easily and safely accessible from outside the site;</li> <li>(c) do not adversely impact on visual amenity; and</li> <li>(d) are designed in accordance with the Austroads: Guide to road design part 6A: Pedestrian and cyclist paths.</li> </ul>
<b>Public transport facilities</b>			
<b>PO12</b>	Development encourages the use of public transport through the appropriate provision of on-site or off-site public transport facilities, having regard to the specific nature and scale of development and the number of people or lots involved.	<b>AO12.1</b>	Development is designed and arranged to provide safe, convenient and functional linkages to existing and proposed public transport facilities.
		<b>AO12.2</b>	On-site public transport facilities are provided in conjunction with the following development: <ul style="list-style-type: none"> <li>(a) shopping centre, where having a GFA of greater than 10,000m<sup>2</sup>;</li> <li>(b) tourist attraction, having a TUA of greater than 10,000m<sup>2</sup>;</li> <li>(c) educational establishment, where accommodating more than 500 students;</li> <li>(d) major sport, recreation and entertainment facility;</li> <li>(e) indoor sport and recreation, where having a GFA of more than 1,000m<sup>2</sup> or for spectator sports; and</li> <li>(f) outdoor sport and recreation where for spectator sports.</li> </ul>
		<b>AO12.3</b>	On-street public transport facilities are provided as part of the following development: <ul style="list-style-type: none"> <li>(a) shopping centre, where having a GFA of 10,000m<sup>2</sup> or less;</li> <li>(b) tourist attraction, where having a GFA of 10,000m<sup>2</sup> or less;</li> <li>(c) educational establishment, where accommodating 500 or less students; and</li> <li>(d) indoor sport and recreation where having a GFA of 500m<sup>2</sup> or less and not for spectator sports.</li> </ul>
		<b>AO12.4</b>	Where not otherwise specified above, on street public transport



Performance Outcomes		Acceptable Outcomes	
			facilities are provided where development is located on an existing or future public transport route. Public transport facilities are located and designed in accordance with the standards specified in D1: Road geometry of PSP SC6.8 WRC development manual.
		<b>AO12.5</b>	Public transport facilities are located and designed in accordance with the standards specified in D1: Road geometry of PSP SC6.8 WRC development manual.
<b>PO13</b>	Development involving the creation of new roads provides for and maintains connectivity to existing and future public transport routes.	<b>AO13.1</b>	Development ensures that a network of public transport routes is provided, such that public transport can efficiently service the neighbourhood/ estate with no, or only minimal, route redundancy.
		<b>AO13.2</b>	Development ensures that the design of streets and roads to be used as a public transport route allows for the efficient and unimpeded movement of buses without facilitating high traffic speeds.
<b>Amenity and environmental impacts of transport infrastructure</b>			
<b>PO14</b>	The environmental impacts of transport infrastructure are minimised by appropriate design and the use of low impact construction techniques.	<b>AO14.1</b>	Development ensures that the environmental impacts of transport infrastructure are minimised by the use of low impact construction techniques, including: <ul style="list-style-type: none"> <li>(a) co-location of transport corridors within an existing or planned infrastructure corridor;</li> <li>(b) location of transport corridors within an area clear of, or consisting of, disturbed vegetation;</li> <li>(c) avoidance of clearing of native vegetation and provision of fauna underpasses and associated fencing, where appropriate;</li> <li>(d) minimisation of changes to the hydrological regime, including drainage patterns, run-off and water quality;</li> <li>(e) avoidance of crossing waterways, drainage lines and wetlands, where such crossings are unavoidable, disturbed areas are reinstated and revegetated</li> </ul>

Performance Outcomes		Acceptable Outcomes	
			on completion of works; and (f) minimisation of changes to the natural landform and extensive earthworks.
		<b>AO14.2</b>	Transport corridor design and construction is undertaken in accordance with DP1: Development principles of PSP SC6.8 WRC development manual.
<b>PO15</b>	A development's parking areas incorporate appropriate landscaping and, where possible, minimises adverse impacts on people, properties or activities with regard to light, noise, emissions or stormwater run-off.	<b>AO15.1</b>	Development provides appropriate landscaping for on-site vehicle access and parking areas to: (a) provide shade; (b) maximise infiltration of stormwater runoff; (c) define parking areas; and (d) soften views of hardstand areas.  Note – D9: Landscaping of PSP SC6.8 WRC development manual sets out requirements for landscaping.
Transport corridor widths, pavement, surfacing and verges			
<b>PO16</b>	Development provides external road works along the full extent of the site frontage appropriate to the function and amenity of the transport corridor, including where applicable: (a) paved roadway; (b) kerb and channel; (c) safe vehicular access; (d) safe footpaths and bikeways; (e) safe on-road cycle lanes or verges for cycling; (f) stormwater drainage; and (g) conduits to facilitate the provision of street lighting systems and traffic signals.	<b>AO16.1</b>	The design and construction of external road works is: (a) undertaken in accordance with the D1: Road geometry of PSP SC6.8 WRC development manual; and (b) consistent with the characteristics intended for the particular type of transport corridor specified in the DP1: Development principles of PSP SC6.8 WRC development manual.
<b>PO17</b>	Development provides for the reserve width, pavement, edging, streetscaping and landscaping of a transport corridor to support the intended functions and amenity of the transport corridor.	<b>AO17.1</b>	Transport corridor design and construction is: (a) undertaken in accordance with the standards specified in the DP1: Development principles of PSP SC6.8 WRC development manual and (b) consistent with the characteristics intended for the particular type of transport corridor specified in DP1: Development principles of PSP SC6.8 WRC development manual.
<b>PO18</b>	Development provides for road pavement and surfacing that: (a) is sufficiently durable to carry	<b>AO18.1</b>	Road pavement design and construction is undertaken in accordance with the standards

Performance Outcomes		Acceptable Outcomes	
	<ul style="list-style-type: none"> <li>wheel loads for design traffic;</li> <li>(b) provides adequate area for parked vehicles;</li> <li>(c) ensures the safe passage of vehicles, pedestrians and bicycles;</li> <li>(d) ensures appropriate management of stormwater and maintenance of all-weather access; and</li> <li>(e) allows for reasonable travel comfort.</li> </ul>		specified in the D3: Road pavements and S2: Road pavements of PSP SC6.8 WRC development manual.
<b>PO19</b>	<p>Development provides pavement edging that controls:</p> <ul style="list-style-type: none"> <li>(a) vehicle movements by delineating the extent of the carriageway; and</li> <li>(b) stormwater runoff.</li> </ul>	<b>AO19.1</b>	Design and construction of pavement edging is undertaken in accordance with the standards specified in the D1: Road geometry and S2: Road pavements of PSP SC6.8 WRC development manual.
<b>PO20</b>	<p>Development provides verges and footpaths that:</p> <ul style="list-style-type: none"> <li>(a) allow safe access for pedestrians clear of obstructions;</li> <li>(b) allow safe passage of wheel chairs and other mobility aids;</li> <li>(c) allow safe passage of cyclists;</li> <li>(d) allow access for vehicles onto properties;</li> <li>(e) include an area for public utility services;</li> <li>(f) allow signage and line marking; and</li> <li>(g) contribute to the amenity of transport corridors.</li> </ul>	<b>AO20.1</b>	<p>Verge and footpath design and construction is undertaken in accordance with the:</p> <ul style="list-style-type: none"> <li>(a) standards specified in the D1: Road geometry of PSP SC6.8 WRC development manual; and</li> <li>(b) characteristics intended for the particular type of transport corridor specified in the DP1: Development principles of PSP SC6.8 WRC development manual.</li> </ul>
<b>Intersections and traffic controls</b>			
<b>PO21</b>	<p>Development provides for traffic speeds and volumes to be catered for through the design and location of intersections and traffic controls to:</p> <ul style="list-style-type: none"> <li>(a) avoid stop-start conditions;</li> <li>(b) provide for appropriate sight distances;</li> <li>(c) avoid increased vehicle emissions;</li> <li>(d) minimise unacceptable traffic noise to adjoining land uses;</li> <li>(e) maintain convenience and safety levels for pedestrians, cyclists and public transport; and</li> <li>(f) integrate traffic controls with landscaping and streetscape design.</li> </ul>	<b>AO21.1</b>	Intersections and speed control devices are designed and constructed in accordance with the D1: Road geometry of PSP SC6.8 WRC development manual and Part 4 of AustRoads (Intersections and crossings).
<b>Development staging</b>			
<b>PO22</b>	Staged development is planned,	<b>AO22.1</b>	Development ensures:

Performance Outcomes		Acceptable Outcomes	
	designed and constructed to ensure uninterrupted transport service and connectivity.		(a) each stage of the development can be constructed without interruption to services and utilities provided to the previous stages; (b) transport infrastructure provided is capable of servicing the entire development; (c) early bus access and circulation is achieved through the connection of collector roads; and (d) materials used are consistent throughout the development.

**Table 9.4.7.3.3 Minimum on-site parking requirements**

Land use	Cars	Service vehicles
<b>Residential activities</b>		
Caretakers residence	1 space for exclusive use by the occupants of the caretaker's accommodation	Not required
Community residence	2 plus 1 for a manager residence or resident support worker	Not required
Dwelling house	2 spaces, 1 of which is covered, spaces may be in tandem	Not required
Dual occupancy	1 bedroom: 1 space per unit 2 bedroom: 1.5 space per unit 3 or more bedroom: 2 spaces per unit	Not required
Home based business	As per dwelling house: plus 1 space customer parking; plus 1 space non-resident employee; plus 1 space per guest room, where a Bed and breakfast	1 SRV
Multiple dwelling	1 bedroom: 1 space per unit 2 bedroom: 1.5 space per unit 3 or more bedroom: 2 spaces per unit Visitor spaces: 1 space per 5 units	1 SRV where more than 10 dwellings
Nature based tourism	1 space per cabin/site plus 1 manager space	Not required
Non-resident workforce accommodation	1 bedroom: 1 space per unit 2 bedroom: 1.5 space per unit 3 or more bedroom: 2 spaces per unit Visitor spaces: 1 space per 5 units	1 SRV where more than 10 dwellings
Relocatable home park	1 space van/tent/cabin site (adjacent to site) plus 1 visitors space per 4 van/tent/cabin sites	1 SRV where more than 10 relocatable home sites

Land use	Cars	Service vehicles
Residential care facility	1 space per 6 dormitory type bed; 1 space per 4 hostel type units; 1 space per self-contained unit; and visitor parking equal to 50% of the resident parking requirement	1 MRV plus 1 ambulance
Resort complex	As per separately defined uses	As per separately defined uses
Retirement facility	1 space per 6 dormitory type bed; 1 space per 4 hostel type units; 1 space per self-contained unit; and visitor parking equal to 50% of the resident parking requirement	1 MRV plus 1 ambulance
Rooming accommodation	1 space per 6 dormitory type bed; 1 space per 4 hostel type units; 1 space per self-contained unit; and visitor parking equal to 50% of the resident parking requirement	1 SRV
Short-term accommodation	1 bedroom: 1 space per unit 2 bedroom: 1.5 space per unit 3 or more bedroom: 2 spaces per unit Visitor spaces: 1 space per 5 units	1 SRV where more than 10 dwellings
Tourist park	1 space van/tent/cabin site (adjacent to site) plus 1 visitors space per 4 van/tent/cabin sites	1 LRV
<b>Business activities</b>		
Adult store	1 space per 25m <sup>2</sup> TUA	Not specified
Agricultural supplies store	1 space per 25m <sup>2</sup> of sales area plus 1 space per 200m <sup>2</sup> TUA	Not specified
Food and drink outlet	1 space per 25m <sup>2</sup> TUA, excluding footpath dining areas located within the road reserve	1 SRV
Garden Centre	1 space per 25m <sup>2</sup> of sales area plus 1 space per 200m <sup>2</sup> TUA	1 SRV if less than 500m <sup>2</sup> GFA 1 SRV and 1 LRV if 500m <sup>2</sup> to 1,999m <sup>2</sup> GFA Not specified if 2,000m <sup>2</sup> GFA or above
Hardware and trade supplies	1 space per 25m <sup>2</sup> of sales area plus 1 space per 200m <sup>2</sup> TUA	1 SRV if less than 500m <sup>2</sup> GFA 1 SRV and 1 LRV if 500m <sup>2</sup> to 1,999m <sup>2</sup> GFA Not specified if 2,000m <sup>2</sup> GFA or above
Market	1 space per 25m <sup>2</sup> GFA or total	Not specified

Land use	Cars	Service vehicles
	use area	
Office	1 space per 40m <sup>2</sup> GFA	Not specified
Outdoor sales	1 space per 150m <sup>2</sup> TUA	1 AV
Service station	4 spaces per service bay plus parking requirements for ancillary uses as detailed herein, such as a Shop, with a minimum of 8 spaces	1 AV
Shop	1 space per 25m <sup>2</sup> TUA	1 SRV if less than 500m <sup>2</sup> GFA 1 SRV and 1 LRV if 500m <sup>2</sup> to 1,999m <sup>2</sup> GFA Not specified if 2,000m <sup>2</sup> GFA or above
Shopping centre	1 space per 25m <sup>2</sup> GFA	1 SRV if less than 500m <sup>2</sup> GFA 1 SRV and 1 LRV if 500m <sup>2</sup> to 1,999m <sup>2</sup> GFA Not specified if 2,000m <sup>2</sup> GFA or above
Showroom	1 space per 50m <sup>2</sup> TUA	1 AV
Veterinary services	1 space per 25m <sup>2</sup> TUA	1 SRV
<b>Entertainment activities</b>		
Bar	1 space per 10m <sup>2</sup> GFA	Not specified
Club	1 space per 25m <sup>2</sup> TUA plus sufficient room for queuing. Accommodation and food and drink outlet as per separate defined uses	Not specified
Function facility	1 space per 15m <sup>2</sup> GFA	1 SRV
Hotel	1 space per 25m <sup>2</sup> TUA plus sufficient room for queuing. Accommodation and food and drink outlet as per separate defined uses	1 MRV
Nightclub entertainment facility	1 space per 25m <sup>2</sup> TUA plus sufficient room for queuing. Accommodation and food and drink outlet as per separate defined uses	1 SRV
Theatre	1 space per 20m <sup>2</sup> of TUA;	Not specified
Tourist attraction	Not specified	Not specified
<b>Industrial activities</b>		
Bulk landscape supplies	A minimum of 6 car parks plus 1 space per 25m <sup>2</sup> of sales area plus 1 space per 200m <sup>2</sup> TUA.	1 LRV
Extractive industry	1 space per 100m <sup>2</sup> GFA	Not specified
Low impact industry	1 space per 50m <sup>2</sup> GFA	Not specified
High impact industry	1 space per 100m <sup>2</sup> GFA	Not specified
Marina	0.6 spaces per wet berth 0.2 spaces per dry storage berth 0.5 spaces per marina employee 0.2 spaces per swing mooring licensed to the marina.	Not specified
Medium impact industry	1 space per 100m <sup>2</sup> GFA	Not specified
Service industry	1 space per 50m <sup>2</sup> GFA	1 MRV
Special industry	1 space per 100m <sup>2</sup> GFA	Not specified

Land use	Cars	Service vehicles
Warehouse	1 space per 150m <sup>2</sup> site area plus provisions to provide for the loading and unloading facilities instead of car parks in self-storage facilities	Not specified
All other industrial activities	1 space per 50m <sup>2</sup> if less than 500m <sup>2</sup> GFA plus 1 space per 100m <sup>2</sup> GFA for that part exceeding 500m <sup>2</sup> GFA	1 AV
<b>Community activities</b>		
Cemetery	Not specified	Not specified
Child care centre	2 spaces for every 4 children in attendance plus 1 per employee	Not specified
Community care centre	1 space per 25m <sup>2</sup> plus parking for emergency service vehicles	Not specified
Community use	1 space per 15m <sup>2</sup> of TUA	Not specified
Crematorium	Not specified	Not specified
Educational establishment	1 space per 10 seats plus drop off pick up	Not specified
Emergency services	1 space per employee plus 1 visitor space per 4 employees	Not specified
Funeral parlour	1 space per 15m <sup>2</sup> GFA where memorials are conducted and 1 space per 40m <sup>2</sup> GFA for all others	1 SRV
Health care services	1 space per 25m <sup>2</sup> plus parking for emergency service vehicles	1 SRV plus Ambulance
Hospital	1 space per 25m <sup>2</sup> plus parking for emergency vehicles	Not specified
Place of worship	1 space per 15m <sup>2</sup> of TUA	SRV
<b>Recreation activities</b>		
Outdoor sport and recreation	6 spaces per court (tennis or court game); 30 spaces per pitch/field plus 1 per person able to be seated in stands (cricket or football); 30 spaces per green (lawn bowls); and 15 spaces, plus one space per 100m <sup>2</sup> of site area (swimming pool)	Not specified
Indoor sport and recreation	1 space per 20m <sup>2</sup> of TUA	Not specified
All other recreational activities	Not specified	Not specified
<b>Rural activities</b>		
Rural industry	1 space per 50m <sup>2</sup> GFA	1 AV
Wholesale nursery	1 space per 25m <sup>2</sup> of sales area plus 1 space per 200m <sup>2</sup> TUA	1 AV
All other Rural activities	Not specified	Not required
<b>Other activities</b>		
All Other activities	Sufficient car parking is demonstrated by a Traffic assessment report prepared in accordance with PSP SC6.7 Growth management.	Not specified







# **Contents of Part 10**

## **Part 10 Other plans**



## **Part 10 Other plans**

There are no other plans for the planning scheme.

## Contents of Schedule 1

Schedule 1	Definitions .....	1:2
SC1.1	Use definitions .....	1:2
SC1.1.1	Defined activity groups .....	1:2323
SC1.1.2	Industry thresholds.....	1:2525
SC1.2	Administrative terms .....	1:2929

## Tables of Schedule 1

Table SC 1.1.1	Index of use definitions
Table SC 1.1.2	Use definitions
Table SC 1.1.1.1	Index of defined activity groups
Table SC 1.1.1.2	Defined activity groups
Table SC 1.1.2.1	Industry thresholds
Table SC 1.2.1	Index of administrative definitions
Table SC 1.2.2	Administrative definitions

# Schedule 1 Definitions

## SC1.1 Use definitions

- (1) Use definitions have a particular meaning for the purpose of the Planning Scheme.
- (2) Any use not listed in Table SC1.1.2 (Use definitions) column 1 is an undefined use.  
Note—development comprising a combination of defined uses is not considered to be an undefined use.
- (3) A use listed in Table SC1.1.2 (Use definitions) column 1 has the meaning set out beside that term in column 2.
- (4) The use definitions listed here are the definitions used in this Planning Scheme.
- (5) Column 3 of Table SC1.1.2 (Use definitions) identifies examples of the types of activities that are consistent with the use identified in column 1.
- (6) Column 4 of Table SC1.1.2 (Use definitions) identifies examples of activities that are not consistent with the use identified in column 1.
- (7) Columns 3 and 4 of Table SC1.1.2 (Use definitions) are not exhaustive lists.
- (8) Uses listed in Table SC1.1.2 (Use definitions) columns 3 and 4 that are not listed in column 1 do not form part of the definition.
- (9) All use definitions are derived from the Planning Regulations 2017, where any discrepancy occurs the Planning Regulation 2017 use definition prevails.

**Table SC 1.1.1 Index of use definitions**

Adult store	Health care services	Port services
Agricultural supplies store	High impact industry	Relocatable home park
Air service	Home based business	Renewable energy facility
Animal husbandry	Hospital	Research and technology industry
Animal keeping	Hotel	Residential care facility
Aquaculture	Indoor sport and recreation	Resort complex
Bar	Intensive animal industry	Retirement facility
Brothel	Intensive horticulture	Roadside stall
Bulk landscape supplies	Landing	Rooming accommodation
Caretaker's accommodation	Low impact industry	Rural industry
Car wash	Major electricity infrastructure	Rural workers' accommodation
Cemetery	Major sport, recreation and entertainment facility	Sales office
Child care centre	Marine industry	Service industry
Club	Market	Service station
Community care centre	Medium impact industry	Shop
Community residence	Motor sport facility	Shopping centre
Community use	Multiple dwelling	Short-term accommodation
Crematorium	Nature-based tourism	Showroom
Cropping	Nightclub entertainment	Special industry
Detention facility		

Dual occupancy	facility	Substation
Dwelling house	Non-resident workforce accommodation	Telecommunications facility
Dwelling unit	Office	Theatre
Educational establishment	Outdoor sales	Tourist attraction
Emergency services	Outdoor sport and recreation	Tourist park
Environment facility	Outstation	Transport depot
Extractive industry	Park	Utility installation
Food and drink outlet	Parking station	Veterinary services
Function facility	Permanent plantation	Warehouse
Funeral parlour	Place of worship	Wholesale nursery
Garden centre		Winery
Hardware and trade supplies		

**Table SC 1.1.2 Use definitions**

<b>Column 1 Use</b>	<b>Column 2 Definition</b>	<b>Column 3 Examples include</b>	<b>Column 4 Does not include the following examples</b>
Adult store	Premises for the primary purpose of displaying or selling sexually explicit materials; or products and devices that are associated with, or used in, a sexual practice or activity.	Sex shop	Shop, newsagent, registered pharmacist or video hire, where the primary use of these are concerned with: <ul style="list-style-type: none"> <li>• the sale, display or hire of printed or recorded matter (not of a sexually explicit nature); or</li> <li>• the sale or display of underwear or lingerie; or</li> <li>• the sale or display of an article or thing primarily concerned with or used in association with a medically recognised purpose.</li> </ul>
Agricultural supplies store	Premises used for the sale of agricultural supplies and products.  Examples of agricultural supplies and products include animal feed, bulk veterinary supplies, chemicals, farm clothing, fertilisers, irrigation		Bulk landscape supplies, garden centre, outdoor sales wholesale nursery

Column 1 Use	Column 2 Definition	Column 3 Examples include	Column 4 Does not include the following examples
	materials, saddlery, and seeds.		
Air services	Premises used for— <ul style="list-style-type: none"> <li>the arrival or departure of aircraft;</li> <li>housing, servicing, refuelling, maintaining or repairing aircraft;</li> <li>the assembly and dispersal of passengers or goods on or from an aircraft;</li> <li>training and education facilities relating to aviation;</li> <li>aviation facilities; or</li> <li>an activity that is ancillary to an activity or facility that directly services the needs of aircraft passengers.</li> </ul>	Airport, airstrip, helipad, public or private airfield	
Animal husbandry	Premises used for producing animals or animal products on native or improved pastures or vegetation.  Where ancillary the use may include yards, stables, temporary holding facilities or machinery repairs and servicing.	Cattle studs, grazing of livestock, non-feedlot dairy	Animal keeping, intensive animal industry, aquaculture, feedlots, piggeries
Animal keeping	Premises used for boarding, breeding or training of animals.  Where ancillary the use may include holding facilities and repair and servicing of machinery.	Aviaries, catteries, kennels, stables, wildlife refuge	Aquaculture, cattle studs, domestic pets, feedlots, grazing of livestock, non-feedlot dairying, piggeries, poultry meat and egg production, animal husbandry
Aquaculture	Premises used cultivation of live fisheries resources for sale.	Pond farms, tank systems, hatcheries, raceway system, rack and line systems, sea cages	Intensive animal industry
Bar	Premises used primarily to sell liquor for consumption on the		Club, hotel, nightclub entertainment

Column 1 Use	Column 2 Definition	Column 3 Examples include	Column 4 Does not include the following examples
	premises and that has seating for 60 or less people. .  Where ancillary the use may include entertainment activity, or preparing and selling food and drink for consumption on the premises..		facility, tavern
Brothel	Premises made available for prostitution by two or more prostitutes at the premises.  <i>(Source - Prostitution Act 1999)</i>		Adult store, club, nightclub entertainment facility, shop
Bulk landscape supplies	Premises used for the bulk storage and sale of mainly non-packaged landscaping and gardening supplies, including, for example, soil, gravel, potting mix or mulch.		Garden centre, outdoor sales, wholesale nursery
Caretaker's accommodation	Premises used for a dwelling for a caretaker of a non-residential use on the same premises.		Dwelling house
Car wash	Premises primarily used for commercially cleaning motor vehicles.		Service station
Cemetery	Premises used for interment of bodies or ashes after death.	Burial ground, crypt, columbarium, lawn cemetery, pet cemetery, mausoleum	Crematorium, funeral parlour
Child care centre	Premises used for minding, education and care, but not residence, of children.	Crèche, early childhood centre, kindergarten, outside hours school care, vacation care	Educational establishment, home based child care, family day care
Club	Premises used by an association established for social, literary, political, sporting, athletic or other similar purposes.  Where ancillary the use may include the preparation and selling of	Club house, guide and scout clubs, surf lifesaving club, RSL, bowls club	Hotel, nightclub entertainment facility, place of worship, theatre

Column 1 Use	Column 2 Definition	Column 3 Examples include	Column 4 Does not include the following examples
	food and drink.		
Community care centre	Premises used for providing social support to members of the public.  Where ancillary the use may include medical care.	Disability support services, drop in centre, respite centre, integrated Indigenous support centre	Child care centre, family day care, home based child care, health care services, , accommodation activities
Community residence	Premises used for residential accommodation for no more than 6 children if the accommodation is provided as part of a program or service under the Youth Justice Act 1992; or 6 persons who require assistance or support with daily living needs; and no more than 1 support worker. It includes a building or structure that is reasonably associated with the primary use.	Hospice	Dwelling house, dwelling unit, residential care facility, rooming accommodation, short-term accommodation
Community use	Premises used for providing artistic, social or cultural facilities or community services to the public. The ancillary use may include the preparation and selling of food and drink.	Art gallery, community centre, community hall, library, museum	Cinema, club, hotel, nightclub entertainment facility, place of worship
Crematorium	Premises used for the cremation or aquamation of bodies.		Cemetery
Cropping	Premises used for growing and harvesting plants, or plant material, that are cultivated in soil, for commercial purposes. Where ancillary the use may include harvesting, storing or packing plants or plant material grown on the premises, or repairing and servicing machinery used on the premises.	Forestry for wood production, fodder and pasture production, producing fruit, nuts, vegetables and grains, plant fibre production, sugar cane growing, vineyard	Permanent plantations, intensive horticulture, rural industry
Detention	Premises used for the	Prison, detention	



Column 1 Use	Column 2 Definition	Column 3 Examples include	Column 4 Does not include the following examples
facility	lawful detention of persons.	centre	
Dual occupancy	<p>A residential use of premises for 2 households involving 2 dwellings (whether attached or detached) on a single lot or 2 dwellings (whether attached or detached) on separate lots that share a common property.</p> <p>The use may include any domestic outbuilding associated with the dwellings; but does not include a residential use of premises that involves a secondary dwelling.</p>	Duplex, 2 dwellings on a single lot (whether or not attached), 2 dwellings within one single community title scheme under the <i>Body Corporate and Community Management Act 1997</i> , 2 dwellings within the 1 body corporate to which the <i>Building Units and Group Title Act 1980</i> continues to apply	Dwelling house, multiple dwelling
Dwelling house	Residential use of premises involving 1 dwelling for a single household and any domestic outbuildings associated with the dwelling; or 1 dwelling for a single household, a secondary dwelling and any domestic outbuildings associated with either dwelling.		Caretaker's accommodation, dual occupancy, rooming accommodation, short-term accommodation, student accommodation, multiple dwelling
Dwelling unit	Premises containing a non-residential use for a single dwelling, other than a dwelling for a caretaker of the non-residential use.	Shop-top apartment	Caretaker's accommodation, dwelling house
Educational establishment	<p>Premises used for training and instruction to impart knowledge and develop skills.</p> <p>Where ancillary the use may include student accommodation, before or after school care or vacation care.</p>	College, outdoor education centre, primary school, secondary school, special education facility, technical institute, university	Child care centre, home based child care, family day care
Emergency services	Premises used by a government entity or community organisations to provide essential	Ambulance station, evacuation centre, fire station, police station	Community use, hospital, residential care facility

Column 1 Use	Column 2 Definition	Column 3 Examples include	Column 4 Does not include the following examples
	emergency services or disaster management services or management support facilities for the services.		
Environment facility	Premises used for a Facility for the appreciation, conservation or interpretation of an area of cultural, environmental or heritage value, but does not include the provision of accommodation for tourists and travellers.	Nature-based attractions, walking tracks, seating, shelters, boardwalks, observation decks, bird hides	Accommodation activities
Extractive industry	Premises used for extracting or processing extractive resources and any related activities including, for example, transporting the resources to market.	Quarry	
Food and drink outlet	Premises used for preparation and sale of food and drink for consumption on or off the premises.  Where ancillary the use may include the sale of liquor for consumption on premises.	Bistro, café, coffee shop, drive-through facility, kiosk, milk bar, restaurant, snack bar, take-away, tea room	Bar, club, hotel, shop, theatre, nightclub entertainment facility
Function facility	Premises used for receptions or functions that may include the preparation and provision of food and liquor for consumption on premises as part of a reception or function.	Conference centre, reception centre	Community use, hotel
Funeral parlour	Premises used to arrange and conduct funerals, memorial and other similar events.  The premises may include a mortuary or the storage and preparation of bodies for burial or cremation, but does not include the use of		Cemetery, crematorium, place of worship

Column 1 Use	Column 2 Definition	Column 3 Examples include	Column 4 Does not include the following examples
	premises for the burial or cremation of bodies.		
Garden centre	Premises used for the selling of plants; or selling gardening and landscape products and supplies that are mainly in pre-packaged form.  Where ancillary the use may include a food and drink outlet.	Retail plant nursery	Bulk landscape supplies, wholesale nursery, outdoor sales
Hardware and trade supplies	Premises used for the sale, display or hire of hardware and trade supplies including, for example, household fixtures, timber, tools, paint, wallpaper and plumbing supplies.		Shop, showroom, outdoor sales and warehouse
Health care services	Premises used for medical purposes, paramedical purposes, alternative health therapies or general health care, if overnight accommodation is not provided on the premises.	Dental clinics, medical centres, natural medicine practices, nursing services, physiotherapy clinic	Community care centre, hospital
High impact industry	Premises used for an industrial activity that is the manufacturing, producing, processing, repairing, altering, recycling, storing, distributing, transferring or treating of products, the use must be identified in, and not exceed the thresholds of the Industry thresholds table SC1.1.2.1.	Abattoirs, concrete batching plant, boiler making and engineering and metal foundry  Note—additional examples may be shown in SC1.1.2.1 Industry thresholds.	Tanneries, rendering plants, oil refineries, waste incineration, manufacturing or storing explosives, power plants, manufacturing fertilisers, service industry, low impact industry, medium impact industry, special industry
Home based business	A dwelling or domestic outbuilding on premises used for a business activity that is subordinate to the residential use of the premises.	Bed and breakfast, home office, home based child care	Hobby, office, shop, warehouse, transport depot
Hospital	Premises used for medical or surgical care or treatment of patients,		Health care services, residential care facility

Column 1 Use	Column 2 Definition	Column 3 Examples include	Column 4 Does not include the following examples
	<p>or providing accommodation for patients.</p> <p>Any other use, including providing accommodation for employees, must be ancillary to the hospital use.</p>		
Hotel	<p>Premises used primarily to sell liquor for consumption on the premises.</p> <p>Where ancillary the use may include accommodation to tourists or travellers, dining and entertainment activities.</p> <p>The use does not include a bar.</p>	Pub, tavern	Nightclub entertainment facility, bar
Indoor sport and recreation	Premises used for leisure, sport or recreation conducted wholly or mainly indoors.	Amusement parlour, bowling alley, gymnasium, squash courts, enclosed tennis courts	Cinema, hotel, nightclub entertainment facility, theatre
Intensive animal industry	<p>Premises used for the intensive production of animals or animal products in an enclosure that requires the provision of food and water either mechanically or by hand.</p> <p>Where ancillary the use may include storage and packing of feed and produce, but does not include the cultivation of aquatic animals.</p>	Feedlots, piggeries, poultry and egg production	Animal husbandry, aquaculture, drought feeding, milking sheds, shearing sheds, weaning pens, cultivation of aquatic animals
Intensive horticulture	Premises used for the intensive production of plants or plant material carried out indoors on imported media; or the intensive production of plants or plant material carried out outside using artificial lights or	Greenhouse and shade house plant production, hydroponic farms, mushroom farms	Wholesale nursery, cultivation of aquatic plants

Column 1 Use	Column 2 Definition	Column 3 Examples include	Column 4 Does not include the following examples
	<p>containers.</p> <p>Where ancillary the use may include storage and packing of plants or plant material grown on the premises, but does not include the cultivation of aquatic plants.</p>		
Landing	Premises used for a structure for mooring, launching, storage and retrieval of vessels and from which passengers embark and disembark.	Boat ramp, jetty, pontoon	Marina
Low impact industry	Premises used for an industrial activity that is the manufacturing, producing, processing, repairing, altering, recycling, storing, distributing, transferring or treating of products; and the use be identified in, and not exceed the thresholds of the Industry thresholds table SC1.1.2.1.	<p>Repairing motor vehicles, fitting and turning workshop</p> <p>Note—additional examples may be shown in SC1.1.2.1 Industry thresholds.</p>	Panel beating, spray painting or surface coating, tyre recycling, drum re-conditioning, wooden and laminated product manufacturing, service industry, medium impact industry, high impact industry, special industry
Major electricity infrastructure	<p>Premises used for a transmission grid or supply network, or an ancillary telecommunication facility.</p> <p>It does not include a supply network or private electricity works being development for a supply network or for private electricity works that form an extension of, or provide service connections to, properties from the network if the network operates at standard voltages up to and including 66kV.</p> <p>The use may involve a new zone substation or bulk supply substation; or</p>	Power lines greater than 66kV	Minor electricity infrastructure, substation

Column 1 Use	Column 2 Definition	Column 3 Examples include	Column 4 Does not include the following examples
	the augmentation of a zone substation or bulk supply substation that significantly increases the input or output standard voltage.		
Major sport, recreation and entertainment facility	Premises used for large-scale events including, for example, major sporting, recreation, conference or entertainment events.	Convention and exhibition centres, entertainment centres, sports stadiums, horse racing facility	Indoor sport and recreation, local sporting field, motor sport, park, outdoor sport and recreation
Marine industry	Waterfront premises used for the manufacturing, storage, repair or servicing of vessels and maritime infrastructure.  Where ancillary the use may include the provision of fuel and disposal of waste.	Boat building, boat storage, dry dock	Marina
Market	Premises used on a regular basis for the selling of goods to the public mainly from temporary structures, including for example, stalls, booths or trestle tables.  Where ancillary the use may include entertainment.	Flea market, farmers market, car boot sales	Shop, roadside stall
Medium impact industry	The use of premises for an industrial activity that is the manufacturing, producing, processing, repairing, altering, recycling, storing, distributing, transferring or treating of products; and the use be identified in, and not exceed the thresholds of the Industry thresholds table SC1.1.2.1.	Spray painting and surface coating, wooden and laminated product manufacturing (including cabinet making, joining, timber truss making or wood working)  Note—additional examples may be shown in SC1.1.2.1 Industry thresholds.	Concrete batching, tyre manufacturing and retreading, metal recovery (involving a fragmentiser), textile manufacture, chemically treating timber and plastic product manufacture, service industry, low impact industry, high impact industry, special industry
Motor sport facility	Premises used for organised or recreational	Go-karting, lawn mower race tracks,	Major sport, recreation and

Column 1 Use	Column 2 Definition	Column 3 Examples include	Column 4 Does not include the following examples
	<p>motor sports.</p> <p>Where ancillary the use may include facilities for spectators including stands, amenities and food and drink outlets.</p>	<p>trail bike parks, 4WD and all terrain parks, motocross tracks, off road motorcycle facility, motorcycle or car race tracks</p>	<p>entertainment facility, outdoor sport and recreation</p>
Multiple dwelling	<p>Residential use of premises involving three or more dwellings, whether attached or detached, for separate households.</p>	<p>Apartments, flats, units, townhouses, row housing, triplex</p>	<p>Rooming accommodation, dual occupancy, duplex, granny flat, residential care facility, retirement facility</p>
Nature-based tourism	<p>The use of premises for a tourism activity, including accommodation for tourists, for the conservation, interpretation and appreciation of an area of environmental, cultural or heritage value, a local ecosystem or the natural environment.</p>	<p>Environmentally responsible accommodation facilities including lodges, cabins, huts and tents</p>	<p>Environment facility</p>
Nightclub entertainment facility	<p>Premises used to provide entertainment, that is cabaret, dancing or music.</p> <p>Where ancillary the use may include the sale of liquor and the preparing and selling of food for consumption on site.</p>		<p>Club, hotel, tavern, pub, indoor sport and recreation, theatre, concert hall</p>
Non-resident workforce accommodation	<p>Premises used to provide accommodation for non-resident workers.</p> <p>Where ancillary the use may include recreational and entertainment facilities for persons residing at the premises and their visitors.</p>	<p>Contractor's camp, construction camp, single person's quarters, temporary workers' accommodation</p>	<p>Relocatable home park, short-term accommodation, tourist park</p>
Office	<p>Premises used for</p> <ul style="list-style-type: none"> <li>providing an administrative, financial, management or secretarial service or function;</li> </ul>	<p>Bank, real estate agent, administration building</p>	<p>Home based business, home office, shop, outdoor sales</p>

Column 1 Use	Column 2 Definition	Column 3 Examples include	Column 4 Does not include the following examples
	<ul style="list-style-type: none"> <li>• the practice of a profession; or</li> <li>• providing business or professional advice or services.</li> </ul> <p>The use does not include the use of premises for making, selling or hiring goods.</p>		
Outdoor sales	Premises used for the display, sale, hire or lease of vehicles, boats, caravans, machinery, equipment or other similar products where the use is conducted mainly outdoors. Where ancillary the use may include the repair or servicing activities and sale or fitting of accessories for the above products.	Agricultural machinery sales yard, motor vehicles sales yard	Bulk landscape supplies, market
Outdoor sport and recreation	Premises used for a recreation or sport activity that is carried on outdoors and requires areas of open space.  Where ancillary the use may include providing and selling of food and drink, change room facilities or storage facilities	Driving range, golf course, swimming pool, tennis courts, football ground, cricket oval	Major sport, recreation and entertainment facility, motor sport, park, community use
Outstation	Premises used for cultural and/or recreational activities undertaken by Aboriginal and Torres Strait Islander people.  Where ancillary the use may include facilities for short-term or long-term camping activities.	Indigenous camp site	Dwelling house, hostel, multiple dwelling, relocatable home park, short term accommodation, tourist park
Park	The use of premises, accessible to the public free of charge, for sport, recreation and leisure activities and facilities.	Urban common	Tourist attraction, outdoor sport and recreation



Column 1 Use	Column 2 Definition	Column 3 Examples include	Column 4 Does not include the following examples
Parking station	Premises used for parking vehicles, other than parking that is ancillary to another use.	Car park, park and ride, bicycle parking	
Permanent plantation	Premises used for growing, but not harvesting, plants for carbon sequestration, biodiversity, natural resource management or another similar purpose.	Permanent plantations for carbon sequestration, biodiversity or natural resource management	Forestry for wood production, biofuel production
Place of worship	Premises used by an organised group for worship and religious activities.  Where ancillary the use may include social, educational or charitable activities.	Church, chapel, mosque, synagogue, temple	Community use, child care centre, funeral parlour, crematorium
Port services	Premises used for the following: <ul style="list-style-type: none"> <li>• the arrival and departure of vessels;</li> <li>• the movement of passengers or goods on or off vessels;</li> <li>• storing, servicing, maintaining or repairing vessels; or</li> <li>• ancillary uses that directly service the needs of the passengers of the vessels.</li> </ul>	Marina, ferry terminal	Landing
Relocatable home park	Premises used for relocatable dwellings for long-term residential accommodation.  Where ancillary the use may include a manager's residence, amenity facilities, food and drink outlets, or recreation facilities for the exclusive use of residents.		Tourist park
Renewable energy facility	Premises used for the generation of electricity or energy from a renewable energy source, but does not	Solar farm, tidal power, bioenergy, geothermal energy, hydropower, ocean energy production	Wind turbine or solar panels supplying energy to domestic or rural activities on the same site

Column 1 Use	Column 2 Definition	Column 3 Examples include	Column 4 Does not include the following examples
	include the use of premises to generate electricity or energy to be used mainly on the premises.		
Research and technology industry	Premises used for an innovative or emerging industry that involves designing and researching, assembling, manufacturing, maintaining, storing or testing machinery or equipment.	Aeronautical engineering, biotechnology industries, computer component manufacturing, computer server facilities, energy industries, medical laboratories	
Residential care facility	The use of premises for supervised accommodation, medical and other support services, for persons who cannot live independently, and require regular nursing or personal care.	Convalescent home, nursing home	Community residence, dwelling house, dual occupancy, hospital, multiple dwelling, retirement facility
Resort complex	<p>Premises used for tourist and visitor accommodation that includes integrated leisure facilities, ancillary staff accommodation, and transport facilities for the premises including, for example, a ferry terminal or air service.</p> <p>Examples of integrated leisure facilities includes bars, meeting and function facilities, restaurants, sporting and fitness facilities.</p>	Island resort	
Retirement facility	<p>A residential use of premises for accommodation for older members of the community, or retired persons, in independent living units or serviced units.</p> <p>Where ancillary the use may include amenity and community facilities, a</p>	Retirement village	Residential care facility

Column 1 Use	Column 2 Definition	Column 3 Examples include	Column 4 Does not include the following examples
	manager's residence, health care and support services, preparing food and drink or staff accommodation.		
Roadside stall	Premises used for the roadside display and sale of goods in a rural area.	Produce stall	Market
Rooming accommodation	<p>Premises used for residential accommodation, if each resident—</p> <ul style="list-style-type: none"> <li>• has a right to occupy 1 or more rooms on the premises;</li> <li>• does not have a right to occupy the whole of the premises;</li> <li>• does not occupy a self-contained unit, as defined under the <i>Residential Tenancies and Rooming Accommodation Act 2008</i>, schedule 2, or has only limited facilities available for private use; and</li> <li>• shares other rooms, facilities, furniture or equipment outside of the resident's room with 1 or more other residents, whether or not the rooms, facilities, furniture or equipment are on the same or different premises.</li> </ul> <p>Where ancillary the use may include a manager's residence, an office or providing food or other services to residents.</p>	Boarding house, hostel, monastery, off-site student accommodation	Hospice, community residence, dwelling house, short-term accommodation, multiple dwelling
Rural industry	Premises used for storing, processing or packaging products from a rural use carried out on the premises or adjoining premise.	Packing shed	Intensive animal husbandry, intensive horticulture, roadside stall, wholesale nursery, winery, abattoir, agricultural supply

Column 1 Use	Column 2 Definition	Column 3 Examples include	Column 4 Does not include the following examples
	Where ancillary the use may include selling products from a rural use carried out on the premises or adjoining premises.		store
Rural workers' accommodation	Any premises used as accommodation, whether or not self-contained, for employees of a rural use, if the premises, and the premises where the rural use is carried out, are owned by the same person; and the employees are not non-resident workers.	Farm workers' accommodation	Short-term accommodation, caretaker's accommodation, dual occupancy, dwelling house, nature or rural based tourist accommodation, non-resident workforce accommodation, multiple dwellings
Sales office	The use of premises for the temporary display of land parcels or buildings that are for sale, or proposed to be sold; or can be won as a prize in a competition.	Display dwelling	Bank, office
Service industry	Premises used for an industrial activity that does not result in off-site air, noise or odour emissions; and is suitable for location with other non-industrial uses.	Audio visual equipment repair, film processing, bicycle repairs, clock and watch repairs, computer repairs, dry cleaning, hand engraving, jewellery making, laundromat, locksmith, picture framing, shoe repairs, tailor	Small engine mechanical repair workshop, cabinet making, shop fitting, sign writing, tyre depot, low impact industry, medium impact, high impact industry, special industry
Service station	Premises used for the sale of fuel including, for example, petrol, liquid petroleum gas, automotive distillate and alternative fuels.  Where ancillary the use may include a food and drink outlet, shop, trailer hire, or maintaining, repairing, servicing or washing vehicles.		Car wash
Shop	Premises used for the	Betting agency,	Adult store, food and

Column 1 Use	Column 2 Definition	Column 3 Examples include	Column 4 Does not include the following examples
	display, sale or hire of goods or the provision of personal services or betting to the public.	corner store, department store, discount variety store, hair dressing salon, liquor store, supermarket	drink outlet, showroom, market
Shopping centre	Premises used for an integrated shopping complex consisting mainly of shops.		
Short-term accommodation	Premises used to provide accommodation of less than 3 consecutive months to tourists or travellers.  Where ancillary the use may include a manager's residence, office, or recreation facilities for the exclusive use of guests.	Motel, backpackers accommodation, cabins, serviced apartments, hotel, farm stay	Hostel, rooming accommodation, tourist park hotel, nature-based tourism, resort complex or tourist park.
Showroom	Premises used the sale of goods that are of in a related product line, and a size, shape or weight that requires a large area for handling, display or storage, and direct vehicle access to the building that contains the goods, by members of the public, to enable the loading and unloading of the goods.	Bulky goods sales, motor vehicles sales showroom, bulk stationary supplies, bulk home supplies	Food and drink outlet, shop, outdoor sales
Special industry	The use of premises for an industrial activity that is the manufacturing, producing, processing, repairing, altering, recycling, storing, distributing, transferring or treating of products, and the use be identified in, and not exceed the thresholds of the Industry thresholds table SC1.1.2.1.	Tanneries, rendering plants, oil refineries, waste incineration, manufacturing or storing explosives, power plants, manufacturing fertilisers  Note—additional examples may be shown in SC1.1.2.1 Industry thresholds.	Low impact industry, medium impact industry, high impact industry, service industry
Substation	The use of premises— <ul style="list-style-type: none"> <li>as part of a transmission grid or</li> </ul>	Substations, switching yards	Major electricity infrastructure, minor electricity

Column 1 Use	Column 2 Definition	Column 3 Examples include	Column 4 Does not include the following examples
	<p>supply network to—</p> <ul style="list-style-type: none"> <li>○ convert or transform electrical energy from one voltage to another;</li> <li>○ regulate voltage in an electrical circuit;</li> <li>○ control electrical circuits; or</li> <li>○ switch electrical current between circuits; or</li> <li>• for a telecommunications facility for works are anything used for, or in association with, the generation, transmission or supply of electricity; or workforce operational and safety communications.</li> </ul>		infrastructure
Telecommunications facility	Premises used for a facility that is capable of carrying communications and signals by guided or unguided electromagnetic energy.	Telecommunication tower, broadcasting station, television station	Aviation facility, “low-impact telecommunications facility” as defined under the <i>Telecommunications Act 1997</i>
Theatre	<p>Premises used for presenting movies, live entertainment or music to the public or the production of film or music.</p> <p>Where ancillary the use may include preparing and selling food and drink for consumption on the premises, facilities for editing and post-production, facilities for wardrobe, laundry and make-up, set construction workshops, and sound stages.</p>	Cinema, movie house, concert hall, dance hall, film studio, music recording studio	Community hall, hotel, indoor sport and recreation facility, temporary film studio
Tourist	Premises used for	Theme park, zoo	Hotel, major sport,

Column 1 Use	Column 2 Definition	Column 3 Examples include	Column 4 Does not include the following examples
attraction	<p>providing entertainment to, or a recreation facility for, the general public.</p> <p>Where ancillary the use may include preparing and selling food and drink for consumption on the premises.</p>		recreation and entertainment facility, nightclub entertainment facility
Tourist park	<p>Premises used to provide for holiday accommodation in caravans, self-contained cabins, tents or other similar structures.</p> <p>Where ancillary the use may include amenity facilities, a food and drink outlet, a manager's residence, offices, recreation facilities for the use of occupants and their visitors or staff accommodation.</p>	Camping ground, caravan park, holiday cabins	Relocatable home park, tourist attraction, short-term accommodation, non-resident workforce accommodation
Transport depot	<p>Premises used for storing vehicles, or machinery, that are used for a commercial or public purpose.</p> <p>Where ancillary the use may include cleaning, repairing or servicing vehicles or machinery.</p>	Contractor's depot, bus depot, truck yard, heavy machinery yard	Home based business, warehouse, low impact industry, service industry
Utility installation	<p>Premises used for:</p> <ul style="list-style-type: none"> <li>• a service for supplying or treating water, hydraulic power or gas;</li> <li>• a sewerage, drainage or stormwater service;</li> <li>• a transport service; or</li> <li>• a waste management service.</li> </ul> <p>Where ancillary the use may include maintenance and storage depots or other facility for a service.</p>	Sewerage treatment plant, mail depot, pumping station, water treatment plant	Telecommunications tower, major electricity infrastructure, minor electricity infrastructure, substation, renewable energy facility, transport depot
Veterinary	Premises used for the		Animal keeping

<b>Column 1 Use</b>	<b>Column 2 Definition</b>	<b>Column 3 Examples include</b>	<b>Column 4 Does not include the following examples</b>
services	<p>medical or surgical treatment of animals.</p> <p>Where ancillary the use may include the short-term stay of animals.</p>		
Warehouse	<p>Premises used for storing or distributing goods, whether or not carried out in a building.</p> <p>Where ancillary the use may include the wholesale of goods.</p>	Self-storage sheds	Hardware and trade supplies, outdoor sales, showroom, shop
Wholesale nursery	<p>Premises used for the wholesale of plants grown on or next to the premises.</p> <p>Where ancillary the use may include selling garden materials.</p>		Bulk landscape supplies, garden centre
Winery	<p>Premises used for making wine, or selling wine that is made on the premises.</p>		Rural industry



## SC1.1.1 Defined activity groups

- (1) Defined use terms listed in Table SC1.1.2 (Defined uses) are able to be clustered into activity groups.
- (2) An activity group listed in Table SC1.1.1.2 (Defined activity groups) column 1 clusters the defined use terms listed in column 2.
- (3) An activity group is able to be referenced in Part 5 (tables of assessment).
- (4) The activity groups listed here are the defined activity groups for the purpose of the Planning Scheme.

**Table SC 1.1.1.1 Index of defined activity groups**

Accommodation activities	Entertainment activities	Rural activities
Business activities	Industry activities	Other activities
Community activities	Recreation activities	

**Table SC 1.1.1.2 Defined activity groups**

Column 1 Activity group	Column 2 Use Terms
Accommodation activities	Caretaker's accommodation Community residence Dual occupancy Dwelling house Dwelling unit Home based business Multiple dwelling Nature-based tourism Non-resident workforce accommodation Relocatable home park Residential care facility Resort complex Retirement facility Rooming accommodation Rural workers' accommodation Short term accommodation Tourist park
Business activities	Adult store Agricultural supplies store Brothel Bulk landscape supplies Car wash Food and drink outlet Garden centre Hardware trade supplies Market Office Outdoor sales Sales office Service station Shop Shopping centre Showroom Veterinary services

<b>Column 1 Activity group</b>	<b>Column 2 Use Terms</b>
Community activities	Cemetery Child care centre Community care centre Community use Crematorium Educational; establishment Emergency services Funeral parlour Health care services Hospital Outstation Place of worship
Entertainment activities	Bar Club Function facility Hotel Nightclub entertainment facility Theatre Tourist attraction
Industry activities	Extractive industries High impact industry Low impact industry Marine industry Medium impact industry Research and technology industry Service industry Special industry Warehouse
Recreation activities	Environment facility Indoor sport and recreation Major sport, recreation and entertainment facility Motor sports facility Outdoor sport and recreation Park
Rural activities	Animal husbandry Animal keeping Aquaculture Cropping Intensive animal industry Intensive horticulture Permanent plantation Roadside stall Rural industry Wholesale nursery Winery
Other activities	Air services Detention facility Landing Major electrical infrastructure Parking station Port services Renewable energy facility Substation Telecommunications facility Transport depot Utility installation

## SC1.1.2 Industry thresholds

The industry thresholds listed below are to be used in conjunction with the defined uses listed in Table SC1.1.2 (Defined use terms) - Low impact industry, Medium impact industry, High impact industry and Special industry.

**Table SC 1.1.2.1 Industry thresholds**

Column 1 Use Terms	Column 2 Additional examples include
High impact industry	<ol style="list-style-type: none"> <li>(1) Metal foundry producing 10 tonnes or greater of metal castings per annum;</li> <li>(2) Boiler making or engineering works producing 10 000 tonnes or greater of metal product per annum;</li> <li>(3) Major hazard facility for the storage and distribution of dangerous goods not involving manufacturing processes;</li> <li>(4) Scrap metal yard including a fragmentiser;</li> <li>(5) Manufacturing clay or ceramic products including bricks, tiles, pipes and pottery goods, greater than 200 tonnes per annum;</li> <li>(6) Processing, smoking, drying, curing, milling, bottling or canning food, beverages or pet food, greater than 200 tonnes per annum;</li> <li>(7) Vegetable oil or oilseed processing in works with a design production capacity of greater than 1000 tonnes per annum;</li> <li>(8) Manufacturing wooden products including cabinet making, joinery, wood working, producing greater than 500 tonnes per annum;</li> <li>(9) Manufacturing medium density fibreboard, chipboard, particle board, plywood, laminated board or wood veneer products, 250 tonnes or greater per annum;</li> <li>(10) Sawmilling, wood chipping and kiln drying timber and logs, producing greater than 500 tonnes per annum;</li> <li>(11) Manufacturing or processing plaster, producing greater than 5000 tonnes per annum;</li> <li>(12) Enamelling workshop using 15 000 litres or greater of enamel per annum;</li> <li>(13) Galvanising works using 100 tonnes or greater of zinc per annum;</li> <li>(14) Anodising or electroplating workshop where tank area is 400 square metres or greater;</li> <li>(15) Powder coating workshop using 500 tonnes or greater of coating per annum;</li> <li>(16) Spray painting workshop (including spray painting vehicles, plant, equipment or boats) using 20 000 litres or greater of paint per annum;</li> <li>(17) Concrete batching and producing concrete products;</li> <li>(18) Treating timber for preservation using chemicals including copper, chromium, arsenic, borax and creosote;</li> <li>(19) Manufacturing soil conditioners by receiving, blending, storing, processing, drying or composting organic material or organic waste, including animal manures, sewage, septic sludge and domestic waste;</li> <li>(20) Manufacturing fibreglass pools, tanks and boats;</li> <li>(21) Manufacturing, fibreglass, foam plastic, composite plastic or rigid fibre-reinforced plastic or plastic</li> </ol>

Column 1 Use Terms	Column 2 Additional examples include
	<p>products, 5 tonnes or greater per annum (except fibreglass boats, tanks and swimming pools);</p> <p>(22) Manufacturing PET, PETE, polypropylene and polystyrene plastic or plastic products, 10 000 tonnes or greater per annum;</p> <p>(23) Manufacturing tyres, asbestos products, asphalt, cement, glass or glass fibre, mineral wool or ceramic fibre;</p> <p>(24) Abattoir;</p> <p>(25) Recycling chemicals, oils or solvents;</p> <p>(26) Waste disposal facility (other than waste incinerator);</p> <p>(27) Recycling, storing or reprocessing regulated waste;</p> <p>(28) Manufacturing batteries;</p> <p>(29) Manufacturing wooden products including cabinet making, joinery, wood working, producing greater than 500 tonnes per annum;</p> <p>(30) Abrasive blasting facility using 10 tonnes or greater of abrasive material per annum;</p> <p>(31) Crematoria;</p> <p>(32) Glass fibre manufacture producing 200 tonnes or greater per annum; and</p> <p>(33) Manufacturing glass or glass products, where not glass fibre, less than 250 tonnes per annum.</p>
Low impact industry	<p>(1) Repairing and servicing motor vehicles, including mechanical components, radiators, electrical components, wheel alignments, exhausts, tyres, suspension or air conditioning, not including spray painting;</p> <p>(2) Repairing and servicing lawn mowers and outboard engines;</p> <p>(3) Fitting and turning workshop;</p> <p>(4) Assembling or fabricating products from sheet metal or welding steel, producing less than 10 tonnes a year and not including spray painting;</p> <p>(5) Assembling wood products not involving cutting, routing, sanding or spray painting; and</p> <p>(6) Dismantling automotive or mechanical equipment, not including debonding brake or clutch components.</p>
Medium impact industry	<p>(1) Metal foundry producing less than 10 tonnes of metal castings per annum;</p> <p>(2) Boiler making or engineering works producing less than 10 000 tonnes of metal product per annum;</p> <p>(3) Facility, goods yard or warehouse for the storage and distribution of dangerous goods not involving manufacturing processes and not a major hazard facility under the <i>Work Health and Safety Act 2011</i>;</p> <p>(4) Abrasive blasting facility using less than 10 tonnes of abrasive material per annum;</p> <p>(5) Enamelling workshop using less than 15 000 litres of enamel per annum;</p> <p>(6) Galvanising works using less than 100 tonnes of zinc per annum;</p> <p>(7) Anodising or electroplating workshop where tank area is less than 400 square metres;</p> <p>(8) Powder coating workshop using less than 500 tonnes of coating per annum;</p> <p>(9) Spray painting workshop (including spray painting vehicles, plant, equipment or boats) using less than 20</p>

Column 1 Use Terms	Column 2 Additional examples include
	<p>000 litres of paint per annum;</p> <p>(10) Scrap metal yard (not including a fragmentiser), dismantling automotive or mechanical equipment including debonding brake or clutch components;</p> <p>(11) Manufacturing clay or ceramic products including bricks, tiles, pipes and pottery goods, less than 200 tonnes per annum;</p> <p>(12) Processing, smoking, drying, curing, milling, bottling or canning food, beverages or pet food, less than 200 tonnes per annum;</p> <p>(13) Vegetable oil or oilseed processing in works with a design production capacity of less than 1000 tonnes per annum;</p> <p>(14) Manufacturing wooden products including cabinet making, joinery, wood working, producing less than 500 tonnes per annum;</p> <p>(15) Manufacturing medium density fibreboard, chipboard, particle board, plywood, laminated board or wood veneer products, less than 250 tonnes per annum;</p> <p>(16) Sawmilling, wood chipping and kiln drying timber and logs, producing less than 500 tonnes per annum;</p> <p>(17) Recycling and reprocessing batteries;</p> <p>(18) Repairing or maintaining boats;</p> <p>(19) Manufacturing substrate for mushroom growing;</p> <p>(20) Manufacturing or processing plaster, producing less than 5000 tonnes per annum;</p> <p>(21) Recycling or reprocessing tyres including retreading;</p> <p>(22) Printing advertising material, magazines, newspapers, packaging and stationery;</p> <p>(23) Transport depot, distribution centre, contractors depot and storage yard;</p> <p>(24) Manufacturing fibreglass, foam plastic, composite plastic or rigid fibre-reinforced plastic or plastic products, less than 5 tonnes per annum (except fibreglass boats, tanks and swimming pools);</p> <p>(25) Manufacturing PET, PETE, polypropylene and polystyrene plastic or plastic products, less than 10 000 tonnes per annum;</p> <p>(26) Reconditioning metal or plastic drums;</p> <p>(27) Glass fibre manufacture less than 200 tonnes per annum; and</p> <p>(28) Manufacturing glass or glass products, where not glass fibre, less than 250 tonnes per annum.</p>
Special industry	<p>a) Oil refining or processing;</p> <p>b) Producing, refining or processing gas or fuel gas;</p> <p>c) Distilling alcohol in works producing greater than 2 500 litres per annum;</p> <p>d) Power station;</p> <p>e) Producing, quenching, cutting, crushing or grading coke;</p> <p>f) Waste incinerator;</p> <p>g) Sugar milling or refining;</p> <p>h) Pulp or paper manufacturing;</p> <p>i) Tobacco processing;</p> <p>j) Tannery or works for curing animal skins, hides or finishing leather;</p> <p>k) Textile manufacturing, including carpet manufacturing, wool scouring or carbonising, cotton milling, or textile</p>

Column 1 Use Terms	Column 2 Additional examples include
	bleaching, dyeing or finishing; l) Rendering plant; m) Manufacturing chemicals, poisons and explosives; n) Manufacturing fertilisers involving ammonia; and o) Manufacturing polyvinyl chloride plastic.

## SC1.2 Administrative terms

- (1) Administrative terms and definitions assist with the interpretation of the Planning Scheme but do not have a meaning in relation to a use.
- (2) An administrative term listed in Table SC1.2.2 (Administrative definitions) column 1 has the meaning set out beside that administrative term in column 2.
- (3) The administrative terms and definitions listed here are the terms and definitions for the purpose of the Planning Scheme.

**Table SC 1.2.1 Index of administrative definitions**

Adjoining premises	Demand unit	Non-resident workers
Advertising device	Development footprint	Obstacle limitation surfaces
Affordable housing	Display home	Outermost projection
Agricultural land	Domestic outbuilding	Planning assumptions
Annual exceedance probability (AEP)	Dune crest height	Plot ratio
Area of environmental significance	Dwelling	Projection area(s)
Average width	Flood hazard area	Secondary dwelling
Base date	Gross floor area	Sensitive use
Basement	Gross leasable area	Service catchment
Boundary clearance	Ground level	Setback
Building height	Hazardous material	Significant attributes
Bushfire prone area	Heritage place	Site
Centre zones	Household	Site cover
Coastal dependant development	Industrial zones	Storey
Coastal hazard area	Landslide hazard	Stream protection zone
Coastal environment work	Maritime development	Temporary development
Communal open space	Minor building work	Total use area
Community infrastructure	Minor electricity infrastructure	Transit oriented development
Corner Store	Minor marine development	Ultimate development
Country living	Multi-unit uses	Urban area
Defined flood event (DFE)	Net developable area	Urban purposes
Defined flood level (DFL)	Netserv plan	Urban services
Defined storm tide event (DSTE)		

**Table SC 1.2.2 Administrative definitions**

Column 1 Term	Column 2 Definition
Adjoining premises	Premises that share a common boundary, including premises that meet at a single point on a common boundary.  (Source— Planning Regulation 2017)

Column 1 Term	Column 2 Definition
Advertising device	<p>A permanent sign, structure or other device used, or intended to be used, for advertising and includes a structure, or part of a building, the primary purpose of which is to support the sign, structure or device.</p> <p>(Source—Planning Regulation 2017)</p>
Affordable housing	<p>Housing that is appropriate to the needs of households with low to moderate incomes, if the members of the households will spend no more than 30% of gross income on housing costs.</p> <p>(Source—Planning Regulation 2017)</p>
Agricultural land	<p>An area that is identified as agricultural land classification class A, agricultural land classification class B, state important agricultural land or locally important agricultural land on the Agricultural land overlay.</p>
Annual exceedance probability (AEP)	<p>The likelihood of occurrence of a flood of a given size or larger in any one year, usually expressed as a percentage.</p> <p>Editor's Note—for example, if a peak flood discharge of 500m<sup>3</sup>/ second has an AEP of five percent; it means that there is a five percent risk, that is the probability of 0.05 or a likelihood of one in twenty, of a peak flood discharge of 500m<sup>3</sup>/second or larger occurring in any one year.</p> <p>Note—the AEP of a flood event gives no indication of when a flood of that size will occur next.</p> <p>(Source—State Planning Policy July 2014)</p>
Area of environmental significance	<p>An area that is:</p> <p>(a) identified as a Matter of local or state environmental significance on:</p> <p>(i) Overlay map - ES - 01:29 (Environmental significance overlay); or</p> <p>(ii) Overlay map - WW1 - 01:29 (Waterways and wetlands overlay); or</p> <p>(b) if not identified on map (i) or (ii) above, an area of land affected by a waterway stream protection zone buffer as detailed in Table 8.2.12.3.4 (Waterways and wetland overlay code).</p>
Average width	<p>In regard to a lot, the distance measured in metres, between the midpoint on each side boundary of the lot.</p> <p>(Source—Planning Regulation 2017)</p>
Base date	<p>The date from which a local government has estimated its projected infrastructure demands and costs for the local government area.</p> <p>(Source—Planning Regulation 2017)</p>
Basement	<p>A space that is situated between one floor level and the floor level immediately below it where no part of the space projects more than one metre above ground level.</p> <p>(Source—Planning Regulation 2017)</p>
Boundary clearance	<p>The distance between a building or structure on premises and the boundary of the premises, measured from the part of the building or structure that is closest to the boundary, other</p>



Column 1 Term	Column 2 Definition
	<p>than a part that is—</p> <p>(a) an architectural or ornamental attachment; or</p> <p>(b) a rainwater fitting.</p> <p>(Source—Planning Regulation 2017)</p>
Building height	<p>Building height, of a building, means:</p> <p>(a) the vertical distance, measured in metres, between the ground level of the building and the highest point on the roof of the building, other than a point that is part of an aerial, chimney, flagpole or load-bearing antenna; or</p> <p>(b) the number of storeys in the building above ground level.</p> <p>(Source—Planning Regulation 2017)</p>
Bushfire prone area	<p>An area that is:</p> <p>(a) identified as medium, high or very high risk on Overlay map - BH - 01:29 (Bushfire hazard overlay); or</p> <p>(b) if not identified on the Bushfire hazard overlay map, an area of land with a medium, high or very high risk on the relevant State mapping.</p>
Centre zones	<p>Centre zones is an Area classification for the purposes of the Local government infrastructure plan only and includes the following zones:</p> <ul style="list-style-type: none"> <li>• Major centre;</li> <li>• District centre;</li> <li>• Local centre; and</li> <li>• Neighbourhood centre.</li> </ul>
Coastal dependent development	<p>Development that in order to function must be located in tidal waters or be able to access tidal water and:</p> <p>(a) may include, but is not limited to:</p> <ul style="list-style-type: none"> <li>(i) industrial and commercial facilities such as ports, public marine development, harbours and navigation channels and facilities, aquaculture involving marine species, desalination plants, tidal generators, coastal protection works, erosion control structures and beach nourishment;</li> <li>(ii) tourism facilities for marine (boating) purposes;</li> <li>(iii) community facilities and sporting facilities which require access to tidal water in order to function, such as surf clubs, marine rescue, rowing and sailing clubs; or</li> <li>(iv) co-located residential and tourist uses that are part of an integrated development proposal (e.g. mixed use development) incorporating a marina, if these uses are located directly land ward of the marina and appropriately protected from natural hazards; but</li> </ul> <p>(b) does not include:</p> <ul style="list-style-type: none"> <li>(i) residential development, including canal development, as the primary use;</li> <li>(ii) waste management facilities, such as landfills, sewage treatment plants; or</li> <li>(iii) transport infrastructure, other than for access to the coast.</li> </ul> <p>(Source – State Planning Policy July 2017)</p>

Column 1 Term	Column 2 Definition
Coastal hazard area	<p>An area that is:</p> <ul style="list-style-type: none"> <li>(a) identified as medium or high hazard area on Overlay map - CP1 - 01:14 (Coastal environment overlay: Storm tide inundation);</li> <li>(b) identified as coastal erosion subcategory or permanent inundation due to seal level rise at 2100 sub category on Overlay map - CP2 - 01:14 (Coastal environment overlay: Erosion prone areas and permanent inundation); or</li> <li>(c) if not identified on the Coastal environment overlay maps, an area of land affected by the Defined Storm Tide Event (DSTE).</li> </ul>
Coastal environment work	<p>Any permanent or periodic work undertaken primarily to manage the impacts of coastal hazards, including altering physical coastal processes, such as sediment transport.</p> <p>(Source—State Planning Policy July 2014)</p>
Communal open space	<p>Common outdoor open space which is accessible to and shared by all residents of a development. This space can be used for recreation and/or relaxation purposes.</p>
Community infrastructure	<p>Any one or more of the following:</p> <ul style="list-style-type: none"> <li>(a) Accommodation activities; or</li> <li>(b) Community activities; or</li> <li>(c) Industry activities; or</li> <li>(d) Other activities; or</li> <li>(e) Recreation activities.</li> </ul> <p>(Source—Planning Act 2016 )</p>
Corner store	<p>A single small store, no larger than 150m<sup>2</sup> in an accessible location that sells a limited variety of daily necessities to local residents and visitors.</p>
Country living	<p>Country living is an Area classification for the purposes of the Local government infrastructure plan only and includes the following zones:</p> <ul style="list-style-type: none"> <li>• Emerging communities;</li> <li>• Rural residential; and</li> <li>• Rural.</li> </ul>
Defined flood event (DFE)	<p>The defined flood event adopted by the Council. For the purposes of the Planning Scheme, the DFE is the 1 % Annual Exceedance Probability (AEP) event, equivalent to a 1 in 100 year average recurrence interval (ARI) event unless indicated otherwise.</p>
Defined flood level (DFL)	<p>The level to which it is reasonably expected flood waters may rise.</p> <p>(Source – Building Regulation 2006)</p> <p>A flood water level adopted by the Council that represents the defined flood event (DFE) at the development site. The DFL is also the adopted flood level for the purpose of section 13(1)(b) of the <i>Building Regulation 2006</i> and Queensland development code MP3.5 (Construction of buildings in flood hazard areas).</p>

Column 1 Term	Column 2 Definition
Defined storm tide event (DSTE)	The event (measured in terms of the likelihood of reoccurrence) and associated inundation level adopted to manage the development of a particular area. The DSTE is the 1% annual exceedance probability (AEP) storm tide, equivalent to a 1 in 100 year average recurrence interval (ARI) unless otherwise indicated for essential community service infrastructure.
Demand unit	Demand units provide a standard of unit measurement to measure the level of demand for infrastructure.  (Source—Planning Regulation 2017)
Development footprint	A part of the premises that the development relates to, including, for example, any part of the premises that, after the development is carried out, will be covered by— (a) buildings or structures measured to their outermost projection; (b) landscaping or open space; (c) facilities relating to the development; (d) on-site stormwater drainage or wastewater treatment; (e) a car park, road, access track or area used for vehicle movement; or (f) another area of disturbance.  (Source— Planning Regulation 2017)
Display home	The temporary use of premises for: (a) display to the general public as a type of Accommodation activity that can be built; (b) the display of an Accommodation activity for the general public for some other business or commercial purpose including the promotion of a contest for which the premises are offered as a prize; or (c) the promotion and sale of land within a residential estate or other Accommodation activities within which it is located.
Domestic outbuilding	A non-habitable Class 10a building, as defined in the Building Code of Australia, that is ancillary to a residential use on the premises and is limited to a shed, garage and carport.  (Source—Planning Regulation 2017)
Dwelling	A building or part of a building used or capable of being used as a self-contained residence that must include the following: (a) food preparation facilities; (b) a bath or shower; (c) a toilet and wash basin; and (d) clothes washing facilities.  (Source—Planning Regulation 2017)
Flood hazard area	An area that is: (a) identified as a flood hazard area on Overlay map - FH - 01:29 (Flood hazard overlay); or (b) if not identified on the Flood hazard overlay map, an area of land affected by the predicted 1 percent AEP flood event.

Column 1 Term	Column 2 Definition
Gross floor area	<p>The total floor area of all storeys of a building (measured from the outside of the external walls or the centre of a common wall), other than areas used for the following:</p> <ul style="list-style-type: none"> <li>(a) building services, plant and equipment;</li> <li>(b) access between levels;</li> <li>(c) ground floor public lobby;</li> <li>(d) a mall;</li> <li>(e) the parking, loading and manoeuvring of motor vehicles; or</li> <li>(f) unenclosed private balconies, whether roofed or not.</li> </ul> <p>(Source—Planning Regulation 2017)</p>
Ground level	<p>The level of the natural ground; or level of the natural ground has been changed, the level as lawfully changed.</p> <p>(Source – Planning Regulation 2017)</p>
Habitable room	<p>A room used for normal domestic activities, and:</p> <ul style="list-style-type: none"> <li>(a) includes a bedroom, living room, lounge room, music room, television room, kitchen, dining room, sewing room, study, playroom, family room, and sunroom; but</li> <li>(b) excludes a bathroom, laundry, water closet, pantry, walk-in wardrobe, corridor, hallway, lobby, photographic darkroom, clothes-drying room, and other spaces of a specialised nature occupied neither frequently nor for extended periods.</li> </ul> <p>(Source—Building Code of Australia 1996 – Volume One)</p>
Hazardous material	<p>A substance with potential to cause harm to persons, property or the environment because of one or more of the following:</p> <ul style="list-style-type: none"> <li>(a) the chemical properties of the substance; or</li> <li>(b) the physical properties of the substance; or</li> <li>(c) the biological properties of the substance.</li> </ul> <p>(Source – State Planning Policy July 2017)</p>
Heritage place	<p>A Queensland heritage place or a local heritage place. A place that is:</p> <ul style="list-style-type: none"> <li>(a) identified as a Local heritage place on Overlay map - HER - 01:29 (Heritage overlay); or</li> <li>(b) listed on the Whitsunday Regional Council Local Heritage Register.</li> </ul> <p>(Source – Queensland Heritage Act 1992)</p>
Household	<p>1 or more individuals who live in a dwelling with the intent of living together on a long-term basis and make common provision for food and other essentials for living.</p> <p>(Source—Planning Regulations 2017)</p>
Industrial zones	<p>Industrial zones is an Area classification for the purposes of the Local government infrastructure plan only and includes the following zones:</p> <ul style="list-style-type: none"> <li>• High impact industry;</li> <li>• Medium impact industry;</li> <li>• Low impact industry;</li> <li>• Special industry;</li> </ul>

Column 1 Term	Column 2 Definition
	<ul style="list-style-type: none"> <li>• Waterfront and marine industry; and</li> <li>• Industry investigation.</li> </ul>
Landslide hazard	An area that is: <ul style="list-style-type: none"> <li>(a) identified as slope greater than, or equal to 15% on Overlay map - LH - 01:29 (Landslide hazard overlay); or</li> <li>(b) if not identified on the Landslide hazard overlay map, an area of land with a slope greater than, or equal to 15%.</li> </ul>
Maritime development	Businesses, infrastructure, services or the like that relate to, or must be adjacent to tidal waters to function.
Minor building work	building work that increases the gross floor area of a building by no more than the lesser of the following— <ul style="list-style-type: none"> <li>(a) 50m<sup>2</sup>;</li> <li>(b) an area equal to 5% of the gross floor area of the building.</li> </ul> <p>(Source—Planning Regulation 2017)</p>
Minor electricity infrastructure	Development for a supply network or for private electricity works that form an extension of, or provide service connections to, properties from the network, if the network operates at standard voltages up to and including 66kV, other than development for— <ul style="list-style-type: none"> <li>(a) a new zone substation or bulk supply substation; or</li> <li>(b) the augmentation of a zone substation or bulk supply substation that significantly increases the input or output standard voltage.</li> </ul> <p>(Source—Planning Regulation 2017)</p>
Minor marine development	An alteration, addition or extension to an existing maritime development where the floor area, including balconies, is less than five per cent of the building or 50m <sup>2</sup> , whichever is the lesser.
Multi-unit uses	A premise that contains three or more dwellings for separate households.
Net developable area	The area of the premises that is able to be developed; and is not subject to a development constraint, including, for example, a constraint relating to acid sulfate soils, flooding or slope. <p>Note—for the purpose of a local government infrastructure plan, net developable area is usually measured in hectares, net developable hectares (net dev ha).</p> <p>(Source—&amp; Planning Regulations 2017)</p>
Netserv plan	A distributor-retailer's plan about its water and wastewater networks and provision of water service and wastewater service pursuant to section 99BJ of the <i>South East Queensland water (Distribution and retail restructuring) Act 2009</i> . <p>(Source—Planning Regulation 2017)</p>
Non-resident workers	Means a person who— <ul style="list-style-type: none"> <li>a) performs work as part of— <ul style="list-style-type: none"> <li>i. a resource extraction project;</li> <li>ii. a project identified in a Planning Scheme as a major industry or infrastructure project; or</li> </ul> </li> </ul>

Column 1 Term	Column 2 Definition
	<ul style="list-style-type: none"> <li>iii. a rural use; and</li> <li>b) lives, for extended periods, in the locality of the project, but has a permanent residence elsewhere.</li> </ul> <p>(Source—Planning Regulation 2017)</p>
Obstacle limitation surface	<p>The surface that defines the height limit for obstacles located on land surrounding an airport and includes the obstacle limitation surface area and associated obstacle limitation surface contours, as shown on the mapping.</p> <p>(Source – State Planning Policy July 2017)</p>
Outermost projection	<p>The outermost projection of a building or structure, means the outermost part of the building or structure, other than a part that is a retractable blind, a fixed screen, a rainwater fitting, an ornamental attachment.</p> <p>(Source—Planning Regulation 2017)</p>
Planning assumptions	<p>Assumptions about the type, scale, location and timing of future growth in the local government area.</p> <p>(Source – Planning Regulation 2017)</p>
Plot ratio	<p>The ratio of the gross floor area of a building on a site to the area of the site.</p> <p>(Source—Planning Regulation 2017)</p>
Projection area(s)	<p>A part of the local government area for which the local government has carried out demand growth projection.</p> <p>(Source—Planning Regulation 2017)</p>
Secondary dwelling	<p>A dwelling, whether attached or detached, that is used in conjunction with, and subordinate to, a dwelling house on the same lot.</p> <p>(Source—Planning Regulation 2017)</p>
Sensitive land use	<p>Any of the following defined uses—</p> <ul style="list-style-type: none"> <li>(a) caretaker’s accommodation;</li> <li>(b) a childcare centre;</li> <li>(c) a community care centre;</li> <li>(d) a community residence;</li> <li>(e) a detention facility;</li> <li>(f) a dual occupancy;</li> <li>(g) a dwelling house;</li> <li>(h) a dwelling unit;</li> <li>(i) an educational establishment;</li> <li>(j) a health care service;</li> <li>(k) a hospital;</li> <li>(l) a hotel, to the extent the hotel provides accommodation for tourists or travellers;</li> <li>(m) a multiple dwelling;</li> <li>(n) non-resident workforce accommodation;</li> <li>(o) a relocatable home park;</li> <li>(p) a residential care facility;</li> <li>(q) a resort complex;</li> <li>(r) a retirement facility;</li> <li>(s) rooming accommodation;</li> <li>(t) rural workers’ accommodation;</li> </ul>

Column 1 Term	Column 2 Definition
	<p>(u) short-term accommodation;  (v) a supervised accommodation service; or  (w) a tourist park.</p> <p>(Source – Planning Regulation 2017)</p>
Service catchment	<p>An area serviced by an infrastructure network.</p> <p>(Source—Planning Regulation 2017)</p>
Setback	<p>For a building or structure, the shortest distance measured horizontally from the outer most projection of a building or structure to the vertical projection of the boundary of the lot where the building or structure is.</p> <p>(Source — Planning Regulation 2017)</p>
Significant attributes	<p>The significant attributes of a heritage place or area include the streetscape, heritage character, landscape, topography, landmarks and views.</p>
Site	<p>The land that the development is to be carried out on.</p> <p>Examples—</p> <ol style="list-style-type: none"> <li>a) If development is to be carried out on part of a lot, the site of the development is that part of the lot.</li> <li>b) If development is to be carried out on part of 1 lot and part of an adjoining lot, the site of the development is both of those parts.</li> </ol> <p>(Source—Planning Regulation 2017)</p>
Site cover	<p>The portion of the site, expressed as a percentage, that will be covered by a building or structure, measured to its outermost projection, after the development is carried out, other than a building or structure, or part of a building or structure, that is—</p> <ol style="list-style-type: none"> <li>(a) in a landscaped or open space area, including, for example, a gazebo or shade structure;</li> <li>(b) a basement that is completely below ground level and used for car parking;</li> <li>(c) the eaves of a building; or</li> <li>(d) a sun shade.</li> </ol> <p>(Source—Planning Regulation 2017)</p>
Storey	<p>A space within a building between 2 floor levels, or a floor level and a ceiling or roof, other than—</p> <ol style="list-style-type: none"> <li>(a) a space containing only a lift shaft, stairway or meter room, a space containing only a bathroom, shower room, laundry, toilet or other sanitary compartment, or a combination of the above;</li> <li>(b) a basement with a ceiling that is not more than 1m above ground level; and includes a mezzanine; and a roofed structure that is on, or part of, a rooftop, if the structure does not only accommodate building plant and equipment.</li> </ol> <p>(Source—Planning Regulation 2017)</p>
Stream protection zone	<p>An area along a shoreline, wetland, or stream where development is restricted or prohibited. The primary function of a protection zone is to physically protect and separate a</p>

Column 1 Term	Column 2 Definition
	stream, lake or wetland from future disturbance or encroachment.
Temporary use	<p>A use that—</p> <ul style="list-style-type: none"> <li>(a) is carried out on a non-permanent basis; and</li> <li>(b) does not involve the construction of, or significant changes to, permanent buildings or structures.</li> </ul> <p>(Source—Planning Regulation 2017)</p>
Ultimate development	<p>The likely extent of development anticipated to be achieved when a site (or projection area or infrastructure service catchment) is fully developed.</p> <p>(Source—Planning Regulation 2017)</p>
Urban area	<p>Means:</p> <ul style="list-style-type: none"> <li>(a) an area identified in a gazette notice by the chief executive as an urban area; or</li> <li>(b) if no gazette notice has been published—an area identified as an area intended specifically for urban purposes, including future urban purposes (but not rural residential or future rural residential purposes) on a map in a Planning Scheme that— <ul style="list-style-type: none"> <li>(i) identifies the areas using cadastral boundaries; and</li> <li>(ii) is used exclusively or primarily to assess development applications.</li> </ul> </li> </ul> <p>(Source—Planning Regulation 2017)</p>
Urban purposes	<p>A purpose for which land is used in cities or towns—</p> <ul style="list-style-type: none"> <li>(a) including residential, industrial, sporting, recreation and commercial purposes; but</li> <li>(b) not including rural residential, environmental, conservation, rural, natural or wilderness area purposes.</li> </ul> <p>(Source—Planning Regulation 2017)</p>
Urban services	<p>Public services and public facilities at an intensity historically and typically provided in cities. Urban services specifically include:</p> <ul style="list-style-type: none"> <li>(a) sanitary sewer systems;</li> <li>(b) storm drainage systems;</li> <li>(c) domestic water systems;</li> <li>(d) street cleaning services;</li> <li>(e) fire and police protection services;</li> <li>(f) public transit services; and</li> <li>(g) other public utilities associated with urban areas and normally not associated with rural areas.</li> </ul>





## Contents of Schedule 2

### Schedule 2 Mapping

SC2.1 Map index .....	2:2
SC2.2 Overview map	
SC2.3 Strategic framework maps	
SC2.4 Zone maps	
SC2.5 Local plan maps	
SC2.6 Overlay maps	

## Tables of Schedule 2

Table SC 2.1.1 Map index	
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## Schedule 2 Mapping

### SC2.1 Map index

The table below lists any strategic framework, zoning, local plan and overlay maps applicable to the planning scheme area

Editor's note—Mapping for the LGIP is contained in Schedule 3 (LGIP mapping and supporting material).

**Table SC 2.1.1 Map index**

Map number(s)	Map title	Gazettal date
<b>Overview map</b>		
WRC - 01	Local government planning scheme area and context	
<b>Strategic framework maps</b>		
SFM - 01:05	Strategic framework map	
<b>Zone maps</b>		
ZM - 01:29	Zoning map	
<b>Local plan maps</b>		
HILP - 01	Hamilton island local plan: Heights plan	
<b>Overlay maps</b>		
ASS - 01:14A	Acid sulfate soil overlay	
AL - 01:29	Agriculture land overlay	
AE - 01:02	Airport environs overlay	
BH - 01:29	Bushfire hazard overlay	
CP1 - 01:14	Coastal protection overlay: Storm tide inundation	
CP2 - 01:14	Coastal protection overlay: Erosion prone areas and permanent inundation	
ES - 01:29	Environmental significance overlay	
ER - 01:29	Extractive resources overlay	
FH - 01:29	Flood hazard overlay	
HER - 01:29	Heritage overlay	
INF1 - 01:29	Infrastructure overlay: Transport infrastructure	
INF2 - 01:29	Infrastructure overlay: Utility infrastructure	
LH - 01:29	Landslide hazard overlay	
WW1 - 01:29	Waterways and wetlands overlay	
WW2 - 01	Waterways and wetlands overlay: Climatic region	



## SC2.2 Overview map





## **SC2.3 Strategic framework maps**





## SC2.4 Zone maps







## **SC2.5 Local plan maps**





## **SC2.6 Overlay maps**



## Contents of Schedule 3

### Schedule 3 – Local government infrastructure plan mapping and tables

SC3.1 Planning assumption tables.....	SC3.2
SC3.2 Schedules of works.....	SC3:16
SC3.3 Local government infrastructure plan maps .....	SC3:23

### Tables in Schedule 3

Table SC3.1.1 Existing and projected population
Table SC3.1.2 Existing and projected employees
Table SC3.1.3 Planned density and demand generation rate for a trunk infrastructure network
Table SC3.1.4 Existing and projected residential dwellings
Table SC3.1.5 Existing and projected non-residential floor space
Table SC3.1.6 Existing and projected demand for the water supply network
Table SC3.1.7 Existing and projected demand for the sewerage network
Table SC3.1.8 Existing and projected demand for the stormwater network
Table SC3.1.9 Existing and projected demand for the transport network
Table SC3.1.10 Existing and projected demand for the parks and land for community facilities network
Table SC3.2.1 Water supply network schedule of works
Table SC3.2.2 Sewerage network schedule of works
Table SC3.2.3 Stormwater network schedule of works
Table SC3.2.4 Transport network schedule of works
Table SC3.2.5 Parks and land for community facilities schedule of works

### Maps in Schedule 3

Local government infrastructure plan map – PAM – 01:06 (Projection area map)
Local government infrastructure plan map – PFTI WN – 01:06 (Water network plans for trunk infrastructure map)
Local government infrastructure plan map – PFTI SN – 01:05 (Sewerage network plans for trunk infrastructure map)
Local government infrastructure plan map – PFTI SWN – 01:05 (Stormwater network plans for trunk infrastructure map)
Local government infrastructure plan map – PFTI TN – 01:05 (Transport network plans for trunk infrastructure map)
Local government infrastructure plan map – PFTI PCFN – 01:06 (Parks and land for community facilities network plans for trunk infrastructure map)

## Schedule 3 Local government infrastructure plan mapping and tables

### SC3.1 Planning assumption tables

Table SC 3.1.1 Existing and projected population

Column 1 Projection area	Column 2 LGIP development type	Column 3 Existing and projected population				
		2016	2021	2026	2031	Ultimate development
Abbot Point	Single dwellings	1,491	801	801	801	809
	Multiple dwellings	92	50	50	50	51
	Other dwellings	277	149	149	149	157
	Total	1,860	1,000	1,000	1,000	1,017
Bowen North	Single dwellings	6,113	6,109	6,152	6,171	6,617
	Multiple dwellings	2,136	2,254	2,395	2,531	2,762
	Other dwellings	21	27	33	38	45
	Total	8,270	8,390	8,580	8,740	9,425
Bowen South	Single dwellings	828	1,124	1,452	1,769	7,211
	Multiple dwellings	287	399	526	654	770
	Other dwellings	5	8	12	17	110
	Total	1,120	1,530	1,990	2,440	8,091
Collinsville	Single dwellings	1,345	1,324	1,352	1,362	2,914
	Multiple dwellings	816	820	854	878	901
	Other dwellings	799	796	824	841	858
	Total	2,960	2,940	3,030	3,080	4,673
Balance former Bowen Shire	Single dwellings	1,021	1,020	1,004	1,003	994
	Multiple dwellings	194	196	194	196	196
	Other dwellings	214	214	211	211	210
	Total	1,430	1,430	1,410	1,410	1,400
Whitsunday Islands	Single dwellings	127	128	129	130	132
	Multiple dwellings	622	612	603	593	586
	Other dwellings	1,091	1,109	1,128	1,147	1,172
	Total	1,840	1,850	1,860	1,870	1,890
Jubilee Pocket / Shute Harbour	Single dwellings	1,817	2,219	2,639	3,116	4,792
	Multiple dwellings	785	1,002	1,246	1,537	1,843
	Other dwellings	8	19	35	57	100
	Total	2,610	3,240	3,920	4,710	6,735
Cannonvale / Airlie Beach	Single dwellings	4,384	5,161	6,024	6,859	15,059
	Multiple dwellings	2,869	3,365	3,913	4,438	7,102
	Other dwellings	27	34	43	53	81
	Total	7,280	8,560	9,980	11,350	22,242

Column 1 Projection area	Column 2 LGIP development type	Column 3 Existing and projected population				
		2016	2021	2026	2031	Ultimate development
Proserpine	Single dwellings	2,985	3,056	3,124	3,197	3,260
	Multiple dwellings	647	703	761	823	886
	Other dwellings	18	22	25	29	231
	Total	3,650	3,780	3,910	4,050	4,377
Balance former Whitsunday Shire	Single dwellings	4,893	5,157	5,457	5,737	5,989
	Multiple dwellings	454	485	521	556	588
	Other dwellings	13	17	22	28	33
	Total	5,360	5,660	6,000	6,320	6,610
Inside priority infrastructure area (total)	Single dwellings	17,151	18,646	20,438	22,205	39,853
	Multiple dwellings	6,107	7,062	8,037	9,028	14,265
	Other dwellings	1,696	1,712	1,804	1,893	1,425
	Total	24,953	27,420	30,279	33,127	55,542
Outside priority infrastructure area (total)	Single dwellings	7,853	7,452	7,695	7,939	7,924
	Multiple dwellings	2,796	2,823	3,026	3,228	1,421
	Other dwellings	777	684	679	677	1,572
	Total	11,426	10,960	11,400	11,844	10,917
Whitsunday Region	Single dwellings	25,005	26,098	28,134	30,144	47,777
	Multiple dwellings	8,903	9,885	11,063	12,256	15,686
	Other dwellings	2,473	2,396	2,483	2,570	2,997
	Total	36,380	38,380	41,680	44,970	66,460

**Table SC 3.1.2 Existing and projected employees**

Column 1 Projection area	Column 2 LGIP development type	Column 3 Existing and projected employees				
		2016	2021	2026	2031	Ultimate development
Abbot Point	Retail	20	21	22	22	23
	Commercial	75	78	80	83	85
	Industrial	131	166	200	234	269
	Community	38	40	41	43	44
	Other	161	182	203	224	245
	Total	425	486	546	607	667
Bowen North	Retail	624	634	643	653	663
	Commercial	1,030	1,075	1,120	1,165	1,210
	Industrial	798	816	834	852	870
	Community	529	563	596	629	662
	Other	923	914	905	896	887
	Total	3,903	4,000	4,097	4,194	4,291
Bowen South	Retail	45	50	55	59	64
	Commercial	87	91	94	97	100
	Industrial	61	63	64	66	68
	Community	41	45	49	53	57
	Other	92	100	108	116	124
	Total	327	348	369	391	412
Collinsville	Retail	101	103	105	108	110
	Commercial	194	198	202	206	210
	Industrial	125	153	181	209	238
	Community	123	124	126	127	129
	Other	146	160	174	188	202
	Total	689	739	788	838	888
Balance former Bowen Shire	Retail	57	58	59	59	60
	Commercial	93	92	92	91	90
	Industrial	37	32	27	22	18
	Community	39	37	35	33	31
	Other	1,442	1,567	1,692	1,817	1,941
	Total	1,668	1,786	1,904	2,022	2,140
Whitsunday Islands	Retail	166	174	181	189	197
	Commercial	701	740	778	817	855
	Industrial	9	9	9	9	10
	Community	31	34	36	38	40
	Other	33	36	39	43	46
	Total	940	992	1,044	1,096	1,148
Jubilee Pocket / Shute Harbour	Retail	235	247	259	270	282
	Commercial	378	401	424	447	470
	Industrial	116	118	119	121	123



Column 1	Column 2	Column 3				
Projection area	LGIP development type	Existing and projected employees				
		2016	2021	2026	2031	Ultimate development
	Community	77	91	104	117	130
	Other	149	153	156	160	164
	Total	955	1,008	1,061	1,115	1,168
Cannonvale / Airlie Beach	Retail	785	906	1,027	1,148	1,269
	Commercial	1,565	1,924	2,283	2,643	3,002
	Industrial	575	685	795	905	1,015
	Community	580	674	768	863	957
	Other	542	596	649	702	755
	Total	4,047	4,785	5,522	6,260	6,998
Proserpine	Retail	233	235	238	240	243
	Commercial	556	576	596	617	637
	Industrial	393	404	415	426	437
	Community	301	319	337	355	374
	Other	305	311	317	323	329
	Total	1,787	1,845	1,903	1,961	2,019
Balance former Whitsunday Shire	Retail	162	168	174	180	186
	Commercial	454	480	506	532	559
	Industrial	245	245	245	245	245
	Community	286	298	310	323	335
	Other	1,072	1,067	1,063	1,058	1,054
	Total	2,218	2,258	2,298	2,338	2,378
Inside priority infrastructure area (total)	Retail	1,680	1,819	1,956	2,095	2,233
	Commercial	3,551	3,962	4,374	4,788	5,205
	Industrial	1,722	1,884	2,047	2,210	2,373
	Community	1,415	1,558	1,701	1,845	1,989
	Other	3,365	3,564	3,759	3,952	4,145
	Total	11,731	12,787	13,837	14,889	15,945
Outside priority infrastructure area (total)	Retail	749	777	806	835	864
	Commercial	1,583	1,694	1,801	1,908	2,014
	Industrial	768	806	843	881	918
	Community	631	666	700	735	770
	Other	1,500	1,523	1,548	1,575	1,604
	Total	5,230	5,466	5,698	5,934	6,169
Whitsunday Region	Retail	2,428	2,595	2,762	2,929	3,096
	Commercial	5,133	5,654	6,175	6,696	7,217
	Industrial	2,489	2,689	2,890	3,090	3,290
	Community	2,045	2,223	2,401	2,580	2,758
	Other	4,864	5,085	5,306	5,527	5,748
	Total	16,959	18,246	19,534	20,821	22,109

**Table SC 3.1.3 Planned density and demand generation rate for a trunk infrastructure network**

Column 1 Area classification	Column 2 LGIP development type	Column 3 Planned density		Column 4 Demand generation rate for a trunk infrastructure network			
		Non-residential plot ratio (m <sup>2</sup> of GFA/dev ha)	Residential density (dwellings/dev ha)	Water supply network (EP/dev ha)	Sewerage network (EP/dev ha)	Transport network (vpd/dev ha)	Parks and land for community facilities network (ha/1000 persons)
<b>Residential development</b>							
Low density	Single dwellings	Not applicable	10	28	28	90	3.5
Low medium density	Single dwellings Multiple dwellings	Not applicable	20	48	48	110	3.5
Mixed use <sup>1</sup>	Multiple dwellings	Not applicable	30	57	57	87	3.5
Tourist Accommodation <sup>1</sup>	Multiple dwellings Other dwellings	Not applicable	8	38	38	58	3.5
Country living	Single dwellings Multiple dwellings Other dwellings	Not applicable	2	Not applicable	Not applicable	18	3.5
<b>Non-residential development and mixed development</b>							
Centre zones	Retail Commercial	4000	Not applicable	88	52	4840	Not applicable
Industrial zones	Industry	2500	Not applicable	32.5	17.5	112.5	Not applicable
Community facilities	Community purpose	2000	Not applicable	22	14	90	Not applicable
Mixed use <sup>1</sup>	Retail Commercial	4000	Not applicable	88	52	4840	Not applicable
Tourist accommodation <sup>1</sup>	Retail Commercial	100	Not applicable	33	27	1800	Not applicable

Note—1. Table SC 3.1.3 Column 1 Mixed use and Tourist accommodation development may generate residential or non-residential demand or both. Where development has elements of both residential and non-residential demand generation rates must be applied accumulatively considering the nature of all uses.

**Table SC 3.1.4 Existing and projected residential dwellings**

Column 1 Projection area	Column 2 LGIP development type	Column 3 Existing and projected residential dwellings				
		2016	2021	2026	2031	Ultimate development
Abbot Point	Single dwellings	537	292	294	297	303
	Multiple dwellings	59	32	32	32	32
	Other dwellings	277	149	149	149	157
	Total	873	473	475	478	492
Bowen North	Single dwellings	2,416	2,434	2,471	2,498	2,701
	Multiple dwellings	1,180	1,246	1,323	1,398	1,526
	Other dwellings	21	27	33	38	45
	Total	3,617	3,707	3,827	3,934	4,271
Bowen South	Single dwellings	279	382	499	613	2,519
	Multiple dwellings	172	237	311	385	450
	Other dwellings	5	8	12	17	110
	Total	456	627	822	1,015	3,079
Collinsville	Single dwellings	587	581	596	603	1,294
	Multiple dwellings	396	398	415	426	438
	Other dwellings	799	796	824	841	858
	Total	1,782	1,775	1,835	1,870	2,590
Balance former Bowen Shire	Single dwellings	404	406	403	406	406
	Multiple dwellings	92	93	93	93	93
	Other dwellings	214	214	211	211	210
	Total	710	713	707	710	709
Whitsunday Islands	Single dwellings	50	51	52	52	54
	Multiple dwellings	295	290	286	281	278
	Other dwellings	1,091	1,109	1,128	1,147	1,172
	Total	1,436	1,450	1,466	1,480	1,504
Jubilee Pocket / Shute Harbour	Single dwellings	721	887	1,064	1,267	1,964
	Multiple dwellings	429	548	681	840	1,007
	Other dwellings	8	19	35	57	100
	Total	1,158	1,454	1,780	2,164	3,071
Cannonvale / Airlie Beach	Single dwellings	1,713	2,032	2,391	2,744	6,073
	Multiple dwellings	1,479	1,734	2,017	2,288	3,661
	Other dwellings	27	34	43	53	81
	Total	3,219	3,800	4,451	5,085	9,815
Proserpine	Single dwellings	1,166	1,203	1,240	1,279	1,315
	Multiple dwellings	412	448	485	524	564
	Other dwellings	18	22	25	29	231
	Total	1,596	1,673	1,750	1,832	2,110
Balance former Whitsunday Shire	Single dwellings	1,897	2,015	2,148	2,277	2,395
	Multiple dwellings	238	254	273	291	308
	Other dwellings	13	17	22	28	33

Column 1 Projection area	Column 2 LGIP development type	Column 3 Existing and projected residential dwellings				
		2016	2021	2026	2031	Ultimate development
	Total	2,148	2,286	2,443	2,596	2,736
Inside priority infrastructure area (total)	Single dwellings	6,513	7,154	7,910	8,663	15,866
	Multiple dwellings	3,168	3,674	4,193	4,721	7,645
	Other dwellings	1,649	1,667	1,760	1,850	1,425
	Total	11,330	12,496	13,864	15,234	24,936
Outside priority infrastructure area (total)	Single dwellings	3,257	3,128	3,248	3,372	3,158
	Multiple dwellings	1,584	1,606	1,722	1,838	711
	Other dwellings	824	729	723	720	1,572
	Total	5,665	5,463	5,692	5,930	5,441
Whitsunday Region	Single dwellings	9,770	10,282	11,157	12,035	19,024
	Multiple dwellings	4,752	5,280	5,914	6,559	8,357
	Other dwellings	2,473	2,396	2,483	2,570	2,997
	Total	16,995	17,958	19,554	21,164	30,378

**Table SC 3.1.5 Existing and projected non-residential floor space**

Column 1 Projection area	Column 2 LGIP development type	Column 3 Existing and projected non-residential floor space (m <sup>2</sup> GFA)				
		2016	2021	2026	2031	Ultimate development
Abbot Point	Retail	629	659	688	718	747
	Commercial	1,501	1,552	1,602	1,653	1,703
	Industrial	15,779	19,899	24,018	28,137	32,256
	Community	2,671	2,778	2,884	2,991	3,098
	Other	Not applicable	Not applicable	Not applicable	Not applicable	Not applicable
	Total	20,580	24,888	29,192	33,499	37,804
Bowen North	Retail	19,963	20,275	20,586	20,898	21,210
	Commercial	20,592	21,493	22,394	23,294	24,195
	Industrial	95,724	97,884	100,044	102,204	104,364
	Community	37,057	39,378	41,699	44,019	46,340
	Other	Not applicable	Not applicable	Not applicable	Not applicable	Not applicable
	Total	173,337	179,030	184,723	190,416	196,109
Bowen South	Retail	1,441	1,593	1,745	1,896	2,048
	Commercial	1,749	1,810	1,871	1,931	1,992
	Industrial	7,319	7,517	7,715	7,914	8,112
	Community	2,890	3,157	3,424	3,691	3,959
	Other	Not applicable	Not applicable	Not applicable	Not applicable	Not applicable
	Total	13,400	14,078	14,755	15,433	16,111
Collinsville	Retail	3,231	3,303	3,375	3,448	3,520
	Commercial	3,889	3,965	4,042	4,118	4,195
	Industrial	15,008	18,381	21,754	25,127	28,500
	Community	8,575	8,680	8,785	8,890	8,995
	Other	Not applicable	Not applicable	Not applicable	Not applicable	Not applicable
	Total	30,702	34,329	37,956	41,583	45,210
Balance former Bowen Shire	Retail	1,836	1,855	1,875	1,894	1,914
	Commercial	1,858	1,844	1,830	1,817	1,803
	Industrial	4,408	3,834	3,260	2,686	2,112
	Community	2,709	2,574	2,439	2,305	2,170
	Other	Not applicable	Not applicable	Not applicable	Not applicable	Not applicable
	Total	10,810	10,107	9,404	8,701	7,999
Whitsunday Islands	Retail	5,310	5,556	5,803	6,049	6,296
	Commercial	14,020	14,792	15,564	16,335	17,107
	Industrial	1,100	1,113	1,126	1,139	1,152
	Community	2,196	2,351	2,505	2,660	2,814
	Other	Not applicable	Not applicable	Not applicable	Not applicable	Not applicable
	Total	22,626	23,811	24,997	26,183	27,369
Jubilee Pocket / Shute Harbour	Retail	7,531	7,906	8,280	8,655	9,030
	Commercial	7,551	8,011	8,471	8,931	9,391
	Industrial	13,907	14,105	14,303	14,502	14,700

Column 1	Column 2	Column 3				
Projection area	LGIP development type	Existing and projected non-residential floor space (m <sup>2</sup> GFA)				
		2016	2021	2026	2031	Ultimate development
	Community	5,417	6,338	7,259	8,179	9,100
	Other	Not applicable	Not applicable	Not applicable	Not applicable	Not applicable
	Total	34,406	36,360	38,314	40,268	42,221
Cannonvale / Airlie Beach	Retail	25,126	28,993	32,859	36,726	40,592
	Commercial	31,294	38,482	45,669	52,857	60,044
	Industrial	68,970	82,181	95,391	108,602	121,812
	Community	40,571	47,173	53,775	60,377	66,980
	Other	Not applicable	Not applicable	Not applicable	Not applicable	Not applicable
	Total	165,962	196,829	227,695	258,561	289,428
Proserpine	Retail	7,448	7,530	7,612	7,694	7,776
	Commercial	11,119	11,523	11,927	12,331	12,735
	Industrial	47,121	48,436	49,750	51,065	52,380
	Community	21,062	22,333	23,604	24,874	26,145
	Other	Not applicable	Not applicable	Not applicable	Not applicable	Not applicable
	Total	86,750	89,822	92,893	95,965	99,036
Balance former Whitsunday Shire	Retail	5,182	5,370	5,559	5,747	5,936
	Commercial	9,078	9,601	10,124	10,647	11,170
	Industrial	29,344	29,370	29,396	29,422	29,448
	Community	20,024	20,876	21,728	22,580	23,433
	Other	Not applicable	Not applicable	Not applicable	Not applicable	Not applicable
	Total	63,627	65,217	66,807	68,397	69,987
Inside priority infrastructure area (total)	Retail	63,065	67,927	72,775	77,614	82,445
	Commercial	83,321	92,495	101,687	110,894	120,115
	Industrial	242,434	263,988	285,527	307,057	328,582
	Community	116,213	127,314	138,419	149,528	160,641
	Other	Not applicable	Not applicable	Not applicable	Not applicable	Not applicable
	Total	505,033	551,723	598,407	645,094	691,784
Outside priority infrastructure area (total)	Retail	14,631	15,112	15,607	16,111	16,624
	Commercial	19,330	20,578	21,807	23,020	24,220
	Industrial	56,244	58,732	61,231	63,739	66,255
	Community	26,961	28,325	29,684	31,039	32,392
	Other	Not applicable	Not applicable	Not applicable	Not applicable	Not applicable
	Total	117,166	122,748	128,328	133,909	139,491
Whitsunday Region	Retail	77,696	83,039	88,382	93,725	99,069
	Commercial	102,652	113,073	123,494	133,914	144,336
	Industrial	298,678	322,720	346,758	370,797	394,837
	Community	143,174	155,638	168,103	180,567	193,033
	Other	Not applicable	Not applicable	Not applicable	Not applicable	Not applicable
	Total	622,199	674,471	726,735	779,003	831,275

**Table 3.1.6 Existing and projected demand for the water supply network**

Column 1 Service catchment <sup>1</sup>	Column 2 LGIP development category	Column 3 Existing and projected demand (EP)				
		2016	2021	2026	2031	Ultimate development
Catchment 1- Town of Whitsunday	Residential	10,847	13,021	15,440	17,962	31,853
	Non-residential	3,166	3,700	4,234	4,769	5,302
	Total	14,012	16,721	19,674	22,730	37,155
Catchment 2 - Bowen	Residential	10,124	10,789	11,590	12,353	18,513
	Non-residential	2,743	2,835	2,927	3,020	3,112
	Total	12,866	13,624	14,518	15,373	21,625
Catchment 3 - Collinsville	Residential	4,157	4,140	4,279	4,360	6,262
	Non-residential	446	494	543	591	639
	Total	4,603	4,635	4,822	4,950	6,901
Catchment 4 - Proserpine	Residential	4,227	4,425	4,623	4,834	5,414
	Non-residential	1,253	1,294	1,336	1,378	1,420
	Total	5,480	5,719	5,959	6,212	6,834
Inside priority infrastructure area (total)	Residential	29,355	32,375	35,933	39,508	62,042
	Non-residential	7,607	8,324	9,040	9,757	10,473
	Total	36,962	40,699	44,973	49,265	72,515
Outside priority infrastructure area (total)	Residential	3,418	3,218	3,279	3,347	3,623
	Non-residential	1,818	1,898	1,978	2,058	2,138
	Total	5,236	5,116	5,257	5,404	5,761
Whitsunday Region	Residential	32,773	35,593	39,212	42,855	65,665
	Non-residential	9,425	10,222	11,018	11,815	12,611
	Total	42,198	45,815	50,230	54,669	78,276

Note—2. Table SC 3.1.6 Column 1 The service catchments for the water supply network are identified on Local government infrastructure plan maps – PFTI WN – 01A:01E (LGIP Plans for Trunk Infrastructure Water Network Catchment Map) in Schedule 3 (local government infrastructure mapping and tables).

**Table 3.1.7 Existing and projected demand for the sewerage network**

Column 1 Service catchment <sup>2</sup>	Column 2 LGIP development category	Column 3 Existing and projected demand (EP)				
		2016	2021	2026	2031	Ultimate development
Catchment 1 - Town of Whitsunday	Residential	10,847	13,021	15,440	17,962	31,853
	Non-residential	1,837	2,147	2,458	2,768	3,078
	Total	12,684	15,168	17,898	20,730	34,931
Catchment 2 - Bowen	Residential	10,124	10,789	11,590	12,353	18,513
	Non-residential	1,570	1,625	1,679	1,733	1,787
	Total	11,694	12,413	13,269	14,086	20,300
Catchment 3 - Collinsville	Residential	4,157	4,140	4,279	4,360	6,262
	Non-residential	258	284	310	336	363
	Total	4,415	4,424	4,589	4,696	6,625
Catchment 4 - Proserpine	Residential	4,227	4,425	4,623	4,834	5,414
	Non-residential	719	743	767	792	816
	Total	4,946	5,168	5,391	5,625	6,231
Inside priority infrastructure area (total)	Residential	29,355	32,375	35,933	39,508	62,042
	Non-residential	4,384	4,799	5,214	5,630	6,045
	Total	33,739	37,174	41,147	45,137	68,087
Outside priority infrastructure area (total)	Residential	3,418	3,218	3,279	3,347	3,623
	Non-residential	1,054	1,099	1,144	1,189	1,234
	Total	4,472	4,317	4,424	4,536	4,857
Whitsunday Region	Residential	32,773	35,593	39,212	42,855	65,665
	Non-residential	5,437	5,898	6,358	6,819	7,279
	Total	38,211	41,491	45,570	49,674	72,945

Note—3. Table SC 3.1.7 Column 1 The service catchments for the sewer network are identified on Local government infrastructure plan maps – PFTI SN – 01A:01E (LGIP Plans for Trunk Infrastructure Sewer Network Catchment Map) in Schedule 3 (local government infrastructure mapping and tables).



**Table 3.1.8 Existing and projected demand for the stormwater network**

Column 1 Service catchment <sup>3</sup>	Column 2 LGIP development category	Column 3 Existing and projected demand (imp ha)				
		2016	2021	2026	2031	Ultimate development
Catchment 1 - Town of Whitsunday	Residential					
	Non-residential					
	Total					
Catchment 2 - Bowen	Residential					
	Non-residential					
	Total					
Catchment 3 - Collinsville	Residential					
	Non-residential					
	Total					
Catchment 4 - Proserpine	Residential					
	Non-residential					
	Total					
Inside priority infrastructure area (total)	Residential					
	Non-residential					
	Total					
Outside priority infrastructure area (total)	Residential					
	Non-residential					
	Total					
Whitsunday Region	Residential					
	Non-residential					
	Total					

Due to incomplete network information, a table of existing and projected demand for the stormwater network is unable to be included.

Recommendations identified as a result of future network planning is anticipated to be incorporated into future amendments to the LGIP.

Note—4. Table SC 3.1.8 Column 1 The service catchments for the stormwater network are identified on Local government infrastructure plan maps – PFTI SWN – 01A:01E (LGIP Plans for Trunk Infrastructure Stormwater Network Catchment Map) in Schedule 3 (local government infrastructure mapping and tables).

**Table SC 3.1.9 Existing and projected demand for the transport network**

Column 1 Service catchment <sup>4</sup>	Column 2 LGIP development category	Column 3 Existing and projected demand (vpd)				
		2016	2021	2026	2031	Ultimate development
Catchment 1 - Town of Whitsunday	Residential	29,645	35,567	42,130	48,960	88,532
	Non-residential	111,458	130,694	149,928	169,163	188,398
	Total	141,103	166,261	192,058	218,123	276,930
Catchment 2 - Bowen	Residential	28,068	30,004	32,335	34,554	53,733
	Non-residential	75,608	78,708	81,805	84,903	88,002
	Total	103,676	108,712	114,140	119,457	141,735
Catchment 3 - Collinsville	Residential	12,307	12,251	12,655	12,886	18,975
	Non-residential	13,149	13,527	13,907	14,286	14,667
	Total	25,456	25,778	26,562	27,172	33,642
Catchment 4 - Proserpine	Residential	12,284	12,826	13,372	13,949	15,081
	Non-residential	34,063	35,284	36,503	37,721	38,939
	Total	46,347	48,110	49,875	51,670	54,020
Catchment 5 – Non-urban Balance	Residential	42,938	41,524	43,378	45,252	50,323
	Non-residential	61,809	63,644	65,477	67,310	69,145
	Total	104,747	105,168	108,855	112,562	119,468
Inside priority infrastructure area (total)	Residential	82,303	90,647	100,491	110,350	176,321
	Non-residential	234,278	258,213	282,143	306,073	330,006
	Total	316,581	348,860	382,634	416,423	506,327
Outside priority infrastructure area (total)	Residential	42,938	41,524	43,378	45,252	50,323
	Non-residential	61,809	63,644	65,477	67,310	69,145
	Total	104,747	105,168	108,855	112,562	119,468
Whitsunday Region	Residential	125,241	132,171	143,869	155,601	226,644
	Non-residential	296,087	321,857	347,620	373,383	399,151
	Total	421,328	454,028	491,489	528,984	625,795

Note—5. Table SC 3.1.9 Column 1 The service catchments for the transport network are identified on Local government infrastructure plan map – PFTI TN – 01A:1E (LGIP Plans for Trunk Infrastructure Transport Network Catchment Map) in Schedule 3 (local government infrastructure mapping and tables).

**Table SC 3.1.10 Existing and projected demand for the parks and land for community facilities network**

Column 1 Service catchment <sup>5</sup>	Column 2 LGIP development category	Column 3 Existing and projected demand (ha/1000 persons)				
		2016	2021	2026	2031	Ultimate development
Catchment 1 - Town of Whitsunday	Residential	33.3	39.9	47.1	54.5	99.0
	Non-residential	0	0	0	0	0
	Total	33.3	39.9	47.1	54.5	99.0
Catchment 2 - Bowen	Residential	31.6	33.4	35.6	37.7	58.7
	Non-residential	0	0	0	0	0
	Total	31.6	33.4	35.6	37.7	58.7
Catchment 3 - Collinsville	Residential	9.6	9.4	9.6	9.6	13.7
	Non-residential	0	0	0	0	0
	Total	9.6	9.4	9.6	9.6	13.7
Catchment 4 - Proserpine	Residential	12.8	13.2	13.7	14.2	15.3
	Non-residential	0	0	0	0	0
	Total	12.8	13.2	13.7	14.2	15.3
Catchment 5 – Non-urban Balance	Residential	40.0	38.4	39.9	41.5	46.0
	Non-residential	0	0	0	0	0
	Total	40.0	38.4	39.9	41.5	46.0
Inside priority infrastructure area (total)	Residential	87.3	96.0	106.0	115.9	186.7
	Non-residential	0	0	0	0	0
	Total	87.3	96.0	106.0	115.9	186.7
Outside priority infrastructure area (total)	Residential	40.0	38.4	39.9	41.5	46.0
	Non-residential	0.0	0.0	0.0	0.0	0.0
	Total	40.0	38.4	39.9	41.5	46.0
Whitsunday Region	Residential	127.3	134.3	145.9	157.4	232.6
	Non-residential	0	0	0	0	0
	Total	127.3	134.3	145.9	157.4	232.6

Note—6. Table SC 3.1.10 Column 1 The service catchments for the parks and land for community facilities network are identified on Local government infrastructure plan map – PFTI PCFN – 01A:1E (LGIP Plans for Trunk Infrastructure Parks and Land for Community Facilities Network Catchment Map) in Schedule 3 (local government infrastructure mapping and tables).

## SC3.2 Schedules of works

Table SC3.2.1 Water supply network schedule of works

Column 1 Map reference	Column 2 Trunk infrastructure	Column 3 Estimated timing	Column 4 Establishment cost <sup>7</sup>
W1	New DN500 Main 9050m long from Lot 104 N25576 Proserpine Water Treatment Plant to Lot 22 RP882994 Coastal Water Treatment Plant, Proserpine to Mount Marlow	2017	\$15,542,325
W2	Upgrade DN450 Main 333m long from Proserpine high level tank to existing DN250 in Faust St, Proserpine (replacing WM_P_964; WM_P_981; WM_P_1078; WM_P_971; & WM_P_852)	2017	\$408,156
W3	New DN250 Main 130m long from Faust Street to Ann Street, Proserpine (joining WM_P_971 to WM_P_837)	2017	\$111,644
W4	New Water Intake System for Bowen Water Treatment Plant at Proserpine River - Up River Road, Crystal Brook	2017	\$1,130,000
W5	Upgrade Booster Pump Station No.2 capacity to 200L/s at Lot 1 RP739344 Coastal Water Treatment Plant, Mount Marlow (WCGR20)	2017/2018	\$581,950
W6	New DN200 Main 100m long connecting Anzac Road to Hinschen Street (joining WM_P_844 to WM_P_1346 under railway line), Proserpine	2022-2026	\$200,688
W7	One new 12ML Reservoir including two new DN500 Mains 790m long each from new Reservoir to existing trunk Main at Shute Harbour Road and 60mx100m Land (6000m <sup>2</sup> ) on Lot 9 SP218209, Cannonvale	2022-2026	\$13,288,800
W8	One new 12ML Reservoirs including two new DN500 Mains 1050m long from new Reservoirs to existing trunk Main at Bruce Highway and 60mx100m Land (6000m <sup>2</sup> ) on Lot 900 SP225370 Mount Bramston, Bowen	2022-2026	\$14,684,350
W9a	Upgrade DN200 Main 164m long in Bruce Highway from Main Street to Fuljames Street, Proserpine (replacing WM_P_925)	2022-2026	\$151,951
W9b	New DN200 Main 186m long from Bruce Highway to Horsford Place, Proserpine (joining WM_P_925 to WM_P_1048)	2022-2026	\$160,889
W10	Upgrade DN200 Main 190m long in Stanbury Street from Holmes Street to Ruge Street, Proserpine (replacing WM_P_872; & WM_P_874)	2022-2026	\$171,331
W11	Upgrade DN200 Main 368m long in Ridge View Road, Cannonvale (replacing WM_P_346; WM_P_487; & WM_P_504 - first 42m only)	2022-2026	\$331,840
W12	Upgrade Reservoir capacity to 90kL at Pepperberry Lane, Lot 990 SP178725, Cannon Valley (WCGR14)	2022-2026	\$714,725
W13	Two new Bores including associated new DN300 Main 157m long at Foxdale Road, Foxdale and new DN300 Main 10m long at Bruce Highway, Foxdale	2027-2031	\$655,400
W14	Two new Bores including two associated new DN300 Mains 100m long each at Proserpine Water Treatment Plant Crystalbrook Road, Proserpine	2027-2031	\$655,400

<sup>7</sup> The establishment cost is expressed in current cost terms as at the base date.

<b>Column 1 Map reference</b>	<b>Column 2 Trunk infrastructure</b>	<b>Column 3 Estimated timing</b>	<b>Column 4 Establishment cost<sup>8</sup></b>
W15	Upgrade DN250 Main 1124m long in Jubilee Pocket Road, Jubilee Pocket (replacing WM_P_616; WM_P_726; WM_P_727; WM_P_729; & WM_P_730)	2027-2031	\$1,115,753
W16	Upgrade DN200 Main 731m long in Erromango Drive, Jubilee Pocket (replacing WM_P_668; WM_P_748; WM_P_707; WM_P_710; WM_P_712; & WM_P_714)	2027-2031	\$669,819
W17	Upgrade Reservoir capacity to 100kL at Lot 94 RP748476 Moonlight Drive, Jubilee Pocket (WCGR01)	2027-2031	\$991,575
W18	Upgrade Reservoir capacity to 160kL at Lot 103 RP743876 Macona Crescent, Cannonvale (WCGR07)	2027-2031	\$413,354
W19	Upgrade Reservoir capacity to 110kL at Lot 163 HR1525 Parkwood Terrace, Cannonvale (WCGR06)	2027-2031	\$346,684
W20	Upgrade Booster Pump Station No.2 capacity to 260L/s at Lot 1 RP739344 Coastal Water Treatment Plant, Mount Marlow (WCGR20)	2027-2031	\$1,115,753
<b>TOTAL</b>			<b>\$52,998,984</b>

<sup>8</sup> The establishment cost is expressed in current cost terms as at the base date.

**Table SC3.2.2 Sewerage network schedule of works**

<b>Column 1 Map reference</b>	<b>Column 2 Trunk infrastructure</b>	<b>Column 3 Estimated timing</b>	<b>Column 4 Establishment cost<sup>9</sup></b>
S1	Upgrade Sewer Pump Station 1 capacity to 88L/s @ 62m at Lot 1 RP742660 Shute Harbour Road, Jubilee Pocket (JUB11-PS1), including bypass of Cannonvale Sewer Pump Station 6	2018	\$151,307
S2	Upgrade Sewer Pump Station 12 capacity to 64L/s @ 24m at Lot 61 RP800716 Carlo Drive, Cannonvale (CANN12-PS12)	2018	\$104,751
S3	Upgrade Bowen Sewer Treatment Plant capacity at Lot 207 RP800719 Elphinstone Street, Bowen, inclusive of a recycled local water system	2021	\$44,748,000
S4	Upgrade Sewer Pump Station 3 capacity to 62L/s @ 57m at Lot 1 RP725974 Dalrymple Street, Bowen (PS3)	2022-2026	\$140,459
S5	Upgrade DN225 Rising Main 925m long from Cannonvale Pump Station 12 (CANN12-PS12) to Cannonvale Sewer Treatment Plant (CANN1-STP at Lot 164 HR1551), Cannonvale (replacing SM_P_3076)	2022-2026	\$778,717
S6	New DN375 Combined Rising Main 870m long from SM_P_3428 at Edwards Street to Proserpine Sewer Treatment Plant Lot 1 SP241784 Bruce Highway, Proserpine, incorporating an aerial crossing at Proserpine River and a DN200 Main 40m long micro-tunnelled under Bruce Highway	2022-2026	\$908,915
S7	Upgrade Sewer Pump Station Z capacity to 92L/s @ 21m (Bowen Z)	2022-2026	\$115,938
<b>TOTAL</b>			<b>\$46,984,087</b>

<sup>9</sup> The establishment cost is expressed in current cost terms as at the base date.

**Table SC3.2.3 Stormwater network schedule of works**

Column 1 Map reference	Column 2 Trunk infrastructure	Column 3 Estimated timing	Column 4 Establishment cost
	<p>Due to incomplete network information, a schedule of works for the stormwater network is unable to be included.</p> <p>Recommendations identified as a result of future network planning is anticipated to be incorporated into future amendments to the LGIP.</p>		
<b>TOTAL</b>			

**Table SC3.2.4 Transport network schedule of works**

<b>Column 1 Map reference</b>	<b>Column 2 Trunk infrastructure</b>	<b>Column 3 Estimated timing</b>	<b>Column 4 Establishment cost<sup>10</sup></b>
T1	Upgrade Beach Road to Minor Collector 200m from Herring Lane to Schnapper Street, Cannonvale (21085) including road upgrade, widening and drainage	2017	\$581,700
T2	Upgrade Dalrymple Street to Minor Collector 245m from Brisbane Street to Hay Street, Bowen (10185) including road upgrade, widening and drainage	2017/2018	\$811,112
T3	Upgrade Leichhardt Street to Minor Collector 705m from Don Street to Sunset Crescent, Bowen (10345) including road upgrade, widening, drainage and footpath	2017/2018	\$1,001,804
T4	Upgrade West Street to Minor Collector 760m from Richmond Road to Russell Street, Bowen (10585) including road upgrade, widening and drainage	2017/2018	\$759,223
T5	Upgrade Abell Road to Major Collector 180m from Hamilton Avenue to Parker Road, Cannonvale (21005) including road upgrade, widening and drainage	2019	\$549,707
T6	Upgrade Erromango Drive to Major Collector 695m from Shute Harbour Road to end, Jubilee Pocket (21275) including road upgrade, widening and drainage	2019	\$2,122,478
T7	New road part Erromango Drive to Major Collector 640m from Erromango Drive end to St Bees Boulevard, Jubilee Pocket (new part 21275) including road resumption and new road construction to Major Collector standard	2020	\$2,001,048
T8	Upgrade Bootooloo Road to Minor Collector 1000m from Bruce Highway to Catherine Drive, Bowen (10095) including road upgrade, widening and drainage	2020	\$1,720,892
T9	Upgrade Dalrymple Street to Minor Collector 245m from Herbert Street to Brisbane Street, Bowen (10185) including road upgrade, widening and drainage	2021	\$653,672
T10	Upgrade Golf Links Road to Minor Collector 1300m from Tollington Road to Mt Nutt Road, Bowen (11165) including road upgrade, widening and drainage	2022-2026	\$3,499,997
T11	Upgrade Jasinique Drive to Rural Collector 889m from Shute Harbour Road to end, Flametree (21425) including road upgrade, widening and drainage	2022-2026	\$1,521,710
T12	Upgrade Mt Nutt Road to Major Collector 2000m from Richmond Road to Golf Links Road, Bowen (11285) including road upgrade, widening and drainage	2022-2026	\$6,631,380
T13	<b>LGIP ID T13 has been left intentionally blank</b>		
T14	Upgrade Riordanvale Road to Sub-Arterial 1650m from Dunning Road to Cutuli Road, Cannon Valley/Cannonvale (21730) including road upgrade, widening and drainage	2027-2031	\$6,832,980
T15	Upgrade Tollington Road to Major Collector 980m from Soldiers Road to Argyle Park Road, Bowen (11435) including road upgrade, widening and drainage	2027-2031	\$3,306,383



<b>Column 1 Map reference</b>	<b>Column 2 Trunk infrastructure</b>	<b>Column 3 Estimated timing</b>	<b>Column 4 Establishment cost<sup>10</sup></b>
T16	Upgrade Country Road to Minor Collector 545m from Links Drive to Tropic Road, Cannonvale (21215) including road upgrade, widening and drainage	2027-2031	\$1,533,401
T17	New road part Parker Road to Major Collector 200m from end Parker Road to start new Quarry Road, Cannonvale (new part 21645) including new road construction to Major Collector standard	2027-2031	\$680,589
T18	Upgrade Argyle Park Road to Major Collector 1400m from Hillview Road to Golflinks Road, Bowen (11005) including road upgrade, widening and drainage	2027-2031	\$4,764,123
T19	New road Quarry Road to Major Collector 1200m from Shute Harbour Road to new part Parker Road, Cannonvale including road resumption and new road construction to Major Collector standard	2027-2031	\$4,083,534
T20	Upgrade Riordanvale Road to Rural Collector 1350m from Dunning Road to Sugarloaf Road, Cannonvale (21730) including road upgrade, widening and drainage	2027-2031	\$2,391,890
T21	Upgrade Queens Road to Major Collector 960m from Powell Street to Avoca Road, Bowen (10463) including road upgrade, widening and drainage	2027-2031	\$3,322,670
T22	Upgrade Queens Road to Major Collector 1100m from Avoca Road to Tollington Road, Bowen (10463) including road upgrade, widening and drainage	2027-2031	\$3,807,227
T23	Upgrade Richardson Road to Sub-Arterial 3310m from Gregory-Cannon Valley Road to Riordanvale Road, Cannon Valley (21725) including part new road, part road resumption, road upgrade, widening and drainage	2027-2031	\$14,180,040
T24	Upgrade Chapman Street to Major Collector 500m from Taylor Street to Marathon Street, Proserpine (20085) including road upgrade, widening and drainage	2027-2031	\$1,745,100
T25	Upgrade Links Drive to Minor Collector 310m from Valley Drive to Country Road, Cannonvale (21500) including road upgrade, widening and drainage	2027-2031	\$902,286
<b>TOTAL</b>			<b>\$69,404,945</b>

<sup>10</sup> The establishment cost is expressed in current cost terms as at the base date.

**Table SC3.2.5 Parks and land for community facilities schedule of works**

<b>Column 1 Map reference</b>	<b>Column 2 Trunk infrastructure</b>	<b>Column 3 Estimated timing</b>	<b>Column 4 Establishment cost<sup>11</sup></b>
P1	New Regional Sports Park 10-18Ha, Cannon Valley area	2027-2031	\$5,327,700
<b>TOTAL</b>			<b>\$5,327,700</b>

<sup>11</sup> The establishment cost is expressed in current cost terms as at the base date.

### **SC3.3 Local government infrastructure plan maps**

Local government infrastructure plan map – PAM – 01:06 Projection area, priority infrastructure area and zone map

Local government infrastructure plan map – PFTI WN – 01:06 Water network plans for trunk infrastructure map

Local government infrastructure plan map – PFTI SN – 01:05 Sewerage network plans for trunk infrastructure map

Local government infrastructure plan map – PFTI SWN – 01:05 Stormwater network plans for trunk infrastructure map

Local government infrastructure plan map – PFTI TN – 01:05 Transport network plans for trunk infrastructure map

Local government infrastructure plan map – PFTI PCFN – 01:06 Parks and land for community facilities network plans for trunk infrastructure map

## Contents of Schedule 4

Schedule 4	Notations required under the <i>Planning Act 2016</i> .....	4:2
SC4.1	Notation of decisions affecting the planning scheme under section 89 of the Act .....	4:2
SC4.2	Notation of resolution(s) under Chapter 4, Part 2, Division 2 of the Act .....	4:4
SC4.3	Notation of registration for urban encroachment provisions under section 267 of the Act .....	4:4

## Tables of Schedule 4

Table SC 4.1.1	Notation of decisions under section 89 of the Act
Table SC 4.2.1	Notation of resolutions under Chapter 4, Part 2, Division 2 of the Act
Table SC 4.3.1	Notation of registrations made under section 267 of the Act

## Schedule 4 Notations required under the *Planning Act 2016*

### SC4.1 Notation of decisions affecting the planning scheme under section 89 of the Act

Table SC 4.1.1 Notation of decisions under section 89 of the Act

Date of decision	Location (real property description)	Decision type	File/Map reference
20/04/2004	2SP220384	Development permit for material change of use and era - roof and sheet metal manufacturing.	20040024
19/12/2005	900, 901, 951, 953, 957 & 959SP194473 & 1 & 2SP172275	Preliminary approval - all stages including residential use, tavern, golf club, service station, commercial uses, child care centre, medical centre, motel and motor home site and retirement resort.	DA04/398
28/09/2006	4RP743558	Development permit for material change of use and reconfiguration of a lot - 34 lots.	DA05/388
20/12/2006	6, 14, 15, 131, 132, 200 & 201 SP225070 & 16SP178753	Preliminary approval for a material change of use to override council planning scheme under section 3.1.6 of the integrated planning act for a staged integrated community titled development comprising residential (short and long term accommodation), retail and commercial premises, eighteen (18) hole golf course and ancillary uses in accordance with the Whitsunday springs master plan.	20050622
12/12/2006	Part 2 RP741932, Part 4 RP726985	Preliminary approval for a material change of use overriding Council's Planning scheme under Section 3.1.6 of the Integrated Planning Act for Stage Integrated Development comprising residential, showroom and commercial premises in accordance with the Whitsunday Springs Master Plan.	20050619
18/12/2007	102SP219982	Development permit for reconfiguration of a lot - two (2) lots into two hundred and fifty two (252) lots comprising two hundred and forty (240) residential lots, two (2) buffer lots, ten (10) public open space lots in stages.	20070500
4/12/2008	31RP885979	Development permit for material change of use - rural service industry and reconfiguration of a lot - one (1) lot into thirteen (13) lots.	DA07/414
4/12/2008	Part of 2RP729167, being proposed 21SP201458	Development permit for material change of use - rural service industry/produce store and warehouse.	DA08/013

Date of decision	Location (real property description)	Decision type	File/Map reference
11/12/2008	101 & 100 SP167803	Development permit for reconfiguration of a lot and material change of use of land - residential subdivision comprising sixty eight (68) dwelling house lots including two (2) lots for multiple dwellings/accommodation units and preliminary approval for material change of use for accommodation units/multiple dwelling units over proposed lot 76 (175 persons) and proposed lot 100 (216 persons) and clearing of vegetation.	20070807
17/04/2009	6RP737335	Development permit for material change of use from rural zone to urban residential zone; development permit for staged reconfiguration of a lot - stage 1a - one (1) lot into twenty residential lots, one (1) drainage lot and balance lot; and stage 1c - one (1) lot into twenty (20) urban residential lots and one(1) single dwelling lose, easement and preliminary approval overriding the planning scheme to alter the level of assessment for material change of use of premises for eleven (11) code assessable dual occupancy lots.	20070720
10/03/2010	35RP705716	Development permit for material change of use of premises for forty-three (43) dwelling houses & reconfiguration of a lot - one (1) lot into forty-three (43) lots.	DA09/035
11/08/2010	1&2RP710765	Development permit for material change of use - sales or hire premises.	20100051
8/09/2010	15RP745336	Preliminary approval to override the Bowen shire planning scheme - material change of use to facilitate industrial development - changes to levels of assessment for produce store, caretaker's residence, rural service industry, light industry, vehicle depot and machinery repair station; change to the development assessment provisions for caretakers residence; introduction of new definitions being bulk store, freight store, machinery showroom and warehouse.	DA09/324
28/10/2010	42RP727501	Preliminary permit to override the planning scheme for a material change of use of premises to facilitate industrial development in accordance with the industrial zone.	DA09/006
13/12/2011	6SP171809	Development permit for reconfiguration of lot (1 into 43 lots) and material change of use (43 dwelling houses).	20101136
26/04/2012	6RP706708 & 5K103854	Development permit for material change of use - commercial premises consisting of four (4) refreshment premises and ancillary car parks and structures.	20110549
15/07/2013	7RP729788 &	Development permit for reconfiguration of a	20120784

Date of decision	Location (real property description)	Decision type	File/Map reference
	259HR1534	lot - stage development - two (2) lots into one hundred and fifty two (152) lots and open space/parkland.	
25/07/2013	111SP129633	Preliminary approval for material change of use and reconfiguration of a lot to vary the effect of the 2006 Bowen shire planning scheme to facilitate future industrial development.	20121022

Editor's note—This schedule must include details of:

- Development approvals that are substantially inconsistent with the planning scheme
- variation approvals
- decisions agreeing to a superseded planning scheme request to apply to a superseded scheme to a particular development.

## SC4.2 Notation of resolution(s) under Chapter 4, Part 2, Division 2 of the Act

Table SC 4.2.1 Notation of resolutions under Chapter 4, Part 2, Division 2 of the Act

Date of	Date of effect	Details	Contact

Editor's note—This schedule must provide information about the adopted infrastructure charges for the local government and where a copy of the adopted charges can be obtained.

## SC4.3 Notation of registration for urban encroachment provisions under section 267 of the Act

Table SC 4.3.1 Notation of registrations made under section 267 of the Act

Date of decision	Location of premises (real property description)	Details of registration	Term of registration



## **Contents of Schedule 5**

<b>Schedule 5</b>	<b>Designation of premises for development .....</b>	<b>5:2</b>
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## **Tables of Schedule 5**

Table SC 5.1	Designation of premises for development of infrastructure under section 42 of the Act	
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## Schedule 5 Designation of premises for development

Table SC 5.1 Designation of premises for development of infrastructure under section 42 of the Act

Date the designation, amendment, extension or repeal takes effect	Location of premises (real property description)	Street address	Type of infrastructure
23/11/2012	2SP204635	Power House Road, Collinsville	Powerlink Queensland's proposed Collinsville Substation Replacement (Collinsville North) Project, which consists of a new 132 kilovolt substation to replace the existing Collinsville Substation, and reconfiguration of the transmission lines from the existing Collinsville Substation into the new Collinsville North Substation.
Designation matters Nil			
18/11/2011	5 on Crown Plan B6677, 1 & 3 RP700122, 11 & 12 SP166797, 13 & 14 SP194471	Gregory Street, Bowen	Bowen Health Service which will provide public and private health facilities plus support facilities including relative, staff and non-acute accommodation, paediatric, commercial and medical services, engineering and maintenance services, teaching and research facilities, car parking and helipad.
Designation matters Nil			
27/02/2009	2RP742329, 61 & 86 DK155, 5047PH370, 33RP802431, 38RP908340, 161SP122361, 31SP108590, 3RP739389, 121SP122358, 101SP122357, 28HR410, 3RP738754, 4RP738754, 25HR1317, 1SP115943, 551H12423, 698, 491 & 162 SP138969, 1RP730524, 1 & 4 RP730832, 1RP740830		Whitsunday Regional Council - Powerlink Queensland's proposed Strathmore to Bowen 132 kilovolt transmission line (Stage 1).
Designation matters			

Date the designation, amendment, extension or repeal takes effect	Location of premises (real property description)	Street address	Type of infrastructure
Nil			
17/04/2009	AP12411, AP12412, AP12413, SR2500, SR2501	Unnamed road, Springlands Strathalbyn Road, Bogie Unnamed Road, Bogie Tabletop Road, Springlands Johnny Cake Road, Springlands	Whitsunday Regional Council; Burdekin Shire Council; Townsville City Council - Queensland Electricity Transmission Corporation Limited, trading as Powerlink Queensland, proposes to build community infrastructure.
Designation matters Nil			
30/10/2009	43K12448, 33RP746283, 41SP122354, 23SP106414, 3RP742547, 16SP129649, 3RP742546, 111HR1821, 110HR1989, 72 – 79 M4881		Whitsunday Regional Council - Powerlink Queensland's proposed Strathmore to Bowen 132 kilovolt (kV) transmission line (Stage 2) and Bowen North substation.
Designation matters Nil			
29/06/2001	121HR687	18 Mill Street, Proserpine	Proserpine Magistrates Court & Queensland Police Service (joint facility)
Designation matters Nil			
06/02/2016	121SP117924	56 Coral Esplanade, Cannonvale	Cannonvale State School
Designation matters Nil			
10/04/2015	25C74042	Garrick St Collinsville QLD 4804	Collinsville Healthcare Precinct
Designation matters Nil			
27/11/2015	170SP277854, 236HR1153	Kelsey Creek Road Proserpine	Proserpine Substation and the Upgrade Project consisting of the installation of a new 132/66 kV transformer, capacitor bank and associated equipment to expand the existing Powerlink Queensland substation at Kelsey Creek Road, Kelsey Creek, which is located approximately 4.3

Date the designation, amendment, extension or repeal takes effect	Location of premises (real property description)	Street address	Type of infrastructure
			kilometres north of Proserpine.
Designation matters Nil			

## Contents of Schedule 6

<b>Schedule 6</b>	<b>Planning scheme policies.....</b>	<b>6:5</b>
<b>SC6.1</b>	<b>Planning scheme policy index .....</b>	<b>6:5</b>
<b>SC6.1.1</b>	<b>Scope of the Planning Scheme Policies .....</b>	<b>6:5</b>
<b>SC6.2</b>	<b>Environmental features planning scheme policy.....</b>	<b>6:7</b>
<b>SC6.2.1</b>	<b>Introduction .....</b>	<b>6:7</b>
SC6.2.1.1	Relationship to the Planning Scheme .....	6:7
SC6.2.1.2	Purpose.....	6:7
SC6.2.1.3	Environmental features overlay mapping.....	6:7
<b>SC6.2.2</b>	<b>Requirements of environmental features documentation .....</b>	<b>6:9</b>
<b>SC6.2.3</b>	<b>Acid sulfate soils assessment report.....</b>	<b>6:11</b>
SC6.2.3.1	Purpose of an Acid sulfate soils assessment report ....	6:11
SC6.2.3.2	Preparation of an Acid sulfate soils assessment report	6:11
<b>SC6.2.4</b>	<b>Acid sulfate soils management plan .....</b>	<b>6:12</b>
SC6.2.4.1	Purpose of an Acid sulfate soils management plan .....	6:12
SC6.2.4.2	Preparation of an Acid sulfate soils management plan	6:12
<b>SC6.2.5</b>	<b>Ecological assessment report .....</b>	<b>6:14</b>
SC6.2.5.1	Purpose of an Ecological assessment report.....	6:14
SC6.2.5.2	Undertaking an Ecological assessment report.....	6:14
SC6.2.5.3	Preparation of a Tree survey plan.....	6:16
SC6.2.5.4	Preparation of an Ecological assessment report .....	6:16
<b>SC6.2.6</b>	<b>Vegetation management plan .....</b>	<b>6:19</b>
SC6.2.6.1	Purpose of a Vegetation management plan.....	6:19
SC6.2.6.2	Preparation of a Vegetation management plan .....	6:19
<b>SC6.3</b>	<b>Heritage planning scheme policy .....</b>	<b>6:22</b>
<b>SC6.3.1</b>	<b>Introduction .....</b>	<b>6:22</b>
SC6.3.1.1	Relationship to the Planning Scheme .....	6:22
SC6.3.1.2	Purpose .....	6:22
SC6.3.1.3	Heritage overlay mapping .....	6:22
<b>SC6.3.2</b>	<b>Requirements of heritage documentation .....</b>	<b>6:23</b>
<b>SC6.3.3</b>	<b>Heritage impact assessment report .....</b>	<b>6:25</b>
SC6.3.3.1	Purpose of a Heritage impact assessment report.....	6:25
SC6.3.3.2	Preparation of a Heritage impact assessment report ..	6:25
<b>SC6.3.4</b>	<b>Heritage management plan .....</b>	<b>6:26</b>
SC6.3.4.1	Purpose of a Heritage management plan .....	6:26
SC6.3.4.2	Preparation of a Heritage management plan .....	6:26
<b>SC6.3.5</b>	<b>Archaeological management plan.....</b>	<b>6:27</b>
SC6.3.5.1	Purpose of an Archaeological management plan .....	6:27
SC6.3.5.2	Preparation of an Archaeological management plan...	6:27
<b>SC6.4</b>	<b>Landscaping planning scheme policy .....</b>	<b>6:28</b>

<b>SC6.4.1</b>	<b>Introduction .....</b>	<b>6:28</b>
	SC6.4.1.1 Relationship to the Planning Scheme .....	6:28
	SC6.4.1.2 Purpose .....	6:28
<b>SC6.4.2</b>	<b>Requirements of landscaping documentation .....</b>	<b>6:29</b>
<b>SC6.4.3</b>	<b>Landscaping plan .....</b>	<b>6:30</b>
	SC6.4.3.1 Purpose of a Landscaping plan .....	6:30
	SC6.4.3.2 Preparation of a Landscaping plan .....	6:30
<b>SC6.4.4</b>	<b>Landscaped separation buffer plan .....</b>	<b>6:32</b>
	SC6.4.4.1 Purpose of a Landscaped separation buffer plan .....	6:32
	SC6.4.4.2 Preparation of a Landscaped separation buffer plan ...	6:32
<b>SC6.4.5</b>	<b>Planting species list.....</b>	<b>6:36</b>
	SC6.4.5.1 Purpose of the planting species list .....	6:36
	SC6.4.5.2 Planting species list.....	6:36
<b>SC6.5</b>	<b>Natural hazards planning scheme policy.....</b>	<b>6:43</b>
<b>SC6.5.1</b>	<b>Introduction .....</b>	<b>6:43</b>
	SC6.5.1.1 Relationship to the Planning Scheme .....	6:43
	SC6.5.1.2 Purpose .....	6:43
	SC6.5.1.3 Hazard overlay mapping .....	6:43
<b>SC6.5.2</b>	<b>Requirements of natural hazard documentation .....</b>	<b>6:45</b>
<b>SC6.5.3</b>	<b>Bushfire hazard assessment report .....</b>	<b>6:48</b>
	SC6.5.3.1 Purpose of a Bushfire hazard assessment report.....	6:48
	SC6.5.3.2 Undertaking a Bushfire hazard assessment report.....	6:48
<b>SC6.5.4</b>	<b>Bushfire hazard management plan .....</b>	<b>6:52</b>
	SC6.5.4.1 Purpose of a Bushfire management plan.....	6:52
	SC6.5.4.2 Preparing a Bushfire hazard management plan .....	6:52
	SC6.5.4.3 Principles for managing bushfire hazard risks .....	6:53
<b>SC6.5.5</b>	<b>Coastal hazard assessment report.....</b>	<b>6:57</b>
	SC6.5.5.1 Purpose of a Coastal hazard assessment report.....	6:57
	SC6.5.5.2 Desired outcomes for a Coastal hazard assessment report .....	6:57
	SC6.5.5.3 Undertaking a Coastal hazard assessment report.....	6:57
	SC6.5.5.4 Preparation of a Coastal hazard assessment report ...	6:58
<b>SC6.5.6</b>	<b>Flood hazard assessment report.....</b>	<b>6:59</b>
	SC6.5.6.1 Purpose of a Flood hazard assessment report.....	6:59
	SC6.5.6.2 Preparing a Flood hazard assessment report.....	6:59
<b>SC6.5.7</b>	<b>Landslide hazard (geotechnical) assessment report .....</b>	<b>6:61</b>
	SC6.5.7.1 Purpose of a Landslide hazard (geotechnical) assessment report .....	6:61
	SC6.5.7.2 Risk assessment criteria .....	6:61

	SC6.5.7.3	Preparing a Landslide hazard (geotechnical) assessment report .....	6:61
<b>SC6.6</b>		<b>Third party advice or comment planning scheme policy .....</b>	<b>6:64</b>
	<b>SC6.6.1</b>	<b>Introduction .....</b>	<b>6:64</b>
		SC6.6.1.1 Relationship to the Planning Scheme .....	6:64
		SC6.6.1.2 Purpose .....	6:64
	<b>SC6.6.2</b>	<b>Third party consultation .....</b>	<b>6:64</b>
<b>SC6.7</b>		<b>Growth management planning scheme policy .....</b>	<b>6:66</b>
	<b>SC6.7.1</b>	<b>Introduction .....</b>	<b>6:66</b>
		SC6.7.1.1 Relationship to the Planning Scheme .....	6:66
		SC6.7.1.2 Purpose .....	6:66
	<b>SC6.7.2</b>	<b>Requirements of growth management documentation.....</b>	<b>6:67</b>
	<b>SC6.7.3</b>	<b>Development needs assessment report .....</b>	<b>6:69</b>
		SC6.7.3.1 Purpose of a Development needs assessment report .	6:69
		SC6.7.3.2 Preparation of a Development needs assessment report... .....	6:69
	<b>SC6.7.4</b>	<b>Economic impact assessment report .....</b>	<b>6:71</b>
		SC6.7.4.1 Purpose of an Economic impact assessment report ...	6:71
		SC6.7.4.2 Preparation of an Economic impact assessment report	6:71
	<b>SC6.7.5</b>	<b>Structure plan .....</b>	<b>6:73</b>
		SC6.7.5.1 Purpose of a Structure plan .....	6:73
		SC6.7.5.2 Preparation of a Structure plan .....	6:73
	<b>SC6.7.6</b>	<b>Traffic impact assessment report.....</b>	<b>6:77</b>
		SC6.7.6.1 Purpose of a Traffic impact assessment report .....	6:77
		SC6.7.6.2 Preparation of a Traffic impact assessment report .....	6:77
<b>SC6.8</b>		<b>Whitsunday Regional Council development manual planning scheme policy</b>	<b>6:79</b>
	<b>SC6.8.1</b>	<b>Introduction .....</b>	<b>6:79</b>
		SC6.8.1.1 Relationship to the Planning Scheme .....	6:79
		SC6.8.1.2 Purpose .....	6:79
	<b>SC6.8.2</b>	<b>Whitsunday Regional Council (WRC) development manual .....</b>	<b>6:79</b>

## Tables of Schedule 6

Table SC 6.2.1.1.1	Planning scheme policy index
Table SC 6.2.1.1.1	Scope of the Planning Scheme Policies
Table SC 6.2.2.1	Requirements of environmental features documentation
Table SC 6.2.6.2.1	Vegetation management plan preparation
Table SC 6.3.2.1	Requirements of heritage documentation
Table SC 6.4.2.1	Requirements of landscaping documentation
Table SC 6.4.4.2.1	Landscaped separation buffer distances

Table SC 6.4.4.2.2	Open space buffer distances
Table SC 6.4.5.2.1	Verge/street trees plant list
Table SC 6.4.5.2.2	Large and/or park trees plant list
Table SC 6.4.5.2.3	Large screening shrubs and windbreaks plant list
Table SC 6.4.5.2.4	Small to medium shrubs plant list
Table SC 6.4.5.2.5	Groundcover, borders and tufted or clumping plants plant list
Table SC 6.4.5.2.6	Palms, ferns and cycads plant list
Table SC 6.4.5.2.7	Climbers and creepers plant list
Table SC 6.5.2.1	Requirements of natural hazard documentation
Table SC 6.5.3.2.1	Hazard scores and associated fire behaviours for vegetation communities
Table SC 6.5.3.2.2	Hazard scores for slope
Table SC 6.5.3.2.3	Hazard score for aspect
Table SC 6.5.3.2.4	Hazard score ranges to identify the severity of bushfire hazard
Table SC 6.5.3.2.5	Total hazard score and severity of bushfire hazard with safety buffers
Table SC 6.5.5.2.1	Outcomes for a coastal hazard assessment report
Table SC 6.7.2.1	Requirements of growth management documentation

## Schedule 6 Planning scheme policies

### SC6.1 Planning scheme policy index

The table below lists all the planning scheme policies applicable to the Planning Scheme area.

**Table SC 6.1.1 Planning scheme policy index**

Policy number	Planning scheme policy title
SC6.2	Environmental features planning scheme policy
SC6.3	Heritage planning scheme policy
SC6.4	Landscaping planning scheme policy
SC6.5	Natural hazards planning scheme policy
SC6.6	Third party advice or comment planning scheme policy
SC6.7	Growth management planning scheme policy
SC6.8	Whitsunday Regional Council development manual planning scheme policy

#### SC6.1.1 Scope of the Planning Scheme Policies

The table below lists the scope of all the planning scheme policies, providing an indication as to when Council may request an applicant to provide further information in the form of a planning scheme policy.

**Table SC 6.1.1.1: Scope of the Planning Scheme Policies**

Planning Scheme Policy/Report	Scope
<b>Environmental features planning scheme policy</b>	
Acid sulfate soils assessment report	Applications triggering assessment against the Acid sulfate soils overlay code.
Acid sulfate soils management plan	Applications triggering assessment against the Acid sulfate soils overlay code and found to be disturbing acid sulfate soils within the acid sulfate soils assessment report.
Ecological assessment report	Applications triggering assessment against the: <ul style="list-style-type: none"> <li>a) Environmental significance overlay code; or</li> <li>b) Waterway and wetland overlay code.</li> </ul>
Vegetation management plan	Applications triggering assessment against the: <ul style="list-style-type: none"> <li>a) Construction management code; or</li> <li>b) Waterway and wetlands overlay code.</li> </ul>
<b>Heritage planning scheme policy</b>	
Heritage impact assessment report	Applications triggering assessment against the Heritage overlay code.
Heritage management plan	Applications triggering assessment against the Heritage overlay code.
Archaeological management plan	Applications triggering assessment against the Heritage overlay code.
<b>Landscaping planning scheme policy</b>	
Landscaping plan	Applications triggering assessment against the Landscaping code.
Landscaped separation buffer	Applications triggering assessment against the:



	<ul style="list-style-type: none"> <li>a) Landscaping code; or</li> <li>b) Reconfiguring a lot code; or</li> <li>c) Agricultural land overlay code.</li> </ul>
Planting species list	All development is to have regard for the Planting species list.
<b>Natural hazard planning scheme policy</b>	
Bushfire hazard assessment report	Applications triggering assessment against the Bushfire hazard overlay code.
Bushfire hazard management plan	Applications triggering assessment against the Bushfire hazard overlay code.
Coastal hazard assessment report	Applications triggering assessment against the Coastal environment overlay code.
Flood hazard assessment report	Applications triggering assessment against the Flood hazard overlay code
Landslide hazard (geotechnical) assessment report	Application triggering assessment against the Landslide hazard overlay code.
<b>Growth management planning scheme policy</b>	
Development needs assessment report	<p>At Council discretion.</p> <p>Applications proposing the development of five (5) or more lots (including those lots created under a community title scheme), outside of the existing urban footprint may be required to undertake this report.</p>
Economic impact assessment report	<p>At Councils discretion.</p> <p>Applications proposing the development of Business or Entertainment Activities may be required to undertake this report where the development is:</p> <ul style="list-style-type: none"> <li>a) outside of a designated Centre zone and exceeding a GFA of 150m<sup>2</sup>; or</li> <li>b) within a designated Centre zone, but exceeding the maximum GFA for that Centre zone; or</li> <li>c) within the Mixed use zone and exceeding a GFA of 1,500m<sup>2</sup>.</li> </ul>
Structure plan	<p>At Councils discretion.</p> <p>Applications proposing the development of five (5) or more lots (including those lots created under a community title scheme) may be required to undertake this report.</p>
Traffic impact assessment report	<p>At Councils discretion.</p> <p>Applications proposing the development of the following activities may be required to undertake this report:</p> <ul style="list-style-type: none"> <li>a) Accommodation activities: Five (5) or more lots (including those lots created under a community title scheme); or</li> <li>b) Business, Entertainment, Industry, Recreation or Other Activities: Exceeding a GFA of 1,500m<sup>2</sup>; or</li> <li>c) Community Activities: Exceeding a GFA of 500m<sup>2</sup>.</li> </ul>

## **SC6.2 Environmental features planning scheme policy**

### **SC6.2.1 Introduction**

#### **SC6.2.1.1 Relationship to the Planning Scheme**


- (1) This planning scheme policy provides:
  - (a) information the Council may request for a development application; and
  - (b) guidance or advice about satisfying an assessment benchmark which identifies this planning scheme policy as providing that guidance or advice.

#### **SC6.2.1.2 Purpose**

- (1) The purpose of this planning scheme policy is to provide information, guidance and advice for satisfying the assessment benchmarks for the preparation of a site specific:
  - (a) Acid sulfate soil assessment report;
  - (b) Acid sulfate soils management plan;
  - (c) Ecological assessment report; and
  - (d) Vegetation management plan.

#### **SC6.2.1.3 Environmental features overlay mapping**

- (1) Environmental features overlay mapping has been prepared for the local government area, showing the areas of environmental and waterway (water quality) health. This mapping has been prepared in accordance with the requirements of the State Planning Policy (SPP). The specific environmental and waterways overlays to which this PSP applies are:
  - (a) Acid sulphate soils overlay code. Mapping:
    - (i) identifies the Known presence of acid sulfate soils for; Land at or below 5m AHD and Land above 5m AHD and below 20m AHD sub-categories; and
    - (ii) has been prepared at a scale at which a site specific investigation of acid sulfate soils will be necessary to determine the presence and extent of acid sulfate soil on a site (Acid sulfate soils assessment report) and the necessity for an Acid sulfate soils management plan;
  - (b) Environmental significance overlay code. Mapping:
    - (i) identifies Regulated vegetation, Wildlife habitat, Protected and Regulated vegetation features; and
    - (ii) is not a substitute for a site based assessment. A site specific Ecological assessment report should be undertaken and prepared to verify, specific to the site, the presence of Matters of environmental significance on a site and necessity for a Vegetation management plan;
  - (c) Waterways and wetlands overlay code. Mapping:
    - (i) identifies Matters of state environmental significance: High ecological value waters (watercourse), High ecological value waters (wetlands), High ecological significance wetlands, Marine

- 
- (ii) parks and Declared fish habitat area and Matters of local environmental significance: Stream order 1 - 5 sub-categories; and is not a substitute for a site based assessment. A site specific Ecological assessment report should be undertaken and prepared to verify, specific to the site, the presence of matters of environmental significance on a site and necessity for a Vegetation management plan.

## SC6.2.2 Requirements of environmental features documentation

- (1) Environmental features documentation is to be prepared in a clear and concise manner, consistent with the elements identified in Table SC 6.2.2.1 (Requirements of Environmental features documentation) below, as well as any specific requirements identified in the relevant sub-sections of this report.

**Table SC 6.2.2.1 Requirements of environmental features documentation**

Documentation	Preparation	Report requirements
Acid sulfate soils assessment report	<ul style="list-style-type: none"> <li>Prepared by a suitably qualified professional with appropriate technical expertise in the field of acid sulfate soils identification and management.</li> <li>Consultation with other entities may also be necessary including Council, State government and other relevant agencies or individuals.</li> </ul>	<ul style="list-style-type: none"> <li>A site specific Acid sulfate soils assessment report may be requested to provide additional information to Council.</li> <li>A site specific Acid sulfate soil assessment report is to be prepared in accordance with SC6.2.3 (Acid sulfate soils assessment report).</li> <li>An Acid sulfate soils assessment is to be prepared in accordance with the Queensland Acid Sulfate Soils Technical manual (Queensland Government, 2014), or any later guideline as agreed by Council and is to be provided as part of the site specific Acid sulphate soil assessment report.</li> <li>All investigations, testing and design should be undertaken in accordance with industry practice and the provisions of relevant Australian Standards.</li> </ul>
Acid sulfate soils management plan	<ul style="list-style-type: none"> <li>Prepared by a suitably qualified professional with appropriate technical expertise in the field of acid sulfate soils identification and management.</li> <li>Consultation with other entities may also be necessary including Council, State government and other relevant agencies or individuals.</li> </ul>	<ul style="list-style-type: none"> <li>A site specific Acid sulfate soils management plan may be requested to provide additional information to Council.</li> <li>A site specific Acid sulfate soil management plan is to be prepared in accordance with:               <ol style="list-style-type: none"> <li>SC6.2.4 (Acid sulfate soils management plan); and</li> <li>State Planning Policy – State interest guideline: Water quality, August 2014, or any later guideline as agreed by Council.</li> </ol> </li> </ul>
Ecological assessment report	<ul style="list-style-type: none"> <li>Prepared by a suitably qualified professional with a relevant tertiary qualification in ecology, conservation biology or environmental planning and at least 5 years' experience in ecology surveys, assessment and reporting.</li> <li>Consultation with other entities may also be necessary including Council, State government and other relevant agencies or individuals.</li> </ul>	<ul style="list-style-type: none"> <li>A site specific Ecological assessment report may be requested to provide additional information to Council.</li> <li>A site specific Ecological assessment report is to be prepared in accordance with SC6.2.5 (Ecological assessment report).</li> </ul>

<p>Vegetation management plan</p>	<ul style="list-style-type: none"> <li>• Prepared by a suitably qualified professional with a relevant tertiary qualification in ecology, conservation biology or environmental planning and at least 5 years' experience in vegetation management, assessment and reporting.</li> <li>• Consultation with other entities may also be necessary including Council, State government and other relevant agencies or individuals.</li> </ul>	<ul style="list-style-type: none"> <li>• A site specific Vegetation management plan may be requested to provide additional information to Council.</li> <li>• A site specific Vegetation management plan is to be prepared in accordance with SC6.2.6 (Vegetation management plan).</li> </ul>
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## **SC6.2.3 Acid sulfate soils assessment report**

### **SC6.2.3.1 Purpose of an Acid sulfate soils assessment report**

- (1) An Acid sulfate soils assessment report is required to:
  - (a) quantify the extent and severity of acid sulfate soils for a particular site;
  - (b) ensure appropriate methods are implemented to mitigate or avoid the disturbance of acid sulfate soils; and
  - (c) provide information and guidance to support the outcomes required by the Acid sulfate soils overlay code.

### **SC6.2.3.2 Preparation of an Acid sulfate soils assessment report**

- (1) The site-specific Acid sulfate soils assessment report is to include an acid sulfate soils assessment, as detailed in Table SC 6.2.2 (Requirements of environmental features documentation) of this planning scheme policy.
- (2) An Acid sulfate soil assessment report is to:
  - (a) explain the methodology and findings of the acid sulfate soils assessment to determine the presence, extent and severity of any actual acid sulfate soils or potential acid sulfate soils on the site;
  - (b) evaluate the potential for harm to the environment or to constructed assets as a result of the development; and
  - (c) make recommendations as to whether management measures are needed.
- (2) If the acid sulfate soil assessment report finds that acid sulfate soils will be affected by the development, then an Acid sulfate soil management plan is to be prepared in accordance with SC6.2.4 (Acid sulfate soils management plan).


## **SC6.2.4 Acid sulfate soils management plan**

### **SC6.2.4.1 Purpose of an Acid sulfate soils management plan**

- (1) An Acid sulfate soils management plan is required to:
  - (a) explain how acid sulfate soils will be managed on the site to minimise or prevent harm to the environment or to constructed assets; and
  - (b) provide information and guidance to support the outcomes required by the Acid sulfate soil overlay code.

### **SC6.2.4.2 Preparation of an Acid sulfate soils management plan**

- (1) An Acid sulfate soil management plan is to include at a minimum:
  - (a) a two-dimensional map of the actual or potential acid sulfate soils to the depth of disturbance;
  - (b) details that reflect potential on-site and off-site impacts of the disturbance on the soil and the groundwater levels;
  - (c) the methods that will be used to avoid, treat or otherwise manage acid sulfate soils, including the contained on-site management and treatment of potential and actual acid sulfate soils;
  - (d) the details of any pilot project or field trial to be undertaken to prove the effectiveness of any new technology or innovative management practice being proposed;
  - (e) details of the management of the height of the groundwater table on-site and off-site both during and after construction;
  - (f) details of all soil and water monitoring, both manual and automated, to be performed during and after treatment, and including verification testing of soils;
  - (g) details of the handling and storage of neutralising agents;
  - (h) details of contained on-site treatment and management of potentially contaminated stormwater run-off, and leachate including details of groundwater management associated with the works both in the short and long term;
  - (i) a description of contingency measures to be implemented on and off the site if the management procedures prove to be unsuccessful and acid is generated or leachate problems occur; and
  - (j) details of the treatment and management of surface drainage waters for disturbed acid sulfate soils.
- (2) The Acid sulfate soil management plan is to provide for the ongoing management and monitoring of impacts of acid sulfate soil material throughout the construction and operation of the project and describe the construction schedules and environmental management procedures.
- (3) The development is to be staged so that the potential impact of any area disturbed at any one time is limited and easily managed. Documentation containing the schedule of monitoring is to be made available for Council inspections.

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- (4) Action is to be taken to prevent or minimise any adverse impacts on surface water, groundwater, the site and surrounding areas. These actions are to be documented in the acid sulfate soil management plan and include:
- (a) objectives and outcomes;
  - (b) management measures;
  - (c) performance indicators;
  - (d) elements to be monitored;
  - (e) a monitoring schedule;
  - (f) contingency plans;
  - (g) responsibilities;
  - (h) reporting and review requirements; and
  - (i) training arrangements.



## **SC6.2.5 Ecological assessment report**

### **SC6.2.5.1 Purpose of an Ecological assessment report**

- (1) An Ecological assessment report is required to:
  - (a) quantify the matters of environmental significance on a particular site;
  - (b) ensure appropriate methods are implemented to appropriately protect, manage or restore matters of environmental significance on the site; and
  - (c) provide information and guidance to support the outcomes required by the Environmental significance overlay code and Waterways and wetlands overlay code.

### **SC6.2.5.2 Undertaking an Ecological assessment report**

- (1) An Ecological assessment report is to incorporate a tree survey plan in accordance with SC6.2.5.3 (Preparation of a Tree survey plan), which identifies all the trees on the development site.
- (2) Prior to any field survey work commencing, records are to be investigated to identify likely regional ecosystems, flora, and fauna species (including weed and pest animal species) which may occur on the site or on adjoining lands within a one kilometre radius of the site. Records to be investigated include:
  - (a) research reports;
  - (b) local knowledge (such as from local catchment and environment groups);
  - (c) databases, such as the Council and Queensland Government regional ecosystem mapping, and flora and fauna records held by the Queensland Government (Wildnet), Queensland Museum and Queensland Herbarium; and
  - (d) published literature.
- (3) The field survey is to assess the presence or likely presence of ecological features, significant vegetation communities, and flora and fauna species (including weed and pest animal species) on the site. Specifically, it should:
  - (a) incorporate coverage of all major habitat types on the site;
  - (b) use survey techniques suited to a diversity of flora and fauna; and
  - (c) consider seasonal variations, survey duration and climatic conditions.
- (4) Ecological features and processes are essential to the conservation of biodiversity and the maintenance of ecosystem services. Some examples of ecological features and processes which need to be identified on or adjoining the site are:
  - (a) areas that contain nationally and internationally important flora, fauna, ecological communities and heritage places as identified in the *Environment Protection and Biodiversity Conservation Act 1999*;
  - (b) areas declared as Fish Habitat Areas under the *Fisheries Act 1994*;

- (c) areas prescribed under the *Nature Conservation Act 1992*, including areas subject to an Interim Conservation Order and areas subject to a conservation plan;
  - (d) areas identified as having conservation significance under the *Coastal Protection and Management Act 1995*;
  - (e) important habitat features or evidence of fauna species, such as trees supporting scratch marks and hollows, stags, scats, tracks and other traces, fruit and seed falls, fauna trails, fallen logs, termite mounds, ground diggings, rock outcrops, nests in banks and roost, nest and den trees;
  - (f) areas that would be suitable for habitat restoration, consolidating any existing habitat on site or on adjoining sites.
- (5) To identify flora and vegetation communities, plot or transect-based survey methods are to be used when establishing a flora species inventory, weed survey, or searching for significant flora species. All vegetation communities, including wetlands and, within these, all microhabitats (such as dry gullies) are to be identified. The regional ecosystem type is to be classified and the age, structure, composition and condition of the vegetation is to be assessed. Plans and literature may also have flora and fauna records.
- (6) For fauna surveys, a minimum of 4 days and 4 nights of survey time are recommended to minimise any sampling duration influences within any given sampling period. Regard must also be had for any migratory species which may not be present but habitually use the location. In circumstances where less sampling effort is proposed, appropriate justification is to be provided in the ecological assessment report. The biodiversity survey principles to be considered when undertaking a fauna survey include:
- (a) survey methodology which accounts for habitat diversity and species requirements;
  - (b) survey design to minimise factors which may reduce the quality of the survey results;
  - (c) data is collected in a consistent format; and
  - (d) ecological investigations in accordance with best-practice research ethics.
- (7) Fauna data is to be supported by the start and end dates of the survey, coordinates of the survey location, scientific and common name of identified species and the location precision.
- (8) Identify any existing impacts or threatening processes to the ecological features, vegetation communities (regional ecosystems) and flora and fauna species on the site.
- (9) Outline the likely impacts of development on the ecological features and flora and fauna species. Examples of spatial and temporal impacts from development include:
- (d) loss or fragmentation of habitat;
  - (e) decrease or change in structure, composition, complexity and connectivity of vegetation;
  - (f) increased edge effects, such as noise and light;

- (g) earthworks and installation of infrastructure, such as retaining walls, paths, roads, stormwater treatment devices;
- (h) weed and pest animal invasion;
- (i) changes to fire risks and regimes;
- (j) changes to flow regimes, nutrients, sediment and pollutant loads;
- (k) barriers to safe wildlife movement such as roads or fences; and
- (l) introduction of domestic animals.

### **SC6.2.5.3 Preparation of a Tree survey plan**

- (1) A Tree survey plan forms part of the Ecological assessment report (SC6.2.5.4 Preparation of an Ecological assessment report) and involves identifying, assessing and surveying all trees on a site and provides a description of the site and the proposed works.
- (2) The Tree survey plan comprises a map and a supporting table or report outlining the location and other attributes of trees located on the site. It is to incorporate the following information:
  - (a) a scaled tree survey map overlaid on the development layout, identifying the location of:
    - (i) individual trees, ensuring each tree is numbered and the area of the canopy spread is shown indicatively;
    - (ii) those trees proposed for retention;
    - (iii) those trees proposed for removal; and
    - (iv) any tree protection zones;
  - (b) a table which includes:
    - (i) the number for each tree identified on the tree survey map;
    - (ii) tree species (botanical and common names);
    - (iii) height;
    - (iv) diameter at breast height;
    - (v) canopy spread (in square metres);
    - (vi) condition/health;
    - (vii) evidence of fauna use or habitat value including scratch marks, hollows, nests, termites and scats;
    - (viii) trees to be removed or root zones to be impacted; and
    - (ix) trees to be retained;
  - (c) photographs of the site, key tree species and evidence of fauna use, where relevant; and
  - (d) any other supporting information provided by a qualified arborist.

### **SC6.2.5.4 Preparation of an Ecological assessment report**

- (1) The Ecological assessment report informs the design of the development layout and footprint and is to be completed prior to the development design and layout.
- (2) The level of detail contained within the Ecological assessment report will vary, reflecting the nature of the development and site attributes. The report is to include at a minimum:
  - (a) a description of the methodology used to complete the assessment:

- (i) provide a full description of the field survey methodology used and assumptions made;
  - (ii) detail all background investigations undertaken including literature reviewed, and recognised specialists, authorities and local naturalists consulted or referenced; and
  - (iii) reports that rely primarily on desktop research with little or no field-based work are not acceptable;
- (b) a description and map of the ecological features and processes, vegetation communities and flora and fauna species of the site and adjacent lands will at a minimum:
- (i) identify and detail ecological features and provide a map displaying the location and extent of the ecological features. This is referred to as an ecological features map. Appropriate photographs and figures will enable the identification and location of ecological features on the ground;
  - (ii) in addition to identifying ecological features, the Ecological Features map is also to include:
    - (A) 1m contours for the existing site topography;
    - (B) areas included in the Environmental significance overlay map;
    - (C) location of waterway corridors and wetlands as shown on the Waterway and wetlands overlay map;
    - (D) existing buildings and infrastructure such as roads or sewer lines; and
    - (E) nature and extent of any vegetation protected under the *Vegetation Management Act 1999*;
  - (iii) describe key ecological processes occurring on the site and adjacent lands;
  - (iv) include appropriate photographs, figures and maps that will enable the identification and location of ecological features on the ground;
  - (v) accurately map and describe the vegetation communities, (remnant and non-remnant vegetation) in the site and on adjacent lands. Include details such as age, structure, composition and condition of vegetation communities on the site and on adjacent lands;
  - (vi) describe and map accurately the terrestrial and aquatic flora species and vegetation communities (including details such as age, structure, composition, condition, State/national significance and regional ecosystem status) in the site and on adjacent lands. A table outlining the location and attributes of trees on the development site should also be provided;
  - (vii) document and describe the presence of any flora species listed as threatened under Commonwealth or State legislation;
  - (viii) provide any past flora and fauna records of the site and adjoining lands within a 1km radius of the site. Records include research reports, local knowledge and databases, such as the Queensland Museum and Queensland Herbarium records;
  - (ix) identify terrestrial and aquatic fauna species present or likely to be present within the site and adjacent lands;
  - (x) prepare an appropriately scaled map identifying the location of key habitat features or evidence of fauna species, including trees supporting scratch marks and hollows, stags, fruit and seed falls, fauna trails, fallen logs, termite mounds, ground diggings, rock outcrops, nests in banks and roost, nest and den trees; and
  - (xi) document and describe the presence of any fauna species.
- (c) document potential development impacts on ecological features and processes including:
- (i) an outline of the proposed development:

- (A) nature of the land use;
    - (B) the extent of the development footprint and details of the site layout; and
    - (C) development design including the building height in metres, location of any outdoor lighting, audio systems or other noise generating activities;
  - (ii) identification of the proposed hours of operation if non-residential including:
    - (A) the number of people anticipated on site at various times during the day and night; and
    - (B) the number and type of vehicle movements anticipated on site during the ongoing operation phase;
  - (iii) for the construction phase, details of the sequence of any proposed vegetation clearing, type of construction machinery and proposed barriers to restrict site access to ecologically sensitive areas;
  - (iv) differentiation between the impacts likely to occur during the construction of the development versus those impacts resulting from the ongoing operation of the development (including cumulative impacts of the development); and
  - (v) details of potential spatial (on-site and off-site) and temporal (short- and long-term) direct and in-direct impacts from the development on flora and fauna species and vegetation communities, including consideration of the construction and operational phases of the development. Specifically discuss the likely consequences of the identified impacts for the site and adjacent lands;
  - (vi) the degree of confidence with which the impacts of the action are known and understood;
- (d) detail how the layout of the development avoids impacts to the ecological features and processes and significant flora and fauna species and outline the impact mitigation measures that will be undertaken to reduce the impacts to ecological features and processes by:
- (i) clearly demonstrating how the proposed mitigation strategies will enable the development to meet the nature conservation obligations as described in the relevant statutory planning mechanisms; and
  - (ii) providing information about development designs to mitigate impacts to ecological features and processes, such as:
    - (A) protecting ecological connectivity;
    - (B) enhancing habitat extent and condition; and
    - (C) rehabilitating degraded areas.

## SC6.2.6 Vegetation management plan

### SC6.2.6.1 Purpose of a Vegetation management plan

- (1) A Vegetation management plan is required to ensure appropriate methods are implemented to appropriately protect against, manage or restore the disturbance of vegetation before, during and after construction works on a site.
- (2) A Vegetation management plan may be required prior to or as a condition of a development approval; in which case it is required to be lodged before the commencement of site works or any interference with vegetation.

### SC6.2.6.2 Preparation of a Vegetation management plan

- (1) A Vegetation management plan is to comprise a plan of layout and supporting text.
- (2) The plan of layout is to include the following standard features as a minimum:
  - (a) cadastral and property boundaries and dimensions adequate to interpret the plan;
  - (b) layout of development, including existing and proposed alignments of services and infrastructure;
  - (c) location and description of vegetation to be retained, cleared and restored, including drainage lines, waterway corridors, wetlands and other ecological features;
  - (d) location of protective fences or other vegetation protection measures such as designated vehicle access, signage, tree guards and retaining clumps of trees for wind and storm protection;
  - (e) contours (including areas for proposed filling and excavation);
  - (f) location and type of erosion measures;
  - (g) location of dedicated work areas including stockpile and disposal sites; and
  - (h) location of machinery access ways.
- (3) The supporting text is a critical component of a Vegetation management plan and reports on the four main steps of vegetation management processes, namely:
  - (a) project management;
  - (b) vegetation protection;
  - (c) clearing and disposal; and
  - (d) rehabilitation and maintenance.
- (4) Each step is presented in Table SC 6.2.6.2.1 (Vegetation management plan preparation) with suggested approaches as to how to achieve the key aims and outcomes.

**Table SC 6.2.6.2.1 Vegetation management plan preparation**

Key aims or outcomes	Suggested approach
A. Project Management	
• To formulate and implement vegetation	• Vegetation management plan to be

<p>management actions.</p> <ul style="list-style-type: none"> <li>• To clearly identify objectives, methods and reporting lines.</li> <li>• To inform all relevant people, companies and workers of their responsibilities.</li> </ul>	<p>prepared in conjunction with engineering requirements.</p> <ul style="list-style-type: none"> <li>• Vegetation management to be an integral part of the construction and operational phases.</li> <li>• Nominate a person with responsibility for overseeing development works (such as the site supervisor), a person responsible for implementing vegetation management plan actions on site, and a person for point-of-contact for the Council.</li> <li>• Instruct all workers and contractors as to their role in vegetation management.</li> <li>• Provide the method of assessing compliance with the vegetation management plan.</li> </ul>
<b>B. Vegetation protection</b>	
<ul style="list-style-type: none"> <li>• To effectively protect vegetation during construction and operational phases.</li> </ul>	<ul style="list-style-type: none"> <li>• Identify vegetation for removal and protection on a vegetation retention plan.</li> <li>• Refer to appropriate Australian Standards e.g. AS 4970-2009 (Protection of trees on development sites), and AS 4373-2007 (Pruning of amenity trees).</li> <li>• Implement vegetation protection measures during construction. These commonly include designated vehicle access ways, signage, protective barrier fences, silt fences, tree guards and dedicated work areas. Establish these measures prior to works commencing and maintain the measures throughout the construction phase.</li> <li>• Protect the root zones of individual trees or clumps of trees from compaction, filling, stockpiling or excavation. Refer to AS 4373-2007 (Pruning of amenity trees).</li> <li>• Identify a replacement formula for trees which are damaged.</li> </ul>
<b>C. Clearing and disposal</b>	
<ul style="list-style-type: none"> <li>• To minimise the adverse impacts of vegetation clearance.</li> <li>• To maximise recycling or re-use of cleared vegetation.</li> <li>• To minimise the impacts on existing fauna.</li> </ul>	<ul style="list-style-type: none"> <li>• Clearly identify and indicate on a plan the area of vegetation proposed to be cleared in relation to tree protection zones and structural root protection zones.</li> <li>• Use clearing methods that will not damage adjacent protected vegetation and that will minimise soil profile disturbance. Match the type of equipment to be used with the specific clearing task. There are many options available, including excavator-mounted hydraulic grabs etc.</li> <li>• Recycle cleared vegetation for re-use on or off site. Recycling techniques include mulching, tub-grinding, wood chipping and salvage. Do not recycle weed materials as this has potential to spread weed propagules.</li> <li>• Obtain advice from a qualified arborist when work is proposed within the tree</li> </ul>

	<p>protection zone.</p> <ul style="list-style-type: none"> <li>• Clear vegetation sequentially to allow for natural retreat of fauna.</li> <li>• Employ a suitably qualified fauna spotter and a fauna catcher during the vegetation clearing and disposal phase of the project.</li> </ul>
<p><b>D. Rehabilitation and maintenance</b></p>	
<ul style="list-style-type: none"> <li>• To restore and enhance areas in the post-construction phase.</li> <li>• To maximise survival opportunities for areas of retained vegetation and newly rehabilitated areas.</li> </ul>	<ul style="list-style-type: none"> <li>• Use species native to the site, including species known to provide food and habitat for native fauna or those species identified in SC6.4.5 (Planting species list).</li> <li>• Use a mix of species which replicate all strata in the nominated Regional Ecosystem that was originally on site pre-clearing.</li> <li>• Use species to augment the functioning of ecological corridors and nodes through the site.</li> <li>• Do not use plants that will compete with or displace existing local native species, or that have the potential to become new and emerging weed species.</li> <li>• Specify a maintenance program in the Vegetation management plan to ensure the long-term health and vigour of retained vegetation and healthy growth of new plantings, including specified growth targets. Give details on mulching, watering and fertiliser regimes, regular inspection schedules for damage or disease, replacement planting criteria and weed control measures.</li> </ul>



## **SC6.3 Heritage planning scheme policy**

### **SC6.3.1 Introduction**

#### **SC6.3.1.1 Relationship to the Planning Scheme**

- (1) This planning scheme policy provides:
  - (a) information the Council may request for a development application; and
  - (b) guidance or advice about satisfying an assessment benchmarks which identifies this planning scheme policy as providing that guidance or advice.

Note – This planning scheme policy does not remove obligations under the *Queensland Heritage Act 1992* for places identified on the Queensland Heritage Register.

#### **SC6.3.1.2 Purpose**

- (1) The purpose of this planning scheme policy is to provide information, guidance and advice for satisfying the assessment benchmarks for the preparation of a site specific:
  - (a) Heritage impact assessment report;
  - (b) Heritage management plan; and
  - (c) Archaeological management plan.

#### **SC6.3.1.3 Heritage overlay mapping**

- (1) Heritage overlay mapping has been prepared for the local government area, showing the areas of local and state heritage significance. This mapping has been prepared in accordance with the requirements of the SPP. The specific overlay to which this PSP applies is:
  - (a) Heritage overlay code. Mapping:
    - (i) identifies the State heritage place and Local heritage place features.

## SC6.3.2 Requirements of heritage documentation

- (1) Heritage documentation to be prepared in a clear and concise manner, consistent with the elements identified in Table SC 6.3.2.1 (Requirements of heritage documentation) below, as well as any specific requirements identified in the relevant sub-sections of this report.

**Table SC 6.3.2.1 Requirements of heritage documentation**

Documentation	Preparation	Report requirements
Heritage impact assessment report	<ul style="list-style-type: none"> <li>Prepared by a suitably qualified professional with tertiary qualification in an area related to heritage conservation and appropriate technical expertise in the field of cultural heritage identification and mitigation.</li> <li>Consultation with other entities may also be necessary including Council, State government and other relevant agencies or individuals.</li> </ul>	<ul style="list-style-type: none"> <li>A site specific Heritage impact assessment report may be requested to provide additional information to Council.</li> <li>A site specific Heritage impact assessment report is to be prepared in accordance with:               <ol style="list-style-type: none"> <li>SC6.3.3 (Heritage impact assessment report);</li> <li>the Burra Charter: The Australian ICOMOS Charter for places of cultural heritage significance (1999); and</li> <li>the <i>Aboriginal Cultural Heritage Act 2003</i>.</li> </ol> </li> <li>All investigations, testing and design should be undertaken in accordance with industry practice and the provisions of relevant Australian Standards.</li> </ul>
Heritage management plan	<ul style="list-style-type: none"> <li>Prepared by a suitably qualified professional with tertiary qualification in an area related to heritage conservation and appropriate technical expertise in the field of cultural heritage identification and mitigation.</li> <li>Consultation with other entities may also be necessary including Council, State government and other relevant agencies or individuals.</li> </ul>	<ul style="list-style-type: none"> <li>A site specific Heritage management plan may be requested to provide additional information to Council.</li> <li>A site specific Heritage management plan is to be prepared in accordance with:               <ol style="list-style-type: none"> <li>SC6.3.4 (Heritage management plan);</li> <li>the Burra Charter: The Australian ICOMOS Charter for places of cultural heritage significance (1999); and</li> <li>the <i>Aboriginal Cultural Heritage Act 2003</i>.</li> </ol> </li> <li>All investigations, testing and design should be undertaken in accordance with industry practice and the provisions of relevant Australian Standards.</li> </ul>
Archaeological management plan	<ul style="list-style-type: none"> <li>Prepared by a suitably qualified professional with tertiary qualification in archaeology and appropriate technical expertise in the surveying, identification, recording, assessment and evaluation archaeological sites.</li> <li>Consultation with other entities may also be necessary including Council, State</li> </ul>	<ul style="list-style-type: none"> <li>A site specific Archaeological management plan may be requested to provide additional information to Council.</li> <li>A site specific Archaeological management plan is to be prepared in accordance with:               <ol style="list-style-type: none"> <li>SC6.3.5 (Archaeological management plan);</li> <li>Guideline: Archaeological</li> </ol> </li> </ul>

	<p>government and other relevant agencies or individuals.</p>	<p>investigations, DEHP, 2013.</p> <ul style="list-style-type: none"> <li>e) the Burra Charter: The Australian ICOMOS Charter for places of cultural heritage significance (1999); and</li> <li>f) the <i>Aboriginal Cultural Heritage Act 2003</i>.</li> </ul> <ul style="list-style-type: none"> <li>• All investigations, testing and design should be undertaken in accordance with industry practice and the provisions of relevant Australian Standards.</li> </ul>
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### **SC6.3.3 Heritage impact assessment report**

#### **SC6.3.3.1 Purpose of a Heritage impact assessment report**

- (1) A Heritage impact assessment report is required to:
  - (a) quantify the extent and severity of potential damage to or impacts on a Heritage place; and
  - (b) provide information and guidance to support the outcomes required by the Heritage overlay code.

#### **SC6.3.3.2 Preparation of a Heritage impact assessment report**

- (1) A Heritage impact assessment report is to include at a minimum:
  - (a) a description of the history of the place and a description of the place (including any relevant components, contents, spaces and views that contribute to the significance of the place noted in the Place Card);
  - (b) a review of the Statement of Significance of the place;
  - (c) reference to an existing Conservation management plan or Archaeological management plan and the management policies included in either plan (if available);
  - (d) plans or some form of documentation that illustrate the development plan and site layout;
  - (e) a heritage impact statement (based on the principles of the Burra Charter: The Australian ICOMOS Charter for places of cultural heritage significance), including:
    - (i) photographs of the Heritage place;
    - (ii) the identification of the aesthetic, architectural, historical, scientific and social or technological significance; and
    - (iii) the demonstration that proposed development conserves, or minimises the impact on, the significance of the place and, if relevant, reflects the management policies contained in the Conservation management plan or Archaeological management plan;
  - (f) if it is determined that the proposed development will impact the significance of the place, information must be provided to demonstrate why the change is required, what options were considered and what measures are provided to reduce the detrimental impact that may result from the change; and
  - (g) list any references used in the production of the statement and any relevant technical information or correspondence from government departments.

## **SC6.3.4 Heritage management plan**

### **SC6.3.4.1 Purpose of a Heritage management plan**

- (1) A Heritage management plan is required to:
  - (a) identify the strategies and management techniques a development is to implement to mitigate or reduce adverse impacts on a Heritage place as a result of development; and
  - (b) provide information and guidance to support the outcomes required by the Heritage overlay code.

### **SC6.3.4.2 Preparation of a Heritage management plan**

- (1) A Heritage management plan is to include at a minimum:
  - (a) an outline of the significance of the place, the conditions of approval for development to a Heritage place and particular requirements to manage the significance of the place during development, including where necessary an archival recording of the place where demolition or removal is required;
  - (b) a description of the extent of the heritage boundary and the specific heritage features within the boundary;
  - (c) an outline of the requirements for the management of any approved works within sensitive areas, including:
    - (i) council conditions of approval for the work;
    - (ii) work method statements for work requiring particular care and attention to appropriate conservation methods; and
    - (iii) training of contractors, including 'tool box talks';
  - (d) an assessment of the risk inherent in particular activities to the significance of the place and appropriate mitigation and/or monitoring responses; and
  - (e) a procedure for the incidental discovery of items of potential cultural heritage significance, including archaeological artefacts.

## **SC6.3.5 Archaeological management plan**

### **SC6.3.5.1 Purpose of an Archaeological management plan**

- (1) An Archaeological management plan is required to:
  - (a) provide additional information regarding the extent and severity of ground-breaking activities on a site;
  - (b) identify the management activities which will be undertaken to reduce adverse impacts as a result of development that has been identified as an archaeological place; and
  - (c) provide information and guidance to support the outcomes required by the Heritage overlay code.

### **SC6.3.5.2 Preparation of an Archaeological management plan**

- (1) An Archaeological management plan is to be prepared in accordance with Table SC6.3.2 (Requirements of heritage documentation) and include at a minimum:
  - (a) descriptions of the significant archaeological features and artefacts of a place, or the potential for archaeological features and artefacts to be present, and the proposed methodology to manage impacts on the features and artefacts during approved ground-breaking activity, including the procedure to manage unexpected discoveries;
  - (b) outline of the methodology for evaluating the extent, nature and integrity of the site and its significance should ground breaking activities be unavoidable;
  - (c) definitions of the appropriate management measures for the site, having regard to its potential significance, inclusive of the establishment of any ground disturbance exclusion zones and/or monitoring areas;
  - (d) specification of the process for dealing with new/unexpected finds of an archaeological nature resulting from ground-breaking activities, including advising Council of any such discovery; and
  - (e) an outline of the process for the curation and long-term ownership and management of any archaeological material collected as a result of development activities within the curtilage of a Heritage place that has been identified as an archaeological place.

## **SC6.4 Landscaping planning scheme policy**

### **SC6.4.1 Introduction**

#### **SC6.4.1.1 Relationship to the Planning Scheme**

- (1) This planning scheme policy provides:
  - (a) information the Council may request for a development application; and
  - (b) guidance or advice about satisfying an assessment benchmarks which identifies this planning scheme policy as providing that guidance or advice.

#### **SC6.4.1.2 Purpose**

- (1) The purpose of this planning scheme policy is to provide information, guidance and advice for satisfying the assessment benchmarks for the preparation of a site specific:
  - (a) Landscaping plan;
  - (b) Landscaped separation buffer plan; and
  - (c) Planting species list.

## SC6.4.2 Requirements of landscaping documentation

- (1) Landscaping documentation to be prepared in a clear and concise manner, consistent with the elements identified in Table SC 6.4.2.1 (Requirements of landscaping documentation) below, as well as any specific requirements identified in the relevant sub-sections of this report.

**Table SC 6.4.2.1 Requirements of landscaping documentation**

Documentation	Preparation	Report requirements
Landscaping plan	<ul style="list-style-type: none"> <li>Prepared by a suitably qualified professional with appropriate technical expertise in landscape architecture, horticulture or similar</li> <li>Consultation with other entities may also be necessary including Council, State government and other relevant agencies or individuals.</li> </ul>	<ul style="list-style-type: none"> <li>A site specific Landscaping plan may be requested to provide additional information to Council.</li> <li>A site specific Landscaping plan is to be prepared in accordance with               <ol style="list-style-type: none"> <li>SC6.4.3 (Landscaping plan);</li> <li>SC6.4.5 (Planting species list); and</li> <li>SC6.8 (WRC development manual).</li> </ol> </li> </ul>
Landscaped separation buffer plan	<ul style="list-style-type: none"> <li>Prepared by a suitably qualified professional with appropriate technical expertise in the identification and mitigation of agricultural or industrial impacts or the design of landscaped buffers.</li> <li>Consultation with other entities may also be necessary including Council, State government and other relevant agencies or individuals.</li> </ul>	<ul style="list-style-type: none"> <li>A site specific landscaped separation buffer plan may be requested to provide additional information to Council.</li> <li>A site specific Landscaped separation buffer plan is to be prepared in accordance with               <ol style="list-style-type: none"> <li>SC6.4.4 (Landscaped separation buffer plan);</li> <li>SC6.4.5 (Planting species list); and</li> <li>SC6.8 (WRC development manual).</li> </ol> </li> </ul>
Planting species list	-	-




### **SC6.4.3 Landscaping plan**

#### **SC6.4.3.1 Purpose of a Landscaping plan**

- (1) A landscaping plan is required to:
  - (a) identify the suitable purposes and specifies plants recommended to be established on the site; and
  - (b) ensure appropriate methods and management activities are implemented to ensure survival of vegetation; and
  - (c) provide information and guidance to support the outcomes required by the Landscaping code.

#### **SC6.4.3.2 Preparation of a Landscaping plan**

- (1) A Landscaping plan is to include a plan of layout and supporting text.
- (2) A description and dimensioned site plan (drawn to an appropriate metric scale) is to include at a minimum:
  - (a) the project description and location;
  - (b) landscape architect / designer's name and contact details;
  - (c) the date on which the plan was prepared together with a plan number which clearly identifies the plan and any amendments thereof;
  - (d) the location of property boundaries, road alignments and street names;
  - (e) the location of underground and overhead services, including drainage, sewerage, power lines, electricity, telephone and gas;
  - (f) the location, botanical name and size of existing trees and shrubs and intended retention or removal of these plants to be clearly nominated;
  - (g) contours and spot levels, both existing and proposed to all surfaces, including levels at the base of all existing vegetation to be retained, and surface levels of paved areas and access covers;
  - (h) location and design of proposed stormwater drainage works including direction of overland flow, location of field inlets (as required) and methods to ensure erosion control;
  - (i) details of the location of any earth cuts, fills or mounds within landscaped areas and details of proposed measures to ensure stability, including location, height and materials of retaining walls;
  - (j) location of all existing and proposed buildings, landscape structures, storage areas, pathways, driveways and parking areas, outdoor furniture (where relevant e.g. centres) and fencing;
  - (k) details including design, materials used and colours of proposed edging, surface treatments, fencing, pergolas and raised gardens;
  - (l) location and nature of all proposed vegetation including:
    - (i) a graphic code/key (as nominated on the plan);
    - (ii) scientific or botanical names of plants;

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- (iii) common names of plants (not essential);
    - (iv) spread at maturity;
    - (v) height at time of planting (measured from pot soil level to top of growing tip) (not essential);
    - (vi) crown width at time of planting (not essential); and
    - (vii) quantity of each species used;
  - (m) evidence of measures taken for conservation, protection and maintenance of sites which have environmental, ecological, cultural, architectural, historic, scenic, visual, streetscape or scientific significance; and
  - (n) a maintenance plan, detailing the intended arrangements for maintenance of the landscaping, and the conservation, protection and maintenance of significant sites, including at a minimum, the schedule for:
    - (i) weed control;
    - (ii) irrigation and watering;
    - (iii) plant maintenance and pruning; and
    - (iv) fertilizer management.

## **SC6.4.4 Landscaped separation buffer plan**

### **SC6.4.4.1 Purpose of a Landscaped separation buffer plan**

- (1) A landscaped buffer plan is required to:
  - (a) achieve appropriate separation between:
    - (i) sensitive land uses and Rural, Special industry or High impact industry zones; or
    - (ii) major infrastructure elements (such as State-controlled roads) and sensitive uses; or
    - (iii) environmentally significant areas or edges of existing Native vegetation from development;
  - (b) ensure appropriate mitigation methods and management activities are implemented to reduce the potential conflict between incompatible uses; and
  - (c) provide information and guidance to support the outcomes required by the Landscaping code, Reconfiguring a lot code and the Agricultural land overlay code.

### **SC6.4.4.2 Preparation of a Landscaped separation buffer plan**

- (1) A Landscaped separation buffer plan is to include a plan of the layout and supporting text.
- (2) A description and dimensioned site plan (drawn to an appropriate metric scale) is to include at a minimum:
  - (a) the project description and location;
  - (b) landscape architect / designer's name and contact details;
  - (c) the date on which the plan was prepared together with a plan number which clearly identifies the plan and any amendments thereof;
  - (d) the location of property boundaries, road alignments and street names;
  - (e) consideration and descriptions of the existence and location of surrounding land uses. The development should be in a position which will not result in the potential for land use conflict between neighbouring land uses;
  - (f) consideration of the nature of the buffer. Buffer areas may be temporary and can be reserved for public open spaces or further residential development once conflicting land use has ceased. Residential subdivision applications may contain mandatory identified buffer areas for development unless the development occurs after neighbouring agricultural activities have ceased;
  - (g) the extent of the buffer area, the location and spacing of the trees and shrubs with the provision of a list of tree and shrub species, having regard to the type of buffer required.
- (10) Separation buffers are to be provided between sensitive uses or any part of a lot included in a Residential zone, Emerging community zone or Rural residential zone and Rural or Industry zones. This buffer may be provided in the form of a landscaped separation buffer (distances set out in Table SC 6.4.4.2.1) or as an open space separation buffer (distances set out in Table SC 6.4.4.2.2).

- (a) To be effective, a landscaped separation buffer is to meet the following criteria:
- (i) be located as close as practicable to the point of release of the spray;
  - (ii) not be located on land used for a Rural activity;
  - (iii) provide a minimum landscaped separation distance in accordance with the dimensions of Table SC 6.4.4.2.1 (Landscaped separation buffer distances).

**Table SC 6.4.4.2.1 Landscaped separation buffer distances**

Zone/Existing Use	Total landscaped separation buffer distance (including fire break)
Rural zone	40m
Low impact industry zone	
Medium impact industry zone	
Waterfront and marine industry zone	
Low impact industry use	
Marine industry use	
Medium impact industry use	
Research and technology industry use	
Service industry use	
Warehouse use	
High impact industry zone	50m
High impact industry use	
Special impact zone	60m
Special industry use	

- (iv) provide a 10m cleared fire break area on either side of a vegetated strip (this fire break area is included within the total width of the landscaped separation buffer. Where the total width of landscaped separation buffer is 40m, 10m cleared area is located either side of a 20m wide vegetated area).
- (v) the vegetated area is to be comprised of a minimum of three rows ensuring there is foliage from base to crown with no gaps in the lower canopy:
  - (A) rows 1 and 3 are composed of short to medium sized tree species; and
  - (B) row 2 is composed of taller tree species.
- (vi) contain random plantings of a variety (at least 3) of tree and shrub species of differing growth habits, at a spacing of 2.5m and listed in Table SC 6.4.5.2.3 (Large screening shrubs and windbreaks) of PSP SC6.4.5 (Planting species list);
- (vii) provide a permeable barrier which allows air to pass through the buffer. A porosity of 0.5 is acceptable (that is, approximately 50% of the screen should be air space);
- (viii) have a mature tree height of 1.5 times the spray release height or target vegetation height, whichever is the highest;
- (ix) have mature height and width dimensions which do not detrimentally impact upon adjacent cropped land;
- (x) be planted in accordance with PSP SC6.8 (WRC development manual);
- (xi) be contained within a legal covenant which outlines maintenance requirements; and
- (xii) will not be considered operational until the trees reach the minimum effective height to control spray drift (1.5 times the spray release height or target vegetation height, whichever is the highest). Until then the landscaped separation buffer is to be maintained in line with a scheduled maintenance plan. The maintenance plan is to include at a minimum a schedule for:

- (A) weed control;
  - (B) irrigation and watering;
  - (C) plant maintenance and pruning; and
  - (D) fertilizer management.
- (xiii) Residential areas should not be developed within 300metres of the incompatible land uses until the buffer is considered as operational;


Note –

- (1) The precise design of the buffer will depend on many different factors including the chemicals used, method of application, the site, the proposed land-uses and the adjacent or nearby land uses and characteristics including road reserves and existing vegetation; and
- (2) Natural geographical features (watercourses and ridge lines), public open spaces, road reserves etc. can be incorporated into meeting the required distances.
- (b) To be effective, an open space buffer is to meet the following criteria:
- (i) be located as close as practicable to the point of release of the spray;
  - (ii) not be located on land used for a Rural activity; and
  - (iii) provide a minimum open space separation distance in accordance with Table SC 6.4.4.2.2 (Open space separation distances).

**Table SC 6.4.4.2.2 Open space buffer distances**

Industry	Open Space
Sugarcane	300m
Small Crops	300m
Orchards	300m
Grazing	60m

- (11) Landscaped separation buffers between major infrastructure elements (such as State-controlled roads) and sensitive uses or between environmentally significant areas or edges of existing native vegetation and development are to meet the following criteria:
- (a) earth mounding is provided where necessary to achieve satisfactory attenuation, visual screening or land use separation;
  - (b) selected plant species are appropriate to the location, drainage and soil type; meet the buffer's functional requirements and require minimal ongoing maintenance;
  - (c) plant selection includes a range of species in accordance with the SC6.4.5 (Planting species list) to provide variation in form, colour and texture to contribute to the natural appearance of the buffer;
  - (d) planting density results in the creation of upper, mid and understorey strata with:
    - (i) large trees planted at 6m centres;
    - (ii) small trees planted at 2m centres;
    - (iii) shrubs planted at 1m centres;
    - (iv) one plant per 1m along each row;
    - (v) each row being 3m apart;
    - (vi) a minimum of six species used in the buffer with a maximum species of 2 species of shrubs; and
    - (vii) tufting plants, vines and groundcovers are planted at 0.5m to 1m centres;
  - (e) where adjoining the edge of native vegetation or waterway understorey, shrubs and vines are used to bind appropriately the buffer edges against degradation and weed infestation; and

- 
- (f) is maintained in line with a scheduled maintenance plan until reaching its growth maturity. The maintenance plan is to include at a minimum a schedule for:
- (i) weed control;
  - (ii) irrigation and watering;
  - (iii) plant maintenance and pruning; and
  - (iv) fertilizer management.

## SC6.4.5 Planting species list

### SC6.4.5.1 Purpose of the planting species list

- (1) The purpose of this planting species list is to:
  - (a) identify suitable species of plants for establishing within the region; and
  - (b) identify suitable purposes for the species of plants recommended.

### SC6.4.5.2 Planting species list

- (1) It should be noted that plants have been categorised according to their most likely purpose, but some will be multipurpose, for example most street trees can also be used in parks, and some of the smaller, compact street or park trees will also be useful screening plants.
- (2) The Planting species list contains the following recommended species:

**Table SC 6.4.5.2.1 Verge/street trees plant list**

Species	Common name	Wet/Dry	Height (m)	Locally Available
<i>Acacia leptostachya</i>	Townsville Wattle	D	2-5	
<i>Acacia oraria</i>	Coastal Wattle	W/D	5-10	Y
<i>Acmena smithii</i>	Lilly pilly	W	5-10	
<i>Alphitonia excelsa</i>	Red Ash	W	8-10	Y
<i>Brachychiton acerifolius</i>	Flame tree	W	10-15	Y
<i>Brachychiton australis</i>	Broad-leaved Bottle Tree	D	6-10	
<i>Callistemon viminalis</i>	Weeping Bottlebrush	W/D	8-18	Y
<i>Cassia brewsteri</i> syn <i>Senna brewsteri</i>	Leichardt Bean	W/D	2-8	
<i>Cassia tomentella</i>	Velvet Bean tree	W/D	6-12	Y
<i>Chionanthus ramiflora</i>	Native Olive	W	3-5	Y
<i>Cupaniopsis anacardioides</i>	Tuckeroo	W/D	15-25	Y
<i>Cupaniopsis wadsworthii</i>	Cut leaf tuckeroo	W	3-5	Y
<i>Diploglottis obovata</i>	Blunt Leaved Tamarind	W	5-10	Y
<i>Evodiella muelleri</i>	Little pink evodia	W	5-10	Y
<i>Gossia bidwillii</i>	Python wood	W	5-10	
<i>Grevillea baileyana</i>	Scrub Beefwood	W/D	10-15	
<i>Harpulia hillii</i>	Tulipwood	W	10-20	Y
<i>Harpulia pendula</i>	Tulip wood	W	10-20	Y
<i>Hymnosporum flavum</i>	Native frangipani	W	5-12	
<i>Larsenaikia jardinei</i>	Shiny Leaved Larsenaikia	W/D	10-15	Y
<i>Lysiphyllum hookeri</i>	White Bauhinia	D	4-8	
<i>Petalostigma pubescens</i>	Quinine Berry	D	5-10	
<i>Pittosporum ferrugineum</i>	Rusty Pittosporum	W	8-10	Y
<i>Planchonia careya</i>	Cocky apple	W/D	8-15	Y
<i>Randia fitzlanni</i>	Native Gardenia	W/D	5-10	Y
<i>Syzigium australe</i>	Lilly pilly	W	5-12	Y
<i>Syzigium luehmanni</i>	Lilly pilly	W	5-12	
<i>Syzigium paniculatum</i>	Magenta Lilly Pilly	W	10-15	
<i>Xanthostemon chrysanthus</i>	Golden penda	W	8-20	Y

**Table SC 6.4.5.2.2 Large and/or park trees plant list**

Species	Common name	Wet/Dry	Height (m)	Locally Available
<i>Alphitonia petriei</i>	Pink Ash	W	10-25	Y
<i>Auranticarpa rhombifolia</i>	Diamond Leaf Pittosporum	W	20-25	
<i>Arytera divaricata</i>	Gap Axe	W	30-35	
<i>Alstonia scholaris</i>	Milky pine	W	15-30	Y
<i>Agathis robusta</i>	Qld Kauri	W	20+	
<i>Araucaria cunninghamii</i>	Hoop pine	W/D	20-30	
<i>Backhousia citriodora</i>	Lemon Ironwood	W	5-10	Y
<i>Brachychiton acerifolius</i>	Flame tree	W/D	10-15	Y
<i>Brachychiton compactus</i>	Whitsunday bottle tree	W/D	10-20	Y
<i>Cassia brewsteri</i>	Brewsters Cassia	W/D	6-12	
<i>Cassia tomentella</i>	Velvet Bean tree	W	6-12	Y
<i>Casuarina cunninghamiana</i>	River She-oak	W/D	10-30	Y
<i>Cordia subcordata</i>	Orange cordia	W	8-15	
<i>Corymbia tessellaris</i>	Moreton Bay Ash	W/D	10-30	Y
<i>Cupaniopsis anacardioides</i>	Tuckeroo	W/D	15-25	Y
<i>Commersonia bartramia</i>	Brown Kurrajong	W	12-20	
<i>Elaeocarpus grandis</i>	Blue Quandong	W	20-30	Y
<i>Elaeocarpus obovatus</i>	Hard Quandong	W	30-40	
<i>Eucalyptus raveretianna</i>	River Black Butt, Black Ironbox	W/D	18-25	Y
<i>Eucalyptus tereticornis</i>	Blue Gum, Forest Red Gum	W/D	20-30	Y
<i>Euroschinus falcata</i>	Ribbonwood, Pink Poplar	W/D	20-30	Y
<i>Flindersia australis</i>	Crows Ash	W	15-25	Y
<i>Flindersia schottiana</i>	Bumpy Ash	W	25-40	Y
<i>Harpulia hillii</i>	Tulipwood	W	10-20	Y
<i>Harpulia pendula</i>	Tulip wood	W	10-20	Y
<i>Jagera pseudorhus</i>	Pink tamarind, Foambark	W	6-10	Y
<i>Lophostemon confertus</i>	Brush box	W	20-30	Y
<i>Mallotus philippensis</i>	Red Kamala	W	10-20	Y
<i>Melaleuca dealbata</i>	Blue tea tree	W	12-25	Y
<i>Melaleuca leucadendra</i>	Weeping paperbark	W/D	20-30	Y
<i>Melaleuca quinquenervia</i>	Broad-leaved Paperbark	D	15-20	
<i>Millettia pinnata</i>	Pongamia	W/D	8-20	Y
<i>Melicope elleryana</i>	Pink Euodia	W	15-30	Y
<i>Mimusops elengi</i>	Spanish cherry	W/D	15-18	Y
<i>Nauclea orientalis</i>	Leichardt tree	W	20-30	Y
<i>Paraserianthes toona</i>	Mackay Cedar	W/D	20-30	Y
<i>Pleigynium timoreense</i>	Burdekin plum	W/D	10-20	Y
<i>Syzigium australe</i>	Lilly pilly	W	5-12	Y
<i>Terminalia porphyrocarpa</i>		D	10-15	
<i>Terminalia sericocarpa</i>	Damson	W	20-30	Y
<i>Toona australis</i>	Red Cedar	W	15-25	Y
<i>Waterhousia florabunda</i>	Weeping Lilly Pilly	W/D	20-30	Y
<i>Xanthostemon chrysanthus</i>	Golden penda	W	8-20	Y

**Table SC 6.4.5.2.3 Large screening shrubs and windbreaks plant list**

Species	Common name	Wet/Dry	Height (m)	Locally Available
<i>Acacia decora</i>		W/D	2-5	



<i>Acacia flavescens</i>	Yellow wattle	W/D	4-10	Y
<i>Acacia holosericea</i>	Soapbush Wattle	D	4-5	Y
<i>Acacia leptocarpa</i>		D	6-10	Y
<i>Acacia leptostachya</i>	Townsville wattle	D	2-5	Y
<i>Callistemon spp.</i>	Bottlebrush	W/D	5-12	Y
<i>Cassia brewsteri</i>	Brewsters Cassia	W/D	6-12	
<i>Cassia brewsteri syn Senna brewsteri</i>	Leichardt Bean	W/D	1-8	
<i>Cassia tomentella</i>	Velvet Bean tree	W	6-12	
<i>Clerodendrum floribundum</i>	Lolly Bush	W/D	3-5	
<i>Cordia subcordata</i>	Orange cordia	W	8-15	
<i>Cupaniopsis wadsworthii</i>	Cut leaf tuckeroo	W/D	3-5	
<i>Dodonaea triquetra</i>	Large-leaved Hop Bush	W/D	3-5	
<i>Dodonaea viscosa</i>	Sticky Hop Bush	W/D	1.5-4	Y
<i>Eugenia reinwardtiana</i>	Beach Cherry	W/D	2-6	
<i>Glochidion lobocarpum</i>	Cheese Tree	W/D	1-6	Y
<i>Glochidion summatranum</i>	Umbrella Cheese Tree	W	3-8	Y
<i>Hibiscus tiliaceus</i>	Native hibiscus	W	4-10	Y
<i>Macaranga involucrata</i>	Brown Macaranga	W/D	4-10	
<i>Macaranga tanarius</i>	Macaranga	W/D	4-10	
<i>Pipturis argenteus</i>	Native mulberry	W	4-10	
<i>Syzigium australe</i>	Lilly pilly	W/D	5-12	Y

**Table SC 6.4.5.2.4 Small to medium shrubs plant list**

Species	Common name	Locally Available
<i>Abelia grandiflora 'Dwarf'</i>	Glossy Abelia	
<i>Acalypha Inferno</i>		Y
<i>Acalypha Firestorm</i>		Y
<i>Ardisia crenulata</i>		
<i>Baeckia 'La Petite'</i>		
<i>Baeckia virgata</i>	Twiggy Health Myrtle	
<i>Banksia robur</i>	Swamp Banksia	
<i>Banksia spinulosa</i>	Hairpin Banksia	
<i>Bauhinia galpinii</i>	Orange Bachinia	
<i>Bouganvillea-Smartly Pants</i>	Dwarf Bonganvillea	
<i>Breynia disticha</i>	Snow Bush	
<i>Bromeliad Spp.</i>		
<i>Calathea zebrina</i>	Zebra Plant - Ground cover	
<i>Calliandra tweedi</i>		
<i>Callistemon 'Little John'</i>		
<i>Callistemon 'Wildfire'</i>		
<i>Callistemon pachyphylus - green</i>		
<i>Canna Lily - all varieties</i>		
<i>Cassia odorata</i>		
<i>Codiaem - all varieties</i>	Croton	
<i>Codiaeum 'Golddust'</i>		
<i>Codiaeum 'Norma'</i>		
<i>Codiaeum 'Petra'</i>		
<i>Cordylina - all varieties</i>		
<i>Cordylina 'Rubra'</i>		
<i>Cordylina stricta</i>		
<i>Cordylina terminalis</i>		
<i>Cuphea ignea</i>	Cigar Flower	
<i>Dracaena - all varieties</i>		Y
<i>Drejerella guttata</i>	Shrimp Plant	

<i>Duranta 'Aussie 2000'</i>		Y
<i>Duranta 'Sheena's Gold'</i>		Y
<i>Duranta repens 'Alba'</i>		Y
<i>Euphorbia pulcherrima</i>	Poinsetta	
<i>Gordonia exillaris</i>		
<i>Graptophyllum excelsum</i>	Scarlet Fuchsia	
<i>Graptophyllum pictum</i>	Caricature Plant	
<i>Graptophyllum tricolor</i>		
<i>Grevillia 'Superb'</i>	Gordonia	
<i>Hakea plurinervia</i>		
<i>Hakea purpurea</i>		
<i>Heliotropium arborescens</i>	Cherry Pie	
<i>Hemerocallis littoralis</i>	Spider Lilly	
<i>Hibiscus - all varieties</i>		
<i>Hibiscus spp.</i>	Chinese Rose	
<i>Ixora - 'Red Sunkist, Little Willy'</i>		Y
<i>Ixora - dwarf varieties</i>		Y
<i>Ixora 'Prince of Orange'</i>		Y
<i>Ixora 'Pygmy Pink' Twilight Glow</i>		Y
<i>Ixora 'Sunshine'</i>		Y
<i>Justica carnea</i>	Flamingo Plant	
<i>Leea indica</i>	Hawaiian Holly	Y
<i>Leptospermum flavescens</i>		
<i>Melaleuca 'Claret Tops'</i>		Y
<i>Melaleuca thymifolia</i>	Thyme honey myrtle	
<i>Melaleuca trichoscatachya 'Compacta'</i>		
<i>Metrosideros Springfire</i>		
<i>Metrosideros Tahiti</i>		
<i>Murraya paniculata</i>	Mock Orange	Y
<i>Murraya Min a Min</i>	Mini Mock Orange	Y
<i>Mussaenda sp</i>	Bankock Rose	
<i>Odontonema strictum</i>	Firespike	
<i>Pachystachys lutea</i>	Lollipop Plant or Super Goldie	
<i>Pedilanthus - 'Exotica &amp; Tricolour'</i>		
<i>Pentas lanceolata</i>	Star – cluser	
<i>Persoonia falcata</i>	Geebung	Y
<i>Philodendron 'Xanadu'</i>		
<i>Philodendron roystonii</i>		
<i>Philodendron selloum</i>	Lacy Tree Philodendron	
<i>Phyllanthus multiflorus</i>	Waterfall Plant	Y
<i>Phyllanthus cuscutiflorus</i>		Y
<i>Plumbago capensis 'Blue'</i>		
<i>Poinsettia - all varieties</i>		
<i>Polyscias sp.</i>	Aralia	Y
<i>Russellia equisetiformis</i>	Coral Plant	
<i>Scaevola taccada</i>	Sea Lettuce	Y
<i>Schefflera arboricola</i>	Dwarf Umbrella Tree	
<i>Steptosolen jamesohnii</i>	Marmalade Bush	
<i>Syzygium paniculatum - 'Dwarf'</i>		
<i>Syzygium var 'Aussie Copper'</i>		
<i>Syzygium var 'Bush Christmas'</i>		
<i>Syzygium zeherii</i>		
<i>Szyzigium wilsonnii</i>	Powder Puff Lilly Pilly	
<i>Thuja orientalis</i>		
<i>Tibouchina 'Jules'</i>		
<i>Westringia fruticosa Zena</i>		Y

**Table SC 6.4.5.2.5 Groundcover, borders and tufted or clumping plants plant list**

<b>Species</b>	<b>Common name</b>	<b>Locally Available</b>
<i>Abelia grandiflora</i> 'Nana'		
<i>Adenium obesum</i>		Y
<i>Agapanthus orientalis</i> 'White' & 'Blue'		
<i>Aglaonema</i> sp	Chinese Evergreen	
<i>Ajuga reptans</i> 'Burgundy'	Wild Mint	
<i>Alpinia caerulea</i>	Native Ginger	Y
<i>Alpinia zerumpet</i>	Green Ginger	Y
<i>Ardisia crenata</i>	Spice berry	
<i>Aspidistra elatior</i>	Cast Iron Plant	
<i>Babingtonia tozerensis</i>		
<i>Babingtonia bidwillii</i>	Howies Sweet Midget	
<i>Baeckia virgata</i> 'Mt Tozer'		
<i>Baeckia virgata</i> 'Sweet Midget'		
<i>Baeckia virgata</i> dwarf		
<i>Beaucarnia recurvata</i>	Ponytail palm	Y
<i>Brachycome</i> spp	Rock Daisy	
<i>Chlorophytum</i> spp.	Spider Plant	Y
<i>Clivia miniata</i> 'Belgian Hybrid'	Kaffir Lilly	
<i>Cordyline australis</i>		
<i>Crinum pedunculatum</i>	Native Spider Lilly	Y
<i>Cuphea</i> 'Madhatter'	False heather	Y
<i>Cuphea</i> 'Mexican Heath'		Y
<i>Dampiera diversifolia</i>		
<i>Dianella Border Silver</i>		Y
<i>Dianella caerulea</i>	Paroo Lilly	Y
<i>Dieffenbachia maculata</i>	Dumb Cane	
<i>Dietes bicolor</i>	Flax Lilly	Y
<i>Dietes grandiflora</i>	Fortnight Lilly	
<i>Erigeron karvinskianus</i>	Seaside Daisy	
<i>Eustrephus latifolius</i>	Wombat Berry	Y
<i>Evolvulus</i> 'Blue Sapphire'	Wild Ins	Y
<i>Ferns - all varieties</i>		
<i>Furcraea foetida variegata</i>	Hemp Plant	Y
<i>Gardenia</i> 'Radicans'	Minature Gardenia	Y
<i>Gazania - perennial varieties</i>		
<i>Gazania</i> 'Sunshine'		
<i>Gloriosa superba</i>	Glowy Lily	
<i>Grevillea</i> 'Bronze Rambler'		
<i>Grevillea</i> 'Fanfare'		
<i>Grevillea biternata</i>		
<i>Heliconia psittacorum</i>	'Parrot Flower'	
<i>Heliconia</i> spp		
<i>Hemerocallis</i>	Day Lilies	
<i>Hemigraphis alternata</i>	Purple Wattle Plant	Y
<i>Heterocentron elegans</i>	Lascondra 'Peal Flower'	
<i>Hibertia scandens</i>		Y
<i>Hippeastrum</i> sp		
<i>Hymenocallis</i>	Thai Spider lilly	Y
<i>Liriope evergreen giant</i>		Y
<i>Liriope Stripey White</i>		Y
<i>Lomandra hystrix</i>	Mat-rush	Y
<i>Lomandra longifolia</i>	Mat Rush	
<i>Lonicera nitida</i>	Box Honeysuckle	
<i>Medinilla magnifica</i>		Y
<i>Medinilla Pixie Pink</i>		Y

<i>Ophiopogon japonicus</i>	Mondo Grass	Y
<i>Philodendron xanadu</i>		Y
<i>Scaevola 'Purple Fanfare'</i>		
<i>Sedum spp.</i>		Y
<i>Spathiphyllum</i>	Madonna Lily	Y
<i>Spathiphyllum 'La Petite'</i>	Peace Lilly	Y
<i>Strelitzia reginae</i>	Bird of Paradise	Y
<i>Strelitzia nicholai</i>		Y
<i>Tropaeolum sp</i>	Nasturtium	
<i>Verberba xhlybrida</i>	Gloria Lily	
<i>Viola hedracea</i>	Native Violet	
<i>Xanthorrhoea australis</i>	Grasstree	
<i>Xanthorrhoea fulva</i>	Grasstree	
<i>Xerochrysum bracteatum</i>	Everlasting Paper Daisy	Y
<i>Zamioculcas zammifolia</i>	Zanzibar Gem	Y
<i>Zoyzia</i>	No Mow Grass	Y

**Table SC 6.4.5.2.6 Palms, ferns and cycads plant list**

Species	Common name	Locally Available
<i>Archontophoenix alexandrae</i>	Alexander Palm	Y
<i>Archontophoenix cunninghamiana</i>	Bangalow Palm	
<i>Asplenium Nidus</i>	Bird Nest Fern - Shade	
<i>Bismarckia nobilis</i>	Bismarck Palm	
<i>Carpentaria acuminata</i>	Carpentaria Palm	
<i>Chamaedorea atrovirens</i>	Cascade Palm	
<i>Chamaedorea metalica</i>		
<i>Chamaedorea safrizii</i>	Bamboo Palm	
<i>Chrysalidocarpus cabadae</i>		
<i>Chrysalidocarpus lucubensis</i>	Madagascar Palm	
<i>Chrysalidocarpus lutescens</i>	Golden Cane Palm	
<i>Cyathea cooperii</i>	Tree Fern	
<i>Cycas revoluta</i>	Sago Palm	
<i>Cyrtostachys renda</i>	Sealing Wax	
<i>Dictyosperma album</i>	Princess Palm Red Hurricane Palm	
<i>Elaeis guineensis</i>	African Oil	
<i>Howea forsteriana</i>	Kenna Palm	
<i>Hyophorbe lagenicaulis</i>	Bottle Palm	
<i>Hyophorbe verschaffeltii</i>	Spindle Palm	
<i>Laccospadix australasica</i>	Atherton Palm	
<i>Licuala grandis</i>	Fan	
<i>Licuala ramsayi</i>		
<i>Livistona australis</i>	Cabbage Palm	
<i>Livistona chinensis</i>	Chinese Fan palm	
<i>Livistona decora</i>	Weeping Cabbage Palm	Y
<i>Macrozamia miquellii</i>		
<i>Macrozamia moorei</i>	Cycad	
<i>Neodypsis decaryi</i>	Triangle Palm	
<i>Normanbya normanbyi</i>	Black Palm	
<i>Pandanus pedunculatus</i>	Screw Pine	
<i>Phoenix canariensis</i>	Canary Island Date	
<i>Pritchardia pacifica</i>	Fijian Fan Palm	
<i>Ptychosperma elegans</i>	Solitaire Palm	
<i>Ptychosperma macarthurii</i>	Macarthur Palm	
<i>Ravenea rivularis</i>	Majestic Palm	
<i>Rhapis excelsa</i>	Lady Palm	
<i>Rhapis hunillii</i>	Dwarf Lady cluster	

<i>Roystonea oleracea</i>	Carribbean Royal	
<i>Roystonea regia</i>	Cuban Royal	
<i>Sabal palmetto</i>	Palme Ho Palm	
<i>Veitchia joannis</i>	Handsome solitary feather palm	
<i>Veitchia merrillii</i>	Christmas Palm	
<i>Washingtonia robusta</i>	Cotton Palm	
<i>Wodyetia bifurcata</i>	Foxtail Palm	
<i>Zamia furfuracea</i>	Jamaica sagotree cardboard cycad	
<i>Zamia furfuracea</i>	<i>Cardboard Cycad</i>	

**Table SC 6.4.5.2.7 Climbers and creepers plant list**

<b>Species</b>	<b>Common name</b>	<b>Locally Available</b>
<i>Aristolochia acuminata</i>	Native Dutchman's Pipe	Y
<i>Clamatis Vitalba</i>	Old Man's Beard	
<i>Cougea tomentosa</i>	Shower orchid	
<i>Ficus pumila</i>	Climbing Fig	
<i>Hardenbergia violacea</i>	Sarsparilla vine	
<i>Hibbertia scandens</i>	Twining guinea flower	
<i>Hoya carnosa</i>	Wax Plant	
<i>Jasminum aemulum</i>		
<i>Jasminum didymum</i>	Coastal Jasmine	Y
<i>Jasminum sambac</i>	Grand Duke of Tuscany	
<i>Lonicera – multiflora</i>	Honeysuckle	
<i>Lonicera heckrottii</i>	Honeysuckle	
<i>Lonicera japonica</i>	Japanese Honeysuckle	
<i>Mandevilla x amabilis</i>	Dipladenia	
<i>Millettia megasperma</i>	Native Wisteria	
<i>Mucuna Bennettii</i>	New Guinea Creeper	
<i>Pandorea jasminoides</i>	Bower of Beauty	
<i>Pandorea pandorana</i>	Wonga-Wonga Vine	Y
<i>Passiflora coccinea</i>	Red Passion Flower	
<i>Passiflora edulis</i>	Passionfruit	
<i>Quisqualis indica</i>	Rangoon Creeper	
<i>Solanum jasminoides</i>	Jasmine Nightshade	
<i>Stephanotis floribunda</i>	Clustered Wax Flower	
<i>Strongylodon macrobotrys</i>	Jade Vine	
<i>Trachelospermum jasminoides</i>	Star Jasmine	
<i>Vitex rotundifolia</i>	Creeping vitex	Y

## **SC6.5 Natural hazards planning scheme policy**

### **SC6.5.1 Introduction**

#### **SC6.5.1.1 Relationship to the Planning Scheme**


- (1) This planning scheme policy provides:
  - (a) information the Council may request for a development application; and
  - (b) guidance or advice about satisfying an assessment benchmarks which identifies this planning scheme policy as providing that guidance or advice.

#### **SC6.5.1.2 Purpose**

- (1) The purpose of this planning scheme policy is to provide information, guidance and advice for satisfying the assessment benchmarks for the preparation of a site specific:
  - (a) Bushfire hazard assessment report;
  - (b) Bushfire management plan;
  - (c) Coastal hazard assessment report;
  - (d) Flood hazard assessment report;
  - (e) Landslide hazard (geotechnical) assessment report.

#### **SC6.5.1.3 Hazard overlay mapping**

- (1) Natural hazard mapping has been prepared for the local government area, showing the areas natural hazard susceptibility. This mapping has been prepared in accordance with the requirements of the SPP. The specific hazard overlays to which this PSP applies are:
  - (a) Bushfire hazard overlay code. Mapping:
    - (i) identifies the Very high risk, High risk and Medium risk sub-categories; and
    - (ii) has been prepared at a scale at which a site specific investigation of bushfire hazard will be necessary to determine the exact nature of the hazard on a site (Bushfire hazard assessment report) and the necessity for a Bushfire management plan;
  - (b) Coastal environment overlay code. Mapping:
    - (i) identifies Maritime development areas, High hazard and Medium hazard sub-categories for storm tide inundation, Coastal erosion and Permanent inundation due to sea level rise at 2100 sub-category;
    - (ii) is not a substitute for a site based assessment. A site specific Coastal hazard assessment should be undertaken to verify, specific to the site, the coastal hazard risk (unless provided by council) and appropriate mitigation responses to this;
  - (c) Flood hazard overlay code. Mapping:
    - (i) identifies predicted 1% AEP flood extent and Flood hazard area;

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- (ii) is not a substitute for a site based assessment. A site specific flood hazard assessment should be undertaken to verify, specific to the site, the flood hazard risk (unless provided by council) and appropriate mitigation responses to this;
  - (d) Landslide hazard overlay code. Mapping:
    - (i) identifies slope of 15% or greater; and
    - (ii) is not a substitute for a site based assessment. A site specific geotechnical assessment report should be undertaken to verify, specific to the site, the landslide risk and appropriate mitigation responses to this.

## SC6.5.2 Requirements of natural hazard documentation

- (1) Natural hazard documentation is to be prepared in a clear and concise manner, consistent with the elements identified in Table SC 6.5.2.1 (Requirements of natural hazard documentation) below, as well as any specific requirements identified in the relevant sub-sections of this report.

**Table SC 6.5.2.1 Requirements of natural hazard documentation**

Documentation	Preparation	Report requirements
Bushfire hazard assessment report	<ul style="list-style-type: none"> <li>• Prepared by a suitably qualified professional with appropriate technical expertise in the identification of bushfire hazard.</li> <li>• Consultation with other entities may also be necessary including Council, State government and other relevant agencies or individuals (e.g. Rural fire brigade).</li> </ul>	<ul style="list-style-type: none"> <li>• A site specific Bushfire hazard assessment report may be requested to provide additional information to Council.</li> <li>• A site specific Bushfire hazard assessment report is to be prepared in accordance with SC6.5.3 (Bushfire hazard assessment report).</li> <li>• All investigations, testing and design should be undertaken in accordance with industry practice and the provisions of relevant Australian Standards.</li> </ul>
Bushfire hazard management plan	<ul style="list-style-type: none"> <li>• Prepared by a suitably qualified professional with appropriate technical expertise in the identification and mitigation and have:               <ol style="list-style-type: none"> <li>a) knowledge and experience in applying relevant legislation, plans, policies, standards and guidelines relating to bushfire hazard and fire ecology relating to Queensland requirements; or</li> <li>b) have knowledge and experience in developing bushfire management plans in accordance with the methodology set out in SC6.5.4 (Bushfire hazard management plan) of this planning scheme policy; or</li> <li>c) be accredited practitioner (BPAD Level 2/3) under the Bushfire Planning and Design Accreditation Scheme from the Fire Protection Association of Australia; or</li> <li>d) have qualifications and experience in the field of ecology, environmental management or similar to assess and protect site-based and strategic biodiversity values.</li> </ol> </li> <li>• Consultation with other entities</li> </ul>	<ul style="list-style-type: none"> <li>• A site specific Bushfire hazard management plan may be requested to provide additional information to Council.</li> <li>• A site specific Bushfire hazard management plan is to be prepared in accordance with SC6.5.4 (Bushfire hazard management plan)</li> <li>• All investigations, testing and design should be undertaken in accordance with industry practice and the provisions of relevant Australian Standards.</li> </ul>



	<p>may also be necessary including Council, State government and other relevant agencies or individuals (e.g. Rural fire brigade).</p>	
Coastal hazard assessment report	<ul style="list-style-type: none"> <li>Prepared by a Registered Professional Engineer Queensland or equivalent with experience in coastal or flood management.</li> <li>Consultation with other entities may also be necessary including Council, State government and other relevant agencies or individuals (e.g. Utility providers).</li> </ul>	<ul style="list-style-type: none"> <li>A site specific Coastal hazard assessment report may be requested to provide additional information to Council.</li> <li>A site specific Coastal hazard assessment is to be carried out in accordance with: <ul style="list-style-type: none"> <li>SC6.5.5 (Coastal hazard assessment report);</li> <li>Guideline: A risk assessment approach to development assessment in coastal hazard areas, DEHP, 2013;</li> <li>AS/NZS ISO 31000: 2009 Risk management—Principles and guidelines;</li> <li>Draft SPP Guideline, state interest—natural hazards, Guidance on coastal hazards; and</li> <li>current engineering best practice.</li> </ul> </li> <li>All investigations, testing and design should be undertaken in accordance with industry practice and the provisions of relevant Australian Standards.</li> </ul>
Flood hazard assessment report	<ul style="list-style-type: none"> <li>Prepared by a Registered Professional Engineer Queensland or equivalent with experience in flood hazard assessment and flood management.</li> <li>Consultation with other entities may also be necessary including Council, State government and other relevant agencies or individuals (e.g. Utility providers).</li> </ul>	<ul style="list-style-type: none"> <li>A site specific Flood hazard assessment report may be requested to provide additional information to Council.</li> <li>A site specific Flood hazard assessment is to be conducted in accordance with: <ul style="list-style-type: none"> <li>SC6.5.6 (Flood hazard assessment report); and</li> <li>AS/NZS ISO 31000: 2009 Risk management – Principles and guidelines;</li> </ul> </li> <li>All investigations, testing and design should be undertaken in accordance with industry practice and the provisions of relevant Australian Standards.</li> </ul>
Landslide hazard (geotechnical) assessment report	<ul style="list-style-type: none"> <li>Prepared by a Registered Professional Engineer Queensland or equivalent: <ul style="list-style-type: none"> <li>who holds a degree in civil engineering or engineering geology with current membership of a recognised professional institution and whose primary business (with a minimum of 10 years of</li> </ul> </li> </ul>	<ul style="list-style-type: none"> <li>The site-specific Landslide hazard (geotechnical) assessment report may be requested to provide additional information to Council.</li> <li>A site specific Landslide hazard (geotechnical) assessment report is to be prepared in accordance with SC6.5.7</li> <li>A Landslide risk assessment is to</li> </ul>

	<p>experience) is in the field of geotechnical engineering or engineering geology; or</p> <p>b) who has local experience with landslides or demonstrable general experience with landslides and their mitigation and rehabilitation.</p> <ul style="list-style-type: none"> <li>• Consultation with other entities may also be necessary including Council, State government and other relevant agencies or individuals.</li> </ul>	<p>be prepared in accordance with the Landslide Risk Management Guidelines (Australian Geomechanics Society 2007, c and d) in Australian Geomechanics, Volume 42, No. 1 March 2007, or any later guideline of the Australian Geomechanics Society as agreed by Council and is to be provided as part of the site specific Landslide hazard (Geotechnical) assessment report.</p> <ul style="list-style-type: none"> <li>• All investigations, testing and design should be undertaken in accordance with industry practice and the provisions of relevant Australian Standards.</li> </ul>
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### SC6.5.3 Bushfire hazard assessment report

#### SC6.5.3.1 Purpose of a Bushfire hazard assessment report

- (1) A Bushfire hazard assessment report is required to:
  - (a) quantify the bushfire hazard for a particular site;
  - (b) ensure appropriate methods are implemented to appropriately mitigate or avoid the risk of bushfire hazard; and
  - (c) provide information which supports the outcomes required by the Bushfire hazard overlay code.

#### SC6.5.3.2 Undertaking a Bushfire hazard assessment report

- (1) The method for assessing bushfire hazard involves quantitative and qualitative assessments. The quantitative element requires an assessment of three key characteristics of land that have been found to be the main determinants of the severity of bushfire hazard. These factors are vegetation communities, slope and aspect. The qualitative review should consider the known bushfire behaviour.
- (2) For most types of development, bushfire risk is assessed based on the vegetation existing on and in proximity to the site. However if reconfiguring a lot, the level of bushfire hazard should be assessed as if the vegetation in that area, including any areas designated for revegetation, has reached its mature state.
- (3) The steps to be followed and information provided when preparing a Bushfire hazard assessment report are outlined below.

##### Step 1: Assessment of vegetation communities

The type of vegetation community can determine the rate at which dry fuel accumulates and its susceptibility to bushfire. Some vegetation communities protect fuel from drying out in all but extreme bushfire seasons and can then be susceptible to very destructive bushfires.

Alternatively, vegetation communities may expose fuels to drying and therefore be frequently available for burning. Frequent bushfires can result in the development of bushfire-tolerant grassy woodlands or grasslands and less destructive bushfire behaviour.

Table SC 6.5.3.2.1 (Hazard scores and associated fire behaviours for vegetation communities) lists hazard scores for a range of vegetation community types for the purpose of assessing bushfire hazard.

**Table SC 6.5.3.2.1 Hazard scores and associated fire behaviours for vegetation communities**

Vegetation Communities	Fire behaviour	Hazard score
Wet sclerophyll forest, tall eucalypts (>30 m), with grass and mixed shrub understorey.	Infrequent fires under severe conditions, flame lengths may exceed 40 m, floating embers attack structures for 1 hour, radiant heat and direct flame are destructive for 30 minutes.	10
Paperbark heath and swamps, eucalypt forest with dry-shrub ladder fuels.	Fire intensity depends on fuel accumulation, but can be severe, with flame lengths to 20 m, spot fires frequent across firebreaks, radiant heat and direct flame for 15 minutes.	8
Grassy eucalypt and acacia forest, exotic pine plantations, cypress pine forests, wallum	Fire intensity may be severe with flame lengths to 20 m, but less attack from embers.	6

heath.		
Native grasslands (ungrazed), open woodlands, canefields.	Fast moving fires, available to fire annually to 4 years. Usually no ember attack, radiant heat for >10 m, duration <2 minutes.	5
Intact acacia forests, with light grass to leaf litter, disturbed rainforest.	Fires infrequent, usually burn only under severe conditions, relatively slow fires, usually little ember attack.	4
Orchards, farmlands, kikuyu pastures.	Fires very infrequent, slow moving, may be difficult to extinguish, frequent fire breaks.	2
Grazed grasslands, slashed grass.	Grazing reduces intensity and rate of spread of fire, duration <2 minutes.	2
Desert lands (sparse fuels), mowed grass.	Gaps in fuel, usually slow fire spread.	1
Intact rainforest, mangrove forest, intact riverine rainforest.	Virtually fireproof.	0

Note – Vegetation assessment should be based upon examination of the vegetation on and surrounding the subject site. Narrow strips of vegetation may be flammable; however, bushfires will not generally reach their full intensity where bushfire fronts are less than 100 metres wide. For this reason the following examples may be viewed as having the next lower hazard score (i.e. paperbark heath would have a score of 6 not 8, cypress pine forest 5 not 6):

- areas with a linear shape (e.g. roadside vegetation beside a cleared paddock); and
- units of vegetation less than 50 hectares in area and more than one kilometre from the nearest extensive vegetation.

Where the vegetation community is assessed as having a vegetation community hazard score of zero, no other factors need to be taken into account. No further action is required.

### Step 2: Assessment of slope

Studies have shown that fires burn more quickly and with greater intensity up slopes, generally doubling every 10 degrees of slope. Also, the steeper the slope, the more difficult it is to construct ring roads, firebreaks and provide access for emergency crews. Trees situated downhill from structures will have their crowns close to the structures. This presents bushfire hazards particularly for exposed structures such as timber decks.

Table SC 6.5.3.2.2 (Hazard scores for slope) presents the hazard scores for different categories of slope.

**Table SC 6.5.3.2.2 Hazard scores for slope**

Slope	Hazard score
Gorges and mountains (>30%)	5
Steep hills (>20% to 30%)	4
Rolling hills (>10% to 20%)	3
Undulating (>5% to 10%)	2
Plain (0% to 5%)	1

Note – For site-specific assessment of bushfire hazard, if the site is downhill from the hazard, the slope effect may be taken as zero as the fire intensity will be less. However, burning heavy fuels may roll downhill and trees may fall down, so recommended setbacks from the hazard still need to be observed.

### Step 3: Assessment of aspect

Aspect affects bushfire hazard due to the effects that exposure to direct sunlight has on different vegetation communities, including the drying rates of fuels. Aspect also correlates closely with exposure to low humidity winds that increase bushfire intensity. In extremely broken country where there is a range of aspects, the predominant aspect should be used.

As aspect has only a minor influence on flatter land, aspect is not considered to be significant on land with a slope less than 5%. Table SC 6.5.3.2.3 (Hazard score for aspect) lists the hazard score for different aspects.

**Table SC 6.5.3.2.3 Hazard score for aspect**

Aspect	Hazard score
North to north-west	3.5

North-west to west	3
West to south	2
North to east	1
East to south and all land under 5% slope	0

#### Step 4: Combining scores to identify the severity of bushfire hazard

The scores for the individual factors determined for vegetation communities, slope and aspect are added to give a total for each sub-unit as follows:

*Total hazard score = vegetation community hazard score + slope hazard score + aspect hazard score.*

The total hazard score determines the severity of bushfire hazard for each sub-unit as set out in Table SC 6.5.3.2.4 (Hazard score ranges to identify the severity of bushfire hazard).

**Table SC 6.5.3.2.4 Hazard score ranges to identify the severity of bushfire hazard**

Total hazard score	Severity of bushfire hazard
13 or greater	High
6 to 12.5	Medium
1 to 5.5	Low

Note – Buildings in High severity bushfire hazard areas should be constructed in accordance with the Level 1 requirements of AS 3959:1999 (Construction of Buildings in Bushfire-Prone Areas).

#### Step 5: Field verification

Preliminary bushfire hazard maps should be prepared based on the results of Step 4 above by aggregating all sub-units with similar levels of bushfire hazard severity into 'high' and 'medium' severity classifications. Field verification or 'ground truthing' of these preliminary results should then be undertaken. A number of sample areas should be evaluated to test the accuracy of the preliminary bushfire hazard findings.

#### Step 6: Qualitative assessment

Known bushfire behaviour complements the quantitative assessment and should be considered as part of the qualitative review.

Known bushfire behaviour is extremely difficult to use as a quantitative planning tool. This is because the absence of bushfire, even for an extended period of time, does not mean that an area will not burn and may lead to massive fuel accumulation with dangerous bushfire behaviour if it does ignite. Known bushfire behaviour may identify sites where combinations of slope and wind have led to severe bushfire behaviour in the past, and where extra precautions to protect assets might be required. The reliability of known bushfire behaviour may be difficult to assess and Queensland Fire and Rescue Service should be consulted if problems are indicated.

#### Step 7: Safety buffer

The final step in identifying bushfire hazard areas is to add a safety buffer, as land adjacent to a bushfire hazard area is vulnerable to bushfire attack from these areas.

Any land within 100m of an area identified as having a high bushfire severity classification should be included in the High bushfire hazard area and any land within 50m of an area identified as having a Medium bushfire severity classification should be included in the Medium bushfire hazard area. The safety buffers should be integrated into the preparation of maps that identify bushfire hazard areas.

Table SC 6.5.3.2.5 (Total hazard score and severity of bushfire hazard with safety buffers) shows the width of the safety buffers that apply to the various bushfire hazard severity classifications.

**Table SC 6.5.3.2.5 Total hazard score and severity of bushfire hazard with safety buffers**

<b>Total hazard score</b>	<b>Severity of bushfire hazard</b>	<b>Extent of safety buffer</b>
13 or greater	High	100m
6 to 12.5	Medium	50m
1 to 5.5	Low	Not applicable

## **SC6.5.4 Bushfire hazard management plan**

### **SC6.5.4.1 Purpose of a Bushfire management plan**

- (1) A Bushfire management plan is required to:
  - (a) identify the strategies a development is to implement for mitigating the impacts of bushfire on life, property and the environment, where a site has been identified as having a medium or high bushfire; and
  - (b) provide information and guidance to support the outcomes required by the Bushfire hazard overlay code.

### **SC6.5.4.2 Preparing a Bushfire hazard management plan**

- (1) A Bushfire management plan identifies specific risk factors associated with the development, planning for the separation of at-risk elements and potential hazards, and providing access and treatments to facilitate an effective response to bushfire.
- (2) A Bushfire management plan is to be prepared having regard to the principles outlined in SC6.5.4.3 (Managing bushfire hazard risks) and is to include the following information:
  - (a) a site specific Bushfire hazard assessment report using the methodology set out in SC6.5.3 (Bushfire hazard assessment report) of this planning scheme policy;
  - (b) an assessment of other site-specific factors that are important in devising suitable bushfire mitigation strategies, such as likely direction of bushfire attack, environmental values that may limit mitigation options, location of evacuation routes and safety zones and identification of the risks on site and from nearby sites;
  - (c) an assessment of the specific risk factors associated with the development including:
    - (i) the intended future population size and characteristics;
    - (ii) the likely usage patterns on the site;
    - (iii) the estimated traffic generation;
    - (iv) the nature of activities to be conducted on the site;
    - (v) the storage or handling of hazardous chemicals;
    - (vi) the use of the site for emergency services or disaster response purposes;
    - (vii) particular warning or evacuation requirements; and
    - (viii) the total extent of clearing, revegetation and landscaping proposed for the site which is to be indicated on a site plan;
  - (d) mitigation measures identified for the development that address major factors in bushfire attack, including embers and burning debris, radiant heat, direct flame contact and wind. Smoke should also be addressed where it is relevant to mitigation measures for vulnerable uses, such as hospitals, aged-care facilities and facilities in which aged or disabled persons reside, or where resident populations are susceptible to respiratory disorders;
  - (e) a plan for mitigating the bushfire risk identified in the Bushfire hazard assessment report. The plan is to recommend specific mitigation actions for the development including:
    - (i) appropriate land uses;

- (ii) access, including road layout, accessways, driveways, evacuation routes, including an easement on site and on adjoining lands, access routes for two-wheel drive vehicles and fire-fighting appliances and evacuation requirements;
- (iii) lot layout and orientation;
- (iv) site layout including identification of proposed locations of buildings or building protection zones;
- (v) the need and construction standards for fire maintenance trails;
- (vi) access requirements and access routes for two-wheel drive vehicles and fire-fighting appliances;
- (vii) warning and evacuation procedures, plans and routes including capacity of public roads especially perimeter roads and traffic management treatments, and responsibility for their maintenance;
- (viii) fire-fighting requirements including infrastructure and water supply;
- (ix) landscaping, including details of new vegetation or landscape treatments to be used on site, particularly in the building protection zone;
- (x) operational, design, construction or management measures for responding to particular requirements of some land uses, such as air quality management and design standards of tanks and fittings;
- (xi) any other specific measures such as external sprinkler systems which are only as an adjunct to other passive controls, and alarms;
- (xii) ongoing purchaser or resident education and awareness programs; and
- (xiii) ongoing maintenance, management and response awareness programs, including tenure and community title arrangements. This should also include identification of specific responsibilities for actions required in the bushfire management plan for owners or occupiers of the development, the developer and Council.

### **SC6.5.4.3 Principles for managing bushfire hazard risks**

#### **Separation distances from sources of bushfire hazard**

- (1) Topographical features of the site and design elements are used to maximise separation between sources of bushfire hazard and dwellings or buildings, and manage risk. These features include the following:
  - (a) roads, particularly perimeter roads and roads separating building locations on lots from vegetation with a hazard score higher than 4;
  - (b) fire maintenance trails where used;
  - (c) parkland and other areas maintained with reduced fuel loads such as mown grass, sports ovals, golf courses and car parks;
  - (d) water bodies and waterways;
  - (e) landscaped areas; and
  - (f) easements and other reserves such as future road reserves and maintained overland flow paths.

#### **Design and construction of building protection zones**

- (2) Building protection zones are to be established for the protection of buildings from bushfire:



- (a) the inner 10m of the building protection zone is to be maintained in a very low fuel state. This area is designed to prevent continuity of fuel, such as shrubs or build-up of leaf litter extending to the building through:
  - (i) paving, lawn or non-combustible mulch such as gravel;
  - (ii) tree retention only if there is a vertical and horizontal separation of 2m between plants to ensure the canopy is not continued.
- (3) The outer 10m of the building protection zone is to be maintained in a reduced fuel state. This area is designed to reduce bushfire intensity and shield buildings from radiant heat, and prevent flames transferring from ground fuels to the canopy. In the outer zone, trees may be retained or planted in small clumps, retaining vertical and horizontal separation between any other plants to ensure that canopy is not continuous.
- (4) In all areas of the building protection zone, trees should be a distance 1.5 times the mature canopy height away from buildings, and should not overhang buildings.

### **Design of roads and public access**

- (5) When reconfiguring a lot involves the opening of a new road, a perimeter road is the preferred option to separate bushland from urban areas. The public road system in a bushfire-prone area is to provide alternative access or egress for firefighters and residents during a bushfire emergency if part of the road system is cut by fire. Roads should provide sufficient width to allow fire-fighting vehicle crews to work with fire-fighting equipment about the vehicle.
- (6) New lots do not back directly onto hazardous vegetation. The perimeter road allows for fire-fighting access. If a perimeter road is not used to isolate a cul-de-sac from the hazardous vegetation, alternative formal access and egress are provided (E.g. a fire maintenance trail). Using public roads is preferable to using easements.


### **Fire maintenance trails**

- (7) Fire maintenance trails are only effective in the context of a strategic advantage and access for hazard-reduction operations. Fire maintenance trails present difficulties and costs associated with maintaining fire maintenance trails on private land. Proposals for fire maintenance trails will need to demonstrate clear benefits over the use of a perimeter road. A perimeter fire trail cannot be imposed on the adjoining lands.
- (8) Fire maintenance trails are primarily used as access for firefighters. They are also used for fire control lines and maintenance of buffers protecting development. In non-urban areas, they may surround isolated dwellings or groups of dwellings. In suburban subdivisions, they may function as a strategic control line around the hazard side of the development, if they are connected to the public road system at frequent intervals.
- (9) Fire maintenance trails are to be designed and located in accordance with a Bushfire hazard management plan prepared in accordance with this planning scheme policy. The bushfire management plan is to demonstrate that the fire maintenance trails:
  - (a) are located, designed and constructed to buffer development from bushfire hazard and allow access for fire-fighting vehicles to strategic areas of the site for firefighting;
  - (b) adjacent to Council parkland are to be on private land where no public road interface can be achieved;
  - (c) are unfenced and accessible at all times by fire-fighting vehicles;

- (d) connect through to a road network or network of other fire maintenance trails;
- (e) respond to site topography and bushfire characteristics of the site and surrounding area;
- (f) are located, designed and constructed to protect firefighter safety and provide for movement, manoeuvring and access to water supplies for firefighting.
- (g) are designed so that dead ends are avoided; however if a dead end exists, a turnaround of sufficient radius for a full lock by a Category 1 fire tanker should be constructed (radius<sup>3</sup> 12m) and if there is insufficient space for such a turnaround due to the topography, provision should be made to allow a maximum three-point turn (radius<sup>3</sup> 10m);
- (h) are designed and constructed to avoid adverse environmental impacts, including soil erosion, impacts on natural hydrological flows, or other land degradation;
- (i) link to existing fire maintenance trails or roads at each end and at maximum intervals of 200m, having regard to site topography, firefighter safety and the need to regularly access water supplies;
- (j) do not alter natural hydrological flows or expose acid sulfate soils; and
- (k) primary trails are maintained to provide safe four-wheel drive access by fire-fighting vehicles.

### **Landscaping**

- (10) The preparation of a landscaping plan is to be guided by best practice ensuring the design and species selection in the landscape plan:
  - (a) prevents flame impingement on the dwelling;
  - (b) provides space and access for property protection;
  - (c) reduce fire spread;
  - (d) deflects and filter embers;
  - (e) provides shelter from radiant heat;
  - (f) reduces wind speed;
  - (g) meets the spacing requirements in the bushfire protection zone;
  - (h) uses site features including topography and driveways to manage hazards;
  - (i) maximises separation distances between structures and sources of bushfire hazard; and
  - (j) identifies the use of appropriate materials and species in landscaping to manage fuel loads.
- (11) All vegetative material can burn under the influence of bushfire. Careful attention must be paid to species selection, their location relative to their flammability, avoidance of continuity of vegetation horizontally and vertically, and ongoing maintenance to readily remove flammable fuels such as leaf litter, twigs and debris.



Selection of plant species is not to be relied upon as a primary measure to reduce bushfire risk.

## SC6.5.5 Coastal hazard assessment report

### SC6.5.5.1 Purpose of a Coastal hazard assessment report

- (1) A Coastal hazard assessment report is required to:
  - (a) demonstrate that a development will not increase risk to people and property from coastal hazards impact or create an adverse coastal hazard impact including an impact on the ongoing operation of development in coastal hazard areas; and
  - (b) provide information and guidance to support the outcomes required by the Coastal environment overlay code.

### SC6.5.5.2 Desired outcomes for a Coastal hazard assessment report

- (1) The following minimum outcomes have been identified to guide the consideration of risk to development from a coastal hazard. These outcomes in Table SC 6.5.5.2.1 (Outcomes for a coastal hazard assessment report) are not necessarily exhaustive having regard to a site or development.

**Table SC 6.5.5.2.1 Outcomes for a coastal hazard assessment report**

<b>Outcome 1</b>	Development in an area subject to a coastal hazard protects safety and amenity.
<b>Outcome 2</b>	Buildings and structures are designed to withstand coastal hazards and minimise cost and disruption to the community associated with responding to coastal hazard impacts.
<b>Outcome 3</b>	An acceptable standard of amenity for future users of the premises is achieved.
<b>Outcome 4</b>	Difficult to evacuate uses and vulnerable uses are to be located outside of Medium storm-tide sub-category areas and the High storm-tide sub-category coastal hazard areas.
<b>Outcome 5</b>	Development relying on an evacuation route or supporting infrastructure located elsewhere demonstrates that those elements in themselves are not susceptible to a coastal hazard.
<b>Outcome 6</b>	Any action taken to mitigate the impacts of coastal hazards does not impact adversely on an adjacent premise or the ability of others to implement their future adapt, defend or retreat actions.
<b>Outcome 7</b>	Development in an area subject to coastal hazards protects biodiversity, the integrity of environmental networks and coastal resources.

### SC6.5.5.3 Undertaking a Coastal hazard assessment report

- (1) The nature and severity of flood actions is to be established for the site and is to inform the appropriate site and use mitigation measures that are development specific.
- (2) The coastal hazard assessment is to address the sources of coastal hazards, specifically including both the impacts of storm tide and longer term salt-water inundation due to tidal flooding.
- (3) The flood actions to be considered in the coastal hazard assessment include the following:
  - (a) the extent of inundation;
  - (b) flow velocities and depths of inundation through the assessment area;

- (c) hydrostatic and hydrodynamic forces on a structure and a building;
- (d) debris impacts;
- (e) proximity to coastal waters and associated wave actions;
- (f) erosion and associated scour;
- (g) distance to land unaffected by flooding; and
- (h) duration of flooding.

#### **SC6.5.5.4 Preparation of a Coastal hazard assessment report**

- (1) The Coastal hazard assessment report is to:
  - (a) include a Coastal risk assessment, as detailed in Table SC 6.5.2.1 (Requirements of natural hazard documentation ) of this planning scheme policy;
  - (b) describe the impacts of coastal hazards on the site;
  - (c) describe all proposed mitigation measures for the site. These mitigation measures are to:
    - (i) address the full extent of exposure to flood action;
    - (ii) address the location, design, siting, construction, and operational procedures for the development;
    - (iii) determine the risk of scour or erosion for the particular coastal hazard area and mitigation methods;
    - (iv) be specific to the full extent, nature and characteristics of the intended use, including affected populations;
    - (v) be contained wholly on the site; and
    - (vi) include existing or committed defence measures in developing a site-specific response.
  - (d) address the outcomes for a Coastal hazard assessment report as detailed in Table SC 6.5.5.2 (Desired outcomes for a Coastal hazard assessment report) detailed in this planning scheme policy;
  - (e) describe any residual risks likely to be experienced on site or created by the development external to the site.

## **SC6.5.6 Flood hazard assessment report**

### **SC6.5.6.1 Purpose of a Flood hazard assessment report**

- (1) A Flood hazard assessment report is required to:
  - (a) quantify the flood hazard for a particular site;
  - (b) ensure appropriate methods are implemented to appropriately mitigate or avoid the risk of flood hazard; and
  - (c) provide information and guidance to support the outcomes required by the Flood hazard overlay code and the Coastal environment overlay code.

### **SC6.5.6.2 Preparing a Flood hazard assessment report**

- (1) The Flood hazard assessment report is to include the following key elements:
  - (a) assessment of the flood risk and implications up to and in excess of the defined flood event; the flood risk does not stop at the defined flood event so the suitability of a land use must consider the implications of larger floods, particularly in regard to the risk to people. The following should be identified:
    - (i) the potential impacts of flood hazard on the development;
    - (ii) the potential impacts of the development on flood hazard;
    - (iii) the location and height of buildings, particularly habitable floor areas;
    - (iv) the location and design of plant and equipment, including electrical fittings; and
    - (v) impact of increases in rainfall intensity at 2050 and 2100 in regard to safety and property damage;
    - (vi) in the case of overland flow flooding a severe storm impact assessment being provided in accordance with Queensland Urban Drainage Manual;
    - (vii) as relevant, include accurate hydrological and hydraulic modelling for the waterway network and assessment of existing flooding and flood levels of major water systems, including modelling of the 50%, 10%, 1%, 0.5% and 0.2% AEP flood events and the Probable Maximum Flood (PMF);
  - (b) identification of the stakeholders exposed to or affected by the risk of flooding and their compatibility to the risk and how flood risk to people is managed. specifically identifying:
    - (i) number of people likely to be at risk and who may need to be evacuated;
    - (ii) special care uses (the publication Evacuation Planning by Emergency Management Australia (Commonwealth Government 2005) provides a list of special needs groups);
  - (c) identification of public and private premises, social systems and environmental elements at risk of flooding, including consideration of extreme flood events;
  - (d) identification of all critical electrical services, hazardous storages and other high risk elements;
  - (e) evacuation routes – identify applicable routes, if relied upon, and flood immunity of those routes, and an assessment of the safety of people moving to those routes;

- (f) isolation – potential to have evacuation route cut off early in the flood;
  - (g) burden placed on emergency services – while important to allow safe access for emergency services, they cannot be relied on as a solution to egress difficulties and evacuation;
  - (h) special care requirements at evacuation destination – uses focused on vulnerable people such as children or elderly and their special requirements for care and the ability of evacuation centres to provide that care;
  - (i) length of flood recovery and social and economic impacts; that is, the likelihood and consequences of flooding. This evaluation requires a quantitative analysis that uses numerical values, rather than the descriptive scales used in qualitative and semi-quantitative analysis for both consequences and likelihood. The quality of the analysis depends on the accuracy and completeness of the numerical values used
  - (j) flood-resilient design – this may include both using flood-compatible materials and building design aspects such as locating the least flood-tolerant uses at the highest development levels;
  - (k) definition of flood hazard management strategies is to include:
    - (i) a description and evaluation as to the impact of the proposed mitigation strategies on the existing and likely future use of land and buildings in proximity to the proposed development;
    - (ii) the proposed method of perpetuating the restricted use and required mitigation measures through appropriate forms of legal documentation, notation on titles and methods for conveying the risk management data to future owners and leaseholders; and
    - (iii) the procedure to conduct emergency flood management, evacuation and rescue operations including flood emergency management plans.
- (2) Development which proposes a lowering of flood immunity standards through a risk assessment (usually an industrial use) is to ensure the building materials are constructed of flood-compatible materials.

## **SC6.5.7 Landslide hazard (geotechnical) assessment report**

### **SC6.5.7.1 Purpose of a Landslide hazard (geotechnical) assessment report**

- (1) The Landslide hazard (geotechnical) assessment report is required to:
  - (a) quantify the landslide hazard for a particular site;
  - (b) ensure appropriate methods are implemented to appropriately mitigate or avoid the risk of landslide hazard; and
  - (c) provide information and guidance to support the outcomes required by the Landslide hazard overlay code.

### **SC6.5.7.2 Risk assessment criteria**


- (1) For the purposes of completing the risk assessment, tolerable risk criteria apply and are specified by the Australian Geomechanics Society in Table 1 (AGS Suggested Tolerable loss of life individual risk) in the Practice Note Guidelines for Landslide Risk Management 2007, except where societal risk applies as noted below.
- (2) 'Acceptable risk' criteria as described in Australian Geomechanics Society 2007 Practice note guidelines for landslide risk management 2007 are one order of magnitude lower than 'tolerable risk' as specified in Table 1 (AGS Suggested Tolerable loss of life individual risk) and are to apply to:
  - (a) essential community infrastructure;
  - (b) sensitive uses;
  - (c) assembly uses;
  - (d) difficult to evacuate uses; and
  - (e) hazardous materials.

### **SC6.5.7.3 Preparing a Landslide hazard (geotechnical) assessment report**

- (1) The site-specific Landslide hazard (geotechnical) assessment report is to include a landslide risk assessment, as detailed in Table SC 6.5.2.1 (Requirements of Natural hazard documentation) of this planning scheme policy and demonstrate that development on land susceptible to landslide has had appropriate regard to the geological elements including landslide risk on the site.
- (2) The site specific Landslide hazard (geotechnical) assessment report is to:
  - (a) include recommendations and a conclusion that are supported by the data and all stated assumptions contained in the assessment;
  - (b) be capable of being verified by a peer review;
  - (c) state whether the site is suitable for the development in compliance with the risk assessment criteria in SC6.5.7.2 (Risk assessment criteria) for the loss of life and for property loss; and
  - (d) identify the risk mitigation measures for the site.
- (3) As a guide the following report format and contents description indicates the depth of detail required:



- (a) an introduction including details of the development, such as site location and description including the real property description and the proposed development, reconfiguring a lot or construction details;
- (b) a description of existing conditions, including existing research material:
  - (i) aerial photographs;
  - (ii) geological maps;
  - (iii) geological reports;
  - (iv) site classification;
  - (v) geology (local and regional), including:
    - (A) surface and sub-surface materials; and
    - (B) geomorphology (slopes, ground contours, natural features, terrain analysis, landslide features);
  - (vi) site history, including the location size and type of previous landslips on or affecting the site and hazards outside the site but likely to affect it, such as landslides or rockfalls upslope of the site;
  - (vii) groundwater, including:
    - (A) watertable; and
    - (B) springs and seepage areas in the local area of interest;
  - (viii) surface drainage patterns;
  - (ix) vegetation cover on and around the site; and
  - (x) buildings, other structures, earthworks;
- (c) an assessment of land stability/suitability, including:
  - (i) proposed development components;
  - (ii) a landslide risk assessment for the site indicating the likelihood and consequences of landslides on or near the site affecting the development and the calculated risk to life and property having regard to SC6.5.7.2 (Risk assessment criteria); and
  - (iii) potential geotechnical effects of the development on land stability;
- (d) an assessment of development impacts, including:
  - (i) site layout;
  - (ii) roadworks, driveways and other pavements;
  - (iii) earthworks (excavation, materials usage);
  - (iv) foundations;
  - (v) surface drainage;
  - (vi) wastewater (treatment and disposal);
  - (vii) detailed existing stability of the site and of geotechnical constraints on buildings or other development work on the site as well as on land above and below the site;
  - (viii) overall effect of development on the stability of the site as well as on land above and below the site; and
  - (ix) overall effect of any site sewage disposal system or rainwater run-off system on slope stability;
- (e) recommendations on appropriate measures required to avoid or minimise risks of instability or other adverse environmental effects, on the site as well as land above or below the site, including:
  - (i) preferred locations for buildings, other structures and driveways;
  - (ii) foundation requirements;
  - (iii) pavement types and design;
  - (iv) construction methods to avoid problem areas;
  - (v) preferred excavation, retention and stabilisation techniques and the suitability of excavated materials for use in on-site earthworks;
  - (vi) surface and sub-surface drainage requirements;
  - (vii) preferred methods of wastewater disposal;
  - (viii) vegetation protection and revegetation requirements; and
  - (ix) design life adopted;

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- (f) a summary and conclusions on the overall suitability of the land for the proposed development; and
  - (g) appendices for field and laboratory test results, including the location and level of field investigations such as boreholes and trench pits.

## **SC6.6 Third party advice or comment planning scheme policy**

### **SC6.6.1 Introduction**

#### **SC6.6.1.1 Relationship to the Planning Scheme**


- (1) This planning scheme policy applies to any development application which has been 'properly made' with Council for assessment against the Planning Scheme. Council may require further expert advice or want to seek comments from a special interest person or group on the development application.

#### **SC6.6.1.2 Purpose**

- (1) This planning scheme policy:
  - (a) allows Local government to seek advice or comment, where appropriate, about an application in any circumstances the Local government determines, including, in the Local government's opinion if:
    - (i) the development may conflict with an overlay;
    - (ii) specialised technical advice is required to assess the development; or
    - (iii) the development may affect premises being of special interest to a person.
  - (b) describes the methods which may be used by Council to obtain third party advice or comment on a particular development application prior to the commencement of the Decision Stage.

### **SC6.6.2 Third party consultation**

- (1) The purpose of Consultation is to seek third party advice or comment on any development application prior to the commencement of the Decision Stage. The advice may be sought from any individual, stakeholder or interest group.
- (2) The advice or comment may be sought in any appropriate way, including:
  - (a) public notification in the newspaper; or
  - (b) placing a notice on the premises; or
  - (c) placing a notice on public land; or
  - (d) personal notification or contact; or
  - (e) public meetings; or
  - (f) meeting with a person having a special interest.
- (3) When seeking third party advice or comment, Council will provide appropriate information on the proposal including:
  - (a) a description of the proposal;

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- (b) details of where the development application can be inspected;
  - (c) provide a copy of relevant information;
  - (d) details of where comments may be lodged; and
  - (e) the last day upon which Council will accept advice or comment.
- (4) The providing of third party advice or comment for a development application under this planning scheme policy does not provide the consulted party with any Appeal Rights as described by The Act.

## **SC6.7 Growth management planning scheme policy**

### **SC6.7.1 Introduction**

#### **SC6.7.1.1 Relationship to the Planning Scheme**

- (1) This planning scheme policy provides:
  - (a) information the Council may request for a development application; and
  - (b) guidance or advice about satisfying an assessment benchmarks which identifies this planning scheme policy as providing that guidance or advice.

#### **SC6.7.1.2 Purpose**

- (1) The purpose of this planning scheme policy is to provide information, guidance and advice for satisfying the assessment benchmarks for the preparation of a site specific:
  - (a) Development needs assessment report;
  - (b) Economic impact assessment report;
  - (c) Structure plan; and
  - (d) Traffic impact assessment report.

## SC6.7.2 Requirements of growth management documentation

- (1) Growth management documentation is to be prepared in a clear and concise manner, consistent with the elements identified in Table SC 6.7.2.1 (Requirements of growth management documentation) below, as well as any specific requirements identified in the relevant sub-sections of this report.

**Table SC 6.7.2.1 Requirements of growth management documentation**

Documentation	Preparation	Report requirements
Development needs assessment report	<ul style="list-style-type: none"> <li>Prepared by a suitably qualified professional with appropriate technical expertise in economics and economic assessments.</li> <li>Consultation with other entities may also be necessary including Council, State government and other relevant agencies or individuals (e.g. business owners).</li> </ul>	<ul style="list-style-type: none"> <li>A Development needs assessment report may be requested to provide additional information to Council.</li> <li>A Development needs assessment report is to be prepared in accordance with SC6.7.3 (Development needs assessment report)</li> </ul>
Economic impact assessment report	<ul style="list-style-type: none"> <li>Prepared by a suitably qualified professional with appropriate technical expertise in economics and economic assessments.</li> <li>Consultation with other entities may also be necessary including Council, State government and other relevant agencies or individuals (e.g. business owners).</li> </ul>	<ul style="list-style-type: none"> <li>An Economic impact assessment report may be requested to provide additional information to Council.</li> <li>An Economic impact assessment report is to be prepared in accordance with SC6.7.4 (Economic impact assessment report)</li> </ul>
Structure plan	<ul style="list-style-type: none"> <li>Prepared by a suitably qualified professional with appropriate technical expertise in planning and design and the preparation of Structure plans.</li> <li>Consultation with other entities may also be necessary including Council, State government and other relevant agencies or individuals.</li> </ul>	<ul style="list-style-type: none"> <li>A Structure plan may be requested to provide additional information to Council.</li> <li>A Structure plan is to be prepared in accordance with SC6.7.5 (Structure plan)</li> </ul>
Traffic impact assessment report	<ul style="list-style-type: none"> <li>Prepared by a traffic engineer who is a Registered professional Engineer Queensland.</li> <li>Consultation with other entities may also be necessary including Council, State government and other relevant agencies or individuals.</li> </ul>	<ul style="list-style-type: none"> <li>A Traffic impact assessment report may be requested to provide additional information to Council.</li> <li>A Traffic impact assessment report is to be prepared in accordance with: <ul style="list-style-type: none"> <li>a) SC6.7.6 (Traffic impact assessment report);</li> <li>b) Guidelines for Assessment of Road Impacts of Development, Queensland Government, Department of Main Roads; and</li> <li>c) SC6.8 (WRC development manual).</li> </ul> </li> <li>All investigations, testing and</li> </ul>



		design should be undertaken in accordance with industry practice and the provisions of relevant Australian Standards.
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### **SC6.7.3 Development needs assessment report**


#### **SC6.7.3.1 Purpose of a Development needs assessment report**

- (1) A Development needs assessment report is required to:
  - (a) justify the need for the development given the current demand and supply of existing land and uses; and
  - (b) ensure the development is economically feasible, with appropriate methods implemented to mitigate or avoid any negative impacts that may result from the development.

#### **SC6.7.3.2 Preparation of a Development needs assessment report**

- (1) A Development needs assessment report is to include at a minimum:
  - (a) a supply analysis of land zoned for the same or similar purpose as that proposed by the development within the broader locality, having regard for:
    - (i) existing supply of developed and undeveloped land zoned for the same or similar purpose as that proposed;
    - (ii) current competition for undeveloped land zoned for the same or similar purpose as that proposed;
    - (iii) the consistency of the location with regard to the function and accessibility of the development, including infrastructure provision; and
    - (iv) whether, if not satisfactorily located, it would jeopardise the provision of facilities in a location better placed to provide a higher level of choice or degree of convenience and accessibility;
  - (b) a demand analysis of land zoned for the same or similar purpose as that proposed by the development within the broader locality, having regard for:
    - (v) the existing population currently serviced by existing development and the socio-economic characteristic of this population;
    - (vi) the population anticipated to be serviced by the proposal over a short, medium and long term planning horizon and the socio-economic characteristic of this population;
    - (vii) the existing and anticipated demand for floor space/dwellings over a short, medium and long term planning horizon; and
    - (viii) establishment as to whether the proposed development would result in an excess of developed land (for that purpose) locally and within the broader context of the area; and whether the proposed development may be premature or inappropriate in this regard;
  - (c) the economic feasibility of the proposed development, having regard for:
    - (ix) the identified existing supply and demand (and future anticipated demand);
    - (x) the capacity/capability/maturity of the market to achieve what is required at a feasible rate and scale;
    - (xi) the development size;
    - (xii) nature of the services proposed to be included within it;
    - (xiii) configuration of the general road network which is likely to provide access to the development;
    - (xiv) location of any physical or psychological barriers to movement;
    - (xv) location of complimentary, competing/similar development;
    - (xvi) expected direct and indirect development employment during construction and operations;
    - (xvii) changing trends in lifestyle choices and social behaviour relating to community needs which may affect the proposal; and



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- (xviii) any other benefits or detriments to the local area or the community in general; and
  - (d) outline and detail the measures that will be implemented to avoid or mitigate significant impacts identified in the assessment.


## **SC6.7.4 Economic impact assessment report**

### **SC6.7.4.1 Purpose of an Economic impact assessment report**

- (1) An Economic impact assessment report is required to:
  - (a) quantify the economic effects a development may have on surrounding uses; and
  - (b) ensure appropriate methods are implemented to appropriately mitigate or avoid any negative impacts that may be result from the development.

### **SC6.7.4.2 Preparation of an Economic impact assessment report**

- (1) An Economic impact assessment report is to include at a minimum:
  - (a) the extent of existing floor space and approved new floor space in the area likely to be serviced by the proposed facility and in surrounding areas which could be affected by it;
  - (b) the likely trade area of the proposed facility having regard to the developments:
    - (i) size;
    - (ii) nature of the services proposed to be included within it;
    - (iii) configuration of the general road network which is likely to provide access to the facility;
    - (iv) location of any physical or psychological barriers to movement; and
    - (v) location of competing facilities;
  - (c) the nature and adequacy of existing facilities and approved new facilities in the trade area referred to above and the level of convenience provided by such facilities;
  - (d) the population, existing and projected, for the likely future trade area and the socio-economic characteristics of that population;
  - (e) the demand, or likely future demand, for commercial floor space in the area referred to above;
  - (f) whether the establishment of the proposed facilities would result in:
    - (i) an excess of commercial floor space of the type proposed in the area; or
    - (ii) would result in an excess of commercial floor space generally; and
    - (iii) whether the proposal may be premature or inappropriate in this regard;
  - (g) the likely impact of the proposed development together with the additional cumulative effect of any approved new commercial developments within the same area on existing businesses, with such impacts clearly articulated together with the means by which they can be ameliorated;
  - (h) whether the proposed location:
    - (i) is consistent with the function of the facility;
    - (ii) maximises accessibility within its potential trade area; and
    - (iii) maximises the use of public transport and pedestrian and cycle accessibility;

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- (i) whether, if not satisfactorily located, it would jeopardise the provision of facilities in a location better placed to provide a higher level of choice or degree of convenience and accessibility;
  - (j) the expected direct and indirect development employment during construction and operations;
  - (k) changing trends in shopping and other behaviour relating to community needs which may affect the proposal;
  - (l) the environment effects and urban design implications of the proposal;
  - (m) any other benefits or detriments to the local area or the community in general, including the expected direct and indirect development employment during construction and operations; and
  - (n) outline and detail the measures that will be implemented to avoid or mitigate significant impacts identified in the assessment.

## **SC6.7.5 Structure plan**

### **SC6.7.5.1 Purpose of a Structure plan**

- (1) A Structure plan is required to:
  - (a) identify the major elements of the locality surrounding a development that may impact on the planning and design of the site, ensuring the integration of the development and the continuation of corridors, networks and linkages with and beyond the development site;
  - (b) identify how constraints (within the various overlays) or competing interests have been addressed and reconciled; and
  - (c) reconcile how the site will fit into the future development of the surrounding area without compromising the effective and efficient development of those lands.

### **SC6.7.5.2 Preparation of a Structure plan**

- (1) The extent of the information contained in a Structure plan will depend upon the issues and their resolution, the context of the development in the surrounding area and the number of overlays that impact on the area and the site. The more constrained the site, the greater the level of detail required to justify the development.
- (2) The major components of the development are to be designed with consideration of this broader context. The Structure plan is to be clear about how the proposed development will integrate with the surrounding community and with the existing parks, service and infrastructure networks and the movement system (road network, public transport facilities and pedestrian and cyclist paths) in the area, including as required by the Transport and parking code.
- (3) The scope of a Structure plan is tailored to match the scale and likely impact of the proposed development and depends on the nature and extent of the:
  - (a) issues associated with the site and the immediate locality surrounding the site, such as land uses, availability of infrastructure, topographical features, significant vegetation, movement systems, natural features, historical features and existing character; and
  - (b) proposal, its uses, the sequence of development and external impacts such as stormwater quality and quantity management, traffic generation, public transport availability, infrastructure capacity, wildlife corridor linkages and social impacts.
- (4) In addition to the general requirements of a Structure plan, an industrial structure plan is to also identify:
  - (a) the most appropriate location for different types of industries to minimise land use incompatibilities and conflicts;
  - (b) the integration of the site with surrounding development including any necessary buffering; and
  - (c) that any reconfiguring a lot is appropriate for the intended industry for the locality.

- (5) The steps to be followed and information provided when preparing a Structure plan are outlined below.

### **Step 1: Site and context assessment**

Prior to preparing a Structure plan, an assessment of the site and its context is undertaken and a site description of land prepared, supported by a map containing the following features as a minimum the:

- a) development layout;
- b) topography – contours and levels;
- c) existing street network and intersections and future connections (identifying minor road connections required to facilitate efficient movement and connectivity of the local road network), and their treatments and public transport routes and their stops;
- d) existing residences and structures (such as pool, tennis court or shed), land uses and approvals on surrounding sites;
- e) location of nearby schools, shopping centres, employment generators and other community facilities;
- f) location of surrounding existing and proposed park network and pedestrian and cyclist paths; and
- g) existing infrastructure.

### **Step 2: Identification of constraints**

Land in the Emerging community zone or Industry investigation zone is generally suitable for development. However some land has values or constraints that will influence the location, form and density of development. As a minimum, values and constraints as identified in any overlays are mapped and considered in the design of the overall development.

### **Step 3: Analysis of the site characteristics and constraints and allocation of land uses**

Once the site characteristics and constraints have been identified, they are addressed by the Structure plan as recommended by the relevant codes and local plans where applicable. In some cases it may be possible to develop all or part of constrained sites carefully and sensitively. Alternative approaches may be required to accommodate development, for example lower development yields or sensitive residential design to ensure the retention of land with environmental or scenic constraint or other values. For other sites, development will not be possible. In many cases, a local plan or provisions within codes will articulate whether development is possible, and if so, how it should occur.

The application must demonstrate integration, namely:

- a) compatibility of surrounding uses (existing and proposed) with the proposed use/s;
- b) that consideration has been given to the potential for the development and coordinated and integrated development of adjoining Emerging community zone or Industry investigation zone; and
- c) that the development does not prejudice the development of an adjoining premises by shifting unreasonable costs of infrastructure onto adjoining premises, such as parks, stormwater management facilities, roads and bridges.

On a smaller site, where it is not possible to include the full range of land uses that support a sustainable community, it is particularly important to demonstrate that the parks are well

planned (either on the site, or already approved on adjoining land) and an integrated road network can be achieved.

If a site is in the Emerging community zone, a Structure plan is to demonstrate that the allocation of land uses ensures the following:

- a) land is used primarily for residential purposes;
- b) residential communities are well serviced and enjoy high amenity by providing for a range of complementary business and employment opportunities and community uses and facilities as early as possible. These may include centres, education facilities, parks, health care facilities, youth clubs and emergency services;
- c) residential development has good access to public transport, local parks, education facilities, shops and community facilities. As such, these uses must be accommodated in locations that maximise the service they provide to the community and minimise any associated impacts. These uses must be centrally located or highly accessible to their respective catchments and wherever possible to be co-located in or near centres. Uses that are likely to draw significant levels of non-local traffic into residential streets will not be approved unless there is a significant offsetting of community benefit and traffic impacts can be minimised;
- d) residential development provides appropriate housing choices for all people and allows residents the opportunity to remain within their neighbourhoods during all stages of their life, with a range of housing choices provided throughout the area. However, houses at low density should predominate; and
- e) development does not impinge on the legitimate operation of existing uses and is suitably buffered from incompatible existing uses on the site or on adjacent land.

Industrial development may occur in the Industry investigation zone subject to the identification of environmental performance of the development and the mechanism for the provision of infrastructure in the development.

When allocating industry investigation zoned land for future industrial development, the nature of the industry and the intended industry zone is to align with the separation distances to sensitive zones as detailed in the Reconfiguring a lot code and the assessment benchmarks of the applicable codes.

If a site in the Centre zone or Mixed use zone, a Structure plan is to detail the following:

- a) the mixture and proportion of uses and how these will contribute to economic vitality and the physical environment;
- b) key site planning and design elements of the development and how these contribute to the overall centre or corridor structure, movement and circulation network and built form character;
- c) building, open space and landscape siting and how these promote and support:
  - i) economic activity and community service delivery;
  - ii) public transport interchange;
  - iii) accessibility and connectivity;
  - iv) safety and security;
  - v) community use and meeting;
  - vi) higher density residential living;
  - vii) the character and identity of the centre or mixed use area; and
  - viii) design for climatic comfort, energy efficiency and subtropical outdoor living;
- d) the streetscape and public space interface including public and publicly accessible spaces and linkages, active frontages or significant corner treatments;

- e) development interfaces to the surrounding neighbourhood, adjoining sites and to other buildings or uses within the site to mitigate and manage amenity impacts;
- f) air or noise impacts on the site and how these will be addressed through use, site planning or building design; and
- g) the existing reduced levels and proposed finished levels for all elements.

**Step 4: Document the Structure plan**

The structure plan design, including land use allocation, movement network design, and open space and park network provision, is to actively promote achievement of the applicable zone and the intent of any relevant local plan.

The structure plan design is to also enable the development to comply with the requirements of all other relevant codes unless specified otherwise by a local plan.

The structure plan is to contain the degree of detail appropriate to the particular development and its circumstance and at a minimum map and report on the following:

- a) the approximate lot or dwelling yield for each part of the site (density);
- b) the location of each proposed land use, including where applicable, the extent of facilities proposed such as community facilities, centres, employment and education facilities;
- c) how and where broad physical infrastructure is to be provided such as water, sewerage and stormwater;
- d) the general location and size of parks including corridor linkages and networks and identify the park zone precinct and type that aligns with the intended future function of the site;
- e) the existing and proposed pedestrian and cyclist paths;
- f) the existing and proposed road network, including level in the hierarchy;
- g) the existing and proposed public transport routes and stops; and
- h) the proposed staging of development.

When in map form, the information is to be provided at a maximum scale of 1:2,000 and includes a bar scale and north point.

**Step 5: Level of consultation required for a structure plan**

The preparation of a structure plan will entail the level of consultation required by the *Planning Act 2016* for impact assessable development. On smaller sites, the consultation required by the *Planning Act 2016* would generally suffice.

However, where the site or the proposal entails complex issues, or involves a large site with multiple precincts and land uses, and/or the structure plan is inadequately detailed to facilitate informed public submissions, Council may require additional material and community consultation as part of a formal Information Request.

## **SC6.7.6 Traffic impact assessment report**

### **SC6.7.6.1 Purpose of a Traffic impact assessment report**

- (1) A Traffic impact assessment report is required to:
  - (a) quantify the effects a development may have on traffic movement and safety on the site and adjacent transport network (streets and intersections) within the sphere of impact of the development; and
  - (b) ensure appropriate methods are implemented to appropriately mitigate or avoid any negative impacts that may be result from the development.

### **SC6.7.6.2 Preparation of a Traffic impact assessment report**

- (1) A Traffic impact assessment report includes at a minimum the following information for the site and the adjacent transport network (streets and intersections) within the sphere of impact of the development:
  - (a) an assessment of present traffic operations and safety without the development;
  - (b) an assessment of traffic operations and safety for the following scenarios:
    - (i) at completion of the development, and if the development is staged, also at each significant stage prior, including a comparison between current traffic arrangements and proposed traffic arrangements and an outline of the works proposed to offset anticipated traffic impacts;
    - (ii) without the development on a 10 year planning horizon from completion of the development; and
    - (iii) with the proposed and any additional upgrading works proposed in conjunction with the development on a 10 year planning horizon from completion of the project;  
Note—Council should be consulted regarding the expected traffic growth rates for assessing the future scenarios.
  - (c) a statement describing how the development will provide for safe and convenient movement to, from and within the site;
  - (d) a statement describing how the development will facilitate walking, cycling and greater use of public transport in preference to using private motor vehicles for trips to and from the development;
  - (e) a statement describing how public transport services and infrastructure will be improved as a result of the development, particularly where relating to indented bus bays and bus shelters;
  - (f) a statement describing the measures used to ensure maximum accessibility from the site to public transport, including where future public transport services are envisaged;
  - (g) a statement describing the measures used to ensure that through traffic is not introduced into local street systems;
  - (h) an assessment of existing parking supply and demand in the vicinity of the development for both on- and off-street parking, and an assessment of the impact of the development on this parking supply and demand;



- (i) a statement describing the appropriate provision for parking in the development based on land use and the potential for trip-making by public transport, or by walking and cycling;
- (j) a statement describing the appropriate provision for on-site bicycle parking facilities;
- (k) a statement describing whether the proposed means of ingress to or egress from the development are adequate and located appropriately according to the road hierarchy;
- (l) an assessment of the provisions made for the loading, unloading, manoeuvring and parking of service vehicles within the development and on the subject site;
- (m) an assessment of refuse storage area/s and demonstration of safe vehicle access for the removal of refuse;
- (n) an assessment of the proposed routes within the development used by service vehicles associated with the development, and the impacts of heavy vehicle movements on these routes;
- (o) an assessment of the potential for integration of access with adjacent development through sharing of common ingress and egress arrangements;
- (p) an assessment of the impacts on public transport, traffic operations and parking as a result of any temporary works required during construction;
- (q) a record of any comments made by the Department of Transport and Main Roads or any other State planning authority that comply with the rights and powers of these agencies;
- (r) an assessment of the existing and likely future amenity of the surrounding area, and of the potential impacts of the development on that amenity;
- (s) a statement describing all of the assumptions made in the preparation of the report and the design parameters adopted in the technical analysis;
- (t) a statement describing how traffic generation and parking proposed rates (based on gross floor area) are supported by reference to publicly available documents or attaching actual traffic survey data for a similar activity;
- (u) a statement describing how the layout of the development provides for the safe movement of pedestrians and cyclists within the development and to/from the core of the development and the frontage streets, taking into account the location of public transport and pedestrian facilities;
- (v) an assessment of the operation of any security boom gate or card reader and its impact on vehicle queuing on the frontage roads; and
- (w) an assessment of traffic signals operation based on existing signal phasing, including impact on adjacent intersections.

## **SC6.8 Whitsunday Regional Council development manual planning scheme policy**

### **SC6.8.1 Introduction**

#### **SC6.8.1.1 Relationship to the Planning Scheme**

- (1) The planning scheme policy applies to development requiring submission of approval applications, including design details and construction procedures.
- (2) It is the intention of the WRC Development manual to set out procedures and requirements that are consistent with the *Planning Act* 2016 and its supporting legislation, and represent 'best practice' in accordance with accepted current state and national standards for design and construction.
- (3) The WRC Development manual sets out procedures involved in applying for an Operational Works Permit for Works that will ultimately be in the ownership and maintenance responsibility of Council or other services authorities or works which are subject to approval by Council.

#### **SC6.8.1.2 Purpose**

- (1) This planning scheme policy provides:
  - (a) a comprehensive, practical and authoritative guide through the development approval process from inception to completion for Developer's, Consultants, Contractors and Council Officers; and
  - (b) a consistent set of Engineering standards for implementation across the Whitsunday Region.

### **SC6.8.2 Whitsunday Regional Council (WRC) development manual**

- (1) For further detail regarding procedure or specifications, refer to the WRC development manual document.



# Tables of Appendix 1

Table AP 1.1 Abbreviations and acronyms

## Appendix 1 Index and glossary of abbreviations and acronyms

Table AP 1.1 Abbreviations and acronyms

Abbreviation/ acronym	Description
AEP	Annual exceedance probability
AHD	Australian height datum
ARI	Average recurrence interval
ASS	Acid sulfate soils
AS	Australian Standard
AO	Acceptable outcomes
AV	Articulated vehicle
BCA	Building Code of Australia
CO	Compliance outcomes
CPTED	Crime prevention through environmental design
DEHP	Department of environment and heritage protection
DFE	Defined flood event
DFL	Defined flood level
DNRM	Department of natural resources and mines
DSDIP	Department of state development, infrastructure and planning
DSTE	Defined storm tide event
DTMR	Department of transport and main roads
EP Act	<i>Environmental Protection Act 1994</i>
EPBC Act	<i>Environmental Protection and Biodiversity Conservation Act 1999</i>
ESCP	Erosion and sediment control plan
GFA	Gross floor area
GLA	Gross leasable area
GIS	Geographic information systems
GPS	Global positioning system
HAT	Highest astronomical tide
HRV	Heavy ridged vehicle
ICOMOS	International council on monuments and sites
km	Kilometre
LGIP	Local government infrastructure plan
LP Gas	Liquid petroleum gas
m	Meter
MCU	Material change of use
MLES	Matters of local environmental significance
MNES	Matters of national environmental significance

Abbreviation/ acronym	Description
MSES	Matters of state environmental significance
MU	Mixed use
PMF	Probable maximum flood
PMVA	Property map of assessable vegetation
PO	Performance outcomes
PSP	Planning scheme policy
QDC	Queensland Development Code
ROL	Reconfiguring of a lot
RPEQ	Registered professional engineer Queensland
SC	Schedule
SPA	<i>Sustainable Planning Act 2009 (repealed)</i>
SPP	State planning policy
SQMP	Stormwater quality management plan
SRV	Small rigid vehicle
the Act	<i>Planning Act 2016</i>
the Regulation	Planning Regulation 2017
TUA	Total use area
WQO	Water quality objectives
WRC	Whitsunday Regional Council
WWMP	Wastewater management plan



## Tables of Appendix 2

Table AP 2.1 Table of amendments

## Appendix 2 Table of amendments

Table AP 2.1 Table of amendments

Commencement date	Planning scheme version	Amendment type	Amendment description
30/06/2017	V3.4	Making a Local Government Planning Instrument	Whitsunday Planning Scheme 2017 was adopted.
03/07/2017	V3.5	Alignment amendment	Alignment with the Planning Act 2016.
29/06/2018	V1.6	Amendment to include a Local Government Infrastructure Plan (LGIP)	<ul style="list-style-type: none"> <li>• Inclusion of Part 4 of the Planning Scheme;</li> <li>• Inclusion of Schedule 3 of the Planning Scheme; and</li> <li>• Amendment to Schedule 1 definitions to include LGIP terminology.</li> </ul>
.....	V3.6	Administrative amendment and amendment to a Planning Scheme Policy (Schedule 6.8)	<ul style="list-style-type: none"> <li>• Clarification of various outcomes, formatting and grammatical amendments; and</li> <li>• Amendments to Development Manual.</li> </ul>