



WHITSUNDAY SHIRE PLANNING SCHEME

Whitsunday Shire Planning Scheme

Reprinted as in force on 28 November 2012.

Includes amendments effective up to 2012,

Amendment no. 2009/05

PLANNING SCHEME FOR WHITSUNDAY SHIRE

Adoption

The local government for Whitsunday Shire adopted this planning scheme on Wednesday, 17 December, 2008.

Commencement

This planning scheme took effect on Friday, 9 January, 2009.

Amendments

Amendment 2009/01 took effect on Friday, 8 January, 2010.

Amendment 2009/04 was adopted on Wednesday, 12 September, 2012 and took effect on Wednesday, 24 October, 2012.

Amendment 2009/05 was adopted on Wednesday, 10 October, 2012 and took effect on Wednesday, 28 November, 2012.

State Planning Policies

The Minister for Infrastructure and Planning has identified the following State Planning Policies as having been appropriately reflected in the Planning Scheme:

1. State Planning Policy 1/92: Development and the Conservation of Agricultural Land
2. State Planning Policy 2/02: Planning and Managing Development Involving Acid Sulphate Soils
3. State Planning Policy 1/03: Mitigating the Adverse Impacts of Flood, Bushfire and Landslide

Scott Waters

Chief Executive Officer
Whitsunday Regional Council

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DIVISION 1 – RELATIONSHIP TO INTEGRATED PLANNING ACT

1.1.1 Purpose of planning scheme

In accordance with the *Integrated Planning Act 1997* (IPA), the local government for the Whitsunday Shire has prepared this planning scheme as a framework for managing development in a way that advances the purpose of the IPA¹ by:

- (a) identifying assessable and self-assessable development; and
- (b) identifying outcomes sought to be achieved in the local government area as the context for assessing development.

1.1.2 Planning scheme functions as part of IDAS

The planning scheme functions as part of IDAS² and must be read together with the IPA.

DIVISION 2 – STRATEGIC FRAMEWORK

1.2.1 Preamble

This Division summarises the overall effect of Division 4 of the planning scheme on the nature and location of development in the local government area.

This Division does not provide a basis for development assessment under the planning scheme nor is the Strategic Framework used in development assessment.

This Division provides a guide for related discussions by the local government, developers, other infrastructure providers and the community generally.

1.2.3 Shire wide strategies

- (1) Residential, business, industrial and community or recreation uses are:
 - (a) primarily located within the established urban areas of Proserpine, and the Town of Whitsunday (Cannonvale, Cannon Valley, Airlie Beach and Jubilee Pocket); and
 - (b) only located away from these areas if they cannot be practicably located in the towns due to their nature, scale, effects, or necessary relationship to other activities or particular features, resources or infrastructure.
- (2) Marine industry and supporting commercial uses associated with passenger and freight terminals be centrally located within the established precincts of Airlie Beach and Shute Harbour.
- (3) The continued development and operations of the marine industries associated with the Shute Harbour Passenger & Freight Terminal and facilities are accommodated and their

¹ *The purpose of the IPA is to seek to achieve ecological sustainability by (a) coordinating and integrating planning at the local, regional and state levels; and (b) managing the process by which development occurs; and (c) managing the effects of development on the environment (including managing the use of premises).*

² *IDAS – integrated development assessment system – is the system detailed in Chapter 3 of the IPA for integrating state and local government approval processes for development.*

operational efficiency and appropriateness are protected and enhanced by ensuring sufficient facilities are able to be provided to service demands for the region.

- (4) The Great Barrier Reef World Heritage Area and its natural and cultural values are protected from adverse physical and social effects due to mainland development.
- (5) Limited residential uses and low order community and convenience commercial uses are also located within the minor centres of Hydeaway Bay, Dingo Beach, Conway and Wilson Beach and Shutehaven.
- (6) Rural residential uses occur only in rural residential nodes so as to obviate the likelihood of further dispersed ad-hoc rural residential development and in order to:
 - (a) not restrict or conflict with rural-based economic activities in any way;
 - (b) not occupy, adjoin or restrict access to good quality agricultural land (GQAL);
 - (c) not occupy or restrict access to known mineral, extractive or other natural deposits;
 - (d) have adequate road access and physical infrastructure;
 - (e) not compromise important landscape or environmental values; and
 - (f) have good access to a nearby urban area and associated services and facilities.

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- (7) Proserpine, Cannon Valley and Cannonvale are the main business and community centres in the Shire. Airlie Beach is the major tourist related business and visitor accommodation centre.
 - (8) Mainland tourist facilities are concentrated in urban areas including Airlie Beach, Shingley Hill and Abel Point, Boathaven Bay, and Shute Harbour. In more remote locations, opportunities for tourist facilities are limited to nature/rural based facilities which are of a small scale and low impact, and which do not incorporate a permanent residential component.
 - (9) Island based tourist facilities are primarily located on Hook, Hayman, Hamilton, Long, Daydream and South Mole islands and may include an ancillary residential component. These facilities are of a scale and character that ensures the environmental and visual values of the island are maintained.
 - (10) Agricultural, mining and extractive uses are located within the rural area as necessary to take advantage of the economic potential of the area's natural resources.
 - (11) The base of the Shire is generally comprised of primary production and associated processing, and of a range of light, service and general industry uses which support other sectors of the local economy, the needs of the general community, provide local employment and capitalise on the available resources and markets.
 - (12) Home based businesses are encouraged as a means of promoting economic diversity and creation of business opportunity where such businesses can be successfully undertaken in a manner that will not undermine the fundamental residential integrity of the area.
 - (13) The efficiency and safety of the Shire's major air, road, rail and sea access facilities (such as the Whitsunday Coast, Hamilton Island and Flametree airports, the marinas, Shute Harbour, Bruce Highway and Shute Harbour Roads) are protected.
 - (14) Shute Harbour Road provides a significant social and cultural link and is a unifying landscape feature through the Town of Whitsunday.
 - (15) The critical social, economic and ecological importance of the Shire's natural assets is recognised and these systems, areas, resources and features are protected and enhanced wherever necessary. Mainland areas which have local, regional and State environmentally significant areas such as riparian zones, habitat for fauna and flora listed for protection under the Queensland Nature Conservation legislation will be protected and enhanced.
 - (16) Any new development provides for enhanced and efficient use of pedestrian walkways, bikeways and use of public transport.
 - (17) New residential development incorporates urban design principles that maximise safety, pedestrian and vehicle connectivity throughout the estates and places of community interest and shared use within a 400 metre walking or 5 minute walking radius of dwellings within the estate.

1.2.4 Local strategies

(1) Proserpine

- (a) Proserpine is the Shire's administration centre and provides the full range of residential, commercial, industrial and community uses to meet the needs of the residents of the town and its hinterland.

-
- (b) The town's main street is consolidated as the principal retail, community and commercial centre.
 - (c) Highway oriented commercial and tourist services are consolidated along the Bruce Highway on the eastern edge of the town centre.
 - (d) Main street and highway areas are beautified and landscaped to enhance the appearance and attractiveness of the town.
 - (e) The town provides a focus for industrial activity in the western end of the Shire and a range of industry uses to be located adjacent to the Bruce Highway in close proximity to the national road transport network.
 - (f) Opportunities for the expansion of the Proserpine Sugar Mill are preserved within the area designated.
 - (g) Housing is predominantly in the form of detached houses, with medium density housing provided in proximity to the town centre and in master-planned urban release areas.
 - (h) Expansion of the urban area occurs in the designated area to the south of the town.
 - (i) The options for the highway by-pass of Proserpine are preserved.

(2) Town of Whitsunday

(i) General

- (a) The Town of Whitsunday is consolidated to form four distinct but well connected settlements (Cannon Valley, Cannonvale, Airlie Beach and Jubilee Pocket) each with their own town centre.
- (b) New neighbourhoods are predominantly established at average densities of 12-15 dwellings per hectare (net residential density) supporting a wide range of housing types with lower order activity centres to provide business, community and limited retail services to surrounding residential areas.
- (c) Medium density forms of housing are established around local centres and town centres and along some sections of Shute Harbour Road.
- (d) The visual and environmental values of sensitive hill slopes framing the Town of Whitsunday are maintained. Housing in these areas occurs only on unconstrained land at densities of no more than one (1) dwelling per hectare (net residential density).
- (e) A linked network of public and private open space corridors connects foreshore and urban areas, provides breaks or transitions between each of the settlements, protects ridgelines, riparian land and other areas of significant vegetation and provides opportunities for recreation and sporting activities.
- (f) Foreshores provide high quality recreation areas, and are protected from further encroachment by incompatible development.
- (g) Escarpment hinterland and hill areas around towns are maintained in a natural vegetated state to preserve the bushland backdrop, maintain visual amenity and the region's image as an area of strong natural beauty through an extensive public and private open space network.

(h) Movement networks internal to neighbourhoods facilitate a high level of alternative vehicular and pedestrian accessibility and relieve pressure on Shute Harbour Road.

(i) Areas of mixed business and residential uses are located at designated locations in the vicinity of Shute Harbour Road, and provide high quality frontages.

(ii) Cannon Valley

(a) Cannon Valley town centre is the major commercial and industry centre for the Town of Whitsunday.

(b) A series of connected neighbourhoods support and feed into the town centre, with medium density residential development consolidated around the town centre and around local centres in each neighbourhood.

(c) A high quality business strip consolidates commercial activities along Shute Harbour Road to the east of the town centre.

(d) Industry areas are consolidated and provide significant employment opportunities.

(iii) Cannonvale

(e) The Cannonvale town centre is an integrated community and business centre, accommodating the major shopping, community and recreational facilities for the town of Whitsunday.

(iv) Airlie Beach

(a) Airlie Beach is the primary mainland tourist area providing tourist and recreation focused shopping and commercial activities and services, and resident and short term accommodation.

(b) The character of the Airlie Beach town centre, which includes its tropical flavour, pedestrian scale, compact form, orientation towards the street, unifying awning treatments, building heights and landscape elements, is maintained.

(c) In Airlie Beach town centre, the height of new development is a maximum of nine metres or three storeys to the northern side of Shute Harbour Road and properties facing the beachside, and on the southern side of Shute Harbour Road, and where set back from street and public access areas, up to twelve metres or four storeys.

(d) Abel Point marina provides an accessible mixed use area incorporating a marina; marine industries and accommodation above ground level commercial uses.

(v) Jubilee Pocket

(a) The Jubilee Pocket town centre provides convenience facilities for the Jubilee Pocket residential community and some tourist uses.

(b) The industrial area is consolidated and predominantly accommodates marine industries.

(3) Shute Harbour and Shutehaven

(a) Shute Harbour is the primary modal interchange for access to the Whitsunday Islands and the Great Barrier Reef, with marinas consisting of associated marine industries, car parking and storage facilities necessary to support this role, limited residential and

tourist accommodation facilities and limited tourist/recreation-related commercial activities.

- (b) Shute Harbour will develop into integrated, vibrant mixed-use centre that meets the needs of and provides a rewarding experience for tourists and residents.
- (c) Development is sympathetic to the natural landscape and does not adversely affect the sensitive coastal environment.
- (d) The operations and facilities of Shute Harbour Passenger and Freight Terminal are protected from encroachment of incompatible land uses.
- (e) Development incorporates ecological sustainable principles including tropical design and the efficient use of energy and water.
- (f) Residential areas of Shutehaven are predominantly comprised of detached houses.

(4) Coastal villages

- (a) The coastal settlements at Dingo Beach and Hydeaway Bay and Conway and Wilson Beaches are minor residential areas only, predominantly consisting of detached houses.
- (b) Minor retail and special uses are provided to meet the needs of the population of the immediate area only.
- (c) Small scale tourist development consisting of facilities such as bed and breakfast accommodation is provided within the existing urban or rural residential areas.

(5) Islands

- (a) The tourism and recreation significance, and the environmental and landscape values, of the Whitsunday Islands is recognised and protected.
- (b) Development is small scale and low impact.
- (c) Development on islands does not adversely compromise the natural and cultural qualities island and marine habitats such as the Great Barrier Reef Marine Park.³

(6) Rural areas

- (a) The environmental and landscape values and primary production potential of the Shire's rural areas are protected, with limited rural residential, rural or nature based tourism and rural industrial uses occurring in suitable locations where these values are not adversely affected.

DIVISION 3 – PLANNING SCHEME STRUCTURE

³ *Development within or adjacent to the Great Barrier Reef World Heritage Area will need to be considered in terms of the provisions of the Environment Protection and Biodiversity Conservation Act 1999.*

This division outlines the key elements of the Planning Scheme and how these relate to the other components of the Scheme. This section is intended to provide an overview of the Scheme and does not provide the basis for development assessment or decisions within Whitsunday Shire.

The Planning Scheme consists of seven (7) parts, being:

- Part 1 – Introduction
- Part 2 - Interpretation;
- Part 3 –Desired Environmental Outcomes;
- Part 4 – Zones (including assessment table and codes); and
- Part 5 – Overlays (including assessment table and codes); and
- Part 6 – Planning Scheme Codes for a stated use or development type
- Part 7 – Planning Scheme Policies.

The Planning Scheme Policies set guidelines for the technical matters contained within the Planning Scheme, and should be read in conjunction with the applicable Codes.

1.3.1 Administration Requirements

Part 1 and Part 2 of the Planning Scheme (including this part) contain the administrative components of the Planning Scheme. Part 1 (this part) includes an overview of how to use this document. Part 2 includes an explanation of the terms used throughout the Planning Scheme, including both the use definitions and the administrative terms. The use definitions should be used to determine a land use for a proposed development. The Uses are grouped in five (5) categories:

- rural uses;
- residential uses;
- commercial uses;
- industrial uses; and
- community uses.

1.3.2 Desired Environmental Outcomes

Part 3 – Desired Environmental Outcomes, outlines the broad outcomes and development intent for the Shire.

The Desired Environmental Outcomes will provide a basis for the assessment of Impact Assessable development applications under the Planning Scheme.

1.3.3 Zones and Overlays (including assessment table and codes)

Part 4 – Zones establish the level of assessment that is required for development for each zone and applicable Codes.

The vast majority of land in the Shire is included in a Zone on a zoning map. Inclusion of land within a particular zone will determine the level of assessment that is required for the development in accordance with the Level of Assessment for each Zone.

Part 5 – Overlay establish the level of assessment that is required for development for each overlay and applicable Codes.

Some land may also be included in one or more Overlay maps. An example of this is the Conservation Areas Overlay which are identified on the Conservation Areas Overlay Maps. A series of Maps have been included to assist with the interpretation of various natural areas.

The level of assessment in the Tables of Assessment can be exempt, self-assessable, code assessable or impact assessable. The Tables of Assessment also specify the applicable Codes for self-assessment and code assessment, and as a guide for impact assessment.

If a development is given two or more different levels of assessment, the higher level of assessment will be the required level of assessment for the application. Development is to proceed in the following order, running from highest to lowest level of assessment:

- Impact assessable;
- Code assessable;
- Self assessable; and
- Exempt development.

1.3.4 Planning Scheme Codes

Planning Scheme Codes includes the Codes applicable to self-assessable and assessable development. Assessable development includes both impact assessable and code assessable development.

The Planning Scheme includes Codes for:

- each Zone (Part 4);
- each Overlay (Part 5);
- specific use or development type (Part 6); and
- General Development matters (Part 6).

The applicable Codes for self-assessable and code assessable development are identified in the Tables of Assessment (Part 4 and Part 5).

1.3.5 Planning Scheme Policies

Part 7 – Planning Scheme Policies provide supporting information and guidance to assist in the submission of development proposals and material to support the Codes contained in the Planning Scheme. The Planning Scheme Policies should be reviewed for applicability to a proposed development. Each Policy outlines when it is applicable to development.

DIVISION 4 – PLANNING SCHEME APPROACH

1.4.1 Assessable Development

The IPA allows certain aspects of development⁴ to be regulated. The Whitsunday Shire Planning Scheme regulates elements of:

- Material Change of Use;
- Reconfiguring a Lot; and
- Operational Work

The Planning Scheme also regulates those elements of building work that are relevant to the assessment of a Material Change of Use, such as:

- boundary setbacks;
- building height; and
- design elements influencing privacy.

The Planning Scheme does not regulate plumbing and drainage work.

1.4.2 Level of Assessment

Under the IPA all development is exempt unless it is assessable or self assessable. Schedule 8 and 9 of the IPA identifies development that, for the purposes of the Act is:

- exempt;
- Self assessable; or
- assessable (subject to code or impact assessment).

In addition to the Act, this Plan also identifies development that is:

- exempt;
- self-assessable; or
- assessable (subject to code or impact assessment).

To determine whether an application is required prior to carrying out development, both Schedule 8 and 9 of the IPA and the Tables of Assessment in the Planning Scheme must be considered. It should be noted where any inconsistency with the planning scheme is evident that Schedule 8 and 9 of the IPA prevails.

The level of assessment required by the Planning Scheme is specified in the Tables of Assessment for the particular Zone. The Tables of Assessment identify development that is assessable (either impact assessable or code assessable), self-assessable or exempt under the Planning Scheme.

⁴ As per Section 1.3.2 of the IPA "Development" is any of the following –
(a) carrying out building work;
(b) carrying out plumbing or drainage work;
(c) carrying out operational work;
(d) reconfiguring a lot;
(e) making a material change of use of premises

The level of assessment required by the Planning Scheme is specified in the Tables of Assessment for the particular zone or overlay. The Tables of Assessment identify development that is assessable (subject to code or impact assessment), self-assessable or exempt under the Planning Scheme.

If a land use is not listed in the Tables of Assessment, that use is impact assessable.

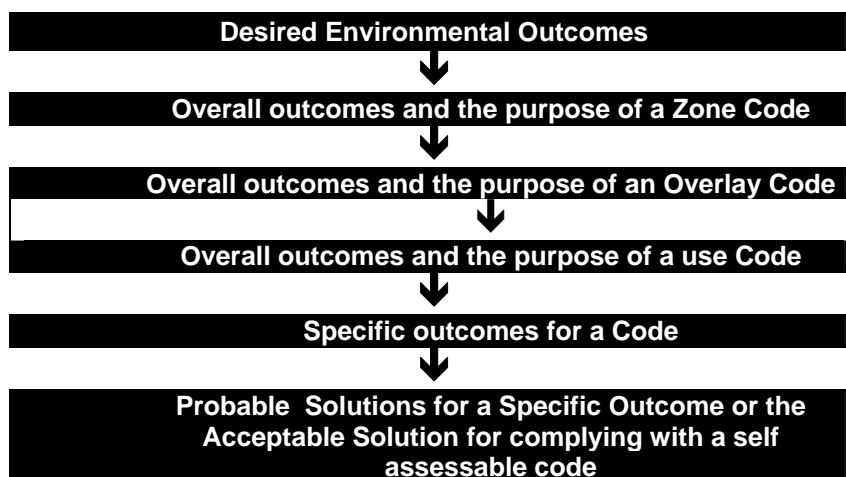
If a development is given two or more different levels of assessment in the Table of Assessment (Part 4 and Part 5), the development will be subject to the higher level of assessment, the following order runs from highest to lowest level of assessment:

- Impact assessable;
- Code assessable;
- Self assessable; and
- Exempt development.

1.4.3 Achieving Outcomes

The Planning Scheme seeks to achieve outcomes that are identified according to the following levels:

- desired environmental outcomes (DEOs);
- overall outcomes for and the purpose of a Zone or Overlay code;
- overall outcomes for and the purpose of a stated use or development type code;
- specific outcomes for a Code; and
- the acceptable solution/s and the probable solutions for a specific outcome.



1.4.5 Land not within a Zone

If a road, watercourse or reclaimed land in the local government area is not shown as being covered by a Zone on the Planning Scheme Zone maps, the following applies –

- (a) if the road, watercourse or reclaimed land is adjoined on both sides by land in the same Zone – the road, watercourse or reclaimed land has the same Zone designation as the adjoining land;

-
- (b) if the road, watercourse or reclaimed land is adjoined on one side by land in a Zone and adjoined on the other side by land in another Zone – the road, watercourse or reclaimed land has the same Zone designation as the adjoining land and the centre line of the road or watercourse is the boundary between the two Zones;
 - (c) if the road, watercourse or reclaimed land is adjoined on one side only by land in a Zone – the entire road, watercourse or reclaimed land has the same Zone designation as the adjoining Zone.

To remove any doubt, it is declared that the above requirements also apply to a closed road, if the road is closed after the commencement of the Planning Scheme.

1.4.6 Code applicability to ongoing uses

A Code that is applicable to a material change of use is also applicable to the ongoing use that results from that change.

1.4.7 Guidance on Level of Assessment

Under the Statutory Instruments Act 1992, Section 15, this boxed information is declared to be extrinsic material.

Exempt Development

Where development is identified as exempt, it requires no application and need not comply with the Codes or other requirements of this Planning Scheme. The IPA also includes and specifies development that is exempt⁵.

Self Assessment

For self-assessable development, no application is required, although the proposal must comply with all relevant acceptable solutions in all applicable Codes. Where development does not comply with any of the acceptable solutions, it becomes code assessable.

Code Assessment

For code assessable development an application and development permit is required before development can start. Code assessable development is assessed against the applicable Zone Code, Specific Use Code (if any) and the Other Codes relevant to the application.

For code assessment, the probable solutions in the relevant Codes represent one way of meeting the specific outcomes. There may also be other ways of complying with the specific outcomes while still meeting the Code's purpose (the outcomes). A proposal that does not comply with a probable solution must demonstrate that an alternative solution meets the relevant specific outcomes and purpose of the Code.

Impact Assessment

Impact assessable development requires an application and development permit before development can start. Impact assessable development will be assessed against the whole Planning Scheme including the DEO's for the Shire, overall outcomes and specifications for the particular Zone and all Codes as deemed relevant to the proposal.

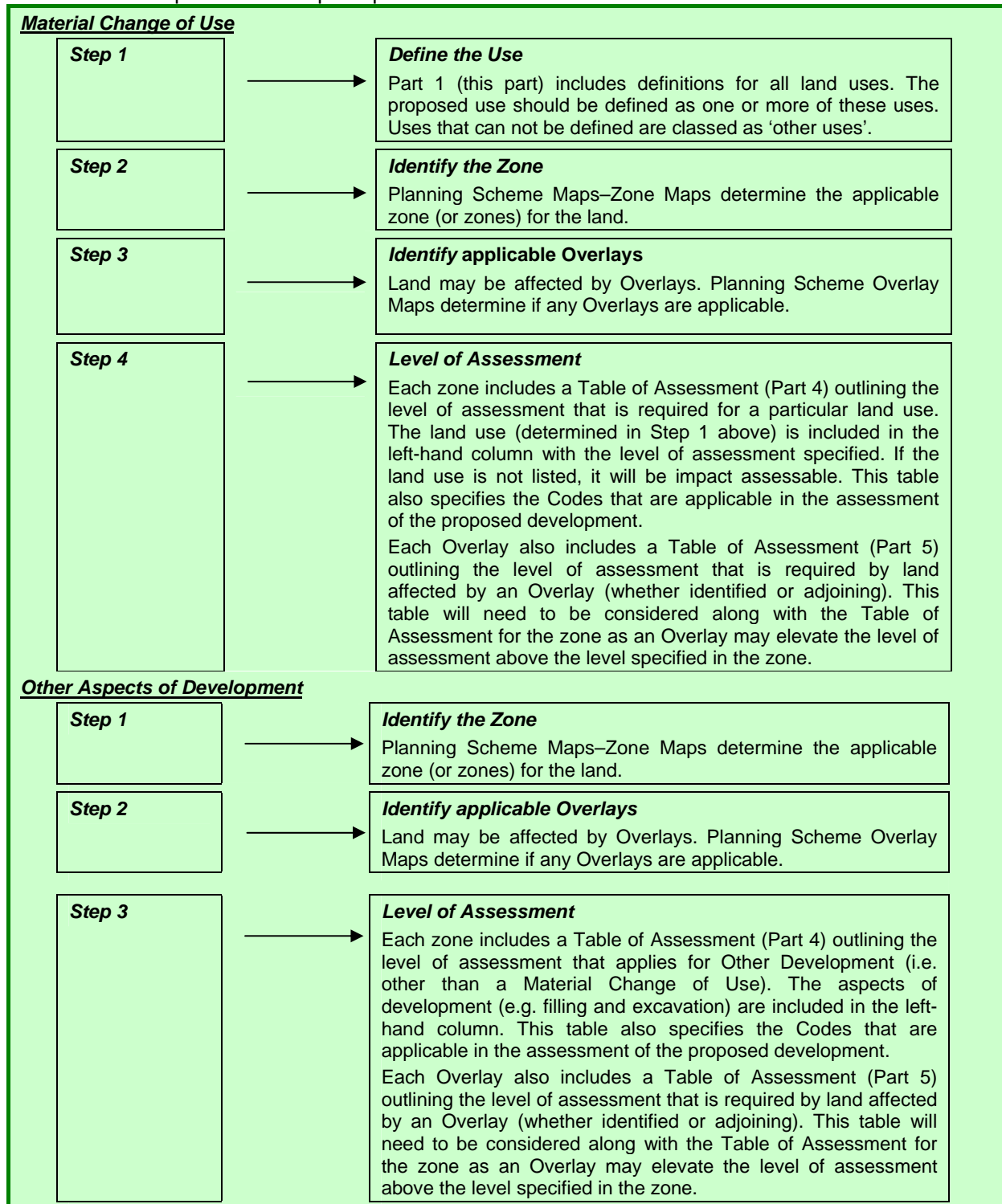
Where Codes are applicable for impact assessment, the probable solutions provide one solution for achieving the specific outcomes. While there may be other ways of complying with the specific outcomes and still meeting the Code's overall outcomes, it is up to the applicant to demonstrate that any alternative solution is appropriate.

Impact assessable applications will also require public notification in accordance with Chapter 3, Part 4 of the IPA. Impact assessable development is assessed against the whole planning scheme.

⁵ Schedule 8 of the IPA specifies development that is exempt.

1.4.8 Determining the Level of Assessment for Development

As above, the Shire is divided into zones. All land in the Planning Scheme is included in a specific zone or overlay. Part 4 – Zones and Part 5 - Overlays includes assessment tables for each zone and for each overlay, respectively. It is these assessment tables that identify the level of assessment required for both a material change of use and all other development. The steps required to determine the level of assessment are as follows:



PART 2 – INTERPRETATION

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Division 1 – Defined Uses and Use Classes

This division outlines key terms used throughout the scheme and the meaning associated with these definitions. This includes both use definitions and administrative definitions.

It should be noted that where any term is not defined in this Planning Scheme, but is defined by the IPA or any other relevant Act, the term has the meaning given by that Act.

2.1.1 Use Classes

The following is a list of the use definitions that are used throughout this scheme. These terms define the activities that occur. To assist in using this scheme, these definitions have been grouped in “use class” – that is, similar uses e.g. residential uses. There are five use categories of similar uses/development. These categories are:

Rural Use Class	Residential Use Class	Commercial Use Class	Industrial Use Class	Community Use Class
Agriculture	Accommodation Units	Adult Entertainment	Bulk Landscape Supplies	Community Facility
Animal Husbandry	Bed and Breakfast Accommodation	Adult Shop	Bulk Store	Education Facility
Aquaculture	Caravan Park	Brothel	High Impact Industry	Health Facility
Extractive Industry	Caretakers Residence	Car Park	Low Impact Industry	Institution
Forestry	Dual Occupancy	Child Care Centre	Marina	Local Utility
Intensive Animal Husbandry	Dwelling House	Hotel	Marine Industry	Major Utility Park
Kennels	Guest Accommodation	Indoor Recreation	Medium Impact Industry	Special Purpose
Roadside Stall	Home Based Business	Landscape Supplies	Mixed Industry and Business (MIBA)	
Rural Service Industry	Integrated Resort	Market	Service Station	
Rural Workers Dwelling	Multiple Dwelling Units	Medical Centre	Storage Yard	
		Office	Transport Terminal	
		Outdoor Recreation	Vehicle Depot	
		Refreshment Premises	Vehicle Washing Station	
		Retail / Commercial Complex	Warehouse	
		Sales or Hire Premises		
		Shop		
		Showroom		
		Veterinary clinic		

A list of the use definitions included in the scheme is provided below. For ease of use, these definitions have been listed alphabetically under their respective use class in which they are most commonly included.

To remove any doubt, where a proposed use does not fit within one of the following use definitions it will be considered as an undefined use. Within all Zones, an undefined use will require Impact Assessment.

2.1.2 Use Definitions

RURAL USES – collectively refers to agriculture, animal husbandry, aquaculture, extractive industry, forestry, intensive animal husbandry, kennels, roadside stall, rural service industry and rural workers dwelling.

"**Agriculture**" means premises used for the commercial growing and harvesting of crops, including sugar cane, flowers, fruit, vegetables and the like. The term does not include any uses otherwise specifically defined herein.

"Animal Husbandry" means premises used for the keeping, depasturing or stabling of any animal, bird, insect, or reptile for commercial or non-domestic purposes, where those animals are kept primarily in open fields and do not primarily rely on introduced feed sources. The term does not include any uses otherwise specifically defined herein.

"Aquaculture" means premises used for cultivating and/or holding marine, estuarine or freshwater organisms in water. The term also includes the processing and packaging of products associated with the use. The term does not include any uses otherwise specifically defined herein.

"Extractive Industry"

means the use of premises for dredging, excavating, quarrying, sluicing and any other mode of winning materials or substances from the earth whether or not submerged under water and whether or not conducted for fee or reward. The term includes ancillary activities such as storage, loading, transport, administration and maintenance facilities. The term includes the associated treatment of any such materials or substances (including screening and crushing), but does not include the extraction of material where associated with the construction of a dam on a rural lot or for similar purposes where associated with a rural use on the same site. The term does not include the extraction of bore water. The term extractive industry does not include the wining and processing of materials authorised under the *Mineral Resources Act 1989*.

"Forestry" means any premises used for the planting, growing and harvesting of trees as a commercial venture. The term does not include a State Forest within the meaning of the *Forestry Act* or any uses otherwise specifically defined herein.

"Intensive Animal Husbandry" means the use of premises as a cattle feedlot (where more than 50 head of cattle are kept); as a piggery (where more than 20 pigs are kept); or for poultry, emu or ostrich farming (where more than 20 birds are kept).

"Kennels" means premises used for the breeding, boarding or training of animals for commercial or non domestic purposes, where those animals are kept primarily in enclosures. The term does not include any uses otherwise specifically defined herein.

"Roadside Stall" means the display and sale of primary /rural products grown and / or processed on the same site or road reserve adjacent to the site.

"Rural Service Industry" means any premises used or intended for use for handling, treating, processing, packing or distributing primary products and includes the servicing in a workshop of plant and equipment used or intended for use for rural purposes in the locality.

"Rural Workers Dwelling" means one or more dwellings on rural zoned land where the persons to be housed in the additional dwellings are engaged in bona-fide and viable rural pursuits on the subject land. The dwelling must not exceed a gross floor area of greater than 150 m².

RESIDENTIAL USES - collectively refers to accommodation units, bed and breakfast accommodation, caravan park, caretakers residence, dual occupancy, dwelling house, guest accommodation, home based business, integrated resort, and multiple dwelling.

"Accommodation Units" means any premises comprising an integrated development of dwelling units and/or rooming units for short term accommodation and/or visitors. The term includes boarding houses, guesthouses, holiday apartments, backpacker's accommodation, hostels, unlicensed hotels, unlicensed residential clubs, serviced rooms, student accommodation, or any similar use. The term does not include any uses specifically defined herein.

"Bed and Breakfast Accommodation" means a dwelling house, used by a resident of the dwelling house, to provide short term accommodation for tourists or other visitors on a commercial basis. The term includes a host farm and farm stay accommodation.

"Caretakers Residence" means any single dwelling or rooming unit used to accommodate a caretaker or manager of any industrial, commercial, hotel, resort or similar use conducted on the same site. The dwelling must not exceed a gross floor area of 150 m².

"Caravan Park" means any premises used for mobile holiday accommodation utilising caravans, campervans, mobile trailer homes, relocatable homes, tents, cabins or the like. Such premises may also include recreational facilities, a shop, a Refreshment Premises, provided these are principally intended for the use of guests only and are ancillary to the caravan park. The term does not include any use otherwise specifically defined herein.

"Dual Occupancy" means any premises used or intended for use as two (2) only dwelling units for permanent occupation which are sited on one allotment.

"Dwelling House" means any premises used or intended for use as a single detached dwelling unit that is sited on one allotment and includes associated ancillary facilities. The term includes the use of the Dwelling House as a Family Day Care where the number of children under care is defined in the relevant State legislation. The term also includes a home activity where conducted by a resident of the house.

"Guest Accommodation" means a self-contained unit which is located within a Dwelling House; and is occupied or intended to be occupied by a friend, relative or other like guest of the owner of the property but does not include accommodation used for long term rental purposes or other financial gain.

"Home Activity" means an activity conducted by a resident of a dwelling unit and does not involve any employees, customers or patients visiting the house.

"Home Based Business" means an occupation undertaken within a dwelling unit, by a resident of the dwelling unit where such occupation or activity is subservient to the use of the premises as a dwelling unit and will not cause nuisance or annoyance.

"Integrated Resort" means premises which are used primarily for facilities and activities which attract, accommodate and entertain tourists where some facilities may be open to public use. This use is on land extensive site or island location which may include two or more buildings and is developed in an integrated way. This facility may include provision for conference facilities and for permanent or semi-permanent residential accommodation.

The premises may also be used for the purposes of providing short term, low key tourist accommodation in a rural or island location that is associated with nature-based activities that foster visitor appreciation and understanding of natural and cultural heritage and are managed to be ecologically, economically and socially sustainable.

"Multiple Dwelling Units" means the residential use of premises for three or more dwelling units on the same allotment for permanent accommodation. e.g. Townhouse, apartment, villa house, retirement villages.

COMMERCIAL USES - collectively refers to car park, child care centre, hotel, indoor recreation, landscape supplies, market, medical centre, office, outdoor recreation, refreshment premises, retail / commercial complex, sales or hire premises, shop, showroom and veterinary clinic.

"Adult Entertainment" - means any premises, which are used or intended to be used for adult entertainment, as defined by the *Liquor Act 1992*.

"Adult Shop" – means a use of premises primarily for the display or sale (including hire) of sexually explicit material and/or products.

"Brothel" – means a premises made available for prostitution by two or more prostitutes at the premises, as defined in the *Prostitution Act 1999*.

"Car Park" means the use of premises for the parking of motor vehicles where such parking is not an ancillary activity to another use on the same or an adjacent lot.

"Child Care Centre" any premises used or intended for use for the minding, or care, but not residence of children;

"Hotel" means a use of premises for the sale of liquor, primarily for consumption on site, which may also include sale of liquor for consumption off-site, and which may also include short term accommodation facilities, dining/entertainment facilities, guest recreation facilities and/or conference/ functions facilities.

"Indoor Recreation" means the use of any premises for any sporting, recreational or leisure activity that is conducted indoors or primarily indoors. The term includes, but is not necessarily limited to, such typical premises as sporting, entertainment and cultural centres. The term does not include any use otherwise specifically defined within this scheme.

"Landscape Supplies" means premises used for the storage and/or sale of sand, soil, screenings and other such garden and landscaping materials where such material is sorted on site for sale or distribution in quantities greater than one (1) cubic metre but less than three (3) cubic metres. The purpose includes the ancillary use of such premises for the sale, or displaying or offering the sale (in any quantity) of such items as:

- (a) seeds, plants or other propagative plant material;
- (b) goods associated with the cultivation of plants;
- (c) garden ornamentation, furniture or structures;
- (d) garden tools or equipment.

"Market" means premises used for the display and sale of goods from stalls or booths by independent vendors, where such use occurs only periodically. The term does not include any uses otherwise specifically defined herein.

"Medical Centre" means the use of premises for the medical care or treatment of persons not resident on the site. The term includes, but is not necessarily limited to, such typical premises as medical and dental consulting rooms, surgeries or clinics, x-ray centre, pathology, naturopathic, chiropractic, occupational or physiotherapy clinics, counselling rooms, psychiatric or psychological consulting rooms and the like. The term does not include any uses otherwise specifically defined herein.

"Office" means the use of the premises for the conduct on a business where the principal activity is the provision of administrative, clerical, technical advice or services. It may include the administrative functions of any organization. This term includes real estate office and bank. The term does not include any manufacture and or selling of goods.

"Outdoor Recreation" means any premises used for an active recreational or other leisure activity which is wholly or mainly outdoors, whether or not on a commercial basis. The term includes, but is not necessarily limited to, activities such as:

Drive-in theatre	Outdoor exhibition	Showground
Fauna and/or flora sanctuary		Swimming pool
Mini-golf		Theme park
Outdoor theatre		Trotting track
Playing fields or courts		Waterslides
Riding school (excluding stabling)		Zoo
Roller-skating/skateboarding facility		

The term does not include a park or any uses otherwise specifically defined herein.

"Refreshment Premises" means the use of licensed or unlicensed premises for the provision of food and/or drinks to members of the public for consumption on or off the premises. This term also includes use commonly described as a café, milk bar, snack bar, coffee shop, restaurant, takeaway, drive-through outlet and fast food store.

"Retail / Commercial Complex" includes uses such as shop, office, refreshment premises, showrooms, medical centre, in a single complex or separate buildings and on one or more contiguous lots.

"Sales or Hire Premises" premises for the display, sale, hire or leasing of any construction or industrial plant and equipment, motor vehicles, caravans, boats, agricultural or other machinery, tailers, demountable and transportable structures. This includes any ancillary uses on the premises for routine servicing for the items sold, hired or leased and any ancillary sale or hire of portable tools, machinery or equipment.

"Shop" means any premises used or intended for the displaying or offering goods or services for sale by retail, wholesale or for hire. This term includes such uses as a convenience store and kiosk.

"Showroom" means any premises used for the purpose of displaying and/or offering for sale goods of a similar or bulky nature, where the activity is conducted primarily indoors and where the gross floor area is greater than 250m². The term includes, but is not limited to, the following:

- (a) Carpet showrooms;

- (b) Electrical/homeware showrooms;
- (c) Furniture showrooms;
- (d) Building and construction suppliers;
- (e) Motor parts showrooms;
- (f) Produce stores;
- (g) Textile showrooms; and
- (h) Garden Centre.

The term does not include any uses otherwise specifically defined herein;

"Veterinary Clinic" means any premises used for the treatment of sick or injured animals, where such animals may be accommodated overnight or for longer periods. The term does not include any use otherwise specifically defined herein.

INDUSTRIAL USES- collectively refers to bulk landscape supplies, bulk store, high impact industry, low impact industry, marina, medium impact industry, mixed industry and business area, service station, storage yard, transport terminal, vehicle depot, vehicle washing station, and warehouse.

"Bulk Landscape Supplies" means premises used for the sale or distribution of sand, soil, screenings and other such garden materials, where such material is received on the site in quantities greater than 3 cubic metres. The term includes the sale of timber logs, sleepers, and other such garden and landscaping materials. The term does not include any uses otherwise specifically defined herein.

"Bulk Store" means any premises used for the bulk store of goods, where the goods stored or to be stored, are not required to be used for another use location on the same site and does not include a warehouse. The term includes storage sheds not ancillary to a primary use of any premises.

"High Impact Industry" means use of any premises for the purpose of:

- (a) any of the industrial activities listed below that correspond to the group and class listed within the *Australia and New Zealand Standard Industrial Classification* system and for Groups 217, 221, 222, 226, 262 and 274 only where the use is an Environmentally Relevant Activity under the *Environmental Protection Act*,

<u>Group</u>	<u>Class</u>	<u>Description</u>
211		Meat and Meat Product Manufacturing
214		Oil and Fat Manufacturing
217		Other Food Manufacturing
218		Beverage and Malt Manufacturing
219		Tobacco Product Manufacturing
221		Textile Fibre, Yam and Woven Fabric Manufacturing
222		Textile Product Manufacturing
226		Leather and Leather Product Manufacturing
251		Petroleum Refining
252		Petroleum and Coal Product Manufacturing
253		Basic Chemical Manufacturing
254		Other Chemical Product Manufacturing
255		Rubber Product Manufacturing
262		Ceramic Product Manufacturing
263		Cement, Lime, Plaster and Concrete Product Manufacturing
264		Non-Metallic Mineral Product Manufacturing
271		Iron and Steel Manufacturing
272		Basic Non-Ferrous Metal Manufacturing
273		Non-Ferrous Basic Metal Product Manufacturing
274		Structural Metal Product Manufacturing
2821		Shipbuilding
Or		

- (b) using, storing, handling or disposing of any radioactive substance or material; or

-
- (c) storing chemicals, including ozone depleting substances, gases or dangerous goods under the dangerous goods code, or
- (d) The following Environmentally Relevant Activities under the *Environment Protection Act*,
Number 7 – Chemical Storage
Number 53 – Soil Conditioner Manufacturing
Number 78 – Chemical or Oil Recycling.

“Low Impact Industry” means the use of any premises for the purpose of; within the *Australian and New Zealand Standard Industrial Classification* system; and

- (a) (i) for Groups 226, 231, 232, 233, and 274 only where the use is NOT an Environmentally Relevant Activity under the *Environmental Protection Act*; and
- (ii) for Groups 411, 412, 421, 422, 423, 424 and 425 only where the use of the premises is for the purpose of a yard or depot; and
- (iii) the Groups 281, 285 and 286 only up to a maximum total use area of 100m²; and
- (iv) the use operates only between the hours of 6am to 6pm, Monday to Saturday.

<u>Group</u>	<u>Class</u>	<u>Description</u>
213		Fruit and Vegetable Processing
216		Bakery Product Manufacturing
223		Knitting Mills
224		Clothing Manufacturing
225		Footwear Manufacturing
226		Leather and Leather Product Manufacturing
231		Log Sawmilling and Timber Dressing
232		Other Wood Product Manufacturing
233		Paper and Paper Product Manufacturing
241		Printing and Services to Printing
242		Publishing
243		Recorded Media Manufacturing and Publishing
274		Structural Metal Product Manufacturing
281		Motor Vehicle and Part Manufacturing
283		Photographic and Scientific Equipment Manufacturing
284		Electric Equipment Manufacturing
285		Electrical Equipment and Appliance Manufacturing
286		Industrial Machinery and Equipment Manufacturing
292		Furniture Manufacturing
294		Other Manufacturing
411		Building Construction
412		Non-Building Construction
421		Site Preparation Services
422		Installation Trade Services
424		Building Structure Services
425		Other Construction Services
526		Household Equipment Repair Services
5322	Automotive Electrical Services	
5329	Automotive Repair and Services	
7865	Pest Control Services	
7866	Cleaning Services	

And unless stated elsewhere as being a different use, includes the servicing or repair of an item that would be produced, manufactured or created from the above list; or

- (b) dry cleaning that is a notifiable activity under *Environmental Protection Act* or a laundry not ancillary to the primary use of the premises;

The term includes any display area/or office ancillary to the Low Impact Industry.

“Marina” means premises used for the berthing of marine craft. The use may include ancillary facilities for the refuelling, servicing, repair, land storage and sale of marine craft, and for the sale of related boating gear and equipment.. The use includes marine infrastructure and all offices and storerooms and ancillary marina facilities used in connect with the marina.

“Marine Industry” means waterfront and/or land based marine industry activities and facilities, which may include the following: maintenance, repair and refurbishing of vessels or marine equipment/ machinery; the provision of marine industry professional services, eg naval architects, marine engineers and surveyors, including associated office accommodation; wet and dry vessel storage facilities; fuel storage and delivery infrastructure; the sale and display of marine plant; marine industry training facilities and services; marine-related emergency services; and small scale supporting commercial services and facilities.

“Medium Impact Industry” means the use of any premises for the purpose of;

- (a) any of the industrial activities listed below that correspond to the group or class listed within the *Australian and New Zealand Standard Industrial Classification* system and
 - (i) for Groups 217, 221, 222, and 262 only where they are NOT an Environmentally Relevant Activity under the *Environmental Protection Act*; and
 - (ii) for Groups 231, 232, and 233 only where they are an Environmentally Relevant Activity under the *Environmental Protection Act*; and
 - (iii) for Groups 281, 285 and 285 only where they have a total use area greater than 100m².

<u>Group</u>	<u>Class</u>	<u>Description</u>
212		Dairy Product Manufacturing
215		Flour Mill and Cereal Food Manufacturing
217		Other Food Manufacturing
221		Textile Fibre, Yarn and Woven Fabric Manufacturing
222		Textile Product Manufacturing
231		Log Sawmilling and Timber Dressing
232		Other Wood Product Manufacturing
233		Paper and Paper Product Manufacturing
256		Plastic Product Manufacturing
261		Glass and Glass Product Manufacturing
262		Ceramic Pot Manufacturing
275		Sheet Metal Product Manufacturing
276		Fabricated Metal Product Manufacturing
281		Motor Vehicle and Part Manufacturing
2822	Boatbuilding	
2823	Railway Equipment Manufacturing	
2824	Aircraft Manufacturing	
2829	Transport Equipment Manufacturing	
285		Electrical Equipment and Appliance Manufacturing
286		Industrial Machinery and Equipment Manufacturing
291		Prefabricated Building Manufacturing
5323	Smash Repairing	
Or		

- (b) a junk yard, wrecking yard or salvage yard; or
- (c) The following Environmentally Relevant Activities under the *Environmental Protection Act*:
 - (i) Number 23 – Abrasive Blasting
 - (ii) Number 27 – Metal Recovery
 - (iii) Number 77 – Battery Recycling
 - (iv) Number 79 – Drum Reconditioning
 - (v) Number 80 – Tyre Recycling; or
- (d) Any Low Impact Industry operating outside of the specified hours for a Low Impact Industry.
- (e) Any other Industry not separately defined.

“Mixed Industry and Business Area” (MIBA) means any premises that comprises of a mix of:

- (a) low and medium impact industrial uses that have no adverse external environmental impacts on adjoining uses; and
- (b) commercial uses; and
- (c) community uses.

"Service Station" means any premises used for the sale by retail of petrol, diesel or automotive distillate or any derivatives thereof, for use in internal combustion engines. The term includes a shop of not more than 150m² gross floor area but does not include any use otherwise specifically defined herein;

“Storage Yard” means:

- (a) a builder’s yard, or a construction or earthmoving contractor’s yard; or
- (b) a container depot; or
- (c) other premises or part of premises used for the storage of goods, equipment and/or materials, wholly or primarily in the open, whether or not any such goods are sold from the premises.

The term includes, as ancillary activities only:

- (a) the use of the premises for the garaging, inspection, cleaning or routine servicing of vehicles and containers involved in the storage yard operations; and
- (b) the storage of goods or materials in covered stacks or in enclosed structures not being a building but being in the nature of silos, bins, tanks (whether or not underground) or transport containers.

The term does not include any uses otherwise specifically defined herein.

“Transport Terminal” means premises used for a road transport, rail transport, sea transport or air transport (including heliport) passenger and/or goods terminal, a bus or coach station. The term does include ancillary uses within a passenger terminal (including a marine transit facility), such as refreshment premises, shop or office (e.g. travel office). The term does not include vehicle depots as specifically defined herein;

“Vehicle Depot” means premises for the overnight or longer storage (either in the open or covered) of any one or more buses, trucks, taxis, other motor vehicles, trailers, caravans and/or boats for commercial or public purposes and/or premises used as an operational base or depot for any such vehicles. The purpose includes the repair and maintenance of any such vehicles on the premises. The term does not include facilities ancillary to another purpose on the same site, a showroom, off street car park or transport terminal as separately defined.

“Vehicle Washing Station” means premises used for washing and/or detailing motor vehicles by means of mechanical, hydraulic or pneumatic means.

“Warehouse” means any premises used for the storage of goods, items, merchandise or materials in large quantities pending their:

- (a) distribution; or
- (b) sale to persons who in most instances (minimum of 90% of persons) purchase for the purposes of resale only.

The term includes any display area up to 20m² and/or office to the warehouse.

COMMUNITY USES- collectively refers to community facility, education facility, health facility, institution, local utility, major utility, park and special purpose.

“Community Facility” means the use of premises for community or cultural facilities including community centres, meeting halls, galleries, libraries, public conveniences, information centres, places of worship, places of assembly and community support services e.g. welfare centres or to provide any other like facilities.

“Education Facility” means premises used for the provision of education and training, whether on a private or public basis, and includes a school, TAFE college, university or specialised training centre but does not include any uses otherwise specifically defined herein.

“Health Facility” means premises used for the medical care and treatment of persons involving overnight or longer term accommodation on site, and includes a hospital, health spa or institution for the care of the aged and/or persons with health conditions but does not include any uses otherwise specifically defined herein.

“Institution” means any premises used or intended for use as:

- (a) an institution for the care, treatment and/or accommodation of the mentally ill;
- (b) a penal institution, a reformatory, a prison or any other institution for the reform or training of persons committed thereto by a Court; or
- (c) an orphanage;
- (d) home for social welfare accommodation including associated counselling or associated services;
- (e) or any other similar institution.

“Local Utility” means any premises used by or on behalf of the Council or any other public sector agency or authority for the provision of water supply, sewerage, electricity, gas, telecommunications, solid waste collection and disposal, transport or drainage services, where these activities involve the following:

- (a) the reticulation of water, sewage, or stormwater;
- (b) the provision and maintenance of roads and traffic control devices;
- (c) the provision or maintenance of solid waste collection or disposal facilities (other than the creation of a new facility on a site that is either not already used for such purposes or is directly adjacent to a site used for such purposes);
- (d) provision of public lighting;
- (e) the underground reticulation of electricity or gas;
- (f) provision or maintenance of transport facilities for the transfer of passengers or goods by rail, sea, road or air and can include the provision or maintenance of navigation,, communications, radar or signalling facilities;
- (g) telecommunication facilities involving:

communication dishes where the dish has a diameter not exceeding 1,800mm;

pits and manholes;

groups of up to four pay phone cabinets;

underground reticulated cables; and

temporary facilities for the purpose of providing additional network capacity or facilities during special events or at other times of excessive demand, or limited capacity due to storm events or the like, for a maximum duration of three months;

- (h) such other purposes carried out by the Council pursuant to the *Local Government Act 1993*.

“Major Utility” means the use of premises for the purposes of any installation or undertaking for:

- (a) the generation and/or supply of electricity or gas;
- (b) the storage and/or treatment of water or sewage;
- (c) the establishment of new facilities for the transfer, storage or disposal of solid waste;
- (d) telecommunication facilities which are not defined as a local utility;
- (e) cemetery or crematorium.

“Park” means land and facilities provided for mainly passive recreation by the general public. The term includes a children’s playground when part of a public park.

"Special Purpose" means any premises used or intended for use for any of the following purposes or any like purpose:

Ambulance station;

Fire brigade;

Local government purposes;

Police Service;

Public purposes not otherwise herein defined;

State Emergency Services.

The term does not include a Local Utility, Park, or a Major Utility as defined herein.

2.1.3 Administrative Definitions

The following is a list of the definitions that are separately defined by this section:

Acceptable Solutions	Floodway	Reconfiguration of a Lot
Access	Floor Area	Road
Advertising Device	Frontage	Rooming Unit
AHD	GQAL	Rural Holding
Airport	Ground Level or Ground Storey	Scenic Quality
Ancillary	Habitable Room	Self Contained
Australian Noise Exposure	Haul Route	Setback
Forecast (ANEF)	Height	Site
Aviation Facilities	IDAS	Site Coverage
Assessment Category	IPA	Specific Outcomes
Bedroom	Key view points	Storey
Billboard Sign	Landscaping	Total Use Area (TUA)
Buffer	Lot	Urban Zone
Building	Marine Plants	Use
Building Envelope	Marine Infrastructure	Use Class
Building Work	Material Change of Use	Waterway
Class 1	Native non-remnant vegetation	Wetland
Class 2	Natural Ground Level (NGL)	Zone
Class 3	Non-urban Zone	
Class 4	Operational Work	
Council	Operational Airspace	
Development	Outbuilding	
Dwelling Unit	Plan of Development	
Ecological Sustainability	Population Density	
Elevation	Premises	
Environmental Management Plan	Principal transport routes	
Erosion Prone Area	Probable Solution	
Excavation	Public Safety Area	
Extraction Area	Queensland Residential Design	
Fill	Guidelines	

The following section provides the meaning of administrative definitions:

“Acceptable Solutions” are the criteria comprising a code that self-assessable development must comply with. They are precise criteria that do not require the exercise of discretion to assess whether proposed development complies.

“Access” means the practical means of ingress or egress for a person or vehicle onto a lot or premises, either exiting or proposed.

“Advertising Device” means any sign intended for advertising purposes, including any framework or supporting structure which is provided exclusively or mainly as part of the advertisement. The term includes those types of advertising devices referred to in the Advertising Devices Code, but excludes temporary devices such as election signs, real estate signs and event publicity signs. The term excludes signs which only contain the name of the subject premises.

“AHD” means Australian Height Datum.

“Airport” means an authorised public landing area for aircraft, including facilities for the:

- (a) housing, servicing, maintenance and repair of aircraft;
- (b) assembly, loading and unloading of passengers or goods; and
- (c) refreshment of passengers and their guests.

“Ancillary” refers to a secondary use of premises that is associated with but incidental and subordinate to the primary use of such premises.

“Australian Noise Exposure Forecast (ANEF)” is a single number index for predicting for a particular future year (usually 10 to 20 years ahead) the cumulative exposure to aircraft noise likely to be experienced by

communities near airports during a specified time period (usually one year). The computation of this index includes: measurements of aircraft noise, estimates and generalisations of aircraft type groups and mix, number of operations, runway utilisation, flight paths, operational procedures, and time of day (i.e. day or night).

“**Aviation Facilities**” means navigation, communication or surveillance installations provided to assist the safe and efficient movement of aircraft. Such facilities may be located either on or off airport.

“**Assessment Category**” means the type of assessment identified for development in accordance with the IPA, including one or other of the following:

- (a) Exempt;
- (b) Self-assessable;
- (c) Assessable requiring code assessment, referred to as code assessable;
- (d) Assessable requiring impact assessment, referred to as impact assessable.

“**Bedroom**” means a room that is to be used or has the potential to be used for sleeping purposes and includes a study that has an area in excess of 8.0 square metres.

“**Billboard Sign**” means a billboard sign as referred to in the Advertising Signage Code.

“**Buffer**” means an area, structure or physical features separating a source of environmental impact from an area or use sensitive to such impact. A buffer area may include public parkland where the buffer function is incidental to and compatible with the use of that park for other purposes.

“**Building**” means a fixed structure that is wholly or partly enclosed by walls and is roofed, and includes a floating building and any part of a building, or as otherwise defined in the Building Act 1975.

“**Building Envelope**” means the area that contains the dwelling and all ancillary uses including outbuildings, swimming pools and on site effluent disposal areas.

“**Building Work**” has the same meaning as in the IPA.;

“**Class 1**” has the same meaning as the Building code of Australia.

“**Class 2**” has the same meaning as the Building code of Australia.

“**Class 3**” has the same meaning as the Building code of Australia.

“**Class 4**” has the same meaning as the Building code of Australia.

“**Council**” means the Whitsunday Shire Council.

“**Development**” has the same meaning as in the IPA.

“**Dwelling Unit**” means a building, or part of a building comprising habitable rooms and spaces used, or capable of being used as a separate (self-contained) living unit whether or not it includes a laundry or garage.

“**Ecological Sustainability**” has the same meaning as in the IPA.

“**Elevation**” means the vertical distance to a point from the horizontal plane known as the Australian Height Datum.

“**Environmental Management Plan**” (EMP) means the plan or report that details the outcomes for management of a site or process to minimise impacts of the use and/or development.

“**Erosion Prone Area**” has the same meaning as *Coastal Protection and Management Act 1995*.

“**Excavation**” means to remove from any land any rock, stone, gravel, sand, clay, or other material, to alter the contours or levels of the subject land where not for the purpose of winning material from the earth (refer to explanation for Natural Ground Level, below).

“Extraction Area” is defined as the resource/processing area of an extractive industry and indicates the extent of the extraction resource and any existing or future processing operations.

“Fill” means to place, or cause any land, any rock, stone, gravel, sand, clay, debris, or other matter or thing, to alter the contours or levels of the subject land where not for the purpose of winning material from the earth.

“Floodway” an area where, at the 1 in 100 year flood event, the floodwater has:

- (a) a velocity–depth product of 0.3 square metres per second or greater; or
- (b) a velocity of one (1) metre per second or greater.

“Frontage” any property boundary, or part thereof, of a lot which coincides with the alignment of a road.

“GQAL” means good quality agricultural land as defined in the Planning Guidelines: The Identification of Good Quality Agricultural Land (DPI/DHLGP 1993).

“Ground Storey” where a building contains more than one storey, the ground storey is the storey that has its floor level closest to natural ground level.

“Habitable room” includes a bedroom, living room, lounge room, music room, television room, kitchen, dining room, sewing room, study, playroom, family room and sunroom; but 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.

“Haul Route” means a public or private road used by heavy vehicles hauling cane or other primary products in bulk, including stock and extractive materials, where the volume of such vehicle movements generally exceeds five (5) vpd (measured during harvesting, where applicable).

“Height”, in relation to a building or other structure, refers to the height of that building or structure measured vertically above natural ground level, and expressed as a height in metres or storeys above natural ground level at that point.

When height is expressed in metres, such measurement is to be taken to the ceiling of the uppermost storey. When height is expressed in storeys, this refers the total number of storeys in a building measured vertically at any point within the plan area of the building.

A basement storey shall not be included in the calculation of the height of a building (whether measured in metres or in storeys) where the ceiling storey of that level is situated below, or less than one (1) metre above, the natural ground level at the point of measurement.

“IDAS” has the same meaning as in the IPA.

“Key view points” means an intersection, bridge, crossing, ridgeline from which views may be assessed.

“IPA” means the *Integrated Planning Act 1997* (IPA)

“Landscaping” means the treatment of premises for the purpose of protecting or enhancing the environmental values, appearance, comfort and use of public or communal land including:

- the planting of trees, shrubs or grass, together with the provision of any irrigation works;
- the laying out of lawn, gardens, hedges, courtyards and similar open or semi-open spaces;
- the provision of paving or edging for decorative or aesthetic purposes;
- the erection of screen or decorative fences and walls, pergolas, trellises and similar outdoor structures;
- the installation of lighting, fountains, pools and outdoor furniture;
- the placement of statues, sculptures and other art for decorative purposes; and
- the use of existing vegetation, water bodies, landforms etc.

“Lot” (or allotment) has the same meaning as in the IPA.

“Marine Plants” means the meaning given under the provisions of the Fisheries Act 1994.

“Marine Infrastructure” means facilities such as ports, harbours, marinas, jetties, pontoons, ramps, piers, embankments, quays, moorings and marine transport facilities of a public, commercial and private nature;

“Material Change of Use” has the same meaning as in the IPA.

“Native non-remnant vegetation” means vegetation of native species that is either, regrowth, rehabilitation works, stands of vegetation not considered remnant vegetation and significant trees.

“Natural Ground Level” means for any location on the site, the natural ground level is the ground level that exists at the time of creation of the lot and has not been modified by excavation and or filling. If filling of the land is required to overcome flooding or stormtide inundation, the level approved by the assessment manager.

“Non-urban Zone” means Rural, Rural Residential, Emerging Community, Open Space and Special Use Zones.

“Operational Work” has the same meaning as in the IPA

“Operational Airspace” means for civilian airports (opposed to military airports) the areas and vertical dimensions of the Obstacle Limitation Surface (OLS) and the Procedures for Air Navigation Services - Aircraft Operational Surfaces (PANSOPS).

“Outbuilding” means a Class 10A building or structure, as defined in the *Building Code of Australia*.

“Plan of development” means a plan (or other document) which is referred to in the conditions of a development approval as having been approved by the assessment manager and which shows the development approved on the site.

“Population Density” means the population of a site used or intended to be used for residential purposes where such density is expressed as a number of persons per hectare and is calculated using the following rates of occupancy:

Dwelling houses	3.5 persons
Multiple Dwelling Units	
1 bedroom	2.0 persons/unit
2 bedrooms	2.5 persons/unit
3 bedrooms	3.0 persons/unit
Hotel, rooming units	1.75 persons/unit
Hostel	persons per bad for each bed in a dormitory/communal room; or 1.5 persons per separate bedroom

“Principal transport routes” means Bruce Highway, Shute Harbour Road, Strathdickie Road, Gregory Cannon Valley Road, Jubilee Pocket Road and Conway Road.

“Premises” has the same meaning as in the IPA.

“Probable Solution” within a code means a recommended solution to achieving a corresponding specific outcome, although it is open to an applicant to propose an alternative solution for Council’s consideration.

“Public Safety Area” is an area defined in State Planning Policy 1/02 that is immediately beyond the end of a runway of an airport and which has a relatively high risk from an aircraft incident. The dimensions of a public safety area are set out in Annex 3 of SPP 1/02.

“Queensland Residential Design Guidelines” means a document titled *Queensland Residential Design Guidelines* developed by the Queensland Department of Communication, Information, Local Government, Planning and Sport in August 1997 as revised.

“Reconfiguration of a lot” has the same meaning as in the IPA.

“Road” has the same meaning as in the IPA.

“Rooming Unit” means any part of a building used or intended for use to accommodate one household comprising not more than two people, but which is not a self-contained;

“Rural Holding” means rural zoned land that is either held by lease, or owned by a person or company that is consists of parcels of land that are adjacent to each other and which are capable of being used as a single rural enterprise;

“Scenic Quality” means the scenic condition of the landscape relative to other examples of the same character type elsewhere in the Shire. Quality is assessed in terms of landform, vegetation, water-form, and built forms and patterns where appropriate. Scenic Quality may be rated as high, medium or low. The rating may be a measure of a number of factors including visual contrast, seasonal interest and colour, vegetative diversity, the presence of features of visual interest (such as rock outcrops) and the strength of repeating patterns and forms.

“Self Contained” means being fully capable of being occupied independently of any other part of a building and contains the minimum facilities comprising a dwelling unit (as defined) for the sole and exclusive use of the occupying household.

“Setback” means the line or lines parallel to any boundary of a lot and a building or other structure on the site. This line is measured from the outermost projection of the building or other structure to the lot boundary.

“Site” means the land on which development is carried out or is proposed to be carried out whether such land comprises:

- the whole of any one lot, or parcel of land; or
- part of one lot; or
- more than one lot where each lot is contiguous to the other or another lot; or
- jointly used lands that are not adjoining lands.

“Site Coverage” means the proportion of a site covered by a building, fixed structure, or outdoor storage area, but does not include unroofed parking areas.

“Specific Outcomes” are statements within a code of desired outcomes that contribute to the achievement of the overall outcomes stated for that code. Development that achieves the specific outcomes of a code complies with that code. Specific outcomes require the exercise of discretion to assess whether development complies with a code.

“Storey” means the space within a building between one floor level and the next floor level above, or if there is no floor above, the ceiling or roof above other than a floor level situated within a roof cavity that has no vertical external walls and that is wholly utilised for plant, machinery or other services used to service the building. A mezzanine level and a level used for car parking purposes or storage purposes where the ceiling of such a level is higher than 1.0 metre above natural ground level is taken to be a storey.

“Total Use Area (TUA)” means the sum of the area of all storeys of a building or buildings including outdoor dining areas which is used or intended for use for a particular purpose plus any other area of the site which is also used or intended for use for the same purpose, provided that the term does not include:

- (a) The area of any lift rooms, motor rooms, air conditioning or other mechanical or electrical plant or equipment rooms;
- (b) The areas of any staircases or liftwells;
- (c) The areas of any common foyer, arcade or landscaped plaza;
- (d) The areas of any public toilets,
- (e) Access driveways or landscape areas.

“Urban Zone” means Commercial, Industrial, Residential House, Residential Multiple Dwelling, and Tourism Zones.

“Use” has the meaning as in the Integrated Planning Act 1997.

“Use Class” means a group of uses having different purposes but broad characteristics in common. For example ‘Rural Uses’ use class that includes uses for Agriculture, animal husbandry, intensive animal husbandry and the like.

“Waterway” means any natural or constructed surface water flow path, whether ephemeral or permanent, with a contributing catchment area of one (1) hectares or greater.

“Wetland” means a natural or purpose built area of permanent or periodic intermittent inundation that includes areas of open water and/or native marine and freshwater plants, with water that is static or flowing, fresh, brackish or salt. The term may include wetlands which lie within floodplains, but does not include the whole of a floodplain.

“Zone” means the primary layer for organising the provisions of a planning scheme based on land use allocations. All parts of the planning scheme area are included in one zone only.

PART 3 – DESIRED ENVIRONMENTAL OUTCOMES

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DIVISION 1 – INTRODUCTION

This planning scheme identifies desired environmental outcomes which are based on ecological sustainability established by the IPA.

Each desired environmental outcome is sought to be achieved to the extent practicable having regard to the other desired environmental outcomes.

DIVISION 2 – DESIRED ENVIRONMENTAL OUTCOMES

The desired environmental outcomes for Whitsunday Shire are as follows:

3.2.1 Natural Environment

The Shire's unique natural open space, climatic, rural and scenic attributes are maintained and protected as follows:

- areas and resources of local, regional, state and federal ecological significance are protected and conserved;
- important ecological corridors, linkages and buffers are established and maintained;
- prominent natural landscape elements such as escarpments, ridgelines, coastal foreshore and fringing reefs, the islands, national parks and other protected areas, bushland areas, natural wetlands, headlands and ranges which serve as distinctive visual landmarks, are protected;
- the Proserpine, O'Connell and Gregory River systems and other waterways, water bodies, wetland areas, foreshore areas and the marine environment are protected;
- development in areas at risk from coastal hazards, or erosion or inundation by the sea are avoided;
- significant coastal dunes systems are protected;
- coastal habitat is protected;
- the Great Barrier Reef World Heritage Area and its natural and cultural values are protected from adverse physical and social effects due to mainland and island based development.
- water quality and ecological value of surface and ground water resources, marine plants, estuarine areas and the Great Barrier Reef Marine Park are maintained;
- land use and the built environment are sensitive and responsive to the environment, and are located, designed and operated having due regard to any potential for adverse effects on the environment;
- the coast is conserved in its natural or non-urban state outside of existing urban areas;
- existing urban settlements on the coast remain compact within the defined urban boundaries within this scheme and physically separated through the identification and maintenance of non-urban areas;
- growth of urban areas will not occur on or within erosion prone areas, significant coastal wetlands, riparian areas, sites containing important coastal resources of economic, social, cultural and ecological value;
- new urban land uses will seek to maintain public access to the coast to protect the public's expectation of unimpeded access along foreshore areas; and
- degraded environments are rehabilitated wherever possible.

3.2.2 Living and Working Environment

Functional, efficient, attractive and safe local community areas that:

- maintain a settlement pattern for the shire that is contained within or which consolidates existing urban areas and does not promote increased dispersed settlement outside such areas;
- maintain rural residential development within identified rural residential nodes as contained within the Rural Residential Zone at a fixed density in order to obviate the likelihood of further ad-hoc dispersed rural residential development;
- exhibit a character, identity and sense of place reflective of their location;
- offer the highest possible standard of amenity and quality of living/working environment;
- are protected as far as possible from natural hazards such as flooding, storm surge, erosion or inundation by the sea, bushfire and landslide;
- are located and structured to maximise the efficiency of infrastructure provision,
- promote compatibility of land uses and provide for the effective management of land use conflicts;
- offer a choice of affordable housing types;
- have safe, convenient and affordable access to necessary and appropriate community and physical infrastructure;
- are designed to promote the use of non-motorised and public transportation;
- maintain and protect public access to and along the coast, including its foreshore areas;
- use and incorporate water sensitive urban design principles to maintain natural water infiltration and flows and protection; and
- maximise opportunities for appropriate human interaction with the natural environment.

3.2.3 Economic Sustainability

A productive local and regional economy that is growing and diversifying in a manner consistent with the Shire's character and amenity and the sustainable use of the Shire's resources and infrastructure, including:

- a strong tourism and recreation sector;
- a sustainable primary production sector and good quality agricultural land and mineral and extractive resources that are protected from the adverse effects of incompatible development;
- protection of identified good quality agricultural land from incompatible development whether or not such land is being utilised for agricultural production;
- a retail, commercial, industrial base which meets the needs of the Shire and curbs escape expenditure to competing centres external to the Shire;
- secondary industries that relate to the Shire's primary production activities;
- a wide range of local employment and entrepreneurial opportunities; and
- location of business opportunities in a manner that minimises land use conflicts with other adjoining or concurrent uses.

3.2.4 Transport and Accessibility

An efficient, safe, convenient and attractive transport network, which:

- is protected from encroachment by incompatible uses;
- is cost-effective and affordable;
- encourages the use of non-motorised forms of transportation wherever possible;
- maximises safety for all users, including pedestrians, cyclists and motorists;
- reduces trips on state controlled road networks by maximising networks internal to neighbourhoods;
- maximises accessibility and connectivity within and between the Shire's residential communities;
- maximises linkages to external centres;
- maximises the viability of public transport systems, and opportunities for the utilisation of public transport as the preferred mode;
- minimises conflict, congestion and severance;
- provides for high capacity and secure freight and passenger movements;
- achieves a high quality of urban design and contributes to the quality of the built environment;
- ensures that movement networks internal to neighbourhoods facilitate a high level of alternative vehicular and pedestrian accessibility and relieve pressure on Shute Harbour Road;
- ensures that new development provides for enhanced and efficient use of pedestrian walkways, bikeways and use of public transport;
- foreshore and riparian reserves, including road reserves or esplanades will be maintained in public ownership so as to maintain both formal and informal access to and along coastal foreshore and riparian areas;. and
- maintains and enhances the long term operational efficiency and safety of the Proserpine, Hamilton Island and Whitsunday Airports.

3.2.5 Community and Cultural Development

Community, recreational and cultural services and facilities are provided and maintained so that:

- areas of public parkland and open space are accessible and useable, and located to minimise reliance on motorised transport;
- attractive, comfortable, safe and convenient places are available for people to gather, meet and interact;
- the diverse and changing needs of the whole community (including residents and visitors) are catered for;
- opportunities to create or strengthen local community identities are maximised; and
- places, structures and images integral to the indigenous and non-indigenous cultural and historical heritage of the Shire are respected and conserved.

3.2.6 Urban Design and Character

A high quality built environment characterised by development which:

- incorporates urban design principles that maximise safety, pedestrian and vehicle connectivity throughout the estates and places of community interest and shared use within a 400 metre or 5 minute walking radius of dwellings within the estate;
- is consistent with the local character and complements the Shire's diverse range of tropical coastal, mountain and rural settings;
- responds to and protects other landscape elements, views and vistas;
- is of a bulk, scale and density consistent with the character and context of the area, and of associated development;
- creates attractive, legible, and safe living and working environments for the whole community;
- respects the natural environmental characteristics and capacities of the locality in which they are situated;
- sustainably re-uses existing building stock wherever possible; and
- reflects the dominant use and related character of the area.

3.2.7 Physical Infrastructure

All premises are provided with an appropriate standard of physical infrastructure, which:

- can be provided in an orderly and sequenced manner;
- is environmentally sustainable;
- incorporate resource conservation and re-use principles in their design where ever possible; and
- provide for safe and cost effective ongoing operation and maintenance.

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DIVISION 1 – RURAL ZONE

4.1.1 Intent

The Rural Zone includes areas that are suitable for a diverse range of farming purposes including the growing of sugar cane, improved pastures, native pastures, tree crops and adapted dry season annual crops. The intent of the Rural Zone is to protect and conserve the viability of GQAL, that being land which is capable of being farmed sustainably, with a reasonable level of inputs and without causing degradation of land or other natural resources.

The Rural Zone is intended to facilitate the continued growth and diversification of agri-business. Where sustainable farming and management practices are adopted, the fragmentation and alienation of GQAL will be avoided and instances where incompatible uses have common boundaries with land in the Rural Zone will be prevented. Certain low impact or rural industrial activities are established in the Rural Zone only where it is demonstrated that the use will not adversely impact upon GQAL or the rural amenity of the locality.

Table 1- Assessment categories and criteria for making a Material Change of Use

1(a) Defined Use or Use Class	2 Assessment Category	3 Relevant Assessment Criteria Applicable Code if Development is Self Assessable or Requires Code Assessment
Agriculture	Exempt	
Animal husbandry	Self assessable	Intensive Animal Husbandry, Aquaculture and Kennels Code
Bed and Breakfast Accommodation	Code assessable where development complies with the applicable codes,	Rural Zone Code Bed and Breakfast Accommodation Code General Development Code
	Otherwise impact assessable	
Bulk landscape supplies	Code assessable	Rural Zone Code General Development Code
Community Facility	Self assessable	Rural Zone Code General Development Code
Dwelling house	Self assessable where development complies with the acceptable solutions of the applicable codes,	Rural Zone Code Dwelling House Code
	Otherwise code assessable.	Rural Zone Code Dwelling House Code General Development Code
Forestry	Self assessable where development complies with the acceptable solutions of the Forestry Code,	Forestry Code
	Otherwise code assessable.	Rural Zone Code Forestry Code General Development Code
Guest accommodation	Self assessable where development complies with the acceptable solutions of the Dwelling House Code,	Dwelling House Code
	Otherwise code assessable.	Rural Zone Code Dwelling House Code General Development Code

1(a) Defined Use or Use Class	2 Assessment Category	3 Relevant Assessment Criteria Applicable Code if Development is Self Assessable or Requires Code Assessment
Home Based Business	Code assessable where development complies with the applicable codes, Otherwise impact assessable.	Rural Zone Code Home Based Business Code General Development Code
Intensive animal husbandry	Code assessable (where not located within 200 metres from another dwelling unit), Otherwise impact assessable.	Rural Zone Code Intensive Animal Husbandry, Aquaculture and Kennels Code General Development Code
Local Utility	Exempt	
Park	Exempt	
Roadside stall	Self assessable where development complies with the acceptable solutions for a roadside stall under the Rural Zone Code, Otherwise code assessable.	Rural Zone Code
Special Purpose	Self assessable	General Development Code
Other Uses Not Defined		
All other uses (except use for a road)	Impact assessable	

Table 2 – Assessment categories and criteria for all other development

1 Type of Development	2 Assessment Category	3 Relevant Assessment Criteria Applicable Code if Development is Self Assessable or Requires Code Assessment
Reconfiguring a lot	Code assessable if a boundary re-alignment or proposed new lots are 100 hectares or greater. Otherwise, impact assessable	Reconfiguring a Lot Code Rural Zone Code General Development Code
Road (within a road reserve)	Exempt	
Operational Work associated with reconfiguring a lot or material change of use	Code assessable	General Development Code
Operational Work for filling or excavation not associated with a material change of use, reconfiguring a lot or placing an advertising device	Self assessable if: (a) total volume of fill or excavation is less than 50m ³ and depth of fill or excavation does not exceed 1.5 metres; or (b) building work for the purposes of a domestic swimming pool. Otherwise, code assessable	General Development Code General Development Code
Operational Work for placing a sign on premises not associated with a material change of use	Self assessable if advertising, other than by means of a billboard sign, a use, function or service that is located on the same site as the advertising signage. Code assessable if: (a) advertising, other than by means of	Advertising Signage Code Advertising Signage Code

1 Type of Development	2 Assessment Category	3 Relevant Assessment Criteria Applicable Code if Development is Self Assessable or Requires Code Assessment
	a billboard sign, a use, function or service that is not located on the same site as the advertising signage; and (b) any probable solution in the Advertising Signage Code is not complied with. Otherwise, impact assessable	

DIVISION 2 – RURAL ZONE CODE

4.2.1 Applicability

The following code is applicable to self-assessable and assessable development as identified in the tables of assessment.

4.2.2 Overall Outcomes

The Overall Outcomes are the purpose of this Code. The outcomes are as follows:

- (a) natural primary resources and the primary productive capacity of the zone are protected;
- (b) good quality agricultural land (GQAL) is protected from incompatible development whether or not the land is being utilised for agricultural production at the time of consideration;
- (c) rural character is maintained;
- (d) significant ecological, landscape and cultural values and features are maintained and protected from adverse impacts;
- (e) development makes adequate provision for maintaining and protecting surface and ground water quality and downstream aquatic environments from sediments, nutrients and other pollutants;
- (f) tourism uses are rural or nature based, are of a small scale and low impact and do not incorporate a permanent residential component;
- (g) residential uses are limited to a single dwelling house per lot or additional housing that is ancillary to primary production activities that are carried out on the same lot;
- (h) other business, industrial and community or recreation uses are located in the Rural Zone only if they cannot be practicably located in urban areas due to their nature, scale, effects, or necessary relationship to other activities or particular features, resources or infrastructure;
- (i) major transport and other infrastructure are protected from encroachment by incompatible uses and options for the highway by-pass of Proserpine are preserved;
- (j) development encourages the continued operation of existing agri-business and continued development of new agri-business opportunities; and

-
- (k) The safety and efficiency of air, road and rail transport facilities and other infrastructure is protected and the amenity and safety of development is not adversely affected by proximity to such infrastructure.

Table 1 – Development Requirement for the Rural Zone Code

Specific Outcomes (S) for Code and Impact Assessable Development	Probable Solutions (P) for Code and Impact Assessable Development; and Acceptable Solutions (A) for Self Assessable Development ¹
<p>S1. Noise and vibration sensitive uses sited within 100 metres of a railway corridor are sited and designed to reduce the impact of rail noise.</p>	<p>P1.1 The impact of rail noise on noise and vibration sensitive uses is reduced by:</p> <ul style="list-style-type: none"> (a) Siting noise affected areas, including bedrooms and living areas of residential uses, as far away as practicable from the railway corridor noise source; or (b) Using roof and wall insulation, mechanical ventilation, thickened glass, double glazing of windows and doors; or (c) Orientating openings (such as windows and doors) away from the rail corridor noise source; or <p>Incorporating noise attenuation barriers such as earth mounds, landscaping and fences or walls without gaps between the noise source and the use.</p>
<p>S2. All premises are provided with a level of infrastructure that is consistent with the operation and capacity of the infrastructure serving the premises.</p>	<p>P/A2.1 Premises have direct access to a constructed road.</p> <p>P/A2.2 Premises are connected to electricity and telecommunications services.</p> <p>P/A2.3 Premises are connected to a reticulated water supply;</p> <p>OR</p> <p>Premises have an alternative potable water supply where a rainwater collection and storage collection system is provided as follows:</p> <ul style="list-style-type: none"> (a) a minimum storage capacity of 70,000 litres; and (b) a first flush system; and (c) a minimum of 20,000 litres available at all times for the exclusive purpose of fire-fighting. Tank supply must have a rural fire brigade cam lock fitting. <p>PA2.4. Premises are connected to a reticulated sewerage system where available;</p> <p>OR</p> <p>Premises have an alternative on-site effluent and wastewater treatment system consistent with Queensland Plumbing and Wastewater Code.</p>

¹ Where self-assessable development does not meet the Acceptable Solution in the applicable codes, it requires code assessment.

Specific Outcomes (S) for Code and Impact Assessable Development	Probable Solutions (P) for Code and Impact Assessable Development; and Acceptable Solutions (A) for Self Assessable Development ¹
<p>S3. The siting and scale of buildings is compatible with the rural character of the locality.</p>	<p>P/A3.1 Building height is no greater than two (2) storeys and eight metres above natural ground level.</p> <p>P3.2 The amenity and privacy of adjoining properties is not compromised or affected by the location of new buildings.</p> <p>P3.3 Building are located so that they are not impacted upon by the activities on the adjacent local street.</p> <p>P/A3.4 Buildings are setback in accordance with the Queensland Development Code.</p> <p>P/A3.5 Dwelling houses are setback from the following uses:</p> <ul style="list-style-type: none"> (a) Intensive Animal Husbandry – 500 metres (b) Industry uses including Extractive Industry – 500 metres (c) Kennels – 200 metres
<p>S4. The design of buildings and works is of a high standard and consistent with the local character, having regard to:</p> <ul style="list-style-type: none"> (a) retention of remnant vegetation or other natural features; (b) landscaping; (c) the location and screening of areas used for the storage of vehicles, equipment, materials or the like; (d) colours, materials and styles; and (e) climate responsiveness. 	<p>In partial compliance with 4(d):</p> <p>P/A4.1 Roof and walls are to be constructed from non-reflective materials that are not white, or off white in colour.</p> <p>P4.2 Buildings incorporate exterior colours and finishes that complement and blend in with the surrounding natural environment.</p> <p>Otherwise, no probable solutions specified.</p>
<p>S5. Uses, buildings and works are located, designed and operated to avoid adverse impacts on the natural environment, water quality or significant landscape features such as ridgelines, hillsides, bushland areas, riparian areas, and areas comprising significant vistas.</p>	<p>P5.1 Preparation of a Property Management Plan, which identifies measures for minimising and mitigating impacts on valuable features and sensitive environments.</p>
<p>S6. Significant trees are retained wherever possible.</p>	<p>In partial compliance with 6:</p> <p>P/A6.1 The retention of any healthy existing native or exotic tree which:</p> <ul style="list-style-type: none"> (a) has a diameter of 75 mm or greater measured at breast height; or (b) is more than 5 metres high; or (c) has a canopy spread of more than 3 metres and is not directly affected by any building or other site works.
<p>S7. Uses, buildings and works are located, designed and operated such that an appropriate buffer is maintained to:</p> <ul style="list-style-type: none"> (a) nearby rural activities; (b) land included in a zone other than the Rural Zone; (c) Rural, extractive, mining or other 	<p>No probable solutions specified</p>

Specific Outcomes (S) for Code and Impact Assessable Development	Probable Solutions (P) for Code and Impact Assessable Development; and Acceptable Solutions (A) for Self Assessable Development ¹
industry;	
S8. Features of cultural heritage significance are protected.	No probable solutions specified,
S9. Economically sustainable farming practices are maintained through the provision of additional farm accommodation for farm workers including management staff that is of a scale and use that does not adversely detract from the agricultural activity of the subject property and adjoining properties.	P/A9.1 The land is used for rural uses. P/A9.2 The land is a lot or part of a rural holding with an area of no less than 100 hectares.
S10. Development that is not for agricultural purposes and which incorporates additional residential (other than an additional single house), commercial, industrial or tourist accommodation development must not adversely impact on the coastal zone.	<p>P10.1 The proposal is accompanied by a report that clearly demonstrates that need for the proposal in terms of an existing lack or anticipated lack of supply for the proposed development and an inability to develop such proposals within existing coastal urban areas; and</p> <p>P10.2 The proposal will not require the provision of facilities and infrastructure which:</p> <ul style="list-style-type: none"> (a) are located in a coastal erosion prone area; (b) will not construct new road access parallel along the coast; (c) will require waste disposal facilities including on-site effluent treatment systems within: <ul style="list-style-type: none"> (i) 100 metres of the high water mark along the coast or a coastal wetland; (ii) located on permeable soils that are adjacent to a coastal foreshore or wetland; or (iii) an area with a high water table; and <p>P10.3 The proposal will be entirely located outside of an erosion prone area; and</p> <p>P10.4 Any buildings or access routes that are necessary for evacuation purposes are located entirely outside of any area that is likely to be affected by storm tides and the expected rise in sea level due to climate change; and</p> <p>P10.5 The proposal can demonstrate consistency with the State Coastal Management Plan; and</p> <p>P10.6 The proposal will be wholly located outside of and buffered from any areas of state significance relating to natural resources; and</p> <p>P10.7 The proposal will provide and maintain a vegetation buffer to coastal waterways to maintain habitat values, linkages and water quality; and</p> <p>P10.8 The proposal will be located at least 100 metres away from turtle nesting beaches, shorebird roosting sites, False Water Rat</p>

Specific Outcomes (S) for Code and Impact Assessable Development	Probable Solutions (P) for Code and Impact Assessable Development; and Acceptable Solutions (A) for Self Assessable Development ¹
	habitat, and significant saltwater crocodile habitat to protect these habitats from adverse impacts of development and increased public access.
S11. Development does not adversely affect existing trunk infrastructure or other community facilities.	P11.1 Development is accompanied by additional trunk infrastructure and community facilities in accordance with Council's Planning Policies 1-5.
S12 Rural workers dwellings and other ancillary residential development do not lead to ad-hoc dispersed rural settlement.	<p>P12.1 Rural workers dwellings and other ancillary residential development to a dwelling on a lot used for primary production purposes, remain on the same lot as the primary dwelling.</p> <p>P12.2 Rural Workers Dwellings must be occupied only by persons employed to undertake commercial-scale agricultural activities on the subject property.</p> <p>P12.3 Rural Workers Dwellings should have a gross floor area of no more than 150m².</p>
S13. Roadside stalls do not impede traffic flow or adversely affect road safety.	<p>P/A13.1 Roadside stalls are:</p> <ul style="list-style-type: none"> (a) not located on a state controlled road; and (b) no larger than two (2) metres by one (1) metre in area; and (c) are not located within the road reserve; and (d) located to provide at least 100 metres sight distance in either direction along the road frontage upon which the roadside a stall is to be located; and (e) have sufficient room for at least two (2) vehicles to park adjacent to the roadside stall or within the road verge.
S14. Development within 300 metres of land identified as GOAL on EROM 1 is located to minimise any conflict arising from incompatible land uses.	P14.1 Any new residential use or community use is to be buffered from GQAL in accordance with Table 2: Summary of buffer area design Criteria of Planning Guideline: <i>Separating Agricultural and Residential Land Uses</i> (NRW and DIP).
S15. Development is adequately buffered from extractive industries, such that the continued operations of existing and expanding extractive industries are not constrained and rural amenity is protected from new or expanding industries.	<p>P/A15.1 Development retains a minimum 500 metre buffer from the boundary of the extraction area for existing extractive industries not included in SPP 2/07 Protection of Extractive Resources and Guideline.</p> <p>P15.2 New or expanding extractive industries provide a minimum 500 metre buffer from the boundary of any new extraction area to any existing uses.</p>

DIVISION 3 –RURAL RESIDENTIAL ZONE

4.3.1 Intent

The Rural Residential Zone includes those areas that are intended to retain Rural Residential style living on large acreage allotments with a limited range of services, infrastructure and access. These areas are characterized as having a rural or semi-rural character and amenity on land considered unsuitable for agricultural production, but which can provide residential diversity and housing choice.

The supply of Rural Residential land is not to exceed the demand, and it will not be located on GQAL or conflict, fragment, alienate, or inhibit agricultural practices unless there are specific circumstances, in the form of significant community benefits to warrant development. Rural Residential style allotments are only to be developed as a logical extension, infill or consolidation of existing Rural Residential zoned land. These areas will be located where limited services and infrastructure can be provided through agreement with service and infrastructure providers.

It is intended that development within this Zone will be limited to Dwelling Houses and will exhibit and retain a high standard of amenity, character, and privacy, whilst conserving natural resources or special values.

Table 1- Assessment categories and criteria for making a Material Change of Use

1(a) Defined Use or Use Class	2 Assessment Category	3 Relevant Assessment Criteria Applicable Code if Development is Self Assessable or Requires Code Assessment
Animal husbandry	Self assessable	Intensive Animal Husbandry, Aquaculture and Kennels Code
Bed and Breakfast Accommodation	Code assessable where development complies with the applicable codes,	Rural Residential Zone Code Bed and Breakfast Accommodation Code Advertising Signage Code General Development Code
	Otherwise impact assessable.	
Community Facility	Self assessable	Rural Residential Zone Code General Development Code
Dwelling house	Self assessable where development complies with the acceptable solutions of the applicable codes,	Rural Residential Zone Code Dwelling House Code
	Otherwise code assessable.	Rural Residential Zone Code Dwelling House Code General Development Code
Guest accommodation	Self assessable where development complies with the acceptable solutions of the applicable codes,	Dwelling House Code
	Otherwise code assessable	Rural Residential Zone Code Dwelling House Code General Development Code
Home Based Business	Code assessable where development complies with the applicable codes,	Rural Residential Zone Code Home Based Business Code General Development Code
	Otherwise impact assessable.	
Local utility	Exempt	

1(a) Defined Use or Use Class	2 Assessment Category	3 Relevant Assessment Criteria Applicable Code if Development is Self Assessable or Requires Code Assessment
Park	Exempt	
Special Purpose	Self assessable	General Development Code
Other Uses Not Defined		
All other uses (except use for a road)	Impact assessable	

Table 2 – Assessment categories and criteria for all other development

1 Type of Development	2 Assessment Category	3 Relevant Assessment Criteria Applicable Code if Development is Self Assessable or Requires Code Assessment
Reconfiguring a lot	Code assessable if a boundary re-alignment or proposed new lots are 2 hectares or greater. Otherwise impact assessable	Rural Residential Zone Code Reconfiguring a Lot Code General Development Code
Road (within a road reserve)	Exempt	
Operational Work associated with reconfiguring a lot or material change of use	Code assessable	General Development Code
Operational Work for filling or excavation not associated with a material change of use, reconfiguring a lot or placing an advertising device	Self assessable if: (a) total volume of fill or excavation is less than 50m ³ and depth of fill or excavation does not exceed 1.5 metres; or (b) building work for the purposes of a domestic swimming pool. Otherwise, code assessable	General Development Code
Operational Work for placing a sign on premises not associated with a material change of use	Self assessable if advertising, other than by means of a billboard sign, a use, function or service that is located on the same site as the advertising signage. Code assessable if: (a) advertising, other than by means of a billboard sign, a use, function or service that is not located on the same site as the advertising signage; and (b) any probable solution in the Advertising Signage Code is not complied with. Otherwise impact assessable	Probable solutions in the Advertising Signage Code Advertising Signage Code

DIVISION 4 – RURAL RESIDENTIAL ZONE CODE

4.4.1 Applicability

The following code is applicable to self-assessable and assessable development as identified in the tables of assessment.

4.4.2 Overall Outcomes

The overall outcomes are the purpose of the Rural Residential Zone Code. The overall outcomes sought for the Rural Residential Zone are the following:

- (a) the Rural Residential Zone identifies the rural residential nodes for the shire which can support low-density rural residential development and ensure that such development is not regarded as ad-hoc or dispersed rural residential development;
- (b) significant environmental, landscape and cultural values and features such as vegetated hillslopes are maintained and protected against adverse impacts;
- (c) the continuation of productive rural activity undertaken on adjacent rural zoned land is not compromised;
- (d) residential uses consist of low key development with residential densities no greater than one dwelling unit per hectare;
- (e) amenity of residential development not adversely affected by proximity to infrastructure such as air, road, rail and sea transport facilities;
- (f) residential uses have adequate road access to community infrastructure and services located within urban parts of the Shire;
- (g) residential neighbourhoods have a high level of internal permeability for vehicles, cyclists and pedestrians, and are well connected to local open space networks; and
- (h) uses are provided with a standard of road, potable water supply and effluent disposal facilities which maintain a semi-rural character and minimises adverse environmental impacts

Table 1 – Development Requirement for the Rural Residential Zone Code

Specific Outcomes (S) for Code and Impact Assessable Development	Probable Solutions (P) for Code and Impact Assessable Development; and Acceptable Solutions (A) for Self Assessable Development
<p>S1. All premises are provided with a level of infrastructure that is consistent with the residential character and amenity of the zone.</p>	<p>P/A1.1 Premises have direct access to a sealed road. P/A1.2 Premises are connected to electricity and telecommunications services. P/A1.3. Premises are connected to a reticulated water supply; OR Premises have an alternative potable water supply where a rainwater collection and storage collection system is provided as follows: (a) a minimum storage capacity of 70,000 litres; and (b) a first flush system; and (c) a minimum of 20,000 litres available at all times for the exclusive purpose of fire-fighting. Tanks must have a rural fire brigade cam lock fitting. P/A1.4. Premises are connected to a reticulated sewerage system where available; OR Premises have an alternative on-site effluent and wastewater treatment system consistent with Queensland Plumbing and Wastewater Code.</p>

S2.	The siting and scale of buildings is compatible with the local streetscape and provides adequate separation to maintain residential amenity.	P/A2.1 Building height is no greater than two (2) storeys and eight metres. P/A2.2 Dwelling houses are setback in accordance with the Queensland Development Code.
S3.	The design of buildings and works is of a high standard and consistent with the local character, having regard to: (a) retention of remnant vegetation or other natural features; (b) landscaping; (c) the location and screening of car parking and utility areas; (d) colours, materials and styles; and (e) climate responsiveness.	In partial compliance with 3(d): P/A3.1 Roof and walls are to be constructed from non-reflective materials that are not white, or off white in colour. P3.2 Buildings incorporate exterior colours and finishes that complement and blend in with the surrounding natural environment. P3.3 Visually prominent exterior colours or finishes are not acceptable. Otherwise, no probable solutions specified.
S4.	Uses, buildings and works are located, designed and operated to avoid adverse impacts on the natural environment or significant landscape features such as ridgelines, hillsides, bushland areas, riparian areas, and areas comprising significant vistas.	No probable solutions specified.
S5.	Significant trees are retained wherever possible.	In partial compliance with 6: P/A5.1 The retention of any healthy existing native or exotic tree which: (a) has a diameter of 75 mm or greater measured at breast height; or (b) is more than 5 metres high; or (c) has a canopy spread of more than 3 metres and is not directly affected by any building or other site works.
S6.	Uses, buildings and works are located, designed and operated such that an appropriate buffer is maintained to rural activities on nearby rural zoned land.	No probable solutions specified.
S7.	Features of cultural heritage significance are protected.	No probable solutions specified
S8.	Development does not adversely affect existing trunk infrastructure or other community facilities.	P8.1 Development is accompanied by additional trunk infrastructure and community facilities in accordance with Planning Scheme Policies 1-5.
S9.	Development within 300 metres of land identified as GOAL on EROM 1 is located to minimise any conflict arising from incompatible land uses.	P9.1 Any new residential use or community use is to be buffered from GQAL in accordance with Table 2: Summary of buffer area design Criteria of Planning Guideline: <i>Separating Agricultural and Residential Land Uses</i> (NRW and DIP).
S10.	Development is adequately buffered from extractive industries, such that the continued operations of existing and expanding extractive industries are not constrained and residential amenity is protected from new or expanding industries.	P/A10.1 Development retains a minimum 500 metre buffer from the boundary of the extraction area for existing extractive industries not included in SPP 2/07 Protection of Extractive Resources and Guideline. P10.2 New or expanding extractive industries provide a minimum 500 metre buffer from the boundary of any new extraction area to any existing uses.

DIVISION 5 – RESIDENTIAL HOUSE ZONE

4.5.1 Intent

The Residential House Zone includes most of the residential areas in Whitsunday Shire. This Zone incorporates a variety of housing styles and types including tropical Queenslander style architecture. This housing mix is intended to be maintained.

The Residential House Zone is to provide for low density residential development that generally consists of single dwellings, being located on suitably sized land. A limited number of non-residential uses of a scale and form that will not restrict the prevailing levels of neighbourhood amenity are envisaged. Development that supports the residential activities such as a child care centre, schools and place of worship may be appropriate where they are easily accessible and do not compromise the amenity of the area. Uses which are incompatible with low density residential development are not encouraged.

Table 1- Assessment categories and criteria for making a Material Change of Use

1(a) Defined Use or Use Class	2 Assessment Category	3 Relevant Assessment Criteria Applicable Code if Development is Self Assessable or Requires Code Assessment
Community Facility	Self Assessable	General Development Code
Dwelling house	Self assessable where development complies with the acceptable solutions of the applicable codes,	Dwelling House Code
	Otherwise code assessable.	Residential House Zone Code Dwelling House Code General Development Code
Guest accommodation	Self assessable where development complies with the acceptable solutions of the applicable codes,	Dwelling House Code
	Otherwise code assessable	Residential House Zone Code Dwelling House Code General Development Code
Home Based Business	Code assessable where development complies with the applicable codes,	Residential House Zone Code Home Based Business Code General Development Code
	Otherwise impact assessable	
Local utility	Exempt	Residential House Zone Code
Park	Exempt	
Other Uses Not Defined		
All other uses (except use for a road)	Impact assessable	

Table 2 – Assessment categories and criteria for all other development

1 Type of Development	2 Assessment Category	3 Relevant Assessment Criteria Applicable Code if Development is Self Assessable or Requires Code Assessment
Reconfiguring a lot	Code assessable if all proposed lots are 600m ² or greater	Residential House Zone Code General Development Code
	Otherwise, impact assessable	
Road (within a road reserve)	Exempt	
Operational Work associated with reconfiguring a lot or material change of use	Code assessable	General Development Code
Operational Work for filling or excavation not associated with a material change of use, reconfiguring a lot or placing an advertising device	Self assessable if: (a) total volume of fill or excavation is less than 50m ³ and depth of fill or excavation does not exceed 1.5 metres; or (b) building work for the purposes of a domestic swimming pool.	Probable solutions in the General Development Code
	Otherwise, code assessable	General Development Code
Operational Work for placing a sign on premises not associated with a material change of use	Self assessable if advertising, other than by means of a billboard sign, a use, function or service that is located on the same site as the advertising signage.	Probable solutions in the Advertising Signage Code
	Code assessable if: (a) advertising, other than by means of a billboard sign, a use, function or service that is not located on the same site as the advertising signage; and (b) any probable solution in the Advertising Signage Code is not complied with.	Advertising Signage Code
	Otherwise, impact assessable	

DIVISION 6 – RESIDENTIAL HOUSE ZONE CODE

4.6.1 Applicability

The following code is applicable to assessable development as identified in the tables of assessment.

4.6.2 Overall Outcomes

The overall outcomes are the purpose of the Residential House Zone Code. The overall outcomes sought for the Residential House Zone are the following:

- (a) residential neighbourhoods are predominantly comprised of detached houses;
- (b) 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 can occur over time;
- (c) residential neighbourhoods develop in a sustainable manner in relation to the infrastructure and services that has been provided to the area;
- (d) uses, buildings and works are located, designed and operated to avoid adverse impacts on the natural environment or significant landscape features.
- (e) a high standard of residential amenity and a safe and convenient living environment is created;
- (f) buildings contribute positively to the local streetscape and reinforce local character and identity;
- (g) residential neighbourhoods have a high level of internal permeability for vehicles, cyclists and pedestrians, and are well connected to local centres, town centres and other special uses and open space;
- (h) significant environmental, cultural and landscape values and features are maintained and protected against adverse impacts; and
- (i) non residential uses are limited to low order community and convenience commercial facilities, centrally located in a clustered fashion within central locations and which meet the needs of the immediate neighbourhood and are compatible with residential amenity;
- (j) the amenity of residential development is not adversely affected by proximity to infrastructure such as air, road, rail and sea transport facilities.

Table 1 – Development Requirement for the Residential House Zone Code

Specific Outcomes (S) for Code and Impact Assessable Development	Probable Solutions (P) for Code and Impact Assessable Development; and Acceptable Solutions (A) for Self Assessable Development
S1. Uses, buildings and works are located, designed and operated to avoid significantly impacting on the amenity of any residential premises, having regard to: <ul style="list-style-type: none">(a) traffic conditions;(b) noise or vibration;(c) dust, odour or similar emissions;	No probable solutions specified.

Specific Outcomes (S) for Code and Impact Assessable Development	Probable Solutions (P) for Code and Impact Assessable Development; and Acceptable Solutions (A) for Self Assessable Development
<ul style="list-style-type: none"> (d) privacy; (e) safety and security; (f) illumination; (g) access to natural light and ventilation; and (h) drainage. 	
<p>S2. Noise and vibration sensitive uses sited within 100 metres of a railway corridor are sited and designed to reduce the impact of rail noise.</p>	<p>P2.1 The impact of rail noise on noise and vibration sensitive uses is reduced by:</p> <ul style="list-style-type: none"> (a) Siting noise affected areas, including bedrooms and living areas of residential uses, as far away as practicable from the railway corridor noise source; or (b) Using roof and wall insulation, mechanical ventilation, thickened glass, double glazing of windows and doors; or (c) Orientating openings (such as windows and doors) away from the rail corridor noise source; or (d) Incorporating noise attenuation barriers such as earth mounds, landscaping and fences or walls without gaps between the noise source and the use.
<p>S3 Premises are provided with services that are consistent with the residential amenity of the surrounding locality.</p>	<p>P3.1 All premises are connected to reticulated water supply, sewerage, electricity and telephone services.</p>
<p>S4. The siting and scale of buildings is compatible with the immediate surrounding locality.</p>	<p>P/A4.1 Building height is no greater than two (2) storeys and eight metres.</p> <p>P/A4.2 Dwelling houses are setback in accordance with the Queensland Development Code.</p> <p>P/A4.3 Roof and walls are to be constructed from non-reflective materials that are not white, or off white in colour.</p> <p>P4.4 Buildings incorporate exterior colours and finishes that complement and blend in with the surrounding natural environment.</p> <p>P4.5 Visually prominent exterior colours or finishes are not acceptable.</p>
<p>S5. Buildings address the street, and provide opportunities for casual surveillance of any adjoining public space.</p>	<p>P5.1 Development complies with the requirements of the Queensland Residential Design Guidelines.</p>
<p>S6. Features of cultural heritage significance are protected.</p>	<p>No probable solutions specified.</p>
<p>S7. Development does not adversely affect existing trunk infrastructure or other community facilities.</p>	<p>P7.1 Development is accompanied by additional trunk infrastructure and community facilities in accordance with Planning Scheme Policies 1-5.</p>
<p>S8. Development for residential purposes is adequately buffered from agricultural uses, such that the continued operation of those uses is not constrained and future residential amenity is protected from new or expanding industries.</p>	<p>P8.1 Dwelling houses are provided a minimum 40 metres vegetated buffer from agricultural uses.</p>

Specific Outcomes (S) for Code and Impact Assessable Development	Probable Solutions (P) for Code and Impact Assessable Development; and Acceptable Solutions (A) for Self Assessable Development
S9. Development within 300 metres of land identified as GOAL on EROM 1 is located to minimise any conflict arising from incompatible land uses.	P9.1 Any new residential use or community use is to be buffered from GQAL in accordance with Table 2: Summary of buffer area design Criteria of Planning Guideline: <i>Separating Agricultural and Residential Land Uses</i> (NRW and DIP).
S10. Development is adequately buffered from extractive industries, such that the continued operations of existing and expanding extractive industries are not constrained and residential amenity is protected from new or expanding industries.	P/A10.1 Development retains a minimum 500 metre buffer from the boundary of the extraction area for existing extractive industries not included in SPP 2/07 Protection of Extractive Resources and Guideline. P10.2 New or expanding extractive industries provide a minimum 500 metre buffer from the boundary of any new extraction area to any existing uses.

DIVISION 7 – RESIDENTIAL MULTIPLE DWELLING ZONE

4.7.1 Intent

The Residential Multiple Dwelling Zone is to provide for a mix of residential accommodation predominantly for permanent residents. The Residential Multiple Dwelling Zone is to retain a strong residential character predominantly for permanent residents with a mix of Dwelling Houses, Dual Occupancy and Multiple Dwelling Units, subject to compliance with the locational and density criteria specified in the relevant Code.

It is recognized that tourist accommodation in this Zone is suitable within close proximity to the waterfront and surrounding the Commercial Zones of Airlie Beach and Cannonvale.

Table 1- Assessment categories and criteria for making a Material Change of Use

1(a) Defined Use or Use Class	2 Assessment Category	3 Relevant Assessment Criteria Applicable Code if Development is Self Assessable or Requires Code Assessment
Accommodation Units	Code Assessable where development complies with the applicable codes,	Residential Multiple Dwelling Zone Code Multiple Dwelling Units and Accommodation Units Code Advertising Signage Code General Development Code
	Otherwise impact assessable	
Community Facility	Self Assessable	General Development Code
Dual occupancy	Code assessable	Residential Multiple Dwelling Zone Code Dual Occupancy Code General Development Code
Dwelling house	Self assessable where development complies with the with the acceptable solutions of the applicable codes,	Dwelling House Code

1(a) Defined Use or Use Class	2 Assessment Category	3 Relevant Assessment Criteria Applicable Code if Development is Self Assessable or Requires Code Assessment
	Otherwise code assessable	Residential Multiple Dwelling Zone Code Dwelling House Code General Development Code
Guest accommodation	Self assessable where development complies with the with the acceptable solutions of the applicable codes,	Dwelling House Code
	Otherwise code assessable	Dwelling House Code
Local utility	Exempt	
Multiple Dwelling Units	Code Assessable	Residential Multiple Dwelling Zone Code Multiple Dwelling Units and Accommodation Units Code General Development Code
Office	Code assessable if: (a) in a building not greater than two (2) storeys; and (b) in a building consisting of both residential and commercial development,	Residential Multiple Dwelling Zone Code Commercial Use Code General Development Code
	Otherwise, impact assessable	
Refreshment Premises	Code assessable if: (a) in a building not greater than two (2) storeys; and (b) in a building consisting of both residential and commercial development,	Residential Multiple Dwelling Zone Code Commercial Use Code General Development Code
	Otherwise, impact assessable	
Shop	Code assessable if: (a) in a building not greater than two (2) storeys; and (b) in a building consisting of both residential and commercial development,	Residential Multiple Dwelling Zone Code Commercial Use Code General Development Code
	Otherwise, impact assessable	
Park	Exempt	
Special Purpose	Self assessable	General Development Code
Other Uses Not Defined		
All other uses (except use for a road)	Impact assessable	

Table 2 – Assessment categories and criteria for all other development

1 Type of Development	2 Assessment Category	3 Relevant Assessment Criteria Applicable Code if Development is Self Assessable or Requires Code Assessment

1 Type of Development	2 Assessment Category	3 Relevant Assessment Criteria Applicable Code if Development is Self Assessable or Requires Code Assessment
Reconfiguring a lot	Code assessable if all proposed lots are 600m ² or greater.	Residential Multiple Dwelling Zone Code General Development Code
	Otherwise, impact assessable	
Road (within a road reserve)	Exempt	
Operational Work for filling or excavation not associated with a material change of use, reconfiguring a lot or placing an advertising device	Self assessable if: (a) total volume of fill or excavation is less than 50m ³ and depth of fill or excavation does not exceed 1.5 metres; or (b) building work for the purposes of a domestic swimming pool.	Probable solutions in the General Development Code
	Otherwise, code assessable	General Development Code
Operational Work for placing a sign on premises not associated with a material change of use	Self assessable if advertising, other than by means of a billboard sign, a use, function or service that is located on the same site as the advertising signage.	Probable solutions in the Advertising Signage Code
	Code assessable if: (a) advertising, other than by means of a billboard sign, a use, function or service that is not located on the same site as the advertising signage; and (b) any probable solution in the Advertising Signage Code is not complied with.	Advertising Signage Code
	Otherwise, impact assessable	

DIVISION 8 – RESIDENTIAL MULTIPLE DWELLING ZONE CODE

4.8.1 Applicability

The following code is applicable to self-assessable and assessable development as identified in the tables of assessment.

4.8.2 Overall Outcomes

The overall outcomes are the purpose of the Residential Multiple Dwelling Zone Code. The overall outcomes sought for the Residential Multiple Dwelling Zone Code are the following:

- (a) a wide range of housing types is available;
- (b) a high standard of residential amenity and a safe and convenient living environment for is created;
- (c) buildings contribute positively to the local streetscape and reinforce local character and identity;

- (d) significant environmental, cultural and landscape values and features are maintained and protected against adverse impacts;
- (e) multiple dwelling buildings are consolidated around local centres, town centres, major special uses, and public transport routes;
- (f) residential neighbourhoods have a high level of internal permeability for vehicles, cyclists and pedestrians, and are well connected to local centres, town centres and other special uses and open space;
- (g) mixed residential and quality small scale commercial uses can occur, in a manner that provides for integrated commercial and residential development with affordable 'live-work' opportunities to help meet the community's business and housing needs in close proximity to commercial centres;
- (h) non residential uses are limited to low order community and convenience commercial facilities which meet the needs of the immediate neighbourhood and are compatible with residential amenity;
- (i) the amenity of residential development is not adversely affected by proximity to infrastructure such as air, road, rail and sea transport facilities.

Table 1 – Development Requirement for the Residential Multiple Dwelling Zone Code

Specific Outcomes (S) for Code and Impact Assessable Development	Probable Solutions (P) for Code and Impact Assessable Development; and Acceptable Solutions (A) for Self Assessable Development
S1. Residential uses have a density compatible with the desired local character and amenity.	P/A1.1 Residential buildings have a maximum population density of (a) Airlie Beach - from Translator Hill to Hermitage Drive 175 persons per hectare where shown on Zone Map 1: Airlie Beach-Cannonvale. (b) Otherwise 150 persons per hectare.
S2. Uses, buildings and works are located, designed and operated to avoid significantly impacting on the amenity of any residential premises, having regard to: (a) traffic conditions; (b) noise or vibration; (c) dust, odour or similar emissions; (d) privacy; (e) safety and security; (f) illumination; (g) access to natural light and ventilation; and (h) drainage.	No probable solutions specified.
S3. Premises are provided with services that are consistent with the operation and capacity of the infrastructure serving the surrounding locality.	P3.1 All premises are connected to reticulated water supply, sewerage, electricity and telephone services.
S4. The heights of buildings are compatible with the local streetscape.	P/A4.1 Residential buildings have a maximum height of three (3) storeys and 12 metres.
S5. Front, side and rear building setbacks are sufficient to maintain residential amenity.	P/A5.1 Residential buildings are to be setback a minimum of: (a) 4.5 metres from any side or rear

Specific Outcomes (S) for Code and Impact Assessable Development	Probable Solutions (P) for Code and Impact Assessable Development; and Acceptable Solutions (A) for Self Assessable Development
	<p>boundary with any road or internal access way;</p> <p>(b) Residential buildings have a minimum setback from side boundaries of:</p> <p>1.5 metres if the building is 4.5 metres high or less;</p> <p>2.0 metres if the building is between 4.5 – 7.5 metres high; or</p> <p>2.0 metres plus 0.5 metres for every 3 metres or part thereof by which the building height exceeds 7.5 metres.</p> <p>(c) Residential buildings are setback from the rear boundary a minimum of 4.0 metres.</p>
<p>S6. The design of buildings and works is of a high standard and consistent with the local character, having regard to:</p> <p>(a) retention of remnant vegetation or other natural features;</p> <p>(b) landscaping;</p> <p>(c) the location and screening of car parking and utility areas;</p> <p>(d) colours, materials and styles;</p> <p>(e) climate responsiveness; and</p> <p>(f) proximity to Shute Harbour Road in the Town of Whitsunday.</p>	<p>In partial compliance with S8(a):</p> <p>P6.1 The retention of any healthy existing native or exotic tree which:</p> <p>(a) has a diameter of 75 mm or greater measured at breast height; or</p> <p>(b) is more than 5 metres high; or</p> <p>(c) has a canopy spread of more than 3 metres and is not directly affected by any building or other site works</p> <p>In partial compliance with S6(d):</p> <p>P/A6.2 Roof and walls are to be constructed from non-reflective materials that are not white, or off white in colour.</p> <p>P6.3 Buildings incorporate exterior colours and finishes that complement and blend in with the surrounding natural environment.</p> <p>P6.4 Visually prominent exterior colours or finishes are not acceptable.</p> <p>Otherwise, no probable solutions specified.</p>
<p>S7. Buildings address the street, and provide opportunities for casual surveillance of any adjoining public space.</p>	<p>P7.1 Development complies with the requirements of the Queensland Residential Design Guidelines</p>
<p>S8. Uses, buildings and works are located, designed to allow for safe convenient pedestrian and bicycle movement within and external to the site.</p>	<p>No probable solutions specified.</p>
<p>S9. Uses, buildings and works are located, designed and operated to avoid adverse impacts on the natural environment or significant landscape features.</p>	<p>No probable solutions specified.</p>

Specific Outcomes (S) for Code and Impact Assessable Development	Probable Solutions (P) for Code and Impact Assessable Development; and Acceptable Solutions (A) for Self Assessable Development
S10. Features of cultural heritage significance are protected.	No probable solutions specified
S11. Development does not adversely affect existing trunk infrastructure or other community facilities.	P11.1 Development is accompanied by additional trunk infrastructure and community facilities in accordance with Planning Scheme Policies 1-5 – Developer Contributions.
S12. Development for residential purposes is adequately buffered from agricultural uses, such that the continued operation of those uses is not constrained and future residential amenity is protected.	P12.1 Dwelling houses are provided a minimum 40 metres vegetated buffer from agricultural uses.
S13. Development within 300 metres of land identified as GOAL on EROM 1 is located to minimise any conflict arising from incompatible land uses.	P13.1 Any new residential use or community use is to be buffered from GQAL in accordance with Table 2: Summary of buffer area design Criteria of Planning Guideline: <i>Separating Agricultural and Residential Land Uses</i> (NRW and DIP).
S14. Development is adequately buffered from extractive industries, such that the continued operations of existing and expanding extractive industries are not constrained and residential amenity is protected from new or expanding industries.	P/A14.1 Development retains a minimum 500 metre buffer from the boundary of the extraction area for existing extractive industries not included in SPP 2/07 Protection of Extractive Resources and Guideline. P14.2 New or expanding extractive industries provide a minimum 500 metre buffer from the boundary of any new extraction area to any existing uses.

DIVISION 9 – EMERGING COMMUNITY ZONE

4.9.1 Intent

This zone is intended to facilitate residential development to serve the needs of the expanding townships and to accommodate other uses that complement the amenity of residential areas. The intent of this zone is to provide for urban expansion where there are no alternative urban areas that are suitable for urban development, and there is a demonstrated need (excluding developer need) for the expansion of the urban area. This land is generally on the “outer” edge of the urban area and provides a buffer between the urban and rural areas. Services are generally not available in this zone, and therefore any development will be subject to the provision of a suitable level of infrastructure. Some land within this zone also contributes to the Shire’s diverse biodiversity and includes areas of essential habitat and/or ecological value. Where possible, these areas are intended to be conserved.

Future uses and allotment reconfiguration within the Emerging Community Zone should not alienate or prejudice land use for its intended purpose. Pending future development, land in this zone may be used for agricultural or other rural purposes that do not prejudice future development.

Table 1- Assessment categories and criteria for making a Material Change of Use

1(a) Defined Use or Use Class	2 Assessment Category	3 Relevant Assessment Criteria Applicable Code if Development is Self Assessable or Requires Code Assessment
Agriculture	Exempt	
Animal husbandry	Self Assessable	Intensive Animal Husbandry, Aquaculture and Kennels Code
Community Facility	Self assessable	Emerging Community Zone Code General Development Code
Dwelling house	Self assessable where development complies with the acceptable solutions of the applicable codes,	Dwelling House Code
	Otherwise code assessable.	Emerging Community Zone Code Dwelling House Code General Development Code
Guest Accommodation	Self assessable where development complies with the acceptable solutions of the applicable codes,	Dwelling House Code
	Otherwise code assessable	Dwelling House Code
Home Based Business	Code assessable where development complies with the applicable codes,	Emerging Community Zone Code Home Based Business Code General Development Code
	Otherwise impact assessable.	
Local Utility	Exempt	
Park	Exempt	
Special Purpose	Self assessable	General Development Code
Other Uses Not Defined		
All other uses (except use for a road)	Impact assessable	

Table 2 – Assessment categories and criteria for all other development

1 Type of Development	2 Assessment Category	3 Relevant Assessment Criteria Applicable Code if Development is Self Assessable or Requires Code Assessment
Reconfiguring a lot	Code assessable if all proposed lots are greater than 10 hectares	Emerging Community Zone Code Reconfiguring a Lot Code General Development Code
	Otherwise, impact assessable	

Road (within a road reserve)	Exempt	
Operational Work associated with reconfiguring a lot or material change of use	Code assessable	General Development Code ² ,
Operational Work for filling or excavation not associated with a material change of use, reconfiguring a lot or placing an advertising device	Self assessable if: (a) total volume of fill or excavation is less than 50m ³ and depth of fill or excavation does not exceed 1.5 metres; or (b) building work for the purposes of a domestic swimming pool.	Probable solutions in the General Development Code.
	Otherwise, code assessable	General Development Code.
Operational Work for placing a sign on premises not associated with a material change of use	Self assessable if advertising, other than by means of a billboard sign, a use, function or service that is located on the same site as the advertising signage.	Probable solutions in the Advertising Signage Code
	Code assessable if: (a) advertising, other than by means of a billboard sign, a use, function or service that is not located on the same site as the advertising signage; and (b) any probable solution in the Advertising Signage Code is not complied with.	Advertising Signage Code
	Otherwise, impact assessable	

DIVISION 10 – EMERGING COMMUNITY ZONE CODE

4.10.1 Applicability

The following code is applicable to self-assessable and assessable development as identified in the tables of assessment.

4.10.2 Overall Outcomes

The overall outcomes are the purpose of the Emerging Community Zone Code. The overall outcomes sought for the Emerging Community Zone are the following:

- (a) urban centres are created with a structure of walkable neighbourhoods clustering to form towns of compatibly mixed uses in order to reduce car dependence for access to employment, retail, and community facilities;
- (b) residential neighbourhoods are predominantly comprised of detached houses on a range of lot sizes, but with average densities of 12-15 dwellings per hectare (net residential density);

²

Operational Works that are associated with management practices for the conduct of an agricultural use may be exempt from the provisions of this planning scheme under the provisions of the Integrated Planning Act 1997.

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- (c) urban centres incorporate liveable neighbourhood principles including walkable neighbourhoods and access to services and facilities that are designed for all users, including users with disabilities;
 - (d) urban centres foster a sense of community and strong local identity and sense of place in neighbourhoods and towns;
 - (e) urban centres are created with access generally by way of an interconnected network of streets which facilitate safe, efficient and pleasant walking, cycling and driving;
 - (f) urban centres are created which ensure active street-land use interfaces, with building frontages to streets to improve personal safety through increased surveillance and activity;
 - (g) urban centres are created which facilitate development which supports the efficiency of transport systems where available, and provides safe, direct access to the system for residents;
 - (h) urban centres are created which facilitate mixed use urban development which provides for a wide range of living, employment and leisure opportunities capable of adapting over time as the community changes, and which reflects appropriate community standards of health, safety and amenity;
 - (i) urban centres with a variety of lot sizes and housing types to cater for the diverse housing needs of the community at a density that can ultimately support the provision of local services and more affordable housing;
 - (j) urban centres with a more integrated approach to the design of open space and urban water management which provides good public access, enhanced surveillance for increased safety and which avoid, where practical, the separation of communities into dislocated and unconnected areas with unusable or fenced-off parklands;
 - (k) development does not compromise the long term urban potential of the land;
 - (l) urban design creates a strong sense of identity and legibility, a high standard of amenity and a safe and convenient living environment;
 - (m) safe and cost effective telecommunications, power, water, sewerage, drainage and transport infrastructure is available to meet community needs;
 - (n) land is developed in an orderly sequence, and the efficiency of infrastructure provision (including consideration of whole of lifecycle costs) is maximised;
 - (o) urban development complements the local topography and landscape and responds to opportunities to create or protect views and vistas;
 - (p) significant environmental and cultural values are protected and enhanced;
 - (q) urban development is appropriately integrated with surrounding uses and transport and open space networks, and land use conflicts are avoided;
 - (r) residential neighbourhoods have a high level of internal permeability for vehicles, pedestrians and cyclists;
 - (s) movement networks are provided that facilitate convenient connections to local centres, town centres and special uses, and, in the Town of Whitsunday in a manner that relieves traffic pressure on Shute Harbour Road through the use of alternative routes;
 - (t) communities are designed to promote the use of public transportation, walking and cycling;
 - (u) communities are supported by interconnected open space networks and local centres incorporating attractive, comfortable, safe and convenient public spaces;

- (v) the safety and efficiency of air, road and rail transport facilities and other infrastructure is protected and the amenity and safety of development is not adversely affected by proximity to such infrastructure;
- (w) in the Town of Whitsunday, the role of Shute Harbour Road as a significant social and cultural link and a unifying landscape feature is protected and enhanced;
- (x) development does not adversely affect any stands of identified remnant vegetation; and
- (y) development within areas defined as GQAL prior to the commencement of this planning scheme minimises the premature loss of agricultural production over the site.

Table 1 – Development Requirement for the Emerging Community Zone Code

Specific Outcomes (S) for Code and Impact Assessable Development	Probable Solutions (P) for Code and Impact Assessable Development; and Acceptable Solutions (A) for Self Assessable Development
<p>S1 Interim uses do not compromise the ability to create well designed and integrated communities in the longer term, having regard to possible effects on future:</p> <ul style="list-style-type: none"> (a) lot sizes and orientation; (d) development density; (e) character and amenity; (f) connectivity, efficiency and safety of transport, open space and infrastructure networks; (g) integration of significant landscape, cultural and environmental features, views and vistas. 	<p>P/A1.1 Building height is no greater than two (2) storeys and eight metres.</p> <p>P/A1.2 Dwelling houses are setback in accordance with the Queensland Development Code.</p>
<p>S2. Uses, buildings and works are located, designed and operated to avoid significantly impacting on the existing local amenity, having regard to:</p> <ul style="list-style-type: none"> (a) traffic conditions; (b) noise or vibration; (c) dust, odour or similar emissions; (d) privacy; (e) safety and security; (f) illumination; (g) access to natural light and ventilation; and (h) drainage. 	<p>No probable solutions specified.</p>
<p>S3. Noise and vibration sensitive uses sited within 100 metres of a railway corridor are sited and designed to reduce the impact of rail noise.</p>	<p>P3.1 The impact of rail noise on noise and vibration sensitive uses is reduced by:</p> <ul style="list-style-type: none"> (a) Siting noise affected areas, including bedrooms and living areas of residential uses, as far away as practicable from the railway corridor noise source; or (b) Using roof and wall insulation, mechanical ventilation, thickened glass, double glazing of windows and doors; or (c) Orientating openings (such as windows and doors) away from the rail corridor noise source; or

Specific Outcomes (S) for Code and Impact Assessable Development	Probable Solutions (P) for Code and Impact Assessable Development; and Acceptable Solutions (A) for Self Assessable Development
	(d) Incorporating noise attenuation barriers such as earth mounds, landscaping and fences or walls without gaps between the noise source and the use.
S4. Premises are provided with services that are consistent with the residential amenity of the surrounding locality.	P4.1 All premises are connected to reticulated water supply, sewerage, electricity and telephone services.
S5. Uses, buildings and works are located and designed to allow for safe and convenient pedestrian and bicycle movements within and external to the site.	No probable solutions specified.
S6. The scale, design of buildings and works is of a high standard and consistent with the local character, having regard to: (a) Building height and setbacks; (b) retention of remnant vegetation or other natural features; (c) landscaping; (d) the location and screening of car parking and utility areas; (e) colours, materials and styles; (f) climate responsiveness; and (g) proximity to Shute Harbour Road in the Town of Whitsunday.	In partial compliance with S9(a): P6.1 Building height is no greater than two (2) storeys and eight metres. P6.2 Dwelling houses are setback in accordance with the Queensland Development Code. In partial compliance with S9(b): P6.3 The retention of any healthy existing native or exotic tree which: (a) has a diameter of 75 mm or greater measured at breast height; or (b) is more than 5 metres high; or (c) has a canopy spread of more than 3 metres and is not directly affected by any building or other site works. In partial compliance with S9(e): P/A6.4 Roof and walls are to be constructed from non-reflective materials that are not white, or off white in colour. P6.5 Buildings incorporate exterior colours and finishes that complement and blend in with the surrounding natural environment. P6.6 Visually prominent exterior colours or finishes are not acceptable.
S7. Uses, buildings and works are located, designed and operated to avoid adverse impacts on the natural environment or significant landscape features.	No probable solutions specified.
S8. Features of cultural heritage significance are protected.	No probable solutions specified
S9. Development does not adversely affect existing trunk infrastructure or other community facilities.	P11.1 Development is accompanied by additional trunk infrastructure and community facilities in accordance with Planning Scheme Policies 1-5.
S10. Development for residential purposes is adequately buffered from agricultural uses, such that the continued operation of those uses is not constrained and future residential amenity is protected.	P12.1 Dwelling houses are provided a minimum 40 metres vegetated buffer from agricultural uses.
S11. Development of new urban growth areas avoids the premature loss or alienation of productive, previously identified GQAL.	P13.1 Development is staged in a progressive and contiguous manner, with appropriate temporary buffers between urban areas and

Specific Outcomes (S) for Code and Impact Assessable Development	Probable Solutions (P) for Code and Impact Assessable Development; and Acceptable Solutions (A) for Self Assessable Development
	existing agricultural activity, so as to prolong agricultural viability where possible.
S12. Development voids the loss or adverse impacts on areas of defined remnant vegetation.	<p>P14.1 Where proposals are located on sites with identified remnant vegetation, an impact assessment report, prepared by a qualified ecologist, is submitted that identifies the actual on-site extent and quality of any remnant vegetation; and</p> <p>P14.2 Areas consisting of remnant vegetation are protected and incorporated into public reserves and excluded from use for urban development or associated infrastructure.</p>
S13. Development is undertaken and integrated with existing areas that have been developed	P15.1 Lots are designed in accordance with the development principles contained in the Queensland Residential Design Guidelines.
S14. Development within 300 metres of land identified as GOAL on EROM 1 is located to minimise any conflict arising from incompatible land uses.	P16.1 Any new residential use or community use is to be buffered from GQAL in accordance with Table 2: Summary of buffer area design Criteria of Planning Guideline: <i>Separating Agricultural and Residential Land Uses</i> (NRW and DIP).
S15. Development is adequately buffered from extractive industries, such that the continued operations of existing and expanding extractive industries are not constrained and residential amenity is protected from new or expanding industries.	<p>P/A17.1 Development retains a minimum 500 metre buffer from the boundary of the extraction area for existing extractive industries not included in SPP 2/07 Protection of Extractive Resources and Guideline.</p> <p>P17.2 New or expanding extractive industries provide a minimum 500 metre buffer from the boundary of any new extraction area to any existing uses.</p>

DIVISION 11 – INDUSTRIAL ZONE

4.11.1 Intent

The Industrial Zone is intended to facilitate development of industrial nature that is incompatible with other urban uses, particularly residential uses, due to their potential impact on amenity as a result of externalities including noise, dust, light and odour. It is intended that the Industrial Zone provide for the development and continued operation of industrial developments in a sustainable manner that enables the containment of detrimental environmental effects. This zone is also intended to allow for the controlled establishment of general and heavy industries in locations where they will be effectively segregated from incompatible land uses. Such industries will establish on larger sites and the zone will be located away from residential or future residential areas where possible.

Table 1- Assessment categories and criteria for making a Material Change of Use

1(a) Defined Use or Use Class	2 Assessment Category	3 Relevant Assessment Criteria Applicable Code if Development is Self Assessable or Requires Code Assessment
Bulk landscape supplies	Code Assessable	Industrial Zone Code Industrial Use Code Advertising Signage Code General Development Code
Community Facility	Self Assessable	Reconfiguring a Lot Code General Development Code
Special Purpose	Code assessable	Industrial Zone Code Industrial Use Code Advertising Signage Code General Development Code
Low Impact Industry	Self Assessable where development complies with the acceptable solutions of the relevant Codes,	Industrial Zone Code Industrial Use Code General Development Code
	Otherwise code assessable.	Industrial Zone Code Industrial Use Code General Development Code
Medium Impact Industry use class	Self Assessable where development complies with the acceptable solutions of the relevant Codes,	Industrial Zone Code Industrial Use Code General Development Code
	Otherwise code assessable.	Industrial Zone Code Industrial Use Code Advertising Signage Code General Development Code
Local utility	Exempt	
Park	Exempt	
Rural Service Industry	Self Assessable where development complies with the probable solutions of the relevant Codes,	Industrial Zone Code Industrial Use Code General Development Code

1(a) Defined Use or Use Class	2 Assessment Category	3 Relevant Assessment Criteria Applicable Code if Development is Self Assessable or Requires Code Assessment
	Otherwise code assessable.	Industrial Zone Code Industrial Use Code General Development Code
Sales or Hire Premises	Self Assessable where development complies with the probable solutions of the relevant Codes,	Industrial Zone Code Industrial Use Code General Development Code
	Otherwise code assessable.	Industrial Zone Code Industrial Use Code General Development Code
Shop (where used solely to provide a takeaway food outlet to principally service the surrounding industrial area)	Code assessable where development complies with the applicable codes,	Industrial Zone Industrial Use Code Advertising Signage Code General Development Code
	Otherwise, impact assessable	
Special Purpose	Self assessable	General Development Code
Storage yard	Self Assessable where development complies with the acceptable solutions of the relevant Codes,	Industrial Zone Code Industrial Use Code General Development Code
	Otherwise code assessable.	Industrial Zone Code Industrial Use Code Advertising Signage Code General Development Code
Transport Terminal	Code assessable	Industrial Zone Code Industrial Use Code Advertising Signage Code General Development Code
Vehicle Depot	Code assessable	Industrial Zone Code Industrial Use Code Advertising Signage Code General Development Code
Other Uses Not Defined		
All other uses (except use for a road)	Impact assessable	

Table 2 – Assessment categories and criteria for all other development

1 Type of Development	2 Assessment Category	3 Relevant Assessment Criteria Applicable Code if Development is Self Assessable or Requires Code Assessment
Reconfiguring a lot	Code assessable	Industrial Zone Code Reconfiguring a Lot Code General Development Code

1 Type of Development	2 Assessment Category	3 Relevant Assessment Criteria Applicable Code if Development is Self Assessable or Requires Code Assessment
Road (within a road reserve)	Exempt	
Operational Work associated with reconfiguring a lot or material change of use	Code assessable	General Development Code ³
Operational Work for filling or excavation not associated with a material change of use, reconfiguring a lot or placing an advertising device	Self assessable if: (a) total volume of fill or excavation is less than 50m ³ and depth of fill or excavation does not exceed 1.5 metres; or (b) building work for the purposes of a domestic swimming pool.	Probable solutions in the General Development Code.
	Otherwise, code assessable	General Development Code
Operational Work for placing a sign on premises not associated with a material change of use	Self assessable if advertising, other than by means of a billboard sign, a use, function or service that is located on the same site as the advertising signage.	Probable solutions in the Advertising Signage Code
	Code assessable if: (a) advertising, other than by means of a billboard sign, a use, function or service that is not located on the same site as the advertising signage; and (b) any probable solution in the Advertising Signage Code is not complied with.	Advertising Signage Code
	Otherwise, impact assessable	

DIVISION 12 – INDUSTRIAL ZONE CODE

4.12.1 Applicability

The following code is applicable to self-assessable and assessable development as identified in the tables of assessment.

4.12.2 Overall Outcomes

The overall outcomes are the purpose of the Industrial Zone Code. The overall outcomes sought for the Industrial Zone are the following:

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Operational Works that are associated with management practices for the conduct of an agricultural use may be exempt from the provisions of this planning scheme under the provisions of the Integrated Planning Act 1997.

- (a) industrial zones in Proserpine and Cannonvale accommodate a wide range of industry activities which support the local economy, the needs of the general community and capitalise on the available resources and markets;
- (b) the Jubilee Pocket industrial area predominantly accommodates marine industries;
- (c) industrial zones offer a high quality business environment and a safe and convenient working environment;
- (d) non industrial uses do not prejudice the availability of land for industrial uses or the ability of industrial uses to operate safely and efficiently within the zone;
- (e) industrial uses fronting major roads do not detract from the attractiveness of the Shire's urban areas;
- (f) the amenity of nearby residential or other sensitive uses is protected;
- (g) significant environmental, cultural and landscape values and features are maintained and protected against adverse impacts; and
- (h) the safety and efficiency of air, road and rail transport facilities and other infrastructure is protected, and the amenity and safety of development is not adversely affected by proximity to such infrastructure.

Table 1 – Development Requirement for the Industrial Zone Code

Specific Outcomes (S) for Code and Impact Assessable Development	Probable Solutions (P) for Code and Impact Assessable Development; and Acceptable Solutions (A) for Self Assessable Development
S1. The site has sufficient area and dimensions to satisfactorily accommodate buildings, storage areas, landscaping, buffering, parking and vehicle access and on site vehicle movement.	P/A1.1 The site is of rectangular shape and has: <ul style="list-style-type: none"> (a) An area of at least 2,500m² with a minimum site frontage of 35 metres; and (b) Setbacks that provide appropriate street frontage car parking, vehicle manoeuvring and landscaping in accordance with Development Manual and General Development Code.
S2. Buildings have an appropriate bulk and scale, having regard to the character and amenity of the locality.	P/A2.1 Building height is no greater than two (2) storeys and 8 metres P/A2.2 Building are setback a minimum distance of: <ul style="list-style-type: none"> (a) 10 metres from an arterial road; (b) 6 metres from any other road that is the primary road frontage; and (c) 3 metres from any secondary road frontage.
S3. Premises are provided with services that are consistent with the residential amenity of the surrounding locality.	P/A3.1 All premises are connected to reticulated water supply, sewerage, electricity and telephone services.
S4. Buildings complement the streetscape, having regard to: <ul style="list-style-type: none"> (a) Awnings or verandahs; (b) Roof form; (c) Building shape; (d) Building materials; and (e) Architectural form. 	No probable solutions specified.

Specific Outcomes (S) for Code and Impact Assessable Development	Probable Solutions (P) for Code and Impact Assessable Development; and Acceptable Solutions (A) for Self Assessable Development
S5. Industrial sites are readily accessible by emergency service vehicles.	P/A5.1 All premises are identified by the provision of a street or unit number in a prominent location, preferably near the site entry.
S6. Site layout and building design contributes as far as possible to energy efficiency	No probable solutions specified.
S7. Development within 300 metres of land identified as GOAL on EROM 1 is located to minimise any conflict arising from incompatible land uses.	P7.1 Any new residential use or community use is to be buffered from GOAL in accordance with Table 2: Summary of buffer area design Criteria of Planning Guideline: <i>Separating Agricultural and Residential Land Uses</i> (NRW and DIP).
S8. Development is adequately buffered from extractive industries, such that the continued operations of existing and expanding extractive industries are not constrained and industrial amenity is protected from new or expanding industries.	P/A8.1 Development retains a minimum 500 metre buffer from the boundary of the extraction area for existing extractive industries not included in SPP 2/07 Protection of Extractive Resources and Guideline. P8.2 New or expanding extractive industries provide a minimum 500 metre buffer from the boundary of any new extraction area to any existing uses.

DIVISION 13 – COMMERCIAL ZONE

4.13.1 Intent

The Commercial Zone forms the focus for retail, commercial, business and administration activities within the Whitsunday Shire in an attractive environment that draws visitors to the townships and provides a high level of pedestrian amenity. This Zone includes uses that will benefit from a relatively centralised location, however will not have an adverse impact on the adjoining residential land uses and activities. This Zone is intended to provide a range of urban services to support retail, commercial, business and administration activities.

Table 1- Assessment categories and criteria for making a Material Change of Use

1(a) Defined Use or Use Class	2 Assessment Category	3 Relevant Assessment Criteria Applicable Code if Development is Self Assessable or Requires Code Assessment
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1(a) Defined Use or Use Class	2 Assessment Category	3 Relevant Assessment Criteria Applicable Code if Development is Self Assessable or Requires Code Assessment
Accommodation Units	Code assessable, where: (c) commercial uses are provided on the ground floor; and (d) accommodation units are provided on any floor above the ground floor.	Commercial Zone Code Multiple Dwelling Units and Accommodation Units Code Advertising Signage Code General Development Code
	Otherwise, impact assessable	
Adult Entertainment	Impact assessable	
Adult Shop	Impact assessable	
Brothel	Impact assessable	
Commercial Use Class, excluding adult entertainment, adult shop and brothel	Self Assessable where development complies with the acceptable solutions of the relevant Codes,	Commercial Zone Code Commercial Use Code General Development Code
	Otherwise, code assessable.	Commercial Zone Code Commercial Use Code Advertising Signage Code General Development Code
Community Facility	Exempt	
Education facility	Code assessable where development complies with the applicable codes,	Commercial Zone Code Commercial Uses Code Advertising Signage Code General Development Code
	Otherwise, impact assessable.	
Special Purpose	Code assessable	Commercial Zone Code Commercial Uses Code Advertising Signage Code General Development Code
Home Based Business	Code assessable where development complies with the applicable codes,	Commercial Zone Code Home Based Business Code General Development Code
	Otherwise, impact assessable.	
Health facility	Self assessable, assessable where development complies with the acceptable solutions of the relevant Codes,	Commercial Zone Code Commercial Uses Code General Development Code
	Otherwise code assessable.	Commercial Zone Code Commercial Uses Code Advertising Signage Code General Development Code
Local Utility	Exempt	
Market	Exempt if on Council owned or controlled land,	
	Otherwise impact assessable	

1(a) Defined Use or Use Class	2 Assessment Category	3 Relevant Assessment Criteria Applicable Code if Development is Self Assessable or Requires Code Assessment
Multiple Dwelling Units	Code assessable, where: (e) commercial uses are provided on the ground floor; and (f) accommodation units are provided on any floor above the ground floor.	Commercial Zone Code Multiple Dwelling Units and Accommodation Units Code Advertising Signage Code General Development Code
	Otherwise, impact assessable	
Park	Exempt	
Other Uses Not Defined		
All other uses (except use for a road)	Impact assessable	

Table 2 – Assessment categories and criteria for all other development

1 Type of Development	2 Assessment Category	3 Relevant Assessment Criteria Applicable Code if Development is Self Assessable or Requires Code Assessment
Reconfiguring a lot	Code assessable	Commercial Zone Code Reconfiguring a Lot Code General Development Code
Road (within a road reserve)	Exempt	
Operational Work associated with reconfiguring a lot or material change of use	Code assessable	General Development Code
Operational Work for filling or excavation not associated with a material change of use, reconfiguring a lot or placing an advertising device	Self assessable if: (a) total volume of fill or excavation is less than 50m ³ and depth of fill or excavation does not exceed 1.5 metres; or (b) building work for the purposes of a domestic swimming pool.	Probable solutions in the General Development Code General Development Code
	Otherwise, code assessable	
Operational Work for placing a sign on premises not associated	Self assessable if advertising, other than by means of a billboard sign, a use, function or service that is located on the same site as the advertising signage.	Probable solutions in the Advertising Signage Code

1 Type of Development	2 Assessment Category	3 Relevant Assessment Criteria Applicable Code if Development is Self Assessable or Requires Code Assessment
with a material change of use	Code assessable if: (a) advertising, other than by means of a billboard sign, a use, function or service that is not located on the same site as the advertising signage; and (b) any probable solution in the Advertising Signage Code is not complied with.	Advertising Signage Code
	Otherwise, code assessable	

DIVISION 14 – COMMERCIAL ZONE CODE

4.14.1 Applicability

The following code is applicable to self-assessable and assessable development as identified in the tables of assessment.

4.14.2 Overall Outcomes

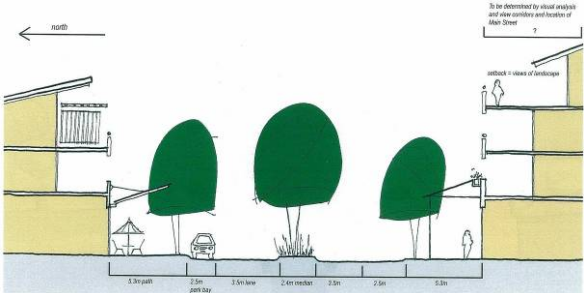
The overall outcomes are the purpose of the Commercial Zone Code. The overall outcomes sought for the Commercial Zone are the following:

- (a) Proserpine, Cannon Valley, Cannonvale and Airlie Beach town centres are the main business and community centres in the Shire, accommodating higher order services and the widest range of employment opportunities;
- (b) Airlie Beach is the key mainland tourism centre, as a destination in its own right and a gateway to the Whitsunday Islands;
- (c) other local centres in Proserpine, Cannon Valley, Cannonvale and Jubilee Pocket provide a focal point for their immediate neighbourhoods and incorporate lower order special uses and convenience retail and commercial activities;
- (d) Shute Harbour is a key service centre, embarkation point and gateway to the Whitsunday Islands;
- (e) commercial zoned land at Shute Harbour and Abel Point accommodates marine-based or tourist/recreation-related commercial activities to support the marine transit facilities;
- (f) uses contribute to the vitality and experience of Airlie Beach and Shute Harbour as tourist destinations and of the other centres as community focal points;
- (g) residential uses predominantly occur above ground floor commercial uses, and in Airlie Beach, a wide range of visitor accommodation is available;
- (h) centres have built form that is compact and of a scale and design consistent with the character and context of the locality, and contributes to a sense of identity;
- (i) the character of Airlie Beach, which includes its tropical flavour, pedestrian scale, compact form, orientation towards the street, unifying awning treatments, building heights and landscape elements, is maintained;
- (j) in Airlie Beach, the height of development is a maximum of three storeys to the street, and on the southern side of Shute Harbour Road, and where set back from street and public access areas, up to five storeys high;
- (k) in Shute Harbour, development is low rise towards the foreshore and wharf, and higher towards the hillsides;
- (l) centres provide attractive, comfortable, safe and convenient public spaces;
- (m) commercial and community activities are consolidated within the zone boundaries and designed and buffered to avoid conflicts with surrounding uses;
- (n) servicing and vehicle access and parking occur in locations that do not detract from the attractiveness of the street and foreshore areas.
- (o) activities along Shute Harbour Road, the main street of Proserpine or the Bruce Highway create an attractive and active streetscape;
- (p) centres are integrated with adjacent special uses, foreshore areas and open space networks;
- (q) in the Town of Whitsunday, views are provided to the forested hills behind, and where possible, to the foreshore and ocean;
- (r) centres are designed to be conveniently accessible from surrounding residential areas, particularly by public and non motorised forms of transport;

- (s) significant environmental, cultural and landscape values and features are maintained and protected against adverse impacts;
- (t) the safety and efficiency of air, road, rail and sea transport facilities and other infrastructure is protected, and the amenity and safety of development is not adversely affected by proximity to such infrastructure;
- (u) in the Town of Whitsunday, the role of Shute Harbour Road as a significant social and cultural link and a unifying landscape feature is protected and enhanced; and
- (v) Non commercial uses are integrated in buildings with commercial uses to maintain a dominantly commercial character when viewed from the street.

Table 1 – Development Requirement for the Commercial Zone Code

Specific Outcomes (S) for Code and Impact Assessable Development	Probable Solutions (P) for Code and Impact Assessable Development; and Acceptable Solutions (A) for Self Assessable Development
S1. Uses, buildings and works are located, designed and operated to avoid significantly impacting on the amenity of any residential premises adjoining the Commercial zone, having regard to: <ul style="list-style-type: none"> (a) traffic conditions; (b) noise or vibration; (c) dust, odour or similar emissions; (d) privacy; (e) safety and security; (f) illumination; (g) access to natural light and ventilation; (h) drainage. 	No probable solutions specified.
S2. Noise and vibration sensitive uses sited within 100 metres of a railway corridor are sited and designed to reduce the impact of rail noise.	P2.1 The impact of rail noise on noise and vibration sensitive uses is reduced by: <ul style="list-style-type: none"> (a) Siting noise affected areas, including bedrooms and living areas of residential uses, as far away as practicable from the railway corridor noise source; or (b) Using roof and wall insulation, mechanical ventilation, thickened glass, double glazing of windows and doors; or (c) Orientating openings (such as windows and doors) away from the rail corridor noise source; or (d) Incorporating noise attenuation barriers such as earth mounds, landscaping and fences or walls without gaps between the noise source and the use.
S3 Premises are provided with services that are consistent with the amenity of the surrounding locality.	P/A3.1 All premises are connected to reticulated water supply, sewerage, electricity and telephone services.
S4. Uses are of a type and scale consistent with the operation and capacity of the infrastructure serving the premises.	No probable solutions specified.
S5. The scale and design of buildings and works are of a high standard and consistent with the local character, having regard to: <ul style="list-style-type: none"> (a) the local streetscape; 	P5.1 Where in Airlie Beach: <ul style="list-style-type: none"> (a) On the north side of Shute Harbour Road between Broadwater Avenue and Coconut Grove, on both foreshore and main street

Specific Outcomes (S) for Code and Impact Assessable Development	Probable Solutions (P) for Code and Impact Assessable Development; and Acceptable Solutions (A) for Self Assessable Development
<ul style="list-style-type: none"> (b) retention of remnant vegetation or other natural features; (c) retention of views, especially to the foreshore, ocean and forested hillslopes; (d) landscaping; (e) the location and screening of car parking and utility areas; (f) colours, materials and styles; (g) climate responsiveness; and (h) proximity to Shute Harbour Road in the Town of Whitsunday. 	<p>frontage, allow ground floor at property boundary of three (3) metres maximum height, with additional maximum six (6) metres to the parapet setback at least 2.5 metres from the property boundary. Additional height of no more than three (3) metres to the parapet can be allowed to offset only the floor area lost due to provision of additional building setbacks, and/or where transparency of views and flow through access arcade and breezeway from the main street to the beach is provided. Setback of two (2) metres from side street also required. See example below.</p> <p>OR</p> <p>(b) On the south side of Shute Harbour Road, all lots fronting Shute Harbour Road between the western intersection of Waterson Way with Shute Harbour Road through to and including Hermitage Drive, allow ground floor at property boundary of three (3) metres maximum height, with additional maximum nine (9) metres to the parapet setback at least 2.5 metres from the property boundary. Additional height of no more than three (3) metres to the parapet can be allowed to offset only the floor area lost due to provision of additional building setbacks, and/or where transparency of views and flow through access arcade and breezeway is provided. Setback of two (2) metres from side street also required. See example below.</p>  <p>Where in all other areas:</p> <p>P5.2 Building height is no greater than two (2) storeys and 8 metres.</p>
<p>S6. Residential uses have a density compatible with the desired local character and amenity.</p>	<p>P/A6.1 Residential buildings have a maximum population density of</p> <p>(a) Airlie Beach - from Translator Hill to Hermitage Drive 175 persons per hectare where shown on Zone Map 1:</p>

Specific Outcomes (S) for Code and Impact Assessable Development	Probable Solutions (P) for Code and Impact Assessable Development; and Acceptable Solutions (A) for Self Assessable Development
	Airlie Beach-Cannonvale. (b) Otherwise 150 persons per hectare.
S7. Buildings within Airlie Beach that front onto Shute Harbour Road, Airlie esplanade, Coconut Grove or Waterson Way are located to provide a continuous and active building frontage.	P7.1 Buildings at ground storey are not setback from the street frontage. P7.2 Ground storey awnings are provided over the entire width of the footpath.
S8. Buildings within Airlie Beach that front onto Shute Harbour Road, Airlie esplanade, Coconut Grove or Waterson Way are of a form and materials that reflect the Airlie Beach 'flavour'	P8.1 Buildings contain a combination of : (a) heavy structural elements (such as concrete columns and beams); (b) open plan spaces; (c) blurred transitions between indoor / outdoor spaces; (d) generous shaded balcony spaces; (e) light-weight shade structures or devices to eastern and western elevations. P8.2 Rooves provide overhangs for sun protection.
S9. Buildings within Airlie Beach that front onto Shute Harbour Road, Airlie esplanade, Coconut Grove or Waterson Way are specifically designed to allow for: (a) natural light; (b) landscaping; (c) views to the foreshore or vegetated hills; or (d) public thoroughfares to foreshore areas.	P9.1 Side boundary setbacks of three metres are provided for sites with frontages greater than 20 metres or more to allow for pedestrian access from the street to the foreshore.
S10. Residential uses do not compromise the commercial viability of commercial areas.	P/A10.1 Residential uses are excluded from ground floor of buildings.
S11. The design of buildings and spaces is responsive to the local climate and tropical architectural character.	P/A11.1 Buildings are designed to have (a) generous floor to ceiling spaces; (b) opportunities for natural ventilation; and (c) use of awnings and shaded balconies.
S12. Buildings contain active frontages to the street and any adjoining foreshore / wharf areas	P/A12.1 The ground floor level has Commercial uses. P/A12.2 Commercial uses have windows that address the street. P/A12.3 Windows are not covered in an opaque material P12.4 The floor to ceiling height of the first storey is a minimum of 3 metres.
S13. Buildings provide opportunities for casual surveillance of any adjoining public space.	No probable solutions specified.
S14. Where buildings are setback from the street, landscaping is integrated with the frontage area to provide interest, climate control and softening of building form elements.	No probable solutions specified
S15. Uses, buildings and works are located, and designed to allow for safe convenient pedestrian and cyclist movement within and external to the site.	No probable solutions specified.
S16. Larger commercial premises are conveniently	No probable solutions specified.

Specific Outcomes (S) for Code and Impact Assessable Development	Probable Solutions (P) for Code and Impact Assessable Development; and Acceptable Solutions (A) for Self Assessable Development
integrated with public transport stops.	
S17. Buildings are constructed so as to not have an adverse visual impact on nearby residences or to adversely affect the natural views and vistas experienced by residents and visitors.	P/A17.1 Roof and walls are to be constructed from non-reflective materials that are not white, or off white in colour. P17.2 Buildings incorporate exterior colours and finishes that complement and blend in with the surrounding natural environment. P17.3 Visually prominent exterior colours or finishes are not acceptable.
S18. Features of cultural heritage significance are protected.	No probable solutions specified
S19. Development does not adversely affect existing trunk infrastructure or other community facilities.	P19.1 Development is accompanied by additional trunk infrastructure and community facilities in accordance with Planning Scheme Policies 1-5.
S20. Child care centres are provided for in a manner that ensures their compatibility with other adjoining land uses, notably industrial development.	P20.1 Proposals for child care centres must be accompanied with a report which assesses the likely impact of adjoining development and demonstrates proposed means to adequately mitigate against any likely adverse impacts due to noise, dust, or fumes from adjoining development.
S21. Development within 300 metres of land identified as GOAL on EROM 1 is located to minimise any conflict arising from incompatible land uses.	P21.1 Any new residential use or community use is to be buffered from GQAL in accordance with Table 2: Summary of buffer area design Criteria of Planning Guideline: <i>Separating Agricultural and Residential Land Uses</i> (NRW and DIP).
S22. Development is adequately buffered from extractive industries, such that the continued operations of existing and expanding extractive industries are not constrained and commercial amenity is protected from new or expanding industries.	P/A22.1 Development retains a minimum 500 metre buffer from the boundary of the extraction area for existing extractive industries not included in SPP 2/07 Protection of Extractive Resources and Guideline. P22.2 New or expanding extractive industries provide a minimum 500 metre buffer from the boundary of any new extraction area to any existing uses.

DIVISION 15 – OPEN SPACE ZONE

4.15.1 Intent

The Open Space Zone provides for both active and passive recreation and include informal local parks and recreation areas, as well as areas for more formal sport and recreation facilities such as playing fields. Facilities generally associated with the recreation areas are also accommodated where they are located on large tracts of land and the activity occupies only a small part of the surrounding parkland.

Open space may also serve additional functions such as the conservation of areas that have environmental or ecological importance. Areas that require special protection may also be

included within this zone such as areas with significant natural and remnant vegetation, waterways, wetlands, areas of habitat value for rare, threatened and endangered species, the islands, foreshores, and National Parks. Low scale and low intensity development that is compatible with the type of open space should be undertaken, only when it does not negatively impact on the values of the open space site.

Table 1 – Assessment categories and criteria for making a Material Change of Use

1(a) Defined Use or Use Class	2 Assessment Category	3 Relevant Assessment Criteria Applicable Code if Development is Self Assessable or Requires Code Assessment
Community Facility	Self assessable	Open Space Zone Code General Development Code
Local utility	Exempt	
Outdoor recreation (where conducted by or on behalf of the council) and where the use does not include licensed premises	Exempt	
Indoor recreation (where conducted by or on behalf of the council) and where the use does not include licensed premises	Exempt	
Park	Exempt	
Refreshment Premises	Code assessable if 50m ² or less total use area,	Open Space Zone Code Commercial Uses Code Advertising Signage Code General Development Code
	Otherwise impact assessable	
Special Purpose	Self assessable	Open Space Zone Code General Development Code
Shop	Code assessable if 50m ² or less total use area.	Open Space Zone Code Commercial Uses Code Advertising Signage Code General Development Code
	Otherwise impact assessable	
Other Uses Not Defined		
All other uses (except use for a road)	Impact assessable	

Table 2 – Assessment categories and criteria for all other development

1 Type of Development	2 Assessment Category	3 Relevant Assessment Criteria Applicable Code if Development is Self Assessable or Requires Code Assessment

Reconfiguring a lot	Code assessable	Open Space Zone Code Reconfiguring a Lot Code General Development Code
Road (within a road reserve)	Exempt	
Operational Work associated with reconfiguring a lot or material change of use	Code assessable	General Development Code
Operational Work for filling or excavation not associated with a material change of use, reconfiguring a lot or placing an advertising device	Self assessable if: (a) total volume of fill or excavation is less than 50m ³ and depth of fill or excavation does not exceed 1.5 metres; or (b) building work for the purposes of a domestic swimming pool.	Probable solutions in the General Development Code
	Otherwise, code assessable	General Development Code
Operational Work for placing a sign on premises not associated with a material change of use	Self assessable if advertising, other than by means of a billboard sign, a use, function or service that is located on the same site as the advertising signage.	Probable solutions in the Advertising Signage Code
	Code assessable if: (a) advertising, other than by means of a billboard sign, a use, function or service that is not located on the same site as the advertising signage; and (b) any probable solution in the Advertising Signage Code is not complied with.	Advertising Signage Code
	Otherwise, impact assessable	

DIVISION 16 – OPEN SPACE ZONE CODE

4.16.1 Applicability

The following code is applicable to self-assessable and assessable development as identified in the tables of assessment.

4.16.2 Overall Outcomes

The overall outcomes are the purpose of the Open Space Zone Code. The overall outcomes sought for the Open Space Zone are the following:

- (a) ridgelines, vegetated hill slopes, foreshores, the islands and other prominent landscape elements that are in both public and private ownership are maintained in a predominantly natural state;
- (b) foreshores adjacent to urban areas provide high quality recreation areas, and are protected from further encroachment by incompatible development.
- (c) bushland, riparian land, wetlands, important ecological corridors and other areas of ecological significance and the ecological processes associated with them are protected and conserved;

- (d) in the Town of Whitsunday, a linked network of public and private open space corridors connects foreshore and urban areas and provides breaks between Cannon Valley, Cannonvale, Airlie Beach and Jubilee Pocket;
- (e) parkland, recreation and sporting facilities are accessible, safe and useable;
- (f) parkland acts as a place for community activities and local events;
- (g) places, structures and images integral to the cultural and historical heritage of the Shire are respected and conserved;
- (h) the tourism and recreation significance, and the environmental and landscape values, of the Whitsunday Islands are recognised and protected;
- (i) tourism uses in either island or mainland locations are rural or nature based and are of a small scale and low impact; and
- (j) the safety and efficiency of air, road and rail transport facilities and other infrastructure is protected and the amenity and safety of development is not adversely affected by proximity to such infrastructure.

Table 1 – Development Requirement for the Open Space Zone Code

Specific Outcomes (S) for Code and Impact Assessable Development	Probable Solutions (P) for Code and Impact Assessable Development; and Acceptable Solutions (A) for Self Assessable Development
S1. The needs of the Shire community for active and passive open space are met.	No probable solutions specified. P/A1.1 Car parking areas are set back: <ul style="list-style-type: none"> (a) 6 metres from the road frontage/s of the site; and (b) 4.5 metres from any boundary with land included in Residential House or Residential Multiple Dwelling Zones. P/A1.2 The setback between any road frontage/s and the car parking area is landscaped with dense planting.
S2. Uses, buildings and works are located, designed and operated to minimise adverse impacts on the amenity of any other premises, having regard to: <ul style="list-style-type: none"> (a) traffic conditions; (b) noise or vibration; (c) dust, odour or similar emissions; (d) privacy; (e) safety and security; (f) illumination; (g) access to natural light and ventilation; and (h) drainage. 	No probable solutions specified.
S3. Uses, buildings and works are located, designed and operated to protect significant environmental features or processes, such as those listed below: <ul style="list-style-type: none"> (a) wetlands; (b) natural drainage corridors and watercourses; (c) foreshores, coastal landforms and 	No probable solutions specified.

Specific Outcomes (S) for Code and Impact Assessable Development	Probable Solutions (P) for Code and Impact Assessable Development; and Acceptable Solutions (A) for Self Assessable Development
<p>associated areas;</p> <p>(d) areas subject to flooding;</p> <p>(e) areas of remnant vegetation;</p> <p>(f) areas containing significant habitat;</p> <p>(g) other areas of landscape significance.</p>	
<p>S4. The scale and design of buildings and works are of a high standard and consistent with the local character, having regard to:</p> <p>(a) consistency with the local streetscape;</p> <p>(b) landscaping;</p> <p>(c) the location and screening of car parking and utility areas;</p> <p>(d) colours, materials and styles;</p> <p>(e) climate responsiveness; and</p> <p>(f) proximity to Shute Harbour Road in the Town of Whitsunday.</p>	<p>P/A4.1 Buildings and structures are not more than 6 metres in height.</p> <p>P/A4.2 Buildings must be set back from the boundaries of the site so that buildings are screened from view from the boundaries of adjoining properties and of adjoining roads and so that the scenic values of the area are not adversely affected.</p>
<p>S5. Uses, buildings and works are located, designed to allow for safe convenient pedestrian and bicycle movement within and external to the site.</p>	<p>No probable solutions specified.</p>
<p>S6. Uses are of a type and scale consistent with the operation and capacity of the infrastructure serving the premises.</p>	<p>P/A6.1 Premises are connected to reticulated water supply, sewerage, electricity, and telecommunications services.</p> <p>OR</p> <p>Where development is in an isolated area, the site has access to equivalent services such as:</p> <p>(a) an efficient on-site effluent disposal system that caters to the proposed demand;</p> <p>(b) an adequate potable water supply;</p> <p>(c) alternative electricity and telecommunications services.</p>
<p>S7. Features of cultural heritage significance are protected.</p>	<p>No probable solutions specified</p>
<p>S8. Development does not adversely affect existing trunk infrastructure or other community facilities.</p>	<p>P8.1 Development is accompanied by additional trunk infrastructure and community facilities in accordance with Planning Scheme Policies 1-5.</p>
<p>S9. Development within 300 metres of land identified as GOAL on EROM 1 is located to minimise any conflict arising from incompatible land uses.</p>	<p>P9.1 Any new residential use or community use is to be buffered from GQAL in accordance with Table 2: Summary of buffer area design Criteria of Planning Guideline: <i>Separating Agricultural and Residential Land Uses</i> (NRW and DIP).</p>
<p>S10. Development is adequately buffered from extractive industries, such that the continued operations of existing and expanding extractive industries are not constrained and community amenity is protected from new or expanding industries.</p>	<p>P/A10.1 Development retains a minimum 500 metre buffer from the boundary of the extraction area for existing extractive industries not included in SPP 2/07 Protection of Extractive Resources and Guideline.</p> <p>P10.2 New or expanding extractive industries provide a minimum 500 metre buffer from the</p>

Specific Outcomes (S) for Code and Impact Assessable Development	Probable Solutions (P) for Code and Impact Assessable Development; and Acceptable Solutions (A) for Self Assessable Development
	boundary of any new extraction area to any existing uses.

DIVISION 17 – SPECIAL USES ZONE

4.17.1 Intent

This Zone is intended to ensure that the function and operation of established community uses and infrastructure is not compromised. Land within this zone may be owned or under the control of the Crown, public instrumentalities, authorities or other public bodies. The Special Use Zone may include existing community uses and infrastructure in the Shire. These uses include the school, the hospital, Council's offices and depot, recreational facilities, churches and the like.

Table 1- Assessment categories and criteria for making a Material Change of Use

1(a) Defined Use or Use Class	2 Assessment Category	3 Relevant Assessment Criteria Applicable Code if Development is Self Assessable or Requires Code Assessment
Community Facility	Self assessable	Special Use Zone Code General Development Code
Education facility	Code assessable where development complies with the applicable codes,	Special Use Zone Code Commercial Uses Code Advertising Signage Code General Development Code
Local utility	Exempt	
Park	Exempt	
Special Purpose	Self assessable	Special Use Zone Code General Development Code
Other Uses Not Defined		
All other uses (except use for a road)	Impact assessable	

Table 2 – Assessment categories and criteria for all other development

1 Type of Development	2 Assessment Category	3 Relevant Assessment Criteria Applicable Code if Development is Self Assessable or Requires Code Assessment
Reconfiguring a lot	Code assessable	Special Use Zone Code Reconfiguring a Lot Code General Development Code
Road (within a road reserve)	Exempt	

Operational Work associated with reconfiguring a lot or material change of use	Code assessable	General Development Code
Operational Work for filling or excavation not associated with a material change of use, reconfiguring a lot or placing an advertising device	Self assessable if: (a) total volume of fill or excavation is less than 50m ³ and depth of fill or excavation does not exceed 1.5 metres; or (b) building work for the purposes of a domestic swimming pool.	Probable solutions in the General Development Code
	Otherwise, code assessable	General Development Code
Operational Work for placing a sign on premises not associated with a material change of use	Self assessable if advertising, other than by means of a billboard sign, a use, function or service that is located on the same site as the advertising signage.	Probable solutions in the Advertising Signage Code
	Code assessable if: (a) advertising, other than by means of a billboard sign, a use, function or service that is not located on the same site as the advertising signage; and (b) any probable solution in the Advertising Signage Code is not complied with.	Advertising Signage Code
	Otherwise, impact assessable	

DIVISION 18 – SPECIAL USES ZONE CODE

4.18.1 Applicability

The following code is applicable to self-assessable and assessable development as identified in the tables of assessment.

4.18.2 Overall Outcomes

The overall outcomes are the purpose of the Special Uses Zone Code. The overall outcomes sought for the Special Uses Zone are the following:

- (a) the diverse and changing needs of the whole community (including residents and visitors) are catered for;
- (b) all necessary special uses, including child care, education, worship, social services, government services, emergency services, health services, transport terminals and the like, are provided;
- (c) Specialised community and government services and facilities (including medical, educational, administrative and public transport service centres) are predominantly co-located with the Proserpine, Cannon Valley and Cannonvale town centres, and lower order services and facilities are predominantly co-located with other centres in the Shire;
- (d) special uses have built form that is of a bulk, scale and density consistent with the character and context of the locality and contributes to a sense of identity;

- (e) public spaces associated with special uses are attractive, comfortable, safe and convenient;
- (f) special uses are designed and buffered to avoid conflicts with surrounding uses;
- (g) activities along Shute Harbour Road, the main street of Proserpine or the Bruce Highway create an attractive and active streetscape;
- (h) special uses are integrated with adjacent centres and open space networks;
- (i) special uses are designed to be conveniently accessible from surrounding residential areas, particularly by public and non motorised forms of transport;
- (j) significant environmental, cultural and landscape values and features are maintained and protected against adverse impacts;
- (k) the safety and efficiency of major air, road and rail transport facilities and other infrastructure is protected, and the amenity and safety of development is not adversely affected by proximity to such infrastructure;
- (l) in the Town of Whitsunday, the role of Shute Harbour Road is a significant social and cultural link and a unifying landscape feature is protected and enhanced; and
- (m) opportunity for diverse integrated visitor accommodation and aircraft facilities in close proximity to Shute Harbour and Airlie Beach.

Table 1 – Development Requirement for the Special Uses Zone Code

Specific Outcomes (S) for Code and Impact Assessable Development	Probable Solutions (P) for Code and Impact Assessable Development; and Acceptable Solutions (A) for Self Assessable Development
S1. Special uses are established in convenient and accessible locations.	No probable solutions specified.
S2. Uses, buildings and works are located, designed and operated to minimise adverse impacts on the amenity of any nearby residential premises, having regard to: <ul style="list-style-type: none"> (a) traffic conditions; (b) noise or vibration; (c) dust, odour or similar emissions; (d) privacy; (e) safety and security; (f) illumination; (g) access to natural light and ventilation; and (h) drainage. 	No probable solutions specified.
S3. The scale and design of buildings and works are of a high standard and consistent with the local character, having regard to: <ul style="list-style-type: none"> (a) Consistency with the local streetscape; (b) retention of remnant vegetation or other natural features; (c) landscaping; (d) the location and screening of car parking and utility areas; (e) colours, materials and styles; (f) climate responsiveness; and (g) proximity to Shute Harbour Road in the 	P/A3.1 Buildings and structures are not more than 8 metres and two storeys in height. P3.2 Buildings must be set back from the boundaries of the site so that buildings are screened from view from the boundaries of adjoining properties and of adjoining roads and so that the scenic values of the area are not adversely affected.

Specific Outcomes (S) for Code and Impact Assessable Development	Probable Solutions (P) for Code and Impact Assessable Development; and Acceptable Solutions (A) for Self Assessable Development
Town of Whitsunday.	
S4. Noise and vibration sensitive uses sited within 100 metres of a railway corridor are sited and designed to reduce the impact of rail noise.	P4.1 The impact of rail noise on noise and vibration sensitive uses is reduced by: <ul style="list-style-type: none"> (a) Siting noise affected areas, including bedrooms and living areas of residential uses, as far away as practicable from the railway corridor noise source; or (b) Using roof and wall insulation, mechanical ventilation, thickened glass, double glazing of windows and doors; or (c) Orientating openings (such as windows and doors) away from the rail corridor noise source; or (d) Incorporating noise attenuation barriers such as earth mounds, landscaping and fences or walls without gaps between the noise source and the use.
S5. Buildings address the street, and provide opportunities for casual surveillance of any adjoining public space.	P5.1 Compliance with setback, and density provisions in the relevant purpose or type code; Otherwise no probable solutions specified.
S6. All premises are connected to reticulated water supply, sewerage, electricity and telephone services.	P/A6.1 Premises are connected to reticulated water supply, sewerage, and electricity services. OR Where development is in an isolated area, the site has access to alternative services such as: <ul style="list-style-type: none"> (a) an on-site effluent and wastewater treatment system consistent with Queensland Plumbing and Wastewater Code; (b) a potable water supply where a rainwater collection and storage collection system is provided as follows: <ul style="list-style-type: none"> a minimum storage capacity of 90,000 litres; and a first flush system; (c) connection to the transmission grid.
S7. Uses, buildings and works are located, designed and operated to avoid adverse impacts on the natural environment or significant landscape features.	No probable solutions specified.
S8. Features of cultural heritage significance are protected.	No probable solutions specified
S9. Development does not adversely affect existing trunk infrastructure or other community facilities.	P9.1 Development is accompanied by additional trunk infrastructure and community facilities in accordance with Planning Scheme Policies 1-5.
S10. Child care centres are provided for in a	P10.1 Proposals for child care centres must be

Specific Outcomes (S) for Code and Impact Assessable Development	Probable Solutions (P) for Code and Impact Assessable Development; and Acceptable Solutions (A) for Self Assessable Development
manner that ensures their compatibility with other adjoining land uses, notably industrial development.	accompanied with a report which assesses the likely impact of adjoining development and demonstrates proposed means to adequately mitigate against any likely adverse impacts due to noise, dust, or fumes from adjoining development.
S11. Development within 300 metres of land identified as GOAL on EROM 1 is located to minimise any conflict arising from incompatible land uses.	P11.1 Any new residential use or community use is to be buffered from GQAL in accordance with Table 2: Summary of buffer area design Criteria of Planning Guideline: <i>Separating Agricultural and Residential Land Uses</i> (NRW and DIP).
S12. Development is adequately buffered from extractive industries, such that the continued operations of existing and expanding extractive industries are not constrained and community amenity is protected from new or expanding industries.	P/A12.1 Development retains a minimum 500 metre buffer from the boundary of the extraction area for existing extractive industries not included in SPP 2/07 Protection of Extractive Resources and Guideline. P12.2 New or expanding extractive industries provide a minimum 500 metre buffer from the boundary of any new extraction area to any existing uses.

DIVISION 19 – TOURISM ZONE

4.19.1 Intent

The Tourism Zone is to provide for a range of accommodation choices, primarily for tourism purposes, as well as a range of associated commercial, recreation and entertainment activities. It is recognised that development within this Zone is suitable in close proximity to the waterfront, the Islands and some Commercial Zones within the Town of Whitsunday. It is also intended that development is sensitive to natural and landscape features, including creeks, waterways and vegetation. Commercial uses are provided where this caters to the communities needs and maintains the character and amenity of the locality.

Table 1- Assessment categories and criteria for making a Material Change of Use

(Other than for Port of Airlie (refer to Schedule 3))

1(a) Defined Use or Use Class	2 Assessment Category	3 Relevant Assessment Criteria Applicable Code if Development is Self Assessable or Requires Code Assessment
Accommodation Units	Code Assessable where development complies with the applicable codes, Otherwise impact assessable	Tourism Zone Code Multiple Dwelling Units and Accommodation Units Code Advertising Signage Code General Development Code

1(a) Defined Use or Use Class	2 Assessment Category	3 Relevant Assessment Criteria Applicable Code if Development is Self Assessable or Requires Code Assessment
Caravan Park	Code Assessable,	Tourism Zone Code Caravan Park Code Advertising Signage Code General Development Code
Community Facility	Self Assessable	Tourism Zone Code General Development Code
Dual occupancy	Code assessable	Tourism Zone Code Dual Occupancy Code General Development Code
Dwelling house	Self assessable where development complies with the with the acceptable solutions of the applicable codes,	Dwelling House Code
	Otherwise code assessable	Tourism Zone Code Dwelling House Code General Development Code
Guest accommodation	Self assessable where development complies with the acceptable solutions of the applicable codes,	Dwelling House Code
	Otherwise code assessable	Dwelling House Code General Development Code
Integrated Resort	Code assessable	Tourism Zone Code Integrated Resort Code Advertising Signage Code General Development Code
Local utility	Exempt	
Office	Code assessable if: (a) in a building not greater than two (2) storeys; and (b) in a building consisting of both residential and commercial development,	Tourism Zone Code Commercial Use Code Advertising Signage Code General Development Code
	Otherwise, impact assessable	
Outdoor recreation	Code assessable	Tourism Zone Code Advertising Signage Code General Development Code
Park	Exempt	
Refreshment Premises	Code assessable if: (a) in a building not greater than two (2) storeys; and (b) in a building consisting of both residential and commercial development,	Tourism Zone Code Commercial Use Code Advertising Signage Code General Development Code
	Otherwise, impact assessable	
Shop	Code assessable if: (a) in a building not greater than two (2) storeys; and (b) in a building consisting of both residential and commercial development,	Tourism Zone Code Commercial Use Code Advertising Signage Code General Development Code

1(a) Defined Use or Use Class	2 Assessment Category	3 Relevant Assessment Criteria Applicable Code if Development is Self Assessable or Requires Code Assessment
	Otherwise, impact assessable	
Special Purpose	Self assessable	Tourism Zone Code General Development Code
Any other purpose where annotated on Tourism Zone Figure X-Hamilton Island Integrated Resort Precinct Plan and Codes provided in Schedule 1.	Code assessable	Tourism Zone Code
Other Uses Not Defined		
All other uses (except use for a road)	Impact assessable	

Table 2 – Assessment categories and criteria for all other development

(including Port of Airlie)

1 Type of Development	2 Assessment Category	3 Relevant Assessment Criteria Applicable Code if Development is Self Assessable or Requires Code Assessment
Reconfiguring a lot	Code assessable if all proposed lots are 600m ² or greater	Tourism Zone Code General Development Code
	Otherwise, impact assessable	
Road (within a road reserve)	Exempt	
Operational Work for filling or excavation not associated with a material change of use, reconfiguring a lot or placing an advertising device	Self assessable if: (a) <i>total volume of fill or excavation is less than 50m³ and depth of fill or excavation does not exceed 1.5 metres; or</i> (b) building work for the purposes of a domestic swimming pool	Acceptable solutions in the General Development Code
	Otherwise, code assessable	General Development Code
Operational Work for placing a sign on premises not	Self assessable if advertising, other than by means of a billboard sign, a use, function or service that is located on the same site as the advertising signage.	Acceptable solutions in the Advertising Signage Code

1 Type of Development	2 Assessment Category	3 Relevant Assessment Criteria Applicable Code if Development is Self Assessable or Requires Code Assessment
associated with a material change of use	Code assessable if: (a) <i>advertising, other than by means of a billboard sign, a use, function or service that is not located on the same site as the advertising signage; and</i> (b) any acceptable solution in the Advertising Signage Code is not complied with.	Advertising Signage Code
	Otherwise, impact assessable	

DIVISION 20 – TOURISM ZONE CODE

4.20.1 Applicability

The following code is applicable to self-assessable and assessable development as identified in the tables of assessment.

4.20.2 Overall Outcomes

The overall outcomes are the purpose of the Tourism Zone Code. The overall outcomes sought for the Tourism Zone Code are the following:

- (a) a wide range of tourist accommodation types and associated recreation and commercial development is facilitated;
- (b) tourist facilities and services within or adjacent to tourist accommodation to complement the area they are located within;
- (c) the attractiveness of tourist accommodation areas is maintained;
- (d) the scale and density of development contributes to a high standard of amenity;

Development achieves an attractive built form, creates a pleasant environment and is appropriate for the tropical climate and sympathetic to the location;

- (e) significant environmental and landscape features and values are protected;
- (f) maritime infrastructure is protected from incompatible development;
- (g) development complements the local landscape and responds to opportunities to create or protect views and vistas;
- (h) cultural values are protected and enhanced;
- (i) tourist development does not adversely affect agricultural production in rural areas.

Table 1 – Development Requirement for the Tourism Zone Code

Specific Outcomes (S) for Code and Impact Assessable Development	Probable Solutions (P) for Code and Impact Assessable Development; and Acceptable Solutions (A) for Self Assessable Development
<i>Residential Density</i>	
S1 Residential density results in a built form; character and amenity that is consistent with the existing surrounding locality	P/A1.1 Where on Hamilton Island the site population density is no greater than 2,985 dwelling units. P/A1.2 Where on Dent Island the site population density is no greater than 319 dwelling units. P/A1.3 Where within Port of Airlie, the site population density is determined by the relevant development parameters as set out in Section 4.20.4 P/A1.4 All other locations, the site population density is no greater than 50 persons per hectare.
<i>Built Form</i>	
S2 The height of buildings and structures must be consistent with the desired character of the area and must not adversely affect the	P/A2.1 Where on Hamilton and Dent Islands - Building and structures do not exceed the maximum number of storeys depicted on

Specific Outcomes (S) for Code and Impact Assessable Development	Probable Solutions (P) for Code and Impact Assessable Development; and Acceptable Solutions (A) for Self Assessable Development
amenity of the area.	<p>Tourism Zone Figure X-Hamilton Island Integrated Resort Precinct Plan provided in Section 4.20.3</p> <p>P/A2.2 Where on Hamilton and Dent Islands - Buildings and structures indicated as two storeys on Tourism Zone Figure X-Hamilton Island Integrated Resort Precinct Plan provided in Section 4.20.3, are no higher than 8.5 metres.</p> <p>P/A2.3 Where within Port of Airlie, height complies with the relevant development parameters as set out in Section 4.20.4.</p> <p>P/A2.4 All other locations, buildings and structures are no higher than 8 metres and two (2) storeys.</p>
S3 Buildings and structures do not dominate the natural landscape.	<p>P/A3.1 Where on Hamilton Island or Dent Island - Buildings and structures comply with the Hamilton Island Building Design and Siting Guidelines⁴.</p> <p>P/A3.2 Buildings on sloping lots are orientated so that the longer axis is parallel to the contours.</p> <p>OR</p> <p>P/A3.3 Buildings have a stepped profile following the natural ground level of land.</p> <p>P3.4 Buildings and structures consist of lightweight and framed construction including the use of functional elements such as:</p> <ul style="list-style-type: none"> (a) shaded verandas, (b) balconies, or (c) pergolas. <p>P/A3.5 Where the underfloor surface, services and foundation structures are visible, these are screened with physical (e.g. timber battens) or landscape elements.</p>
Character and Community Design	
S4 Development does not adversely affect the amenity of the zone or of adjoining land uses.	<p>P/A4.1 Where on Hamilton Island or Dent Island - Buildings and structures comply with the Hamilton Island Building Design and Siting Guidelines.</p> <p>P/A4.2 Buildings do not overlook or overshadow</p>

4

The 'Hamilton Island Building Design and Siting Guidelines' provides guidance for meeting the Specific Outcomes of the Hamilton Island Integrated Resort Precinct Code, provided in Schedule 1. The Guideline provides development controls and design criteria as well as a summary of support administration provisions. As leasehold land, for any development to occur on Hamilton Island the consent of the owners, Hamilton Island Enterprises, is required to be obtained prior to the lodgement of an application with Council.

Specific Outcomes (S) for Code and Impact Assessable Development	Probable Solutions (P) for Code and Impact Assessable Development; and Acceptable Solutions (A) for Self Assessable Development
	<p>private public space areas of any adjoining dwelling.</p> <p>P/A4.3 Buildings incorporate a combination of design features such as:</p> <ul style="list-style-type: none"> (a) staggering of windows and balconies, (b) privacy screens, (c) shade devices, (d) screen planting.
<p>S5 Buildings and structures are responsive to the natural features and constraints of the land.</p>	<p>P/A5.1 Where on Hamilton Island or Dent Island - Buildings and structures comply with the Hamilton Island Building Design and Siting Guidelines.</p> <p>P5.2 The design of buildings, structures and associated services takes into account and retains established trees; and</p> <p>P5.3 On land steeper than 15% alternative construction methods to slab on ground are utilised.</p>
<p>S6 Buildings and structures are:</p> <ul style="list-style-type: none"> (a) responsive to the tropical climate by taking into account prevailing breezes and solar orientation; and (b) designed to minimise energy consumption. 	<p>P/A6.1 Where on Hamilton Island or Dent Island - Buildings and structures comply with the Hamilton Island Building Design and Siting Guidelines.</p> <p>P6.2 Where buildings with elevated or pole construction is proposed, the open ground beneath and immediately surrounding the building is extensively revegetated where light penetrates.</p>
<p>S7 Commercial and entertainment uses are located to mitigate noise impacts for residential components of the resort</p>	<p>P/A7.1 Where on Hamilton Island or Dent Island - Buildings and structures comply with the Hamilton Island Building Design and Siting Guidelines,</p> <p>Otherwise, No probable solutions specified.</p>
<p>S8 All premises are provided with a level of infrastructure that is consistent with the operation and capacity of the infrastructure serving the locality.</p>	<p>P/A8.1 Premises are connected to reticulated water supply, sewerage, electricity and telecommunications services.</p> <p>OR</p> <p>Where development is in an isolated area, the site has access to equivalent services such as:</p> <ul style="list-style-type: none"> (a) An efficient on-site effluent and wastewater treatment consistent with Queensland Plumbing and Wastewater Code.; (b) A potable water supply where a rainwater collection and storage collection system is provided as follows: <ul style="list-style-type: none"> (i) a minimum storage capacity of 90,000 litres; and (ii) a first flush system; and (c) connection to the transmission grid.
<p>S9. Buildings provide opportunities for casual</p>	<p>P/A9.1 Where on Hamilton Island or Dent Island -</p>

Specific Outcomes (S) for Code and Impact Assessable Development	Probable Solutions (P) for Code and Impact Assessable Development; and Acceptable Solutions (A) for Self Assessable Development
surveillance of any adjoining public space.	Buildings and structures comply with the Hamilton Island Building Design and Siting Guidelines. Otherwise, No probable solutions specified.
S10. Known features of cultural heritage significance are protected.	No probable solutions specified.
S11. Development within 300 metres of land identified as GOAL on EROM 1 is located to minimise any conflict arising from incompatible land uses.	P11.1 Any new residential use or community use is to be buffered from GQAL in accordance with Table 2: Summary of buffer area design Criteria of Planning Guideline: <i>Separating Agricultural and Residential Land Uses</i> (NRW and DIP).
S12. Development is adequately buffered from extractive industries, such that the continued operations of existing and expanding extractive industries are not constrained and residential amenity is protected from new or expanding industries.	P/A12.1 Development retains a minimum 500 metre buffer from the boundary of the extraction area for existing extractive industries not included in SPP 2/07 Protection of Extractive Resources and Guideline. P12.2 New or expanding extractive industries provide a minimum 500 metre buffer from the boundary of any new extraction area to any existing uses.

4.20.3 Hamilton Island Integrated Resort Precinct

Tables of Assessment

Table 1 – Assessment Categories and Criteria for Material Change of Use

1(a) Defined Use or Use Class	2 Assessment Category	3 Assessment Criteria
<i>For code assessable development, the relevant Precinct Code applies in addition to any applicable Code identified opposite the particular use set out below under the heading 'Defined Use or Use Class'.</i>		
Rural Use Class		
Animal Husbandry	Code Assessment: (a) where part of a resort for which a figure in this part of the Planning Scheme applies; and (b) where consistent with the locational, density and height requirements specified on that figure.	Tourism Zone Code Hamilton Island Integrated Resort Precinct Code Intensive Animal Husbandry, Aquaculture and Kennels Code Advertising Signage Code General Development Code

1(a) Defined Use or Use Class	2 Assessment Category	3 Assessment Criteria
	Otherwise, Impact Assessment	<i>For code assessable development, the relevant Precinct Code applies in addition to any applicable Code identified opposite the particular use set out below under the heading 'Defined Use or Use Class'.</i>
Extractive Industry	Code Assessment, (a) where part of a resort for which a figure in this part of the Planning Scheme applies; and (b) where consistent with the locational, density and height requirements specified on that figure.	Tourism Zone Code Hamilton Island Integrated Resort Precinct Code Advertising Signage Code General Development Code
	Otherwise, Impact Assessment	
Residential Use Class		
Accommodation Units	Code Assessment, (a) where part of a resort for which a figure in this part of the Planning Scheme applies; and (b) where consistent with the locational, density and height requirements specified on that figure.	Hamilton Island Integrated Resort Precinct Code Tourism Zone Code Multiple Dwellings and Accommodation Unit Code Advertising Signage Code General Development Code
	Otherwise, Impact Assessment	
Caretakers Residence	Code Assessment, (a) where part of a resort for which a figure in this part of the Planning Scheme applies; and (b) where consistent with the locational, density and height requirements specified on that figure.	Hamilton Island Integrated Resort Precinct Code Tourism Zone Code Advertising Signage Code General Development Code
	Otherwise, Impact Assessment	
Dual Occupancy	Self Assessment, (a) where part of a resort for which a figure in this part of the Planning Scheme applies; and (b) where consistent with the locational, density and height requirements specified on that figure.	
	Otherwise, Code Assessment	Hamilton Island Integrated Resort Precinct Code

1(a) Defined Use or Use Class	2 Assessment Category	3 Assessment Criteria
		<p><i>For code assessable development, the relevant Precinct Code applies in addition to any applicable Code identified opposite the particular use set out below under the heading 'Defined Use or Use Class'.</i></p>
Dwelling House	<p>Self Assessment,</p> <p>(a) where part of a resort for which a figure in this part of the Planning Scheme applies; and</p> <p>(b) where consistent with the locational, density and height requirements specified on that figure.</p>	<p>Tourism Zone Code</p> <p>Dual Occupancy Code</p> <p>General Development Code</p>
	<p>Otherwise, Code Assessment</p>	<p>Hamilton Island Integrated Resort Precinct Code</p> <p>Tourism Zone Code</p> <p>Dwelling House Code</p> <p>General Development Code</p>
Caretakers Residence	<p>Code Assessment,</p> <p>(c) where part of a resort for which a figure in this part of the Planning Scheme applies; and</p> <p>(d) where consistent with the locational, density and height requirements specified on that figure.</p>	<p>Hamilton Island Integrated Resort Precinct Code</p> <p>Tourism Zone Code</p> <p>Advertising Signage Code</p> <p>General Development Code</p>
	<p>Otherwise, Impact Assessment</p>	
Commercial Use Class		
Hotel	<p>Code Assessment,</p> <p>(a) where part of a resort for which a figure in this part of the Planning Scheme applies; and</p> <p>(b) where consistent with the locational, density and height requirements specified on that figure.</p>	<p>Tourism Zone Code</p> <p>Hamilton Island Integrated Resort Precinct Code</p> <p>Commercial Use Code</p> <p>Advertising Signage Code</p> <p>General Development Code</p>
	<p>Otherwise, Impact Assessment</p>	
Medical Centre	<p>Code Assessment,</p> <p>(a) where part of a resort for which a figure</p>	<p>Tourism Zone Code</p>

1(a) Defined Use or Use Class	2 Assessment Category	3 Assessment Criteria
	<p>in this part of the Planning Scheme applies; and</p> <p>(b) where consistent with the locational, density and height requirements specified on that figure.</p>	<p><i>For code assessable development, the relevant Precinct Code applies in addition to any applicable Code identified opposite the particular use set out below under the heading 'Defined Use or Use Class'.</i></p> <p>Hamilton Island Integrated Resort Precinct Code</p> <p>Commercial Use Code</p> <p>Advertising Signage Code</p> <p>General Development Code</p>
	Otherwise, Impact Assessment	
Office	<p>Code Assessment,</p> <p>(a) where part of a resort for which a figure in this part of the Planning Scheme applies; and</p> <p>(b) where consistent with the locational, density and height requirements specified on that figure.</p>	<p>Tourism Zone Code</p> <p>Hamilton Island Integrated Resort Precinct Code</p> <p>Commercial Use Code</p> <p>Advertising Signage Code</p> <p>General Development Code</p>
	Otherwise, Impact Assessment	
Indoor Recreation	<p>Code Assessment,</p> <p>(a) where part of a resort for which a figure in this part of the Planning Scheme applies; and</p> <p>(b) where consistent with the locational, density and height requirements specified on that figure.</p>	<p>Tourism Zone Code</p> <p>Hamilton Island Integrated Resort Precinct Code</p> <p>Commercial Use Code</p> <p>Advertising Signage Code</p> <p>General Development Code</p>
	Otherwise, Impact Assessment	
Transport Terminal	<p>Code Assessment,</p> <p>(a) where part of a resort for which a figure in this part of the Planning Scheme applies; and</p> <p>(b) where consistent with the locational, density and height requirements specified on that figure.</p>	<p>Tourism Zone Code</p> <p>Hamilton Island Integrated Resort Precinct Code</p> <p>Commercial Use Code</p> <p>Advertising Signage Code</p> <p>General Development Code</p>
	Otherwise, Impact Assessment	

1(a) Defined Use or Use Class	2 Assessment Category	3 Assessment Criteria <i>For code assessable development, the relevant Precinct Code applies in addition to any applicable Code identified opposite the particular use set out below under the heading 'Defined Use or Use Class'.</i>
Industry Use Class		
Bulk Store	Code Assessment, (a) where part of a resort for which a figure in this part of the Planning Scheme applies; and (b) where consistent with the locational, density and height requirements specified on that figure.	Tourism Zone Code Hamilton Island Integrated Resort Precinct Code Industrial Use Code Advertising Signage Code General Development Code
	Otherwise, Impact Assessment	
Storage Yard	Code Assessment, (a) where part of a resort for which a figure in this part of the Planning Scheme applies; and (b) where consistent with the locational, density and height requirements specified on that figure.	Tourism Zone Code Hamilton Island Integrated Resort Precinct Code Industrial Use Code Advertising Signage Code General Development Code
	Otherwise, Impact Assessment	
Vehicle Depot	Code Assessment, (a) where part of a resort for which a figure in this part of the Planning Scheme applies; and (b) where consistent with the locational, density and height requirements specified on that figure.	Tourism Zone Code Hamilton Island Integrated Resort Precinct Code Industrial Use Code Advertising Signage Code General Development Code
	Otherwise, Impact Assessment	

1(a) Defined Use or Use Class	2 Assessment Category	3 Assessment Criteria
Service Station	Code Assessment, (a) where part of a resort for which a figure in this part of the Planning Scheme applies; and (b) where consistent with the locational, density and height requirements specified on that figure.	<i>For code assessable development, the relevant Precinct Code applies in addition to any applicable Code identified opposite the particular use set out below under the heading 'Defined Use or Use Class'.</i> Tourism Zone Code Hamilton Island Integrated Resort Precinct Code Industrial Use Code Advertising Signage Code General Development Code
Low Impact Industry	Code Assessment, (a) where part of a resort for which a figure in this part of the Planning Scheme applies; and (b) where consistent with the locational, density and height requirements specified on that figure.	Tourism Zone Code Hamilton Island Integrated Resort Precinct Code Industrial Use Code Advertising Signage Code General Development Code
Vehicle Washing Station	Code Assessment, (a) where part of a resort for which a figure in this part of the Planning Scheme applies; and (b) where consistent with the locational, density and height requirements specified on that figure.	Tourism Zone Code Hamilton Island Integrated Resort Precinct Code Industrial Use Code
Warehouse	Code Assessment, (a) where part of a resort for which a figure in this part of the Planning Scheme applies; and (b) where consistent with the locational, density and height requirements specified on that figure.	Tourism Zone Code Hamilton Island Integrated Resort Precinct Code Industrial Use Code Advertising Signage Code General Development Code
Other Uses Not Defined		

1(a) Defined Use or Use Class	2 Assessment Category	3 Assessment Criteria
All other defined uses in the Other Use Class	Impact Assessment, unless otherwise specified in a relevant figure.	<i>For code assessable development, the relevant Precinct Code applies in addition to any applicable Code identified opposite the particular use set out below under the heading 'Defined Use or Use Class'.</i>

Hamilton Island Integrated Resort Precinct Code

Applicability

The following code is applicable to self-assessable and assessable development as identified in the tables of assessment.

Overall Outcomes

The overall outcomes are the purpose of the Rural Residential Zone Code. The overall outcomes sought for the Rural Residential Zone are the following:

- (j) Hamilton Island provides for an integrated tourist resort community, comprising Hamilton and Dent Islands.
- (k) Hamilton Island's role and use as a gateway to the Whitsunday group of islands is maintained and enhanced.
- (l) Dent Island functions as an integrated part of Hamilton Island.
- (m) Dent Island provides a low key resort accommodation and recreation facility which is less intensively developed than Hamilton Island.
- (n) Development does not compromise the operation of existing tourist resort facilities or ongoing attraction(s).
- (o) Land in the Hamilton Island Integrated Resort Precinct is developed in accordance Figure X indicating:
 - (i) the type and location of uses;
 - (ii) the density or intensity of uses and, where know, the size and location of proposed buildings and other structures and details regarding vehicle access and movement into and through the site; and
 - (iii) the height of buildings and structures.

Character and Amenity

- (p) The character and individual identity of each resort, evident in the style of buildings, landscaping and views to (and from) the surrounding waterways and natural features/landscapes is maintained.

-
- (q) 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 resort.
 - (r) Development provides and maintains a high level of residential amenity.
 - (s) Development is subordinate to the natural landscape features as viewed from the ocean and major coastal vantage points – through:
 - (i) the location of buildings and other structures;
 - (ii) the use of high quality architectural design that responds to the site topography;
 - (iii) landscape and/or natural features; and
 - (iv) design responsive to the tropical maritime climate.

Visual Impact

- (t) Development is located and designed to control views in and maximise views out of the resort though ensuring:
 - (i) views and vistas of the surrounding waterways and island and mainland landscapes, in particular from existing roads and tourist lookouts, are unobstructed;
 - (ii) views from surrounding waterways are primarily of the natural landscape.

Location of Uses

- (u) The Mixed-use Commercial Sub-precinct is the core provider of retail and commercial uses and marine services, essentially at the northern and eastern ends of the harbour, on Hamilton Island. Such development is supported by resident and tourist accommodation above the ground storey to improve the character and vitality of the Sub-precinct.
- (v) Development in the Mixed-use Commercial Sub-precinct is consolidated and integrated with the open space network through:
 - (i) maximising site coverage;
 - (ii) addressing harbour edges;
 - (iii) upgrading the appearance of buildings;
 - (iv) improving public access and visibility; and
 - (v) rationalising service facilities.
- (w) The Mixed-use Residential Sub-precinct provides for predominately tourist accommodation buildings and multiple dwelling units which are supported by a range of low key commercial uses such as a child care centre, fast food outlet, indoor entertainment, medical centre, office and shop. The Hamilton Island State School and Church are also accommodated within this Sub-precinct in a location indicated on Figure X. These uses will be redeveloped and expanded in line with community demand.
- (x) The Medium Density Residential Sub-precinct provides for a range of accommodation buildings and multiple dwelling units. Development is designed to be recessive in ridge top locations and to the existing vegetation character of the Sub-precinct.
- (y) The Low Density Residential Sub-precinct provides for predominately two (2) storey dwelling houses (or villas) with some opportunities for dual occupancy dwellings. Development maintains the privacy of existing residential sites and natural character of the Sub-precinct. Development is sited away from ridgelines, vegetated gullies and remains generally recessive through existing vegetation and foreshore features as viewed from surrounding marine waters.

- (z) The Industry Sub-precinct provides for a range of light industry uses. The sub-precinct also provides for the existing Sewage Treatment Plant and extractive industry located on the south western side of the Airport. Development in this sub-precinct:
- (a) ensures Hamilton Island Airport's role and function is maintained and protected;
 - (b) provide an appropriate address and gateway/entry statement for passengers arriving and departing Hamilton Island; and
 - (c) maintains the integrity of adjacent areas of ecological significance.
- (aa) Open Space and Recreation Sub-precinct provides for a range of outdoor recreation uses. Development of support facilities is limited to pathways and small amenity buildings so that the natural, environmental and visual qualities of the sub-precinct are maintained.

Heritage

- (bb) The setting and significance of the Dent Island Lightstation is maintained.

Open Space and Access

- (cc) Development is linked by a hierarchy 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 and marina and recreation activities.
- (dd) Vehicle accesses and movement areas are designed and constructed to a standard compatible with the type of vehicles and volume of traffic likely to be generated.

Environment

- (ee) Significant vegetation, in particular along the foreshore, ridgelines and gullies is protected and enhanced to maintain the natural, environmental and visual qualities of the area.
- (ff) Landscaping and revegetation reinforces the existing indigenous vegetation and patterns of vegetation characteristic of the resort and location.
- (gg) Development implements best practice environmental management to achieve a high standard of water quality entering the freshwater and marine environment surrounding Hamilton and Dent Islands, in particular Dent Passage.

Infrastructure

- (hh) Development supports the provision or extension of infrastructure to reflect the prevailing character of the area or that required to actually service the tourism or recreational facility.

Table 2 – Development Requirement for the Hamilton Island Integrated Resort Precinct Code

Specific Outcomes	Probable Solutions
<i>Location of uses</i>	
1. Only consistent uses are located within the Mixed-use Commercial Sub-precinct .	1.1 Consistent uses in the Mixed-use Commercial Sub-precinct are: <ul style="list-style-type: none"> (a) Accommodation Building (b) Art and Craft Centre (c) Caretakers Residence (d) Fast Food Store (e) Hotel (f) Medical Centre (g) Multiple Dwelling Units (h) Office (i) Restaurant (j) Shop (k) Shopping Complex
2. Only consistent uses are located within the Mixed-use Residential Sub-precinct .	2.1 Consistent uses in the Mixed-use Residential Sub-precinct are: <ul style="list-style-type: none"> (a) Accommodation Building (b) Caretakers Residence (c) Multiple Dwelling Units

Specific Outcomes	Probable Solutions
	<p style="text-align: center;">OR</p> <p>2.2 Consistent uses in the Mixed-use Residential Sub-Precinct where in a specific location indicated on Figure X are:</p> <ul style="list-style-type: none"> (a) Art and Craft Centre (b) Child Care Centre (c) Fast Food Store (d) Hotel (e) Indoor Entertainment (f) Medical Centre (g) Office (h) Restaurant (i) Shop (j) Shopping Complex (k) Special Use (school and place of worship)
<p>3. Only consistent uses are located within the Medium Density Residential Sub-precinct.</p>	<p>3.1 Consistent uses in the Medium Density Sub-precinct are:</p> <ul style="list-style-type: none"> (a) Accommodation Building (b) Caretakers Residence (c) Multiple Dwelling Units (d) Restaurant (e) Shop (f) Hotel
<p>4. Only consistent uses are located within the Low Density Residential Sub-precinct.</p>	<p>4.1 Consistent uses in the Low Density Residential Sub-precinct are:</p> <ul style="list-style-type: none"> (a) Dual Occupancy (b) Dwelling House
<p>5. Only consistent uses are located within the Industry Sub-precinct.</p>	<p>5.1 Consistent uses in the Industry Sub-precinct are:</p> <ul style="list-style-type: none"> (a) Caretakers Residence (b) Sales or Hire Yard (c) Storage Yard (d) Vehicle Depot (e) Vehicle Fuel Outlet (f) Vehicle Panel Workshop (g) Vehicle Repair Workshop (h) Vehicle Washing Station (i) Warehouse <p style="text-align: center;">OR</p> <p>5.2 Consistent uses in the Industry Sub-Precinct where in a specific location indicated on Figure X are:</p> <ul style="list-style-type: none"> (a) Extractive Industry (b) Major Utility (Sewage Treatment Plant)
<p>6. Only consistent uses are located within the Open Space and Recreation Sub-precinct.</p>	<p>6.1 Consistent uses in the Open Space and Recreation Sub-precinct are:</p> <ul style="list-style-type: none"> (a) Indoor Recreation (b) Outdoor Recreation (c) Park
<p>7. Only consistent uses are located within the Airport Sub-precinct.</p>	<p>7.1 Consistent uses in the Airport Sub-precinct are:</p> <ul style="list-style-type: none"> (a) Aviation Facility
<p>Building Height and Density</p>	
<p>8. The following aspects of development:</p> <ul style="list-style-type: none"> (a) building height, (b) density, and (c) site coverage <p>reflects the existing or desired character and identity of the resort, and maintains amenity, in a manner that is site-specific, sympathetic and complementary to the various features and elements (natural and</p>	<p>8.1 The height of a building or structure does not exceed the maximum building height specified on Figure X.</p> <p style="text-align: center;">OR</p> <p>8.2 Where not specified on Figure X, the height of a building or structure does not exceed 8.5 metres</p> <p>8.3 Development does not exceed an overall maximum density as specified on Figure X.</p>

Specific Outcomes	Probable Solutions
man-made) of the existing landscape	<p>8.4 Maximum building site coverage does not exceed:</p> <p>(a) For dwelling houses – 50%</p> <p>(b) For multiple dwellings – 40%</p>
Minimum Lot Size	
<p>9. Reconfiguring a lot within the Hamilton Island Integrated Resort Precinct:</p> <p>(a) reflects the existing or desired character and identity of the resort;</p> <p>(b) ensures that lots have an appropriate area for the siting and construction of buildings, landscaping, convenient vehicle access and manoeuvrability and on-site parking.</p>	<p>9.1 Land is retained in lots with a minimum lot size of:</p> <p>(a) For the Mixed-use Commercial Sub-precinct – 500m²</p> <p>(b) For the Mixed-use Residential Sub-precinct – 500m²</p> <p>(c) For the Medium Density Residential Sub-precinct – 500m²</p> <p>(d) For the Low Density Residential Sub-precinct – 1,000m²</p> <p>(e) For the Industrial Sub-precinct – 1,000m²</p> <p>(f) For the Open Space/Recreation Sub-precinct – 2,000m²</p>
Boundary Setbacks	
<p>10. Building setbacks reflect the existing or desired character and identity of the resort, and maintains amenity, in a manner that is site-specific, sympathetic and complementary to the various features and elements (natural and man-made) of the existing landscape</p>	<p style="text-align: center;">For dwelling houses</p> <p>10.1 The front boundary setback is a minimum of 3 metres.</p> <p>10.2 Rear boundary setbacks are:</p> <p>(a) 6 metres, or</p> <p>(b) 3 metres where the lots backs on to open space or non-residential areas.</p> <p>10.3 Side boundary setbacks are:</p> <p>(a) a minimum of 3m for lots 550m² or less, or</p> <p>(b) a minimum of 4m for lots greater than 550m².</p> <p style="text-align: center;">For multiple dwellings</p> <p>10.4 The front boundary setback is a minimum of:</p> <p>(a) 6 metres from a public road, or</p> <p>(b) 3 metres from a private (internal) road.</p> <p>10.5 Side and rear boundary setbacks are:</p> <p>(a) a minimum of four (4) metres, or</p> <p>(b) as otherwise determined at the time of the application</p> <p>10.6 The minimum distance between buildings is:</p> <p>(a) 6 metres for any two accommodation buildings</p> <p>(b) 3 metres for any two blocks of townhouses</p> <p>10.7 No habitable room windows directly face or is within nine (9) metres of a habitable room window of another dwelling.</p> <p style="text-align: center;">For residential uses fronting a waterway (including ocean)</p> <p>10.8 Buildings are setback form the waterway are:</p> <p>(a) a minimum of twenty (20) metres, or</p> <p>(b) as otherwise determined at the time of the application.</p> <p style="text-align: center;">For all residential uses</p> <p>10.9 Building setbacks are varied to avoid long straight lines of garages and building facades.</p> <p>10.10 In boundary setback zones, the integrity of natural vegetation and ground is retained and left predominantly undisturbed.</p>

Specific Outcomes	Probable Solutions
	10.11 Access to buildings during construction occurs in defined routes to ensure the setback zones are left undisturbed.
11. Development does not adversely impact upon the amenity of adjoining development, having regard to: (a) overshadowing; (b) privacy and overlooking; (c) views and vistas; (d) building character and appearance; and (e) building massing and scale as seen from neighbouring premises.	11.1 Buildings do not overlook or overshadow private public space areas of any adjoining dwelling. 11.2 Buildings incorporate a combination of design features such as: (a) staggering of windows and balconies, (b) privacy screens, (c) shade devices, (d) screen planting.
12. Landscaping treatment complements the existing or desired character of the resort; contributes to the amenity and safety of public areas; and integrate well with the natural landscape.	12.1 A minimum of 30% of the site is to be landscaped with soft landscaping exclusive of service areas and driveways. 12.2 For all residential uses a landscaped area a minimum width of three (3) metres is provided along all boundaries, exclusive of retaining structures. 12.3 Where buildings with elevated or pole construction is proposed, the open ground beneath and immediately surrounding the building is extensively revegetated where light penetrates. 12.4 Landscaping is predominately native species and achieves a stable ground cover of 80 to 90% by the following wet season. 12.5 Any introduced landscaping contributes to the unified landscape appearance of the sub-precinct. 12.6 Landscape design allows the overlooking of public areas and pedestrian entry areas.
13. The design, size, frequency and location of signage does not detract from the character and amenity of the area.	13.1 Building names and other property identification are prominently displayed and illuminated at night. 13.2 Signage complements the architecture of the development and streetscape.
Building design and setting	
14. Buildings and structures do not dominate the natural landscape.	14.1 Buildings on sloping lots are orientated so that the longer axis is parallel to the contours. OR 14.2 Buildings have a stepped profile following the slope of the site. 14.3 Buildings and structures consist of lightweight and framed construction including the use of functional elements such as: (a) shaded verandahs, (b) balconies, or (c) pergolas. 14.4 Where the underfloor surface, services and foundation structures are visible, these are screened with physical (e.g. timber battens) or landscape elements. 14.5 The design of garages or covered parking buggy areas and storage areas is integrated with the architecture, including materials and landscaping of each lot.

Specific Outcomes	Probable Solutions
<p>15. Buildings and structures maintain the visual prominence of any significant landmarks and conserve important views and vistas.</p>	<p>15.1 Development ensures:</p> <ul style="list-style-type: none"> (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 is minimised.
<p>16. Buildings are articulated and detailed to reduce the visual bulk of the building mass as viewed from adjoining sites and/or surrounding waterways.</p> <p><i>Note: While Prestigious accommodation may be of impressive proportions, it is not to be of a dominating or overpowering appearance.</i></p>	<p>16.1 The length of a uniform elevational treatment above ground level without variation, articulation or openings does not exceed 15 metres.</p> <p>16.2 Building bulk is reduced by a combination of projecting elements such as:</p> <ul style="list-style-type: none"> (a) bay windows, (b) entry porticos, (c) verandahs/decks, (d) variation in materials, colour and/or textures including between levels, and (e) variation in building form. <p>16.3 Roof forms include pitches or skillions with a substantial portion of the roof plane parallel to the ground slope.</p> <p>16.4 Service structures or mechanical plant are screened or designed as part of the building.</p>
<p>17. Fencing designed having regard to:</p> <ul style="list-style-type: none"> (a) privacy and overlooking; (b) views and vistas; (c) building character and appearance; and (d) safety and surveillance of street and entry areas, (e) the natural landscape. <p>Fencing ensures the protection of new landscaping and existing vegetation from indigenous and introduced fauna</p>	<p>17.1 Street front fencing:</p> <ul style="list-style-type: none"> (a) does not exceed 1.5 metres in height, (b) is screened by landscaping for the entire length. <p style="text-align: center;">OR</p> <p>17.2 Where street front fencing is not screened with landscaping the length of the fence does not exceed 75% of the frontage or 15 metres.</p> <p style="text-align: center;">17.3 Side and rear boundary fencing:</p> <ul style="list-style-type: none"> (a) does not exceed 1.8 metres in height, (b) is constructed of masonry, timber or chain wire coated in black or grey PVC, (c) is screened by extensive landscaping. <p>17.4 Fencing directly in front of an identified vantage point does not exceed 1.2 metres in height.</p>
<p>18. Buildings are finished with high quality materials and colours that are recessive and blend with the colours and textures of the natural landscape.</p>	<p>18.1 Highly reflective or strong, bright colour are not used as major roof or wall colours.</p> <p>18.2 Subtle colour accents, including brighter, stronger colours, are only used on small detailed building elements.</p>
<p>19. Development is sympathetic and respectful to places of cultural heritage significance within or adjoining the land.</p>	<p>19.1 No probable solution specified.¹</p>
<p>Open Space and Recreation</p>	
<p>20. Development provides sufficient communal and private open space and recreation facilities for the needs of residents and</p>	<p style="text-align: center;">For dwelling houses</p> <p>20.1 A minimum of 20% of the site area at ground level is provided as</p>

Specific Outcomes	Probable Solutions
visitors.	<p>private open space.</p> <p style="text-align: center;">For multiple dwellings</p> <p>20.2 A minimum of 30% of the site area at ground level is provided as common open space for clothes drying and common recreation facilities.</p> <p>AND</p> <p>20.3 A minimum of half of this area is landscaped with planting spaces to achieve total ground cover at maturity.</p> <p style="padding-left: 40px;">20.3 Ground floor private open space is provided with:</p> <ul style="list-style-type: none"> (a) a minimum of 25 square metres (b) a minimum dimension of 4 metres, (c) direct access from a main living area <p>20.4 For a dwelling unit above ground level, private open space for each dwelling unit is provided in the form of a balcony with:</p> <ul style="list-style-type: none"> (a) a minimum area of 10 square metres, (b) a minimum dimension of 2 metres, and (c) direct access from a main living area.
21. The direct, safe and pleasant movement of residents and visitors within and connecting to centres, waterfront and marina activities and recreation and open space networks, is not hindered.	21.1 No probable solution specified. ¹
Environment	
22. Where practicable, development retains existing vegetation and natural features which are significant and contributes to the character of the natural landscape.	<p>22.1 Existing trees are retained where removal is not required to site new buildings.</p> <p>22.2 Significant vegetation removed as a result of the development is replaced with vegetation of advanced size and maturity that contributes to the individual character of the sub-precinct.</p>
23. Development is located and designed to: <ul style="list-style-type: none"> (a) maintain water quality; (b) minimise soil erosion; (c) minimise the impact of acid sulphate soils; and (d) minimise adverse impacts on coral reefs, sea grasses and marine animals. 	23.1 Probable solution specified. ¹
Access and Servicing	
24. Development does not diminish public access to surrounding Marine or National Parks or other areas of conservation or scenic value.	24.1 No probable solution specified. ¹
25. Roads, driveways and pathways within residential areas are finished to a high visual standard.	25.1 Driveways are sealed and constructed of concrete or clay pavers or coloured or exposed aggregate finished concrete.
26. Sufficient parking facilities are for the use and type of vehicle appropriate to the dwelling and location.	26.1 On-site parking spaces are provided for a maximum of two (2) buggy carts per dwelling unit.
Utilities and Services	

Specific Outcomes	Probable Solutions
27. Waste disposal and collection areas are unobtrusive and adverse impacts on the environment and adjoining land is minimised.	27.1 Garbage bin storage and collection areas are located at driveway entries and designed to discourage foraging fauna, incorporate cross ventilation and a hosecock and floor waste connected to the sewer.
Provision of Infrastructure	
28. Development is provided with adequate water, sewerage, drainage, electricity and telecommunication services appropriate to the location.	28.1 No probable solution specified. ¹
29. The provision of necessary infrastructure minimises visual and environmental impacts	29.1 No probable solution specified. ¹

¹ **Note:** The *Hamilton Island Building Design and Siting Guidelines* provides guidance for meeting the Specific Outcomes of the Hamilton Island Integrated Resort Precinct Code. The Guideline provides development controls and design criteria as well as a summary of support administration provisions. As leasehold land, for any development to occur on Hamilton Island the consent of the owners, *Hamilton Island Enterprises*, is required to be obtained prior to the lodgement of an application with Council.

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INTEGRATED RESORT PRECINCT MAP**

4.20.4 Port of Airlie

3.1 Definitions for Schedule 3

For Table 1, the following definitions apply over any corresponding or similar definitions contained in Part 2 of this planning scheme:

“Dredge spoil storage” means the storage, drying, and excavation for relocation, of material obtained from maintenance dredging of the Port of Airlie marina basin and access channel

“Gross Floor Area (GFA)” means the sum of the total floor area of all storeys, including mezzanine levels, of any building or buildings on a particular lot, expressed in square metres, and measured from the outer surface of external walls (or, where applicable, from the centre line of any party wall). The term excludes any verandas, balconies or similar features, vehicle parking, circulation, loading/unloading and/or manoeuvring areas, internal walkways or corridors, plant and machinery spaces, lift rooms, stairwells and lobby areas internal to the building(s) under measurement.

“Precinct” means an area of the Port of Airlie development site, generally as shown on Figure 1.

“Storey” means the space within a building between one floor level and the next floor level above, or if there is no floor above, the ceiling or roof above. The term does not include a floor level situated within a roof cavity that has no vertical external walls and that is wholly utilised for plant, machinery or other services used to service the building. A mezzanine level is taken to be a storey.

3.2 Assessment Tables for Development

**Table 1 - Assessment Categories and Criteria⁵ for Making a Material Change of Use (Port of Airlie)
PRECINCT A – MARINA RESIDENTIAL**

1 Defined Use or Use Class	2 Assessment Category	3 Relevant Assessment Criteria Applicable code if development is self assessable or requires code assessment
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⁵ Where an acceptable or probable solution within an applicable code conflicts with any corresponding development parameter specified in this schedule for a particular development or precinct, the development parameter shall prevail over the acceptable or probable solution. The Port of Airlie Code is contained in Schedule 3. In the event of a conflict, the applicable provisions of the Port of Airlie Code prevail over the conflicting provisions of any other applicable code.

Local utility	Exempt	
Multiple dwelling units	Code assessable, if: (a) complying with all the development parameters set out in Appendix 1; or exceeding the development parameters set out in Appendix 1 for maximum gross floor area or maximum number of dwelling or rooming units, but only in the circumstances set out in Clause 3.3 this schedule.	Multiple Dwelling Unit and Accommodation Units Code General Development Code Tourism Zone Code Port of Airlie Code
All other uses (except use for a road)	Impact assessable	

Appendix 1 – Precinct A – Multiple Dwelling Units – Development Parameters

Maximum Total Gross Floor Area (m ²) for all Multiple Dwelling Units in the Precinct	Maximum Total Number of Dwelling Units or Rooming Units for all Multiple Dwelling Units in the Precinct	Maximum Height for Precinct A	
		Storeys	Height in Metres
12,100	85	5	15.8

PRECINCT B – MARINA APARTMENTS

1 Defined Use or Use Class	2 Assessment Category	3 Relevant Assessment Criteria
Local utility	Exempt	Applicable code if development is self assessable or requires code assessment
Multiple dwelling units	Code assessable, if: (a) complying with all the development parameters set out in Appendix 2; or (b) exceeding the development parameters set out in Appendix 2 for maximum gross floor area or maximum number of dwelling or rooming units, but only in the circumstances set out in Clause 3.3 of this schedule.	Multiple Dwelling Units and Accommodation Units Code
		General Development Code
		Tourism Zone Code
	Otherwise, impact assessable	Port of Airlie Code
All other uses (except use for a road)	Impact assessable	

Appendix 2 – Precinct B - Multiple Dwelling Units - Development Parameters

Maximum Total Gross Floor Area (m ²) for all Multiple Dwelling Units in the Precinct	Maximum Total Number of Dwelling Units or Rooming Units for all Multiple Dwelling Units in the Precinct	Maximum Height for Precinct B	
		Storeys	Height in Metres
4,500	45	4	12.6

PRECINCT C – FERRY TERMINAL

1 Defined Use or Use Class	2 Assessment Category	3 Relevant Assessment Criteria Applicable code if development is self assessable or requires code assessment				
Caretaker's residence	Code assessable	<table border="1"> <tr> <td data-bbox="976 577 1482 636">Caretaker's Residence & Rural Worker's Dwelling Code</td> </tr> <tr> <td data-bbox="976 636 1482 680">General Development Code</td> </tr> <tr> <td data-bbox="976 680 1482 725">Tourism Zone Code</td> </tr> <tr> <td data-bbox="976 725 1482 768">Port of Airlie Code</td> </tr> </table>	Caretaker's Residence & Rural Worker's Dwelling Code	General Development Code	Tourism Zone Code	Port of Airlie Code
Caretaker's Residence & Rural Worker's Dwelling Code						
General Development Code						
Tourism Zone Code						
Port of Airlie Code						
Local utility	Exempt					
Transport terminal	Code assessable, if not exceeding the development parameters set out in Appendix 3	<table border="1"> <tr> <td data-bbox="976 822 1482 855">General Development Code</td> </tr> <tr> <td data-bbox="976 855 1482 889">Tourism Zone Code</td> </tr> <tr> <td data-bbox="976 889 1482 922">Port of Airlie Code</td> </tr> </table>	General Development Code	Tourism Zone Code	Port of Airlie Code	
General Development Code						
Tourism Zone Code						
Port of Airlie Code						
	Otherwise, impact assessable	o				
Refreshment premises	Code assessable, if ancillary to a transport terminal and not exceeding the development parameters set out in Appendix 3	<table border="1"> <tr> <td data-bbox="976 1001 1482 1034">Commercial Uses Code</td> </tr> <tr> <td data-bbox="976 1034 1482 1068">General Development Code</td> </tr> <tr> <td data-bbox="976 1068 1482 1102">Tourism Zone Code</td> </tr> <tr> <td data-bbox="976 1102 1482 1135">Port of Airlie Code</td> </tr> </table>	Commercial Uses Code	General Development Code	Tourism Zone Code	Port of Airlie Code
Commercial Uses Code						
General Development Code						
Tourism Zone Code						
Port of Airlie Code						
	Otherwise, impact assessable					
Shop	Code assessable, if ancillary to a transport terminal and not exceeding the development parameters set out in Appendix 3	<table border="1"> <tr> <td data-bbox="976 1218 1482 1252">Commercial Uses Code</td> </tr> <tr> <td data-bbox="976 1252 1482 1285">General Development Code</td> </tr> <tr> <td data-bbox="976 1285 1482 1319">Tourism Zone Code</td> </tr> <tr> <td data-bbox="976 1319 1482 1352">Port of Airlie Code</td> </tr> </table>	Commercial Uses Code	General Development Code	Tourism Zone Code	Port of Airlie Code
Commercial Uses Code						
General Development Code						
Tourism Zone Code						
Port of Airlie Code						
	Otherwise, impact assessable	o				
o All other uses (except use for a road)	Impact assessable	o				

Appendix 3 – Precinct C - Transport Terminal, Refreshment Premises and Shop - Development Parameters

Maximum Total Gross Floor Area (m ²) for all Uses in the Precinct	Maximum Height for Precinct C	
	Storeys	Height in Metres
755 (including no more than 250 (in total) for refreshment premises or shop)	2	9.0

PRECINCT D – TRANSIT TERMINAL

1 Defined Use or Use Class	2 Assessment Category	3 Relevant Assessment Criteria Applicable code if development is self assessable or requires code assessment
Caretaker's residence	<i>Code assessable</i>	Caretaker's Residence & Rural Worker's Dwelling Code
		General Development Code
		Tourism Zone Code
		Port of Airlie Code
o Local utility	<i>Exempt</i>	
o Transport terminal	<i>Code assessable, if not exceeding the development parameters set out in Appendix 4</i>	General Development Code
		Tourism Zone Code
		Port of Airlie Code
o Otherwise, impact assessable		o
All other uses (except use for a road)	Impact assessable	

Appendix 4 – Precinct D - Transport Terminal - Development Parameters

Maximum Height for Precinct D	
Storeys	Height in Metres
2	9.0

PRECINCT F – BOARDWALK APARTMENTS AND RETAIL/COMMERCIAL USES

1 Defined Use or Use Class	2 Assessment Category	3 Relevant Assessment Criteria Applicable code if development is self assessable or requires code assessment
o Accommodation units	Code assessable, if (a) complying with the development parameters set out in Appendix 5; or (b) exceeding the development parameters set out in Appendix 5 for maximum gross floor area or maximum number of dwelling or rooming units, but only in the circumstances set out in Clause 3.3 of this schedule.	Multiple Dwelling and Accommodation Units Code General Development Code Tourism Zone Code Port of Airlie Code
o Caretaker's residence	Code assessable	Caretaker's Residence & Rural Worker's Dwelling Code General Development Code Tourism Zone Code Port of Airlie Code
o Local utility	Exempt	
o Medical centre	Code assessable if (a) comprising medical, dental or similar consulting rooms only; and (b) complying with the development parameters set out in Appendix 5.	Commercial Uses Code General Development Code Tourism Zone Code Port of Airlie Code
o Multiple dwelling units	Code assessable, if (a) complying with the development parameters set out in Appendix 5; or (b) exceeding the development parameters set out in Appendix 5 for maximum gross floor area or maximum number of dwelling or rooming units, but only in the circumstances set out in Clause 3.3 of this schedule.	Multiple Dwelling and Accommodation Units Code General Development Code Tourism Zone Code Port of Airlie Code
Office	Code assessable, if complying with all the development parameters set out in Appendix 6	Commercial Uses Code General Development Code Tourism Zone Code Port of Airlie Code
Refreshment premises	Code assessable, if complying with all the development parameters set out in	Commercial Uses Code General Development Code

1 Defined Use or Use Class	2 Assessment Category	3 Relevant Assessment Criteria Applicable code if development is self assessable or requires code assessment
	Appendix 6	Tourism Zone Code
	Otherwise, impact assessable	Port of Airlie Code
o Retail/commercial complex	Code assessable, if complying with all the development parameters set out in Appendix 6	Commercial Uses Code
		General Development Code
		Tourism Zone Code
		Port of Airlie Code
o Shop	Code assessable, if complying with all the development parameters set out in Appendix 6	Commercial Uses Code
		General Development Code
		Tourism Zone Code
		Port of Airlie Code
o All other uses (except use for a road)	Impact assessable	

Appendix 5 – Precinct F - Multiple Dwelling Units/Accommodation Units - Development Parameters

Maximum Total Gross Floor Area (m ²) for all Multiple Dwelling Units &/or Accommodation Units in the Precinct	Maximum Total Number of Dwelling or Rooming Units for all Multiple Dwelling Units &/or Accommodation Units in the Precinct	Maximum Height for Precinct F	
		Storeys	Height in Metres
7,640	56	4	13.0

Appendix 6 – Precinct F – Medical Centre, Refreshment Premises, Retail/Commercial Complex, Shop and Office - Development Parameters

Maximum Total Gross Floor Area (m ²) for all Medical Centres, Offices, Refreshment Premises, Retail/Commercial Complexes and Shops in Precincts F, G and H	Maximum Height for Precinct F	
	Storeys	Height in Metres
4,400	4	13.0

PRECINCT G – TOURIST HOTEL AND MIXED RETAIL/COMMERCIAL

1 Defined Use or Use Class	2 Assessment Category	3 Relevant Assessment Criteria Applicable code if development is self assessable or requires code assessment
Accommodation units	Code assessable, if (a) complying with the development parameters set out in Appendix 7; or (b) exceeding the development parameters set out in Appendix 7 for maximum gross floor area or maximum number of dwelling or rooming units, but only in the circumstances set out in Clause 3.3 of this schedule.	Multiple Dwelling and Accommodation Units Code
		General Development Code
	Otherwise, impact assessable	Tourism Zone Code
		Port of Airlie Code
Caretaker's residence	Code assessable	Caretaker's Residence & Rural Worker's Dwelling Code
		General Development Code
		Tourism Zone Code
		Port of Airlie Code
Health facility	Code assessable if (a) comprising a commercial health spa; and (b) complying with the development parameters set out in Appendix 7	General Development Code
		Tourism Zone Code
	Otherwise, impact assessable	Port of Airlie Code
Hotel	Code assessable, if not exceeding the development parameters set out in Appendix 7	Commercial Uses Code
		General Development Code
		Tourism Zone Code
		Port of Airlie Code
	Otherwise, impact assessable	
Integrated resort	Code assessable, if (a) complying with the development parameters set out in Appendix 7; or (b) exceeding the development parameters set out in Appendix 7 for maximum gross floor area or maximum number of dwelling or rooming units, but only in the circumstances set out in Clause 3.3 of this schedule.	General Development Code
		Tourism Zone Code
	Otherwise, impact assessable	Port of Airlie Code
Local utility	Exempt	
Medical centre	(a) comprising medical, dental or similar consulting	Commercial Uses Code
		General Development Code

1 Defined Use or Use Class	2 Assessment Category	3 Relevant Assessment Criteria Applicable code if development is self assessable or requires code assessment
	rooms only; and (b) complying with the development parameters set out in Appendix 8. Otherwise, impact assessable	Tourism Zone Code Port of Airlie Code
Multiple dwelling units	Code assessable, if (a) complying with the development parameters set out in Appendix 7; or (b) exceeding the development parameters set out in Appendix 7 for maximum gross floor area or maximum number of dwelling or rooming units, but only in the circumstances set out in Clause 3.3 of this schedule. Otherwise, impact assessable	Multiple Dwelling and Accommodation Units Code General Development Code Tourism Zone Code Port of Airlie Code
Office	Code assessable, if complying with all the development parameters set out in Appendix 8 Otherwise, impact assessable	Commercial Uses Code General Development Code Tourism Zone Code Port of Airlie Code
Refreshment premises	Code assessable, if complying with all the development parameters set out in Appendix 8 Otherwise, impact assessable	Commercial Uses Code General Development Code Tourism Zone Code Port of Airlie Code
Retail/commercial complex	Code assessable, if complying with all the development parameters set out in Appendix 8; Otherwise, impact assessable	Commercial Uses Code General Development Code Tourism Zone Code Port of Airlie Code
Shop	Code assessable, if complying with all the development parameters set out in Appendix 8 Otherwise, impact assessable	Commercial Uses Code General Development Code Tourism Zone Code Port of Airlie Code
All other uses (except use for a road)	Impact assessable	

Appendix 7 – Precinct G - Accommodation Unit, Multiple Dwelling Unit, Health Facility, Integrated Resort, and Hotel - Development Parameters

Whitsunday Shire Planning Scheme

Maximum Total Gross Floor Area (m ²) for all Medical Centres, Offices, Refreshment Premises, Retail/Commercial Complexes and Shops in Precincts F, G and H		Maximum Height for Precinct G	
		Storeys	Height in Metres
4,400		4	14.2
Maximum Total Gross Floor Area (m ²) for all Uses in the Precinct	Maximum Total Number of Dwelling or Rooming Units for all Uses in the Precinct	Maximum Height for Precinct G	
		Storeys	Height in Metres
16,393	146	4	14.2

Appendix 8 – Precinct G – Medical Centre, Refreshment Premises, Retail/Commercial Complex, Shop and Office - Development Parameters

PRECINCT H – TOURIST HOTEL AND MIXED RETAIL/COMMERCIAL

1 Defined Use or Use Class	2 Assessment Category	3 Relevant Assessment Criteria
Accommodation units	Code assessable, if (a) complying with the development parameters set out in Appendix 9; or (b) exceeding the development parameters set out in Appendix 9 for maximum gross floor area or maximum number of dwelling or rooming units, but only in the circumstances set out in Clause 3.3 of this schedule.	Multiple Dwelling and Accommodation Units Code
		General Development Code
		Tourism Zone Code
		Port of Airlie Code
	Otherwise, impact assessable	
Caretaker's residence	Code assessable	Caretaker's Residence & Rural Worker's Dwelling Code
		General Development Code
		Tourism Zone Code
		Port of Airlie Code
Hotel	Code assessable, if not exceeding the development parameters set out in Appendix 9	Commercial Uses Code
		General Development Code
		Tourism Zone Code
	Port of Airlie Code	
	Otherwise, impact assessable	
		Commercial Uses Code
		General Development Code
		Tourism Zone Code

1 Defined Use or Use Class	2 Assessment Category	3 Relevant Assessment Criteria Applicable code if development is self assessable or requires code assessment
	Otherwise, impact assessable	Port of Airlie Code
Integrated resort	Code assessable, if	General Development Code
	(a) complying with the development parameters set out in Appendix 9; or	Tourism Zone Code
	(b) exceeding the development parameters set out in Appendix 9 for maximum gross floor area or maximum number of dwelling or rooming units, but only in the circumstances set out in Clause 3.3 of this schedule.	Port of Airlie Code
	Otherwise, impact assessable	
Local utility	Exempt	
Medical centre	Code assessable if	Commercial Uses Code
	(c) comprising medical, dental or similar consulting rooms only; and	General Development Code
	(d) complying with the development parameters set out in Appendix 10..	Tourism Zone Code
	Otherwise, impact assessable	Port of Airlie Code
Multiple dwelling units	Code assessable, if	Multiple Dwelling, and Accommodation Units Code
	(a) complying with the development parameters set out in Appendix 9; or	General Development Code
	(b) exceeding the development parameters set out in Appendix 9 for maximum gross floor area or maximum number of dwelling or rooming units, but only in the circumstances set out in Clause 3.3 of this schedule.	Tourism Zone Code
	Otherwise, impact assessable	Port of Airlie Code
Office	Code assessable, if complying with all the development parameters set out in Appendix 10.	Commercial Uses Code
		General Development Code
		Tourism Zone Code
	Otherwise, impact assessable	Port of Airlie Code
Refreshment premises	Code assessable, if complying with all the development parameters set out in Appendix 10.	Commercial Uses Code
		General Development Code
		Tourism Zone Code
	Otherwise, impact assessable	Port of Airlie Code
Retail/comm	Code assessable, if complying with all	Commercial Uses Code

1 Defined Use or Use Class	2 Assessment Category	3 Relevant Assessment Criteria
Commercial complex	the development parameters set out in Appendix 10.	General Development Code
		Tourism Zone Code
		Port of Airlie Code
	Otherwise, impact assessable	
Shop	Code assessable, if complying with all the development parameters set out in Appendix 10.	Commercial Uses Code
		General Development Code
		Tourism Zone Code
		Port of Airlie Code
	Otherwise, impact assessable	
All other uses (except use for a road)	Impact assessable	

Appendix 9 – Precinct H – Accommodation Units, Multiple Dwelling Units, Hotel and Integrated Resort - Development Parameters

Maximum Total Gross Floor Area (m ²) for all Accommodation Units, Multiple Dwelling Units and Hotels in the Precinct	Maximum Total Number of Dwelling or Rooming Units for all Accommodation Units, Multiple Dwelling Units and Hotels in the Precinct	Maximum Height for Precinct H	
		Storeys	Height in Metres
7,702	64	3	11.0

Appendix 10 – Precinct H – Medical Centre, Refreshment Premises, Retail/Commercial Complex, Shop and Office - Development Parameters

Maximum Total Gross Floor Area (m ²) for all Medical Centres, Offices, Refreshment Premises, Retail/Commercial Complexes and Shops in Precincts F, G and H	Maximum Height for Sub Precinct H	
	Storeys	Height in Metres
4,400	3	11.0

PRECINCT J – MARINA HARDSTAND AND STORAGE

1 Defined Use or Use Class	2 Assessment Category	3 Relevant Assessment Criteria
		Applicable code if development is self assessable or requires code assessment

1 Defined Use or Use Class	2 Assessment Category	3 Relevant Assessment Criteria Applicable code if development is self assessable or requires code assessment
Caretaker's residence	<i>Code assessable</i>	Caretaker's Residence & Rural Worker's Dwelling Code
		General Development Code
		Tourism Zone Code
		Port of Airlie Code
Local utility	<i>Exempt</i>	
Marina	<i>Code assessable, if not exceeding the development parameters set out in Appendix 11</i>	General Development Code
		Tourism Zone Code
		Port of Airlie Code
	Otherwise, impact assessable	
All other uses (except use for a road)	Impact assessable	

Appendix 11 – Precinct J - Marina - Development Parameters

Maximum Total Gross Floor Area (m ²) for all Marinas in the Precinct	Maximum Height for Precinct J	
	Storeys	Height in Metres
5,760	N/A	14.7 for boat racks; otherwise 9.0 metres.

PRECINCT J2 – MARINE INDUSTRIAL

1 Defined Use or Use Class	2 Assessment Category	3 Relevant Assessment Criteria Applicable code if development is self assessable or requires code assessment
Caretaker's residence	<i>Code assessable</i>	Caretaker's Residence & Rural Worker's Dwelling Code
		General Development Code
		Tourism Zone Code
		Port of Airlie Code
Local utility	<i>Exempt</i>	
Marine industry	<i>Code assessable, where not exceeding the development parameters set out in Appendix 12.</i>	Industrial Uses Code
		General Development Code
		Tourism Zone Code
		Port of Airlie Code
Marina	<i>Code assessable, where not exceeding the development parameters set out in Appendix 12</i>	General Development Code
		Tourism Zone Code
		Port of Airlie Code
Medium impact industry	<i>Code assessable, where comprising boatbuilding and not exceeding the development parameters set out in Appendix 12.</i>	Industrial Uses Code
		General Development Code
		Tourism Zone Code
		Port of Airlie Code
All other uses (except use for a road)	o Impact assessable	

Maximum Total Gross Floor Area (m ²) for all Uses in the Precinct	Maximum Height for Precinct J2	
	Storeys	Height in Metres
1,750	N/A	9.0

Appendix 12 – Precinct J2 - Marine Industry, Marina and Medium impact industry - Development Parameters

PRECINCT K – BOAT RAMP AND PARKING

1 Defined Use or Use Class	2 Assessment Category	3 Relevant Assessment Criteria Applicable code if development is self assessable or requires code assessment
Caretaker's residence	Code assessable	Caretaker's Residence & Rural Worker's Dwelling Code General Development Code Tourism Zone Code Port of Airlie Code
o Marina	Code assessable, if comprising marina infrastructure in the form of a boat ramp and associated car and trailer parking. Otherwise, impact assessable.	General Development Code Tourism Zone Code Port of Airlie Code
All other uses (except use for a road)	Impact assessable	

PRECINCT L – OCEANVIEW APARTMENTS

1 Defined Use or Use Class	2 Assessment Category	3 Relevant Assessment Criteria Applicable code if development is self assessable or requires code assessment
Local utility	Exempt	
Multiple dwelling units	Code assessable, if: (a) complying with all the development parameters set out in Appendix 13; or (b) exceeding the development parameters set out in Appendix 13 for maximum gross floor area or maximum number of dwelling or rooming units, but only in the circumstances set out in Clause 3.3 of this schedule. o Otherwise, impact assessable	Multiple Dwelling, and Accommodation Units Code General Development Code Tourism Zone Code Port of Airlie Code
All other uses (except use for a road)	Impact assessable	

Maximum Total Gross Floor Area (m ²) for all Multiple Dwelling Units in the Precinct	Maximum Total Number of Dwelling or Rooming Units for all Multiple Dwelling Units in the Precinct	Maximum Height for Precinct L	
		Storeys	Height in Metres
8,707	Whitsunday Shire Planning Scheme		12.8

Appendix 13 – Precinct L – Multiple Dwelling Units - Development Parameters

PRECINCT M – BEACHFRONT APARTMENTS

1 Defined Use or Use Class	2 Assessment Category	3 Relevant Assessment Criteria
Local utility	Exempt	Applicable code if development is self assessable or requires code assessment
Multiple dwelling units	Code assessable, if: (a) complying with all the development parameters set out in Appendix 14; or (b) exceeding the development parameters set out in Appendix 14 for maximum gross floor area or maximum number of dwelling or rooming units, but only in the circumstances set out in Clause 3.3 of this schedule.	Multiple Dwelling, and Accommodation Units Code
	o Otherwise, impact assessable	General Development Code
	Impact assessable	Tourism Zone Code
All other uses (except use for a road)	Impact assessable	Port of Airlie Code

Appendix 14 – Precinct M - Multiple Dwelling Units - Development Parameters

Maximum Total Gross Floor Area (m ²) for all Multiple Dwelling Units in the Precinct	Maximum Total Number of Dwelling or Rooming Units for all Multiple Dwelling Units in the Precinct	Maximum Height for Precinct M	
		Storeys	Height in Metres
7,560	54	3	9.4

PRECINCT N – BEACHFRONT RESIDENTIAL

1 Defined Use or Use Class	2 Assessment Category	3 Relevant Assessment Criteria
Dwelling house	Self assessable, where not exceeding the development parameters set out in Appendix 15.	Dwelling House Code
	Otherwise, code assessable	Dwelling House Code
		General Development Code
		Tourism Zone Code
Local utility	Exempt	Port of Airlie Code

All other uses (except use for a road)	o Impact assessable	
--	---------------------	--

Appendix 15 – Precinct N - Dwelling Houses – Development Parameters

Maximum Total Gross Floor Area (m ²) for all Dwelling Houses in the Precinct	Maximum Total Number of Dwelling Houses in the Precinct	Maximum Height for Precinct N	
		Storeys	Height in Metres
6,850	15	2	7.0

PRECINCT O – MARINE ACADEMY

1 Defined Use or Use Class	2 Assessment Category	3 Relevant Assessment Criteria
o Education facility	Code assessable, if (a) comprising a marine training academy; and (b) not exceeding the development parameters set out in Appendix 16	Applicable code if development is self assessable or requires code assessment
		General Development Code
		Tourism Zone Code
		Port of Airlie Code
	o Otherwise, impact assessable	
Local utility	Exempt	
All other uses (except use for a road)	Impact assessable	

Appendix 16 – Precinct O - Education Facility - Development Parameters

Maximum Total Gross Floor Area (m ²) for all Education Facilities in the Precinct	Maximum Height for Precinct O	
	Storeys	Height in Metres
2,071	2	7.0

PRECINCT P – MARINA CAR PARK, OFFICE AND FACILITIES

1 Defined Use or Use Class	2 Assessment Category	3 Relevant Assessment Criteria
Caretaker's residence	Code assessable	Applicable code if development is self assessable or requires code assessment
		Caretaker's Residence & Rural Worker's Dwelling Code
		General Development Code

		Tourism Zone Code
		Port of Airlie Code
Indoor recreation	Code assessable if located above a car park	Commercial Uses Code
		General Development Code
		Tourism Zone Code
		Port of Airlie Code
	Otherwise, impact assessable	
o Marina	Code assessable, if (a) comprising a marina office, marina car park and ancillary marina facilities; and (b) not exceeding the development parameters set out in Appendix 17	General Development Code
		Tourism Zone Code
		Port of Airlie Code
	Otherwise, impact assessable	
All other uses (except use for a road)	Impact assessable	

Appendix 17 – Precinct P – Marina Car Park, Office and Facilities – Development Parameters

Maximum Total Gross Floor Area (m ²) for a Marina Office and Ancillary Marina Facilities in the Precinct	Maximum Height for a Marina Office and Ancillary Marina Facilities in Precinct P	
	Storeys	Height in Metres
300	2	7.0

PRECINCT Q – PUBLIC CAR PARK AND INDOOR RECREATION FACILITIES

1 Defined Use or Use Class	2 Assessment Category	3 Relevant Assessment Criteria Applicable code if development is self assessable or requires code assessment
Caretaker's residence	Code assessable	Caretaker's Residence & Rural Worker's Dwelling Code
		General Development Code
		Tourism Zone Code
		Port of Airlie Code
Car Park	Code assessable	General Development Code
		Tourism Zone Code
		Port of Airlie Code
Indoor recreation	Code assessable if located above a car park	Commercial Uses Code
		General Development Code
		Tourism Zone Code
		Port of Airlie Code
	Otherwise, impact assessable	

1 Defined Use or Use Class	2 Assessment Category	3 Relevant Assessment Criteria Applicable code if development is self assessable or requires code assessment
Local utility	Exempt	
All other uses (except use for a road)	Impact assessable	

PRECINCT R – MARINE MAINTENANCE AREA

1 Defined Use or Use Class	2 Assessment Category	3 Relevant Assessment Criteria Applicable code if development is self assessable or requires code assessment
Local utility	Exempt	
Major utility	Exempt, if limited to a gas storage installation comprising: (a) a fully fenced and secured enclosure of approximately 10m x 7.5m; and (b) containing a maximum of two 75Kl gas storage vessels.	
	Otherwise, impact assessable	
Marina	Code assessable if comprising a dredge spoil storage area	General Development Code
	Otherwise, impact assessable	Tourism Zone Code
Transport terminal	Code assessable	Port of Airlie Code
	Otherwise, impact assessable	General Development Code
All other uses (except use for a road)	Impact assessable	Tourism Zone Code
		Port of Airlie Code

PRECINCT U – BEACHFRONT PARKLAND

1 Defined Use or Use Class	2 Assessment Category	3 Relevant Assessment Criteria Applicable code if development is self assessable or requires code assessment
Local utility	Exempt	
Park	Exempt	
All other uses (except use for a road)	Impact assessable	

○

○ **3.3 Circumstances in which development for a hotel, multiple dwelling units and/or accommodation units may be code assessable despite exceeding relevant development parameters⁶**

-
- An application for material change of use for a hotel in Precincts G or H, or for multiple dwelling units and/or accommodation units in Precincts A, B, F, G, H, L or M which, if allowed, would result in the development parameters set out in Appendices 1, 2, 5, 7, 9, 13 or 14 (as the case may be) being exceeded, will be code assessable if:
-
1. the maximum gross floor area in the relevant appendix would not be exceeded by more than 10% if the application is approved; and
 2. the maximum number of dwelling or rooming units in the relevant appendix would not be exceeded by more than 10% if the application is approved; and
 3. the application, if approved, would not result in the combined total gross floor area parameter for all such precincts (64,602m²) being exceeded; and
 4. the application, if approved, would not result in the combined total yield (number of dwelling or rooming units) parameter for all such precincts (505 units) being exceeded.

3.4 Port of Airlie Code⁷

1. Code Application

⁶ Note that Council intends to keep a register of approved GFA for the purposes of administering these assessment level triggers. This register will be kept available for public inspection.

⁷ In the event of a conflict, the applicable provisions of the Port of Airlie Code prevail over the conflicting provisions of any other applicable code.

The following code is applicable to assessable development for Port of Airlie, as identified in Table 1 in Clause 3.2 above.

2. Overall Outcomes

The overall outcomes sought for the Port of Airlie Zone Code are as follows:

- (a) Port of Airlie remains an attractive, viable and accessible tourist attraction;
- (b) urban design creates a strong sense of identity and legibility, a high standard of amenity and a safe and convenient environment;
- (c) Port of Airlie is strongly integrated with the Airlie Beach town centre;
- (d) Port of Airlie incorporates associated public facilities and infrastructure, including a boat ramp and parking, a transport interchange, a ferry terminal, open space and public roads, as well as active pedestrian walkways and boardwalks;
- (e) Development is responsive to the local tropical climate and energy efficient;
- (f) Materials and colours complement the natural colours of the associated landscape;
- (g) Pitched roof forms are in proportion to the building upon which they are constructed and surrounding buildings in the area;
- (h) Development is integrated through pedestrian linkages with focal points of commercial or entertainment activity;
- (i) Development is of a scale that does not detract from the dominant commercial centre of Airlie Beach;
- (j) Development is softened by landscaping and open space areas; and
- (k) Industrial buildings are designed and located to mitigate deleterious impacts on surrounding residential areas.

Table 2 – Development Requirements for Port of Airlie⁸

Specific Outcomes	Probable Solutions (P) for Code and Impact Assessable Development; and Acceptable Solutions (A) for Self Assessable Development
General	
2. Development benefits the local government area socially and economically.	No probable solutions specified.
3. Uses, buildings and works are located, designed and operated to avoid significantly impacting on amenity, having regard to:	No probable solutions specified.

⁸ In the event of a conflict, the applicable provisions of the Port of Airlie Code prevail over the conflicting provisions of any other applicable code.

Specific Outcomes	Probable Solutions (P) for Code and Impact Assessable Development; and Acceptable Solutions (A) for Self Assessable Development
(a) traffic conditions; (b) noise or vibration; (c) dust, odour or similar emissions; (d) privacy; (e) safety and security; (f) illumination; (g) access to natural light and ventilation; (h) drainage; (i) visual impact; (j) vegetation loss; (k) loss of views; and (l) building height, bulk and/or scale, reduction in safety and/or security.	
4. Commercial and entertainment uses are located to mitigate noise impacts for the residential components of Port of Airlie and of the surrounding locality.	No probable solutions specified.
5. The safe and efficient operation of roads is maintained and precincts have a high degree of accessibility.	In partial fulfilment of the specific outcome: P/A 5.1 Off-street car parking is provided in accordance with Appendix 1 – Off-street car parking provision, or P/A 5.2 an alternative level of provision is justified by a specific assessment of car parking demand undertaken to Council's satisfaction by a professional traffic engineer.
6. Useable and attractive waterfront-based and other internal pedestrian and cycle networks are provided.	No probable solutions specified.
7. All premises are provided with the full range of urban infrastructure services	P/A 7.1 All premises are connected to reticulated water supply and sewerage services, stormwater drainage and electricity and telecommunication services. P/A 7.2 All premises are serviced by a regular garbage collection service. P/A 7.3 All premises have direct access

Specific Outcomes	Probable Solutions (P) for Code and Impact Assessable Development; and Acceptable Solutions (A) for Self Assessable Development
	public road of a suitable standard having regard to the nature of the use of the premises.
8. The built environment has a high aesthetic standard, achieving attractive streetscapes and shore views.	No probable solutions specified.
9. The scale and design of buildings and works are of a high standard and is consistent with the local character, having regard to: (a) The height and bulk of buildings in the vicinity; (b) retention of views, especially to the foreshore, ocean and forested hillslopes; (c) landscaping; (d) the location and screening of utility areas; (e) colours, materials and styles; and (f) climate responsiveness.	No probable solutions specified.
10. Buildings provide opportunities for casual surveillance of any adjoining public space.	No probable solutions specified.
11. Uses, buildings and works are located, designed and operated to avoid adverse impacts on the natural environment, significant landscape features or views.	P 11.1 Development is generally consistent with the Port of Airlie Master Plan (Figure 2).
12. Known features of cultural heritage significance are protected.	No probable solutions specified.
13. Port of Airlie contains strong links with Airlie Beach to provide ease of pedestrian and vehicular access.	P 13.1 Road and pedestrian linkages are provided from Airlie Beach to key features of the Port of Airlie development including: (a) the town square; (b) the ferry terminal; and (c) public open spaces.
14. Public and private spaces are well defined to create a strong sense of public access and ownership throughout the publicly accessible spaces.	P/A 14.1 Landscaping provides well defined edges through the use of design solutions such as : (a) fencing/retaining walls; (b) changes in materials or planting; and (c) changes in height of planting.
15. The massing of buildings assists in defining	No probable solutions specified.

Specific Outcomes	Probable Solutions (P) for Code and Impact Assessable Development; and Acceptable Solutions (A) for Self Assessable Development
public spaces.	
<p>16. Buildings are of a density, bulk and scale that reflects the low rise nature and pedestrian scale of Airlie Beach.</p>	<p>P/A 16.1 Building height does not exceed the relevant development parameters set out in Table 1 (Appendices) of this section.</p> <p>P/A 16.2 Building lengths greater than 30 metres are broken into discernible parts through:</p> <ul style="list-style-type: none"> (a) complete breaks in the building; (b) variations in height; (c) variation in materials or detailing; or (d) variations in setbacks. <p>P/A 16.3 Gross floor area does not exceed the relevant development parameters set out in Table 1 (Appendices) of this Section, other than as permitted under Clause 3.3 of this Section.</p> <p>P/A 16.4 The maximum number of dwelling houses, dwelling units and/or rooming units does not exceed the relevant development parameters set out in Table 1 of this schedule, other than as permitted under Clause 3.3 of this schedule Section.</p>
<p>17. Landscaping contributes to the scenic amenity of Airlie Beach when viewed from the harbour.</p>	<p>o No probable solutions specified.</p>
<p>18. The amenity of residential areas is protected consistent with reasonable expectations for a mixed use area and working marina (including marine industry).</p>	<p>In partial fulfilment of the specific outcome:</p> <p>P 18.1 Industrial uses in the Port of Airlie are separated from any nearby residence or residential zone outside Port of Airlie by 100 metres.</p>
<p>19. Commercial or entertainment uses maintain the amenity of the residential areas within and adjoining Port of Airlie.</p>	<p>In partial fulfilment of the specific outcome:</p>

Specific Outcomes	Probable Solutions (P) for Code and Impact Assessable Development; and Acceptable Solutions (A) for Self Assessable Development
	P19.1 Operating hours of commercial or entertainment uses are restricted between 11.30pm and 7am.
20. Casual surveillance occurs from residential dwellings towards publicly accessible areas.	P/A 20.1 A direct line of sight is available from living areas to public roads and publicly accessible areas. P/A 20.2 Landscaping does not impede a direct line of sight between residential dwellings and public areas.
21. Effective stormwater management minimises the discharge of pollutants to the ocean.	No probable solutions specified ⁹ .
22. Public accessibility and permeability between public areas within Port of Airlie and the Shute Harbour Rd/Hermitage Drive intersection and the Airlie Beach town centre are maximised.	P/A 22.1 A pedestrian footpath is provided along the full length of the internal road between the Shute Harbour Rd/Hermitage Drive intersection and Precinct C; and P/A 22.2 A pedestrian footpath is provided along the full length of the internal road between the Coconut Grove/Airlie Esplanade intersection and the eastern end of Precinct U; and P/A 22.3 A pedestrian footpath or boardwalk is provided along the marina foreshore between Precincts O and A, joining onto the respective adjacent roadway footpaths; and P/A 22.4 A pedestrian footpath is provided between the intersection of Coconut Grove/Airlie Esplanade through the commercial/retail mall between Precincts G and H to the town square and the marina foreshore boardwalk; and P/A 22.5 A pedestrian footpath or boardwalk is provided along the full length of the beach in Precinct U.
23. Pedestrian linkages provide safety and	P/A 23.1 All pedestrian walkways/footpaths are

⁹ Note: A stormwater management plan will be required to ensure pollutants (eg from hard stand areas) are treated prior to water runoff entering the harbour.

Specific Outcomes	Probable Solutions (P) for Code and Impact Assessable Development; and Acceptable Solutions (A) for Self Assessable Development
universal access for all users.	lit in accordance with AS/NZS 1158:2005; and P/A 23.2 All public pedestrian footpaths and boardwalks are constructed to: (a) enable wheelchair and pram access without the use of steps, and to (b) incorporate rest areas with seating at the eastern end of Precinct U and along the marina boardwalk between Precincts O and A.
Precinct A – Marina Residential, and Precinct B – Marina Apartments	
24. Building presentation (particularly for the easternmost building) reflects the prominence and visibility of the site from incoming vessels.	No probable solutions specified.
25. Buildings provide views overlooking the public wharf areas and marina.	No probable solutions specified.
Precinct C – Ferry Terminal, and Precinct D – Transit Terminal	
26. The ferry terminal building in Precinct C includes minor convenience retail uses for the travelling public.	In partial fulfilment of the specific outcome: P/A 26.1 The combined gross floor area of all refreshment premises (eg fast food outlets and/or restaurants) or shops does not exceed 250m ² , and the total gross floor area of all uses in Precinct C does not exceed 755m ² .
27. The transport terminal in Precinct D includes a sufficient number of transit bays for the public transport vehicles expected to access the site.	P/A 27.1 The transport terminal in Precinct D includes a minimum of: (a) 5 bus bays (large coaches); (b) 10 minibus bays; (c) 13 taxi bays, and (d) 110 car parking spaces. P/A 27.2 The ferry terminal in Precinct C includes a minimum of 64 carparking

Specific Outcomes	Probable Solutions (P) for Code and Impact Assessable Development; and Acceptable Solutions (A) for Self Assessable Development
	spaces
28. Sufficient all weather shelter and public conveniences are provided for the travelling public.	No probable solutions specified.
29. Building presentation is carefully considered from all aspects given its prominence and 'gateway' role for the tourist industry.	No probable solutions specified.
30. Safe and direct access is provided for bus and vehicle set down adjacent to the terminal.	No probable solutions specified.
31. Second storey uses provide an opportunity for casual surveillance of public areas.	No probable solutions specified.
32. The transport terminal building presents as a distinctive landmark building and as a gateway between Airlie Beach and the Whitsunday Islands.	No probable solutions specified.
33. The transport terminal provides the appropriate combination of vehicle access, pedestrian access, and public waiting areas and convenience facilities.	No probable solutions specified.
Precinct F – Boardwalk Apartments and Retail/Commercial, Precinct G – Tourist Hotel and Mixed Retail/Commercial, and Precinct H – Tourist Hotel and Mixed Retail/Commercial	
34. Commercial uses do not detract from the predominance of commercial activity in the Airlie Beach town centre.	<ul style="list-style-type: none"> o 34.1 The total gross floor area of all medical centres, offices, refreshment premises, retail/commercial complexes and shops in all three precincts does not exceed 4,400m²
35. Commercial uses dominate the ground floor of buildings to provide an active shopping and commercial precinct.	No probable solutions specified.
36. A landscaped view corridor between Precincts F and G maintains marina views from the Airlie Beach town centre.	P 36.1 A landscaped view corridor is provided between Precincts F and G. Such corridor: (a) is free of structures that would

Specific Outcomes	Probable Solutions (P) for Code and Impact Assessable Development; and Acceptable Solutions (A) for Self Assessable Development
	compromise the back-drop view of the marina, and (b)ensures a minimum separation of 11 metres between buildings in Precincts F and G.
37. Parkland is provided for the enjoyment of permanent residents and visitors to Port of Airlie and Airlie Beach.	P 37.1 Public parkland, or landscaping with full public access, with a minimum area of 3,900m ² is provided adjacent to Precinct H.
Precinct K – Boat Ramp and Parking	
38. A sufficient number of car and car/trailer parking spaces are provided to accommodate the expected level of public use of the boat ramp facility.	P 38.1 A minimum of 70 car and trailer spaces is provided in Precinct K.
Precinct P – Marina Car Park, Office and Facilities	
39. A sufficient number of car parking spaces is provided to accommodate the expected level of use of the adjoining marina berths, the marina office and associated facilities.	P 39.1 Car parking is provided in accordance with the requirements of Table 2 of the General Development Code for a marina and for an office.
o Precinct Q – Public Car Park	
40. A sufficient number of public car parking spaces are provided for the level of use expected of the nearby facilities.	P 40.1 A minimum of 171 spaces is provided.

Appendix 1 – Off-Street Car Parking Provision

Use or Use Class	Minimum Requirements for the Port of Airlie Code
Accommodation units 1 bedroom unit 2 bedroom unit ≥3 bedroom unit Visitors	0.7 spaces/unit 1.05 spaces/unit 1.4 spaces/unit 1 space/7units
Education facility Marine training academy Otherwise	1 space/35m ² GFA As per Table 2 of the General Development Code
Hotel Accommodation: bedroom unit ≥2 bedroom unit Conference/reception facilities	0.5 spaces/unit 0.7 spaces/unit Nil, where incorporated into a hotel complex where sufficient shared parking is available during

Visitors	times of use.
Licensed areas	1 space/7units
Bottleshop	1 space/10m ² GFA of licensed area
Minibus	1 space/50m ² GFA of bottleshop area
Loading bays	1 space
	2 bays
Health facility	
Commercial health spa	1 space/4 clients plus 1 space/employee
Otherwise	As per Table 2 of the General Development Code
Refreshment premises	1 space/25m ² GFA
Retail/commercial complex	
Refreshment premises	1 space/25m ² GFA
Other uses	As per Table 2 of the General Development Code
Marine industry	1 space/50m ² GFA
Any use not listed above	As per Table 2 of the General Development Code

FIGURE 1
PORT OF AIRLIE PRECINCT PLAN

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PORT OF AIRLIE
AIRLIE BEACH

GARY HUNT & PARTNERS
ARCHITECTS

DESIGN DEVELOPMENT

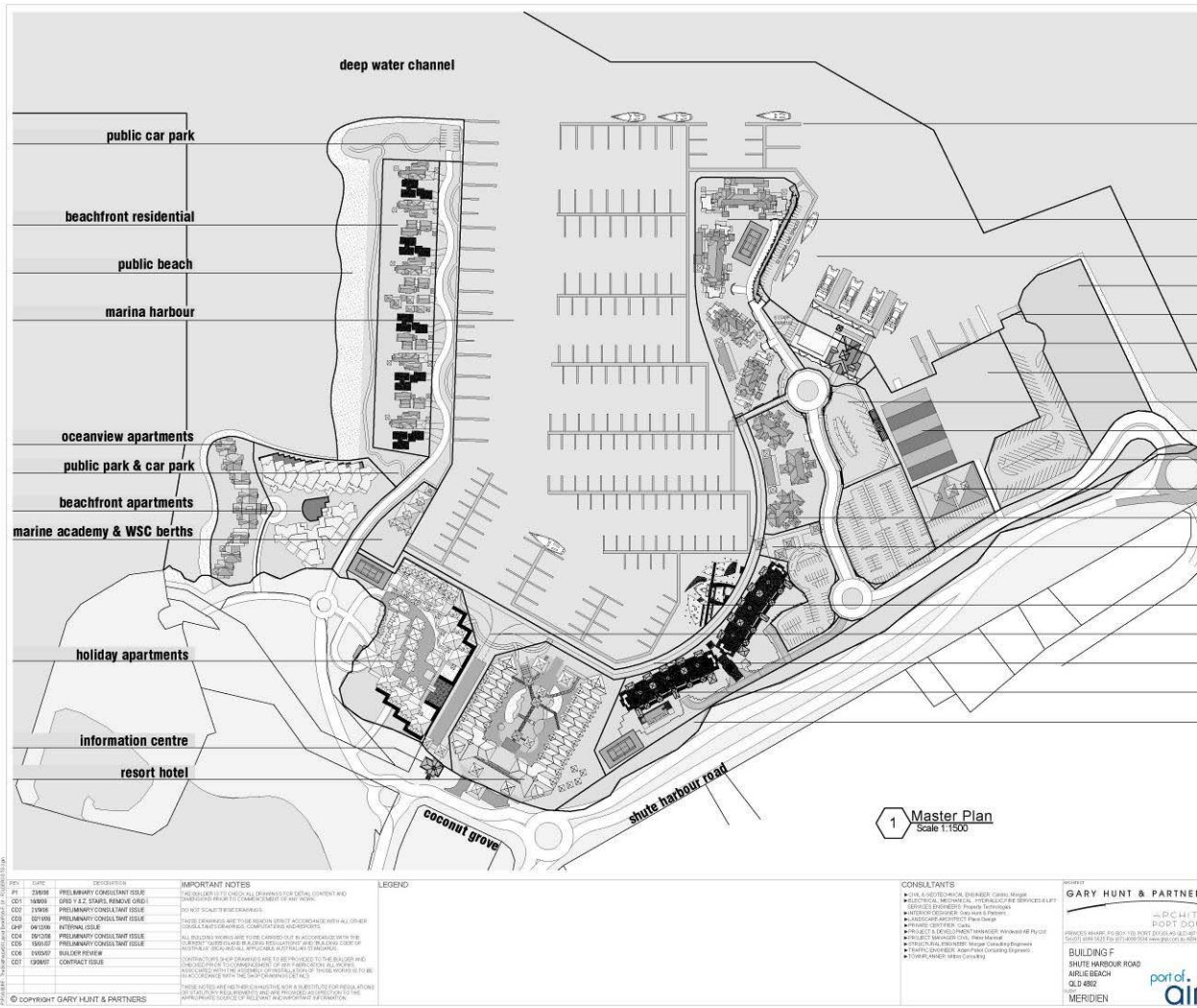
PLANS 1:1500 (A1)
Primary Lot Precinct Plan

PROJECT NO. POA(MP)-001

WINDWARD



FIGURE 2
PORT OF AIRLIE MASTER PLAN



PART 5 – OVERLAYS

PART 5 – OVERLAYS 82

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DIVISION 1 – ASSESSMENT TABLES FOR THE CONSERVATION AREAS OVERLAY

5.1.1 Development Assessment categories for the Conservation Areas Overlay

The Conservation Areas Overlay identifies:

- (a) Essential Habitat for endangered, vulnerable and rare species including Proserpine Rock Wallaby Habitat (COM 1); and
- (b) Aquatic Habitat (COM 2).

The development assessment categories are identified for development affected by the conservation areas overlay in Column 2 of Table 1 and 2 below:

- (a) Table 1 - making a material change of use involving a use listed in Column 1; or
- (b) Table 2 - for all other development as listed in Column 1.

5.1.2 Applicable Codes

For development affected by the conservation areas overlay, the applicable codes are identified in Column 3 of Table 1 and 2:

Table 1 – Assessment categories and criteria for making a Material Change of Use

1(a) Defined Use or Use Class	2 Assessment Category	3 Relevant Assessment Criteria Applicable Code if Development is Self Assessable or Requires Code Assessment
Animal husbandry Caretakers Residence Dwelling house Guest Accommodation Home Activity Local utility Park Road (within a road reserve) Roadside stall	Exempt	
Community Facility Special Purpose	Code assessable: (a) if the lot is within 100 metres of essential habitat for endangered, vulnerable and rare species, turtle nesting and significant dunes identified on Overlay Map COM 1; or (b) if the lot is within 100 metres of wetlands, identified on Overlay Map COM . Exempt if the above criteria do not apply	Conservation Areas Overlay Code
Low Impact Industry Medium Impact Industry Rural Service Industry Sales or Hire Premises Storage Yard	Exempt if on land within the Industrial Zone Code Assessable if the Criteria for exempt do not apply	Conservation Areas Overlay Code
Commercial Use Class Health Facility	Exempt if on land within the Commercial Zone or Multiple Dwelling Residential Zone	

1(a) Defined Use or Use Class	2 Assessment Category	3 Relevant Assessment Criteria Applicable Code if Development is Self Assessable or Requires Code Assessment
	Code Assessable if the Criteria for exempt do not apply	Conservation Areas Overlay Code
All Other Uses	Code assessable:	Conservation Areas Overlay Code

Table 2 – Assessment categories and criteria for all other development

1 Type of Development	2 Assessment Category	3 Relevant Assessment Criteria Applicable Code if Development is Self Assessable or Requires Code Assessment
Reconfiguring a lot	Code assessable if: (a) within 100 metres of essential habitat for endangered, vulnerable and rare species, turtle nesting and significant dunes identified on Overlay Map COM 1; or (b) the site area is within, or within 50 metres of wetlands, identified on Overlay Map COM 2.	Conservation Areas Overlay Code
	Exempt if the above criteria do not apply.	
Operational Work associated with reconfiguring a lot or material change of use	Code assessable if: (a) the site area is within 100 metres of essential habitat for endangered, vulnerable and rare species, turtle nesting and significant dunes identified on Overlay Map COM 1; or (b) the site area is within, or within 50 metres of wetlands, identified on Overlay Map COM 2.	Conservation Areas Overlay Code
	Exempt if the above criteria do not apply.	
Operational Work for filling or excavation not associated with a material change of use.	Code assessable if: (a) the site area is within 100 metres of essential habitat for endangered, vulnerable and rare species turtle nesting and significant dunes identified on Overlay Map COM 1; or (b) the site area is within, or within 50 metres of wetlands, identified on Overlay Map COM 2.	Conservation Areas Overlay Code
	Exempt if the above criteria do not apply.	

DIVISION 2 – CONSERVATION AREAS OVERLAY CODE

5.1.3 Applicability

The following code is applicable to assessable development as identified in the tables of assessment.

5.1.4 Overall Outcomes

The Overall Outcomes are the purpose of this Code. The outcomes are as follows:

- (a) areas of significant nature conservation and biodiversity values are retained and their values are protected;
- (b) ecological processes are maintained or improved;
- (c) the habitat of native fauna is conserved;
- (d) the habitat of declared rare or endangered fauna, including Proserpine Rock Wallaby, is protected;
- (e) human interaction with areas of significant coastal fauna (such as crocodile and turtle nesting, false water rat and shorebird habitats) is minimised;
- (f) waterways, wetlands, foreshore areas and the marine environment are protected;
- (g) water quality and the values of the Great Barrier Reef Marine Park are maintained and enhanced;
- (h) degraded environments are rehabilitated;
- (i) viable connectivity is maintained or enhanced between areas of significant nature conservation and biodiversity values;
- (j) waterways, wetlands and riparian zones are protected and enhanced to ensure high water quality and stream integrity;
- (k) natural hydrological regimes of wetlands and waterways and their natural flood mitigation function are maintained;
- (l) the biodiversity of wetlands and waterways is protected; and
- (m) the marine environment is protected from direct and stream transported adverse impacts due to pollutants.

Table 3 – Development Requirements for the Conservation Areas Overlay Code

Specific Outcomes (S) for Code and Impact Assessable Development	Probable Solutions (P) for Code and Impact Assessable Development
<i>Essential Habitat</i>	
<p>S1. Siting and design of the development (including buildings, structures, outdoor activity areas and on-site infrastructure) does not impact on biodiversity values, having regard to:</p> <ul style="list-style-type: none"> (a) the nature of the specific biodiversity values of the site and adjacent land; (b) the potential to contain development within existing cleared or disturbed areas and avoid further fragmentation of vegetation; (c) the potential to respond sensitively to the natural land form and minimise earthworks and disruption to natural drainage lines and hydrology; (d) The potential to maintain, enhance or create ecological corridors; (e) the provision of adequate separation between the development and the 	<p>P1.1 Building envelopes are:</p> <ul style="list-style-type: none"> (a) located in an already cleared area; or (b) a disturbed area with little potential for rehabilitation; or (a) setback a minimum of 50 metres from important remnant vegetation, essential habitat areas or other significant landscape features (e.g. riparian vegetation); or (b) close to an access road; and (c) no greater than 2,000sqm in area. <p>P1.2 Where an approved building envelope exists development occurs within that approved building envelope; or</p> <p>P1.3 Buildings and associated infrastructure are located at least 50 metres from remnant vegetation, native non-remnant vegetation, essential habitat areas and buffer zones on and any adjacent lot to the site.</p>

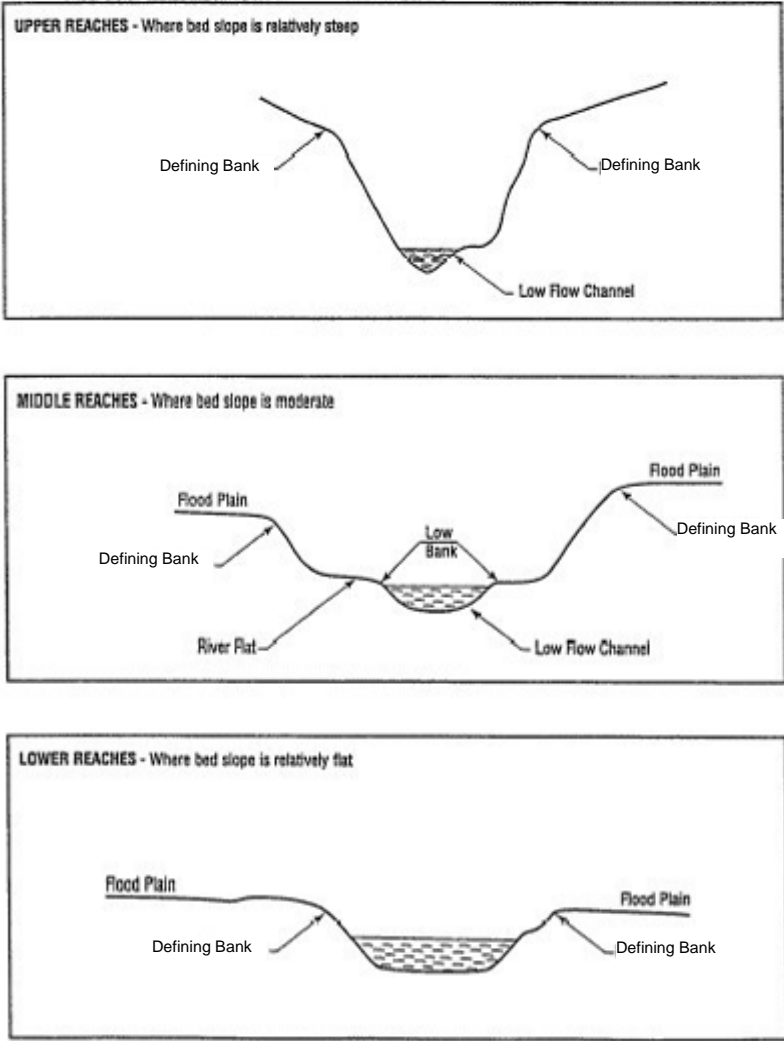
Specific Outcomes (S) for Code and Impact Assessable Development	Probable Solutions (P) for Code and Impact Assessable Development
<p>specific biodiversity values of the site and adjacent land; and (f) the provision of other appropriate buffering treatments.</p>	
<p>S2. Existing remnant vegetation and native non-remnant vegetation is retained and rehabilitated to facilitate the movement of fauna between habitat areas.</p>	<p>P2.1 Existing native non-remnant vegetation within identified buffer zones is to be retained.</p> <p>AND</p> <p>P2.2 Existing native non-remnant vegetation within identified buffer zones is to be supported by rehabilitation works.</p> <p>AND</p> <p>P2.3 Rehabilitation works are linked to other areas of existing remnant vegetation and native non-remnant vegetation, outside of the buffer area, together, on the land, to form ecological corridors;</p> <p>AND</p> <p>P2.4 Rehabilitation works use locally sourced indigenous plant species in a manner that consists of composition of plant species that would occur naturally in the area.</p> <p>AND</p> <p>P2.5 Rehabilitation works involve:</p> <ul style="list-style-type: none"> (a) the preparation of a rehabilitation management plan prepared by a suitably qualified professional which outlines the manner in which the land is to be practically rehabilitated and protected in the long term; and (b) an environmental protection covenant that protects the rehabilitation works by: <ul style="list-style-type: none"> (i) ensures that no fixtures or improvements, including buildings and other structures may be erected except as provided for the development sought directly within the rehabilitated area; and (ii) ensures the use of fences are minimised, or are constructed in such a manner that any fauna can easily and quickly pass through a constructed fence without injury; and (iii) ensures no cats or dogs are to be kept as pets on the affected properties; and (iv) no exotic toxic plants to be introduced.
<p>S3. Proserpine Rock Wallaby habitat is protected and improved.</p>	<p>P3.1 Where development occurs on land that has Proserpine Rock Wallaby habitat, this is protected by:</p> <ul style="list-style-type: none"> (a) Setting back fixtures and improvements, including buildings and other structures a minimum of 50 metres from the habitat; <p>AND</p> <ul style="list-style-type: none"> (b) an environmental management plan prepared by a suitably qualified professional which outlines the manner in which the land is to be protected in the

Specific Outcomes (S) for Code and Impact Assessable Development	Probable Solutions (P) for Code and Impact Assessable Development
	<p>long term for the benefit of the Proserpine Rock Wallaby;</p> <p>AND</p> <p>(c) an environmental protection covenant that:</p> <p>(v) ensures that no fixtures or improvements, including buildings and other structures may be erected except as provided for the development sought; and</p> <p>(i) ensures that fences are constructed in such a manner that a wallaby can easily and quickly pass through the constructed fence without injury; and</p> <p>(ii) ensures no cats or dogs are to be kept as pets on the affected properties; and</p> <p>(iii) no exotic toxic plants to be introduced.</p>
<p>S4. Development adjacent to crocodile habitat should demonstrate that public access to crocodile habitat is appropriately managed to avoid or minimise crocodile-human interactions.</p>	<p>P4.1 Crocodile habitat areas and important wetlands are protected from:</p> <p>(a) lighting; and</p> <p>(b) formal pedestrian or vehicular access.</p>
<p>S5. Development adjacent to turtle rookeries, shorebird habitat, and false water rat habitat should provide a buffer of width and with characteristics that prevent adverse impacts on the value of these areas from lighting, domestic animals, and public access.</p>	<p>P5.1 Turtle nesting areas and important wetlands are protected from:</p> <p>(a) lighting; and</p> <p>(b) formal pedestrian or vehicular access.</p>
Aquatic Habitat	
<p>S6. Existing remnant vegetation and native non-remnant vegetation is retained and rehabilitated to adjoining waterways and wetlands.</p>	<p>P6.1 Remnant vegetation associated with waterways, wetlands and aquatic habitats is retained;</p> <p>P6.2 Where clearing, if remnant vegetation is unavoidable, rehabilitation works are undertaken along each side of a waterway within at least 25 metres of each high bank;</p> <p>P6.3 Development is set back a minimum distance of:</p> <p>(c) 100 metres from Highest Astronomical Tide for coastal wetlands; or</p> <p>(d) 50 metres from high bank for freshwater habitat.</p>
<p>S7. Waterways and wetlands are protected from pollution and erosion.</p>	<p>In partial compliance with 9:</p> <p>P7.1 Where riparian vegetation has been removed or degraded, rehabilitation works occurs with suitable locally sourced indigenous plant species.</p> <p>P7.2 Stormwater drainage outfalls are located and designed to distribute runoff into the waterways, rather than concentrate it, and to minimise discharge velocity,</p> <p>P7.3 Natural drainage patterns and detention areas are protected and maintained.</p> <p>P7.4 Stormwater quality improvement devices are</p>

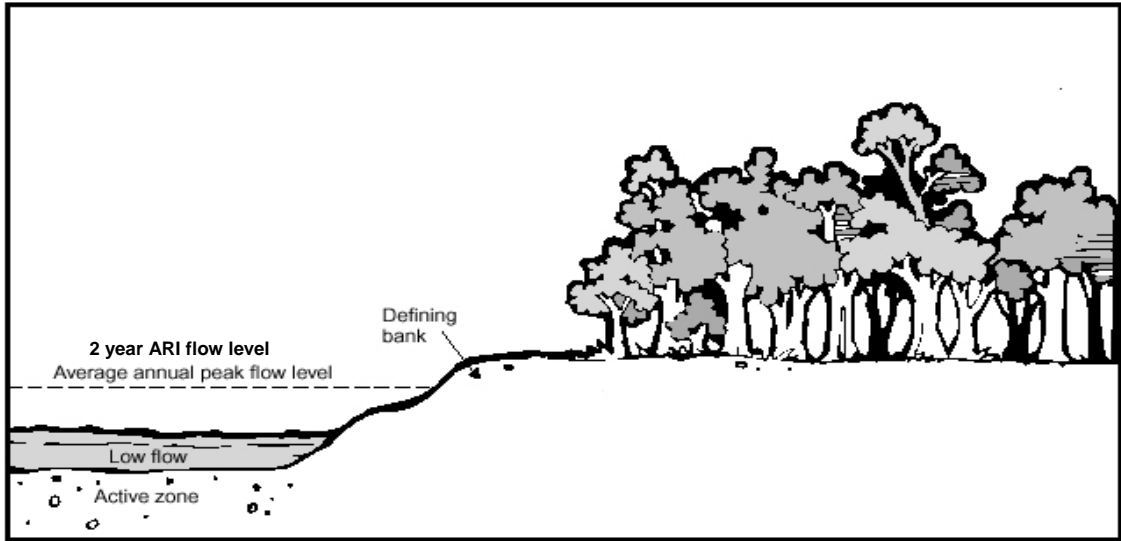
Specific Outcomes (S) for Code and Impact Assessable Development	Probable Solutions (P) for Code and Impact Assessable Development
	installed outside the wetland or waterways and are designed for a 1 in 100 storm runoff event in accordance with Planning Scheme Policy No. 7 –Development Manual.
<p>S8. A buffer is maintained to protect and enhance the environmental values and ecosystem services of waterways, wetlands and fish habitat areas having regard to:</p> <ul style="list-style-type: none"> (a) fauna habitats; (b) adjacent land use impacts; (c) stream integrity; (d) sustainable aquatic and wetland ecosystems; and (e) recreational amenity. 	<p>P8.1 Buffer areas of at least the following widths are maintained free of buildings, other structures and infrastructure:</p> <ul style="list-style-type: none"> (a) 100 metres around the perimeter of a State coastal wetland, turtles, seagrass bed or declared dugong breeding area and 50 metres in relation to any other wetland or water body; and (b) adjacent to the defining bank of a waterways: <ul style="list-style-type: none"> (i) stream orders 0.5 to 2 50 metres (ii) stream orders 3 and 4 100 metres (iii) stream order 5 200 metres <p><i>For the purposes of this probable solution, the defining bank is to be determined in accordance with Figure 4-2.1.2(b)). The buffer width does not include any part of the waterway itself.</i></p> <p>P8.2 All remnant vegetation within the buffer is retained and, is supplemented using suitable locally sourced indigenous plant species so that an estimated minimum of 70% canopy cover is provided when trees reach maturity.</p>
<p>S9. The hydrologic regime of wetland areas is maintained or enhanced to protect its natural integrity.</p>	<p>P9.1 The existing hydrologic regime of surface and ground waters to a wetland is not altered through channelisation, redirection, or interruption of flows, other than where necessary for the rehabilitation of the wetland.</p> <p>P9.2 No interference or modification of channels within a wetland occurs, other than where necessary for the rehabilitation of the wetland.</p> <p>P9.3 Development is undertaken in a manner that can accommodate fluctuations in the size and location of the wetland including the impact of storm tides.</p>
<p>S10. Stream integrity and in-stream habitat are protected or enhanced.</p>	<p>P10.1 No interference or modification of the waterway channel or in stream habitat occurs other than where necessary for the rehabilitation of the waterway.</p> <p>P10.2 Where enhancement is necessary or desirable, the principle of natural channel design is followed. That is, hydraulic conveyance requirements of engineered or affected channels are maintained, while environmental values are improved.</p>
<p>S11. The use of coastal wetlands and land within 100 metres of a coastal wetland is compatible with the maintenance of the wetland's values and functions.</p>	<p>P11.1 Development, including associated infrastructure, is located outside coastal wetlands and land within 100 metres of a coastal wetland unless it can be demonstrated that:</p> <ul style="list-style-type: none"> (a) native non-remnant vegetation that is important to the function of the wetland or provides a habitat linkage is retained; and (b) Where local indigenous plant species

Specific Outcomes (S) for Code and Impact Assessable Development	Probable Solutions (P) for Code and Impact Assessable Development
	<p>adjacent to a wetland does not exist, a buffer between the proposed development and the wetland is provided that will ensure that the protection of the local natural and biodiversity values of the wetland and maintenance of the water quality is maintained; and</p> <p>(c) Stormwater mitigation facilities are located outside the coastal wetland and effectively decrease the velocity, sediment and nutrient content of water entering the wetland; and</p> <p>(d) Infrastructure to service development is to be located outside of any wetland unless it can be demonstrated that: the infrastructure is of net benefit to the locality and its community; there are no viable alternatives; and any potential adverse impacts on the wetland can be minimised and managed.</p>

Figure 4-2.1.2(b) Diagrammatic representation of the defining bank for waterway



Where there is any doubt, the defining bank is the terrace or bank or, if no bank is present, the point on the active floodplain, which confines the average two year ARI flows, as illustrated below.



DIVISION 3 – ASSESSMENT TABLES FOR THE ECONOMIC RESOURCES OVERLAY

5.2.1 Development Assessment categories

The Economic Resources Overlay identifies:

- (a) Good Quality Agricultural Land (EROM 1);
- (b) Dam Catchment (EROM 2); and

The development assessment categories are identified for development affected by the economic resources overlay in Column 2 of Table 1 and 2 below:

- (a) Table 1 - making a material change of use involving a use listed in Column 1; or
- (b) Table 2 - for all other development as listed in Column 1.

5.2.2 Assessment criteria

For development affected by the conservation areas overlay, the applicable codes are identified in Column 3 of Table 1 and 2

Table 1 – Assessment categories and criteria for making a material change of use

1(a) Defined Use or Use Class	2 Assessment Category	3 Relevant Assessment Criteria Applicable Code if Development is Self Assessable or Requires Code Assessment
Agriculture Animal Husbandry Forestry Home Activity Local utility Park Road (within a road reserve) Roadside stall	Exempt	
Caretakers Residence Community Facility Dwelling House Guest Accommodation Special Purpose	Self Assessable if: (a) on land identified as being contained within the Catchment area for Peter Faust Dam on Overlay Map EROM 2; and (b) any on-site effluent disposal facility is outside the 200 metre buffer from the full supply level, of the Peter Faust Dam.	Economic Resources Overlay Code
	Otherwise Code assessable	Economic Resources Overlay Code
All other uses	Code assessable if (a) identified as assessable development in the level of assessment table of the relevant zone; and (b) on land identified as consisting of Good Quality Agricultural Land on the Overlay Map (EROM 1); or (c) on land identified as being contained within the Catchment area for Peter Faust Dam on Overlay Map EROM 2.	Economic Resources Overlay Code

1(a) Defined Use or Use Class	2 Assessment Category	3 Relevant Assessment Criteria Applicable Code if Development is Self Assessable or Requires Code Assessment
	Exempt if the criteria for code assessment does not apply.	

Table 2 – Assessment categories and criteria for all other development

1 Type of Development	2 Assessment Category	3 Relevant Assessment Criteria Applicable Code if Development is Self Assessable or Requires Code Assessment
Reconfiguring a lot	Code assessable if (a) identified as assessable in the table of assessment of the relevant zone; and (b) on land identified as consisting of Good Quality Agricultural Land on the Overlay Map (EROM 1); or (c) on land identified as being contained within the Catchment area for Peter Faust Dam on Overlay Map EROM 2.	Economic Resources Overlay Code
	Exempt if the criteria for code assessment does not apply.	

DIVISION 4 – ECONOMIC RESOURCES OVERLAY CODE

5.2.3 Applicability

The following code is applicable to self assessable and assessable development as identified in the tables of assessment.

5.2.4 Overall Outcomes

The Overall Outcomes are the purpose of this Code. The outcomes are as follows:

- (a) GQAL is conserved and continued agricultural use, whether or not the land is being utilised for agricultural production; at the time, unless there is an overriding community need for its use for other purposes;
- (b) reconfiguration of lots facilitates viable and sustainable rural land uses and does not adversely affect the potential to sustain agricultural production;
- (c) rural uses are protected from encroachment by incompatible uses;
- (d) the physical catchment area of the Peter Faust Dam and the quality of stored water is maintained or improved by the protection and enhancement of the catchment area's natural systems;
- (e) the catchment area is protected from the spread of pests and weeds that may either restrict or impede the proper management of the catchment area for water supply and recreational purposes; and
- (f) the catchment area is protected from development that would have unacceptable impacts, either directly or indirectly.

Table 3 – Development Requirements for the Economic Resources Overlay Code

Specific Outcomes (S) for Code and Impact Assessable Development	Probable Solutions (P) for Code and Impact Assessable Development; and Acceptable Solutions (A) for Self Assessable Development ¹

¹ Where self-assessable development does not meet the Acceptable Solution in the applicable codes, it requires code assessment.

Specific Outcomes (S) for Code and Impact Assessable Development	Probable Solutions (P) for Code and Impact Assessable Development; and Acceptable Solutions (A) for Self Assessable Development ¹
Good Quality Agricultural Land	
S1. Material change of use and reconfiguring a lot of GQAL does not reduce the utility and productive capacity of GQAL.	P1.1 Lot boundaries relate to natural features such as ridges or other catchment boundaries, drainage lines or flood flows, or stands of remnant vegetation; and P1.2 The minimum lot size is equal to or greater than 100 hectares in the Rural Zone identified on the Zoning Maps; P1.3 Aquaculture is not located on land identified as GQAL.
S2. Material change of use and reconfiguring a lot on GQAL for buildings or uses on adjoining GQAL are located to minimise any conflict arising from incompatible land uses.	P2.1 Where a boundary realignment involving lots smaller than 100 hectares and will improve the relationship of the lots to natural features, and <ul style="list-style-type: none"> (a) any new lot to be used for a dwelling unit and ancillary buildings are not on land identified as GOAL; (b) any new lot to be used for a dwelling unit and ancillary buildings is to be buffered from GQAL in accordance with Table 2: Summary of buffer area design Criteria of Planning Guideline: Separating Agricultural and Residential Land Uses (NRW & DIP); (c) buffers for any new lot to be used for a dwelling unit and ancillary buildings must be contained within the new lot; (d) access to any new lot for a dwelling unit and ancillary buildings does not compromise the utility of GQAL; and (e) any lot comprising the balance area of the boundary realignment has a minimum area of 50 hectares and a regular boundary.
Dam Catchment	
S3. Development in the Peter Faust Dam Catchment does not significantly change landform or vegetation.	P/A3.1 Development in the Peter Faust Dam Catchment minimises ground disturbance through siting and construction of buildings, other structures, roadways and other engineering work outside of the dam catchment area.
S4. The water quality of the catchment is protected from contamination.	In partial compliance with S5: P/A4.1 Any on-site effluent disposal system required for any buildings or other structures is located outside the dam catchment area. P4.2 Where clearing has occurred or the land has become degraded, rehabilitation occurs with suitable native species endemic to the local area to a minimum width of 40 metres from the full supply level of the dam.
S5. The water catchment area is to be kept free from the uncontrolled expansion and proliferation of weeds and pests that inhibit access to the foreshore areas, adversely affect water quality or degrade natural ecosystems within the area.	In partial compliance with S6: P5.1 Preparation of a weed and pest control management plan; otherwise No probable solution specified.

DIVISION 5 – ASSESSMENT TABLES FOR THE NATURAL HAZARDS OVERLAY

5.3.1 Development Assessment categories

The Natural Hazards Overlay identifies:

- (a) Erosion Prone Areas;
- (b) Landside Risk;
- (c) Bushfire Hazard (NHOM1);
- (d) Acid Sulfate Soils (NHOM2); and
- (e) Flooding and Storm Surge (NHOM 3 - 4).

The development assessment categories are identified for development affected by the economic resources overlay in Column 2 of Table 1 and 2 below:

- (a) Table 1 - making a material change of use involving a use listed in Column 1; or
- (b) Table 2 - for all other development as listed in Column 1.

5.3.2 Assessment criteria

For development affected by the conservation areas overlay, the applicable codes are identified in Column 3 of Table 1 and 2

Table 1 – Assessment categories and criteria for making a material change of use

1(a) Defined Use or Use Class	2 Assessment Category	3 Relevant Assessment Criteria Applicable Code if Development is Self Assessable or Requires Code Assessment
Agriculture Animal Husbandry Guest Accommodation Home Activity Market Park Road (within a road reserve) Roadside Stall	Exempt	
Forestry	Code assessable if the site is identified on land with a slope of 15% or greater.	Natural Hazards Overlay Code
	Exempt if the criteria for code assessable do not apply.	
Dwelling House	Code assessable if the site is identified: (a) as assessable in the table of assessment for the relevant zone and on land identified as medium or high risk on the Bushfire Risk area on Overlay Map NHOM1; or (b) on land identified as being within the mapped flood inundation area on Natural Hazard Management Areas Overlay Map NHOM 3; or (c) on land with a slope of 15% or greater.	Natural Hazards Overlay Code
	Exempt if the criteria for code assessable do not apply.	

1(a) Defined Use or Use Class	2 Assessment Category	3 Relevant Assessment Criteria Applicable Code if Development is Self Assessable or Requires Code Assessment
All other uses	<p>Code assessable if the site is identified:</p> <ul style="list-style-type: none"> (a) on Erosion Prone Area Sheet 1 of 2 – Whitsunday Shire (O’Connell River to Cape Gloucester) SC3386; or (b) on Erosion Prone Area Sheet 2 of 2 – Whitsunday Shire (Cumberland Islands) SC3387; or (c) as assessable in the table of assessment for the relevant zone and on land identified as medium or high risk on the Bushfire Risk area on Overlay Map NHOM1; or (d) on land identified as being within the mapped flood inundation area on Natural Hazard Management Areas Overlay Map NHOM 3-4; or (e) on land with a slope of 15% or greater; or (f) on land with a natural ground level less than 20m AHD and with reference to Overlay Map NHOM 2, and the development involves the disturbance of soil or sediment by: - <ul style="list-style-type: none"> (i) excavating or otherwise removing 100m³ or more of material where land is below the five (5) metre contour; or (ii) filling of land involving 500m³ or more of material at an average depth of 0.5 metre or more where land is below the five (5) metre contour; or (iii) excavating or otherwise removing 100m³ or more of material at or below five (5) metres AHD where land is between the five (5) metre and 20 metre contour 	Natural Hazards Overlay Code
	Exempt if the criteria for code assessable do not apply.	

Table 2 – Assessment categories and criteria for all other development

1(a) Type of Development	2 Assessment Category	3 Relevant Assessment Criteria Applicable Code if Development is Self Assessable or Requires Code Assessment
<p>Reconfiguring a lot</p> <p>Operational Work associated with reconfiguring a lot or material change of use.</p> <p>Operational Work for filling or excavation (other than management practices of the conduct of an agricultural use) not associated with a material change of use or reconfiguring a lot.</p>	<p>Code assessable if the site is identified:</p> <ul style="list-style-type: none"> (a) on Erosion Prone Area Sheet 1 of 2 – Whitsunday Shire (O’Connell River to Cape Gloucester) SC3386; or (b) on Erosion Prone Area Sheet 2 of 2 – Whitsunday Shire (Cumberland Islands) SC3387; or (c) as assessable in the table of assessment for the relevant zone and on land identified as medium or high risk on the Bushfire Risk area on Overlay Map NHOM1; or (d) on land identified as being within the mapped flood inundation area on Natural Hazard Management Areas Overlay Map NHOM 3-4; or (e) on land with a slope of 15% or greater; or (f) on land with a natural ground level less than 20m AHD, and with reference to Overlay Map NHOM 2, and the development involves the disturbance of soil or sediment by: - <ul style="list-style-type: none"> (i) excavating or otherwise removing 100m³ or more of material where land is below the five (5) metre contour; or (ii) filling of land involving 500m³ or more of material at an average depth of 0.5 metre or more where land is below the five (5) metre contour; or (iii) excavating or otherwise removing 100m³ or more of material at or below five (5) metres AHD where land is between the five (5) metre and 20 metre contour. 	
<p>Operational Work for placing a sign on premises not associated with a material change of use</p>	<p>Code assessable if the site is identified on land with a slope of 15% or greater.</p> <p>Exempt if the criteria for code assessable do not apply.</p>	<p>Natural Hazards Overlay Code</p>

DIVISION 6 – NATURAL HAZARDS OVERLAY CODE

5.3.3 Applicability

The following code is applicable to assessable development as identified in the tables of assessment.

5.3.4 Overall Outcomes

The Overall Outcomes are the purpose of this Code. The outcomes are as follows:

- (a) only development which is compatible with the nature of bushfire, flood, storm surge and landslide events, is ;located within the natural hazard management area;
- (b) development is designed and located to minimises adverse impacts from bushfire, flood, storm surge and landslide;
- (c) the safety of people and property is protected from unacceptable risk from bushfire, flood, storm surge and landslide;
- (d) infrastructure necessary for the mitigation of bushfire, flood, storm surge and landslide is provided as a part of development;
- (e) where practicable, community infrastructure is located and designed to function effectively during and immediately after bushfire, flood, storm surge and landslide events;
- (f) erosion prone areas remain free of permanent buildings and structures;
- (g) development for urban purposes does not have an adverse impact on natural coastal processes; and
- (h) development ensures that leachate containing contaminants caused by disturbance of acid sulfate soils are appropriately managed to avoid risk to the environment or human health.

Table 3 – Development Requirements for the Natural Features Overlay Code

Specific Outcomes (S) for Code and Impact Assessable Development	Probable Solutions (P) for Code and Impact Assessable Development; and Acceptable Solutions (A) for Self Assessable Development ²
Bushfire Hazard	
S1. Development maintains the safety of people and property by: <ol style="list-style-type: none"> (a) avoiding the areas of high or medium bushfire hazard as indicated on the Bushfire Hazards Overlay Map HNOM1; or (b) mitigating the risk through: <ol style="list-style-type: none"> (i) appropriate lot design and siting of buildings; (ii) providing firebreaks that provide adequate setback between buildings or structures and hazardous vegetation; (iii) providing adequate access for fire fighting and other emergency vehicles and safe evacuation; (iv) providing an adequate and accessible water supply for fire 	P1.1 Development is located on land that has having a low bushfire hazard risk as indicated on the Bushfire Risk Areas Overlay Map. OR P1.2 Buildings and structures sited in medium and high bushfire hazard risk areas on the Bushfire Risk Areas Overlay Map are: <ol style="list-style-type: none"> (a) to achieve setbacks from hazardous vegetation of 1.5 times the predominant mature canopy tree height or ten (10) metres, whichever is the greater; or (b) to be ten (10) metres from any retained vegetation; and (c) with elements of the development that are least susceptible to fire located closest to hazardous vegetation. P1.3 Uses involving existing or new buildings with a gross floor area greater than 50m ² are serviced by the following:

² Where self-assessable development does not meet the Acceptable Solution in the applicable codes, it requires code assessment.

Specific Outcomes (S) for Code and Impact Assessable Development	Probable Solutions (P) for Code and Impact Assessable Development; and Acceptable Solutions (A) for Self Assessable Development ²
fighting purposes.	<p>(a) a reticulated water supply that has sufficient flow and pressure characteristics for fire fighting purposes at all times (minimum pressure flow of ten (10) litres per second at 200 kPa); or</p> <p>(b) accessible on-site water storage of not less than 5,000 litre capacity in the form of:</p> <p>(i) dam or lake;</p> <p>(ii) water tank with a standard rural fire brigade fitting (50 mm cam lock); or</p> <p>(iii) swimming pool.</p> <p>P1.4 Residential lots are designed so that their size and shape allow for efficient emergency access to buildings for fire fighting appliances and compliance with 1.2.</p> <p>P1.5 Roads are designed and constructed with a maximum grade of 12.5%.</p> <p>P1.6 Culs-de-sac are not created.</p> <p>P1.7 Firebreaks are provided by:</p> <p>(a) a perimeter road that separates lots from areas of bushfire hazard and that road has:</p> <p>(i) a minimum cleared width of 20 metres;</p> <p>(ii) a maximum gradient of 12.5%; and</p> <p>(iii) a formed road width of four (4) metres; or</p> <p>(b) fire maintenance trails which:</p> <p>(i) have vehicular access at each end;</p> <p>(ii) allow for vehicle access at least every 200 metres;</p> <p>(iii) provide passing or turning areas for fire fighting appliances at least every 400 metres;</p> <p>(iv) have a minimum cleared width of ten (10) metres;</p> <p>(v) have a minimum formed width of four (4) metres;</p> <p>(vi) have a maximum gradient of 12.5%;</p> <p>(vii) are either located on public land, or within an access easement that is granted in favour of Council and Queensland Rural Fire Service;</p> <p>(viii) are constructed and maintained to prevent erosion and provide continuous access for fire fighting vehicles; and</p> <p>P1.8 Cleared breaks of ten (10) metres minimum width or 1.5 times the canopy tree height (whichever is the greatest) are provided in retained bushland within the site to allow burning of sections and access for bushfire response.</p>
S2. Non-residential buildings at which people are likely to congregate (such as schools, community halls, tourist facilities and the like) are constructed to provide protection in the event of a bushfire.	P2.1 Buildings, other than class 1, 2, 3 or 4 buildings, are constructed in accordance with the provisions of Australian Standard AS3959 - Construction of Buildings in Bushfire Prone Areas.
S3. Public safety and the environment are not adversely affected by the detrimental	No probable solutions specified.

Specific Outcomes (S) for Code and Impact Assessable Development	Probable Solutions (P) for Code and Impact Assessable Development; and Acceptable Solutions (A) for Self Assessable Development ²
impacts of bushfire on hazardous materials manufactured or stored in bulk.	
S4. Uses in the infrastructure use class are able to function effectively during and immediately after bushfire events.	P4.1 The use does not involve an extension to any existing buildings of more than 20m ² or the establishment of any new buildings on the site. P4.2 The use is designed to function effectively during and immediately after bushfire events.
<p>Flooding and Storm Surge</p> <p>The Queensland Floods Commission of Inquiry (the Commission) is currently investigating the 2010/2011 flood disaster that caused widespread devastation across Queensland.</p> <p>The Commission is likely to review the existing town planning provisions related to flooding and flood risk mitigation. The final report of the Commission may recommend changes to the State Planning Policy which may have implications for the Whitsunday Shire Planning Scheme 2009.</p> <p>Consequently the provisions of the Whitsunday Shire Planning Scheme 2009 with respect to the management of flooding and flood risk mitigation may be subject to change at the direction of the Queensland Government or Whitsunday Regional Council in the near future. This should be taken into account by applicants and assessment managers when considering development in this area. Applicants are advised to make relevant enquiries regarding the status of the provisions relating to flooding.</p>	
S5. Development does not result in adverse impacts on people's safety or the capacity to use land within the floodplain or coastal area that is potentially subject to storm tide.	P5.1 Works do not involve: (a) any physical alteration to a waterway or floodway including vegetation clearing; or (d) net filling exceeding 500 cubic metres in a rural zone or 50 cubic metres in any other zone. OR P5.2 Development either: (a) avoids any reductions of on-site flood storage capacity and contains within the subject site any changes to depth/duration/velocity of flood waters of all floods up to and including the 1% Annual Exceedance Probability (AEP) event; or (b) does not change the flood characteristics at the 1% AEP event outside the subject site in ways that result in: (i) loss of flood storage; (ii) loss of/changes to flow paths; (iii) acceleration or retardation of flows; or (iv) any reduction in flood warning times elsewhere on the floodplain; or (v) does not create an environment that deflects or is likely to intensify either the velocity or height of flood or storm tide waters within the immediate area or in relation to adjacent structures.
S6. Development minimises the potential damage from flooding or storm tides to property on the development site.	P/A6.1 Dwellings are sited so that the finished floor level is a minimum of 500mm above the 1% AEP flood level. P6.2 No probable solution stated for storm tide impact.
S7. Public safety and the environment are not adversely affected by the detrimental impacts of floodwater or storm tide waters	P7.1 The manufacture or storage in bulk of hazardous materials does not occur in the mapped inundation area for flood or storm tide event.

Specific Outcomes (S) for Code and Impact Assessable Development	Probable Solutions (P) for Code and Impact Assessable Development; and Acceptable Solutions (A) for Self Assessable Development ²	
on hazardous materials manufactured or stored in bulk.	OR P7.2	Structures used for the manufacture or storage of hazardous materials in bulk are designed to prevent the intrusion of flood or storm tide waters.
S8. Essential services infrastructure (e.g. on-site electricity, gas, water supply, sewerage and telecommunications) maintains its function during a 1% AEP flood or storm tide event.	P8.1 P8.2	Any components of the infrastructure that are likely to fail to function or may result in contamination when inundated by flood or storm tide water (e.g. electrical switchgear and motors, water supply pipeline air valves) are: (a) located above the 1% AEP flood or storm tide event; or (b) designed and constructed to exclude and withstand the force of flood or storm tide inundation. Infrastructure is designed and constructed to resist hydrostatic and hydrodynamic forces as a result of inundation by the 1% AEP flood or storm tide event.
S9. Community infrastructure is able to function effectively during and immediately after flood events.	P9.1 OR P9.2	Community infrastructure is not located on land in a mapped flood or storm; Community infrastructure is designed to prevent the intrusion of flood or storm tide waters based upon the Recommended Flood Level (RFL) specified for that community infrastructure in the following table:
	Emergency services	0.2% AEP
	Emergency shelters	0.5% AEP
	Police facilities	0.5% AEP
	Hospitals and associated facilities	0.2% AEP
	Stores of valuable records or items of historic or cultural significance (e.g. galleries and libraries)	0.5% AEP
	<ul style="list-style-type: none"> ▪ State-controlled roads ▪ Works of an electricity entity not otherwise listed in this table ▪ Railway lines, stations and associated facilities ▪ Aeronautical facilities ▪ Communication network facilities 	No specific recommended flood level but development proponents should ensure that the infrastructure is optimally located and designed to achieve suitable levels of service, having regard to the processes and policies of the administering government agency.
	Power stations	0.2% AEP

Specific Outcomes (S) for Code and Impact Assessable Development	Probable Solutions (P) for Code and Impact Assessable Development; and Acceptable Solutions (A) for Self Assessable Development ²	
	Major switch yards	0.2% AEP
	Substations	0.5% AEP
	Sewage treatment plants	The Defined Flood Event (DFE) as nominated by the council.
	Water treatment plants	0.5% AEP
	OR P9.3 The community infrastructure is located below the RFL but can function effectively during and immediately after the RFL flood event P9.4 Essential community infrastructure (emergency services and shelters, police facilities and hospitals, and associated facilities) has an emergency rescue area above the RFL.	
Erosion Prone		
S10. The integrity and stability of coastal areas and frontal dunes is protected.	P10.1 Where reconfiguring a lot involves land within erosion prone limited identified on the erosion prone maps, works associated with reconfiguring a lot are set back outside the erosion prone limits identified.	
S11. Erosion prone areas are to remain undeveloped apart from acceptable temporary or relocatable structures for safety and recreational purposes.	P11.1 Dwelling units are located outside of erosion prone area identified on the erosion prone maps.	
Landside		
S12. Development maintains the safety of people, property, and hazardous materials manufactured or stored in bulk from the risk of landslide	P12.1 A site-specific geotechnical analysis, prepared by a suitably qualified professional, must be included with the development proposal and demonstrate: (a) that the development site is not subject to landslide hazard and (b) that the proposed development will not negatively impact on the slope stability of any steep land adjoining the site. P12.2 The development does not: (a) involve any new building work other than an extension of less than 20m ² gross floor area to an existing building; or (b) involve vegetation clearing; or (c) alter ground levels or stormwater conditions. OR P12.3 The development proposal includes an assessment and identified measures, prepared by a suitably qualified professional, to ensure that: (a) the long term stability of the development site; and (b) the development site will not be adversely affected by landslide activity originating on sloping land above the development site.	
S13. Community infrastructure is able to function effectively during and immediately after landslide events.	P13.1 The development proposal includes an assessment and identified measures, prepared by a suitably qualified professional, to ensure that access to the site will not be impeded by a landslide event.	

Specific Outcomes (S) for Code and Impact Assessable Development	Probable Solutions (P) for Code and Impact Assessable Development; and Acceptable Solutions (A) for Self Assessable Development ²
Acid Sulfate Soils	
<p>S14. The extent to which acid sulfate soils may exist on a site that is to be disturbed is accurately determined prior to any disturbance.</p>	<p>P14.1 A site-specific Acid Sulfate Soils analysis, prepared by a suitably qualified professional, must be included with the development proposal and:</p> <ul style="list-style-type: none"> (a) assess the extent of Potential Acid Sulfate Soils (PASS) or Acid Sulfate Soils (ASS) over the lot; and (b) determine the likelihood of disturbance to PASS or ASS; and (c) outline the methods to ameliorate acidic runoff; and (d) outline the methods to manage the impact of any acidic runoff, so that it is no greater than that which can be expected as normal background runoff from the surrounding natural environment.
<p>S15. Works avoid disturbing acid sulfate soils or are managed to avoid or minimise the release of acid or metal contaminants.</p>	<p>P15.1 The disturbance of acid sulfate soils is avoided by:</p> <ul style="list-style-type: none"> (a) not excavating or otherwise removing soil or sediment identified as containing acid sulfate soils; and (b) not permanently or temporarily extracting groundwater that results in the aeration of previously saturated acid sulfate soils; and (c) not undertaking filling that results in: <ul style="list-style-type: none"> (i) actual acid sulfate soils being moved below the watertable; and (ii) Potential saturated acid sulfate soils being aerated. <p>OR</p> <p>P15.2 The disturbance of acid sulfate soils avoids the release of acid and metal contaminants by:</p> <ul style="list-style-type: none"> (a) neutralising existing acidity and preventing the generation of acid and metal contaminants; and (b) preventing the release of surface or groundwater flows containing acid and metal contaminants into the environment.

PART 6 – PLANNING SCHEME CODES FOR A STATED USE OR DEVELOPMENT TYPE

PART 6 – PLANNING SCHEME CODES FOR A STATED USE OR DEVELOPMENT TYPE

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DIVISION 1 – RESIDENTIAL USES

6.1.1 Bed and Breakfast Accommodation Code

6.1.1.1 Code Applicability

The following code is applicable to assessable development for Bed and Breakfast Accommodation as identified in the tables of assessment.

6.1.1.2 Overall Outcomes

The overall outcomes sought for the Bed and Breakfast Accommodation Code are as follows:

- (a) bed and breakfast accommodation is developed at a scale and intensity consistent with the character of the locality;
- (b) adverse impacts on surrounding residential uses and other dwelling houses are minimised.

Table 1 – Development Requirement for the Bed and Breakfast Accommodation Code

Specific Outcome (S) for Code and Impact Assessable Development	Probable Solutions (P) for Code and Impact Assessable Development; and Acceptable Solutions (A) for Self Assessable Development
S1. Bed and breakfast accommodation is established on land with adequate space to accommodate the use and associated car parking while maintaining the character and amenity of surrounding areas.	P1.1 Bed and breakfast accommodation establishments are located on site's with a minimum area of: <ul style="list-style-type: none"> (a) 1,000m² in the Residential House and Residential Multiple Dwelling zones; (b) One (1) hectare in Rural zone and Rural Residential zone.
S2. Bed and breakfast accommodation is ancillary to the residential or rural use of the site and has the character of a typical dwelling house, or where in the Rural Zone, of farm buildings.	P2.1 A maximum of 5 bedrooms are to be used for guest purposes. P2.2 All guest bedrooms are to be contained within the one building and are to be attached to the residential dwelling house. P2.3 Meals are provided from the same kitchen that serves the dwelling house and is to be constructed in accordance with any relevant environmental health requirements for commercial kitchens. P2.4 Meals are provided to guests only.
S3. Noise, lighting and visual impacts on surrounding residential uses or other dwelling houses are minimised.	P3.1 Outdoor recreation and entertainment areas are: <ul style="list-style-type: none"> (a) no closer than 5 metres to any common boundary with an adjoining residential use or other dwelling house; or (b) separated from an adjoining residence or dwelling house by acoustic fencing capable of attenuating any noise nuisance. P3.2 External recreation and open space areas are used only between the hours of 7am and 10pm. P3.3 Illumination of external areas does not exceed 8lux at any boundary.

Specific Outcome (S) for Code and Impact Assessable Development	Probable Solutions (P) for Code and Impact Assessable Development; and Acceptable Solutions (A) for Self Assessable Development
	P3.4 Visitor car parking is setback 2 metres from any boundary and screened from view.

6.1.2 Caretaker's Residence & Rural Workers Dwelling Code

6.1.2.1 Code Applicability

The following code is applicable to assessable development for a Caretaker's Residence or Rural Workers Dwelling identified in the tables of assessment.

6.1.2.2 Overall Outcomes

The overall outcomes sought for the Caretaker's Residence or Rural Workers Dwelling Code is as follows:

- (a) caretaker's residence or rural Workers Dwelling are used for genuine care-taking of persons or property management purposes;
- (b) the caretaker's use is ancillary to the primary use of the site; and
- (c) the use does not compromise the amenity of the area.

Table 1 – Development Requirement for the Caretaker's Residence & Rural Workers Dwelling Code

Specific Outcomes (S) for Code and Impact Assessable Development	Probable Solutions (P) for Code and Impact Assessable Development; and Acceptable Solutions (A) for Self Assessable Development
S1. The caretaker's residence or rural workers dwelling is occupied by a person having responsibility for the security, management and/or maintenance of non-residential activities conducted on the same site.	P1.1 The caretaker's residence or rural workers dwelling is occupied by the proprietor, manager or caretaker of the primary use on the same site or together with any immediate family. P1.2 For rural workers dwelling: (a) the residence is for a person employed in the running of the farm; and (b) the applicant must demonstrate that the farm is a viable economic unit.
S2. The caretaker's residence or rural workers dwelling is ancillary to the primary use on the same site.	P2.1 The caretaker's residence or rural workers dwelling has a maximum gross floor area of 150m ² . P2.2 The caretaker's residence or rural workers dwelling does not have a separate land title from the balance area of the site.
S3. No more than one caretaker's residence or rural workers dwelling is provided on the site.	P3.1 Only one caretaker's residence or rural workers dwelling is established on the site.

6.1.3 Dwelling House Code

6.1.3.1 Code Applicability

The following code is applicable to assessable development for a Dwelling House identified in the tables of assessment.

6.1.3.2 Overall Outcomes

The overall outcomes sought for the Dwelling House Code is as follows:

- (a) residents enjoy a high quality living environment;
- (b) houses contribute positively to the local streetscape;
- (c) houses are designed to enhance safety and security of the neighbourhood;
- (d) houses are designed to facilitate good ventilation and account for tropical climatic conditions;
- (e) houses are designed to incorporate energy efficient strategies and solutions;
- (f) adverse impacts on the amenity of adjoining uses or residents are minimised;
- (g) Housing may be designed to incorporate self-contained living facilities for relatives or guests; and
- (h) adequate areas for private open space, landscaping, and storage are provided.

Table 1 – Development Requirement for the Dwelling House Code

Specific Outcome (S) for Code and Impact Assessable Development	Probable Solutions (P) for Code and Impact Assessable Development; and Acceptable Solutions (A) for Self Assessable Development
S1. Buildings have the appearance and bulk of a single house with ancillary outbuildings.	P/A1.1. The lot is used for no more than one dwelling and guest accommodation. P/A1.2. Any guest accommodation is no larger than 50m ² gross floor area. P/A1.3. Any guest accommodation is connected to the main dwelling by continuous roofing. P/A1.4 Any guest accommodation may have a separate entrance from the main dwelling.
S2. Houses are used for domestic residential purposes.	P/A2.1 The house use may include a home activity where: <ul style="list-style-type: none"> (a) conducted only by a resident of the house within the primary dwelling; and (b) not involving any employees, customers or patients to the house; and (c) maximum of 30m² gross floor area is used for the activity; (d) the activity does not require any additional services other than that required for the house; (e) the activity does not involve the service vehicles to deliver supplies to the site and/or collect goods from the site; (f) is a commercial or office type of use only; (g) there is no signage associated with the activity.

Specific Outcome (S) for Code and Impact Assessable Development	Probable Solutions (P) for Code and Impact Assessable Development; and Acceptable Solutions (A) for Self Assessable Development
S3. Building height is consistent with existing buildings in the immediate surrounding locality.	P/A3.1 The maximum building height is two (2) storeys and 8 metres in height.
S4. Building and roof forms are compatible with the existing buildings in the immediate surrounding locality.	P/A4.1 Roof and walls are to be constructed from non-reflective materials that are not white, or off white in colour. P4.2 Buildings incorporate exterior colours and finishes that complement and blend in with the surrounding natural environment. P4.3 Visually prominent exterior colours and finishes are not acceptable.
S5. Development provides the necessary infrastructure and service requirements to service the use.	In partial compliance with S5: P/A5.1 Driveway crossovers are constructed in accordance with Standard Drawings R-0050 of Council's Development Manual. P/A5.2 Driveway grades within the property shall be limited to 16.6% (1 in 6). P/A5.3 Rural driveways must be constructed with a turn around area adjacent to the dwelling sufficient to allow turning movements for an emergency services vehicle. P/A5.4 Not more than one (1) driveway crossover is provided per street frontage.

6.1.4 Home Based Business Code

6.1.4.1 Code Applicability

The following code is applicable to assessable development for a Home Based Business identified in the tables of assessment.

6.1.4.2 Overall Outcomes

The overall outcomes sought for the Home Based Business Code are as follows:

- (a) Home Based Businesses are ancillary to the primary residential use; and
- (b) the amenity of surrounding residences is maintained.

Table 1 – Development Requirement for the Home Based Business Code

Specific Outcome (S) for Code and Impact Assessable Development	Probable Solutions (P) for Code and Impact Assessable Development; and Acceptable Solutions (A) for Self Assessable Development
<p>S1. Home Based Businesses do not alter the residential appearance of the premises (including the dwelling unit, outbuildings and other parts of the premises) at which they are carried out.</p>	<p>P1.1 The outward appearance of a dwelling unit is maintained</p> <p>P1.2 No external building work is associated with the Home Based Business.</p> <p>P1.3 All operations are conducted internally, with no external storage or display of goods, equipment, materials or the like.</p> <p>P1.4 Car parking areas do not dominate the appearance of the site from any street or other public space, and are confined to the rear of a lot.</p> <p>P1.5 Refuse bin storage and service areas associated with the Home Based Business are screened from public view.</p>
<p>S2. Signage is limited to a single, small and unobtrusive sign at or within the frontage of the site.</p>	<p>P2.1 A single business name plate per business only is provided, not exceeding 0.25m² in area, and bearing only the name of the occupier, the occupation or profession, and contact /address details.</p>
<p>S3. No traffic, noise or waste is generated, or load imposed on any public utility, materially greater than that which is normally associated with a detached house.</p>	<p>P3.1 Any commercial vehicle parked on the site does not exceed four tonnes gross weight and is housed behind the building line in a building less than 50m² in gross floor area; and</p> <p>P3.2 The business does not include any type of vehicle service or repair on the site; and</p> <p>P3.3 Noise levels do not exceed 10dB(A) greater than the background noise levels at the site boundary; and</p> <p>P3.4 Any odour emissions do not cause a noticeable smell beyond the site boundaries; and</p> <p>P3.5 Visitation by clients or customers to the site is by appointment only.</p>
<p>S4. Home Based Businesses provide limited scope for the employment persons who are not residents of the place at which the Home Based Business is conducted.</p>	<p>P4.1 Home Based Businesses may employ no more than one (1) additional person on a part-time basis who is not a resident of the place at which the Home Based Business is conducted.</p>

Specific Outcome (S) for Code and Impact Assessable Development	Probable Solutions (P) for Code and Impact Assessable Development; and Acceptable Solutions (A) for Self Assessable Development
<p>S5. Home Based Businesses do not generate impacts that are of a different scale or nature to those of typical uses in the locality.</p>	<p>P5.1 Home Based Businesses operate at the following times: (a) Monday to Friday : 8am - 5pm (b) Saturday : 8am to 1pm (c) Sunday and Public Holidays : Closed</p> <p>P5.2 Home Based Businesses do not generate more than 20 vehicle movements (a "movement" includes both the arrival and the departure) per working day, on average, and do not ordinarily generate any heavy vehicle (of a weight more than 4.0 tonnes) movements.</p> <p>P5.3 Home Based Businesses do not involve processes, or the use of equipment, which generate (in Council's opinion) noise, fumes, odours, vibrations or any other form of emission which would be discernible beyond any boundary of the subject lot.</p> <p>P5.4 Home Based Businesses do not involve any environmentally relevant activity.</p> <p>P5.5 Home Based Businesses do not involve any motor vehicle maintenance or repair work.</p>

6.1.5 Dual Occupancy Code

6.1.5.1 Code Applicability

The following code is applicable to assessable development for a Dual Occupancy identified in the tables of assessment.

6.1.5.2 Overall Outcomes

The overall outcomes sought for the Dual Occupancy Code are as follows:

- (a) dual occupancies are consistent with existing or intended character of the locality;
- (b) dual occupancies within residential areas are established in an orderly, planned manner which maintains certainty for residents;
- (c) dual occupancies are consistent with the sustainable use of public infrastructure provided to the area;
- (d) dual occupancies provide a high level of residential amenity;
- (e) development creates an attractive built form which makes a positive contribution to the streetscape;
- (f) buildings incorporate design elements that are responsive to the Shire's tropical climate and topographical characteristics; and
- (g) the safety and security of the neighbourhood is enhanced.

Table 1 – Development Requirement for the Dual Occupancy Code

Specific Outcome (S) for Code and Impact Assessable Development	Probable Solutions (P) for Code and Impact Assessable Development; and Acceptable Solutions (A) for Self Assessable Development
<p>S1. The site area is sufficient to accommodate the proposed use on the site, including buildings, access, car parking, services, landscaping and private open space areas.</p>	<p>P1.1 Dual occupancies have a minimum lot size of 800m² and have a minimum street frontage of 20 metres and are not located on rear access lots.</p> <p>P1.2 Buildings do not exceed 30% total site coverage.</p> <p>P1.3 Each dwelling unit has a minimum area of private open space of 80m² with a minimum width of 5 metres.</p>
<p>S2. Dual occupancies are limited to a small proportion of the total housing stock within the zone and are dispersed in new and established residential areas.</p>	<p>P2.1 The total number of lots used for dual occupancy in new or established residential housing estates is not more than 20% of the total number of allotments in a new or existing residential area, being either:</p> <ul style="list-style-type: none"> (a) a street block; (b) an estate; or (c) a stage of an estate; <p>AND</p> <p>P2.2 Any allotment used for dual occupancy purposes shall not have more than one boundary with another site approved or used for dual occupancy or multiple dwelling units or accommodation units purposes.</p>
<p>S3. Buildings are consistent with the scale of surrounding development.</p>	<p>P3.1 Development of dual occupancies within a cul-de-sac court bowl is considered inappropriate development for the location.¹</p>
<p>S4. Orientation of buildings and open space area to the north and east is maximised.</p>	<p>No probable solutions specified.</p>
<p>S5. Building facades are varied and create a human scale through use of:</p> <ul style="list-style-type: none"> (a) verandahs and balconies; (b) variation in materials, colours and or textures; and (c) variation in building line including recesses and projections. 	<p>No probable solutions specified.</p>
<p>S6. Roofs contribute positively to landscapes / streetscapes and reflect the tropical environment.</p>	<p>In partial compliance with S6:</p> <p>P6.1 Roofing materials and colours are in accordance with the relevant Zone Code.</p>
<p>S7. Fencing allows the overlooking of the street and pedestrian entry areas.</p>	<p>P7.1 The height of fences or walls on any road frontage or along a boundary with a public space does not exceed:</p> <ul style="list-style-type: none"> (a) 1.2 metres (other than where a property has two frontages to public land in which case the nominated side boundary fence

¹ The relevant zone code contains requirements, which will guide appropriate building scale.

Specific Outcome (S) for Code and Impact Assessable Development	Probable Solutions (P) for Code and Impact Assessable Development; and Acceptable Solutions (A) for Self Assessable Development
	<p>may have a height of 1.5 metres if solid; or</p> <p>(b) 1.8 metres otherwise.</p>
<p>S8. Carports and garages do not dominate the streetscape and are compatible with design of the development.</p>	<p>P8.1 Resident parking is located behind the main building line.</p>
<p>S9. Provision is made for the storage of refuse for each dwelling unit in a manner that is not directly visible from a public road.</p>	<p>No probable solutions specified</p>
<p>S10. The development connects with the surrounding locality through pedestrian and cycle linkages.</p>	<p>No probable solutions specified</p>
<p>S11. The siting of buildings and use areas is compatible with the local streetscape and provides adequate separation to maintain residential amenity.</p>	<p>In partial compliance with S11:</p> <p>P11.1 The following elements are set back as set out below from any common boundary with a residential use on an adjoining site:</p> <ul style="list-style-type: none"> (a) recreation facilities and areas - minimum 2 metres, (b) driveways and car parks - minimum 2 metres; (c) garbage bin storage areas - minimum 3 metres; (d) storage and maintenance areas - minimum 3 metres; (e) building frontage - minimum 6 metres; (f) building side – minimum 1.5 metres for walls up to an average of 3 metres in height unless the wall is built to the boundary. For that part of the wall over 3 metres (average height) the minimum setback to be 1.5 metres plus 0.3 metres for every one metre of height over 3 metres. (g) building rear – minimum 4 metres.
<p>S12. Buildings are designed to avoid any overlooking of bedroom windows, balconies and private open spaces and to maintain the privacy and amenity of residents.</p>	<p>P12.1 Habitable room windows are located a minimum of:</p> <ul style="list-style-type: none"> (a) 4.5 metres exclusive of a property boundary in the case of bedrooms; (b) 6 metres exclusive of a property boundary in the case of habitable rooms at ground level; (c) 10 metres exclusive of a property boundary on upper levels from habitable room windows or private open space/recreation areas of other units or adjoining uses; and (d) 7.5 metres exclusive of a property boundary in the case of unenclosed spaces. <p>OR</p> <p>P12.2 Habitable room windows where located closer than the above distances implement one of the privacy options outlined in the Queensland</p>

Specific Outcome (S) for Code and Impact Assessable Development	Probable Solutions (P) for Code and Impact Assessable Development; and Acceptable Solutions (A) for Self Assessable Development
	Residential Design Guidelines. AND P12.3 Dual occupancies that are attached are designed to ensure that bedrooms do not share common walls with the living areas of adjoining units.
S13. Laundry facilities consisting of a washing machine, laundry tub and dryer are provided or sufficient space and service connections are provided for their installation.	No probable solutions specified.
S14. Clothes drying facilities are provided in an open space area and visually screened from public areas and adjacent properties.	No probable solutions specified.
S15. Building design enables individual dwelling units to be identified from public streets.	No probable solutions specified.
S16. Individual units are readily distinguishable for emergency service providers.	P16.1 Unit numbers are clearly displayed on unit and letterbox.
S17. The amenity of adjoining premises is not unreasonably adversely affected by noise.	P17.1 Air conditioning units are insulated and positioned so that adjoining properties are not affected by the noise source.
S18. Buildings, parking areas and open space areas are designed and orientated to protect internal living and sleeping areas and adjoining dwelling houses from unacceptable noise.	No probable solutions specified.
S19. The development includes landscaping that contributes to a pleasant environment and is consistent with the established landscape character of the area.	P19.1 Native non-remnant vegetation is retained on the site where removal is not necessary for new buildings. P19.2 No probable solutions specified.
S20. Adequate and useable areas of open space are provided on the site.	S20.1 Each unit has a primary private open space area, which may include an external deck, terrace or pergola with: (a) a minimum area of 80m ² ; (b) a minimum dimension of 4 metres; and (c) a maximum gradient of 1:10.
S21. The design of buildings and spaces is responsive to the local climate and tropical architectural character.	P21.1 Probable solutions include: (a) Articulated structures to provide multi-faceted elevations and allow integration of landscaping and courtyard areas; (b) Design that integrates inside and outside spaces; (c) Use of attached verandahs with shallower pitched roofs; (d) Use of hipped roofs and ancillary roof structures on main buildings; (e) Large propped eaves and awnings over verandahs; (f) Use of large framed windows and sliding doors to maximise outside views with light framed verandah structures; (g) Use of non reflective colours and textures for external finishes; (h) Provision of generous floor to ceiling

Specific Outcome (S) for Code and Impact Assessable Development	Probable Solutions (P) for Code and Impact Assessable Development; and Acceptable Solutions (A) for Self Assessable Development
	spaces; (i) Provision for opportunities for natural ventilation.
S22. Dwellings with habitable rooms capable of receiving adequate daylight and ventilation.	P22.1 Dwelling units are sited locating windows to face a court or other outdoor space to the sky or an open verandah, open carport, or the like.

6.1.6 Multiple Dwelling Units and Accommodation Units Code

6.1.6.1 Code Applicability

The following code is applicable to assessable development for a Multiple Dwelling Units or Accommodation Units identified in the tables of assessment.

6.1.6.2 Overall Outcomes

The overall outcomes sought for the Multiple Dwelling Units and Accommodation Units Code are as follows:

- multiple dwelling units and accommodation units are consistent with existing or intended character of the locality;
- multiple dwelling units and accommodation units provide a high level of residential amenity;
- development creates an attractive built form which makes a positive contribution to the streetscape;
- buildings incorporate design elements that are responsive to the Shire's tropical climate and topographical characteristics; and
- the safety and security of the neighbourhood is enhanced.

Table 1 – Development Requirement for the Multiple Dwelling Units and Accommodation Units Code

Specific Outcome (S) for Code and Impact Assessable Development	Probable Solutions (P) for Code and Impact Assessable Development; and Acceptable Solutions (A) for Self Assessable Development
S1. The site area is sufficient to accommodate the proposed use on the site, including buildings, access, car parking, services, landscaping and private open space areas.	P1.1 Multiple dwelling units and accommodation units have a minimum lot size of 1,200m ² and have a minimum street frontage of 20 metres. P1.2 Buildings do not exceed 50% total site coverage.
S2. Buildings are consistent with the scale of surrounding development.	In partial compliance with S2: P2.1 The site is in or adjoining an existing urban area or village, and preferably within 400 metre walking distance of shops, open space and/or public transport facilities
S3. Orientation of buildings and open space area to the north and east is maximised.	No probable solutions specified.

Specific Outcome (S) for Code and Impact Assessable Development	Probable Solutions (P) for Code and Impact Assessable Development; and Acceptable Solutions (A) for Self Assessable Development
<p>S4. The design of buildings and spaces is responsive to the local climate and tropical architectural character.</p>	<p>P4.1 Probable solutions include:</p> <ul style="list-style-type: none"> (a) Articulated structures to provide multi-faceted elevations and allow integration of landscaping and courtyard areas; (b) Design that integrates inside and outside spaces; (c) Use of attached verandahs with shallower pitched roofs; (d) Use of hipped roofs and ancillary roof structures on main buildings; (e) Large propped eaves and awnings over verandahs; (f) Use of large framed windows and sliding doors to maximise outside views with light framed verandah structures; (g) Use of non reflective colours and textures for external finishes; (h) Provision of generous floor to ceiling spaces; (i) Provision for opportunities for natural ventilation.
<p>S5. Roofs contribute positively to landscapes / streetscapes and reflect the tropical environment.</p>	<p>In partial compliance with S5:</p> <p>P5.1 Roofing materials and colours are in accordance with relevant Zone Code.</p>
<p>S6. Roof design promotes tropical architectural character, does not unduly add to the bulk and height of buildings and screens plant and equipment.</p>	<p>P6.1 A roof pitch of between 15° and 30° is provided on at least 80% of the total roof area of any building provided that the absolute height of the roof when measured from the change in pitch from the top of any external wall, does not exceed 1/3 of the height of the building.</p> <p>P6.2 Parapet walls do not extend above the maximum permitted height of buildings in the zone.</p>
<p>S7. Fencing allows the overlooking of the street and pedestrian entry areas.</p>	<p>P7.1 The height of fences or walls on any road frontage or along a boundary with a public space does not exceed:</p> <ul style="list-style-type: none"> (a) 1.2 metres if solid; or (b) 1.8 metres otherwise.
<p>S8. Carports and garages do not dominate the streetscape and are compatible with design of the development.</p>	<p>In partial compliance with S8:</p> <p>P8.1 Resident parking is located behind the main building line.</p>

Specific Outcome (S) for Code and Impact Assessable Development	Probable Solutions (P) for Code and Impact Assessable Development; and Acceptable Solutions (A) for Self Assessable Development
<p>S9. The development provides for equitable access.</p>	<p>P9.1 Access is provided in accordance with AS1428.1 with preference for AS1428.2 to all communal areas and facilities.</p> <p>P9.2 Access is provided in accordance with AS1428.1 for all persons through principal pedestrian entry points to the building (including from any car parking area associated with the building).</p> <p>P9.3 All open space areas, car parks, walkways, building entries, foyers and access to first floor level associated with the development are designed to comply with the relevant access and mobility requirements of AS1428.1 and 1428.2.</p> <p>P9.4 A continuous path of travel is provided between the main street entrance, units (ground floor units being a minimum requirement where no lifted access is provided to other storeys) and communal spaces (e.g. car parking spaces, letterboxes, recreation areas, laundry and drying facilities).</p> <p>P9.5 Buildings that are Class 2 or 3 buildings under the <i>Building Code of Australia</i> provide disabled access facilities in accordance with the requirements of the Code and are designed to comply with the disabled access requirements of AS1428.1 and AS1428.2.</p>
<p>S10. The development connects with the surrounding locality through pedestrian and cycle linkages.</p>	<p>No probable solutions specified</p>
<p>S11. The siting of buildings and use areas is compatible with the local streetscape and provides adequate separation to maintain residential amenity.</p>	<p>P11.1 The following elements are set back as set out below from any common boundary with a residential building on an adjoining site:</p> <ul style="list-style-type: none"> (a) recreation facilities and areas - minimum 2 metres, (b) driveways and car parks - minimum 2 metres; (c) garbage bin storage areas - minimum 3 metres; (d) storage and maintenance areas - minimum 3 metres. (e) Building frontage - minimum 6 metres; (f) Building side - minimum 1.5 metres; (g) Building rear - minimum 3 metres.

Specific Outcome (S) for Code and Impact Assessable Development	Probable Solutions (P) for Code and Impact Assessable Development; and Acceptable Solutions (A) for Self Assessable Development
<p>S12. Buildings are designed to avoid any overlooking of bedroom windows, balconies and private open spaces and to maintain the privacy and amenity of residents.</p>	<p>P12.1 Habitable room windows or unenclosed outdoor active habitable spaces (balconies, decks, verandahs and the like) on a proposed multiple dwelling units, accommodation units, or dual occupancy building are separated from habitable room windows or unenclosed outdoor active habitable spaces on an adjoining residential or tourist accommodation building a minimum of:</p> <ul style="list-style-type: none"> (a) 4.5 metres in the case of bedrooms; (b) 6.0 metres in the case of habitable rooms other than bedrooms; and (c) 7.5 metres in the case of unenclosed spaces; or <p>P12.2 Habitable room windows or unenclosed outdoor active habitable spaces located closer than the above distances implement one of the privacy options outlined in the Queensland Residential Design Guidelines.</p>
<p>S13. Building entries are designed to provide residents with a sense of security.</p>	<p>P13.1 Shared entry lobbies serving a maximum of ten dwelling units are able to be locked.</p> <p>P13.2 Pedestrian site access and car parking are clearly defined and have direct access to buildings.</p> <p>P13.3 Buildings are designed to minimise access between roofs, balconies and windows of adjoining units.</p>
<p>S14. Buildings, parking areas and open space areas are designed and orientated to protect internal living and sleeping areas and adjoining dwelling houses from unacceptable noise.</p>	<p>No probable solutions specified.</p>
<p>S15. Mechanical plant and equipment is located and screened to minimise noise impacts.</p>	<p>No probable solutions specified.</p>
<p>S16. The development includes landscaping that contributes to a pleasant environment and is consistent with the established landscape character of the area.</p>	<p>P16.1 A minimum 2 metre wide landscaping strip is provided along the road frontage of the site capable of at least supporting small to medium sized trees and palms except where vehicle crossovers and pedestrian entries are provided.</p> <p>P16.2 Native non-remnant vegetation is retained on the site where removal is not necessary for new buildings, associated external ancillary works or facilities (involving drainage, car parking or outdoor recreation areas or facilities).</p>

Specific Outcome (S) for Code and Impact Assessable Development	Probable Solutions (P) for Code and Impact Assessable Development; and Acceptable Solutions (A) for Self Assessable Development
<p>S17. Adequate and useable areas of open space are provided on the site.</p>	<p>P17.1 A minimum of 30% of site area is provided as open space (both private and communal), such that:</p> <ul style="list-style-type: none"> (a) the minimum dimension is 4 metres; and (b) the maximum slope does not exceed 10%; <p>P17.2 Ground level units have a level, fenced private open space area of at least 20m², with a minimum dimension of 4 metres, and with direct access to an internal living area.</p> <p>P17.3 Dwelling units that do not have direct access to ground level include a balcony or balconies providing a minimum of 8m² of private open space and having a minimum dimension of 2 metres.</p> <p>P17.4 All private open space areas are directly accessible from a living area of the applicable unit and are consistent with the requirements for the screening of balconies outlined in the Queensland Residential Design Guidelines.</p> <p>P17.5 Ground-level open space is provided on site for communal purposes, where such communal open space has:</p> <ul style="list-style-type: none"> (a) a minimum width of 4 metres, and (b) a minimum area equal to 15% of the total area of the site.
<p>S18. External lighting is provided for the security of residents, whilst not impacting on the amenity of surrounding residents.</p>	<p>P18.1 All access points, footpaths, car parks, building entrances and foyers are provided with adequate illumination.</p> <p>P18.2 All external lighting complies with AS4282, and does not exceed 8 lux measured at any lot boundary and at any level.</p> <p>P18.3 Tennis court and other floodlighting are not illuminated after 10pm.</p>
<p>S19 The development provides adequate space for mailboxes, storage, garbage bin areas, and clothes drying.</p>	<p>P19.1 The following facilities are provided on the site:</p> <ul style="list-style-type: none"> (a) individual mailboxes are located conveniently to each ground floor dwelling unit entry or contained in a mailbox structure located close to the pedestrian entry; (b) laundry drying facility; (c) garbage bin storage (including an industrial bin where a development exceeds six dwelling units); (d) an internal general equipment storage area located within a garage or outbuilding with a minimum volume of 18m³ per unit in all other zones.
<p>S20. Air-conditioning plant, telecommunications antennae and satellite dishes are not visible from the street or residential uses.</p>	<p>No probable solutions specified.</p>

Specific Outcome (S) for Code and Impact Assessable Development	Probable Solutions (P) for Code and Impact Assessable Development; and Acceptable Solutions (A) for Self Assessable Development
S21. The amenity of adjoining premises is not unreasonably and adversely affected by noise.	P21.1 Air conditioning units are insulated so that adjoining properties are not affected by the noise source, and the unit is installed within or on the roof or at the rear of the building.
S22. The design and siting of multiple dwelling units, accommodation units within mixed-use premises ensures that the amenity of residents is not compromised by any non-residential component.	P1.1 Residential buildings have a maximum population density of (a) Airlie Beach - from Translator Hill to Hermitage Drive 175 persons per hectare where shown on Zone Map 1: Airlie Beach – Cannonvale. (b) Otherwise 150 persons per hectare.
S23. For external commercial and special uses are accessible from the site.	P23.1 The development is located within 200 metres of a bus route, or included in the Special Use Zone or Commercial Zone. P23.2 The development has access to external commercial and special uses by way of a sealed footpath that does not exceed a maximum gradient of 1:10 at any point.

6.1.7 Caravan Park Code

6.1.7.1 Code Applicability

The following code is applicable to assessable development for a Caravan Park Code identified in the tables of assessment.

6.1.7.2 Overall Outcomes

The overall outcomes sought for the Caravan Park Code are as follows:

- (a) Caravan Parks are located on sites with a suitable area, appropriate slope and the ability to be adequately serviced;
- (b) Caravan Parks are located on attractive and accessible sites that are close to commercial and public transport facilities;
- (c) adverse impacts on surrounding uses are minimised;
- (d) safe and efficient internal and external access arrangements are provided;
- (e) a high level of amenity is provided for visitors and residents;
- (f) attractive landscaping, communal open space areas and a range of communal facilities for visitors or residents are provided;
- (g) the design and operation of the Caravan Park provides for the safety and security of visitors and residents of the site and of the surrounding area.

Table 1 – Development Requirement for the Caravan Park Code

Specific Outcomes (S) for Code and Impact Assessable Development	Probable Solutions (P) for Code and Impact Assessable Development; and Acceptable Solutions (A) for Self Assessable Development
S1. The site has a suitable size and slope to accommodate the use.	P1.1 The site has a minimum area of one (1) hectare.

Specific Outcomes (S) for Code and Impact Assessable Development	Probable Solutions (P) for Code and Impact Assessable Development; and Acceptable Solutions (A) for Self Assessable Development
	P1.2 The site has an average slope of less than 10%.
S2. The site is provided with an adequate standard of infrastructure to effectively service the maximum number of occupants.	P2.1 The site is connected to a reticulated electricity supply. P2.2.1 The site is provided with reticulated water and sewerage systems. OR P2.2.2 The site has access to: (a) 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 (b) an effective on-site effluent disposal system capable of accommodating anticipated maximum demand at 100% occupancy.
S3. The site is accessible and in reasonable proximity to commercial and public transport facilities.	P3.1 The site is located within 400 metres of existing shopping facilities or a public transport stop. P3.2 The site has direct access to a controlled road or a collector road
S4. Adverse amenity impacts upon surrounding residential uses are minimised.	P4.1 Buildings and individual sites are setback a minimum of: (a) 6 metres from all road frontages; (b) 5 metres from side and rear boundaries. P4.2 Internal vehicle circulation, pedestrian thoroughfares, communal areas and facilities are located a minimum of 25 metres from any boundary of a residential lot.
S5. Caravan, camping and cabin sites are designed to provide for the amenity and comfort of visitors.	P5.1 Individual caravan, camping, and cabin sites are located with a minimum: (a) area of 120m ² ; (b) separation distance of 5 metres from other individual sites; and (c) 50 metres distance from communal ablution facilities.
S6. Relocatable home sites are designed to provide for the amenity and comfort of residents.	P6.1 Individual relocatable home sites: (a) have an area of 200m ² ; (b) have a frontage of 8 metres to an internal road; (c) are setback 3 metres from an internal road; (d) are setback of 1.5 metres from side and rear boundaries of the subject land; (e) are setback 3 metres from any existing or proposed building on the subject land; and (f) have a private open space area of 30m ² . P6.2 Relocatable homes are provided with private kitchen and ablution facilities.

Specific Outcomes (S) for Code and Impact Assessable Development	Probable Solutions (P) for Code and Impact Assessable Development; and Acceptable Solutions (A) for Self Assessable Development
<p>S7. The site is highly accessible for a range of vehicle types and provides safe and efficient internal access arrangements.</p>	<p>P7.1 The site has all-weather road access that is suitable for safe use by motor homes and vehicles towing caravans or trailers.</p> <p>P7.2 The site incorporates safe and legible internal pedestrian and cycle paths which link with external pedestrian, cycle and public transport connections</p> <p>P7.3 The site is provided with safe and efficient vehicular access and internal circulation systems, including:</p> <ul style="list-style-type: none"> (a) vehicle access points a minimum of 7 metres wide; (b) internal roads are a minimum of 6 metres wide and maximum of 50 metres in length, or where one-way or a cul-de-sac, are a minimum of 3 metres wide; and (c) a dedicated holding area for check-in purposes of 4 metres x 20 metres.
<p>S8. The site incorporates sufficient landscaping and communal open space areas to provide an attractive living environment for residents.</p>	<p>P8.1 An on-site communal open space is provided with a minimum area of 20% of the total site area.</p> <p>P8.2 A landscaped area is provided along all boundaries with an average width of at least 5m and a minimum width of 2 metres.</p> <p>P8.3 At least one shade tree is provided per individual site.</p>
<p>S9. The site is provided with adequate communal facilities for visitors and/or residents, with amenities including:</p> <ul style="list-style-type: none"> (a) laundry and ablution facilities; (b) refuse bins; (c) storage areas (d) fire fighting equipment; (e) on-site kiosk; (f) BBQ and seating areas; and (g) Recreation facilities. 	<p>No probable solutions are specified.</p>
<p>S10. Adequate lighting is provided on the site for the safety of staff, visitors and/or residents whilst minimising adverse impacts upon surrounding uses.</p>	<p>P10.1 Lighting is provided:</p> <ul style="list-style-type: none"> (a) along all pedestrian paths; (b) along all vehicle access ways; and (c) at all communal facilities.
<p>S11. Directional and other information signage is provided that does not impact upon the amenity of the surrounding area.</p>	<p>P11.1 A single free-standing sign is provided at the entrance to the site.</p> <p>P11.2 Directional and information signage is provided at the entrance to the site and throughout the site.</p>

6.1.8 Mixed Business Living Development Code

6.1.8.1 Code Applicability

The following code is applicable to assessable development for a Mixed Business Living Development Code identified in the tables of assessment.

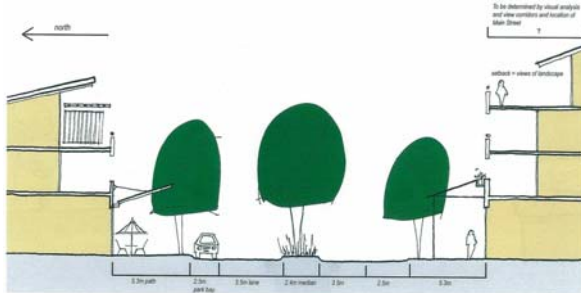
6.1.8.2 Overall Outcomes

The overall outcomes sought for the Mixed Business Living Development Code are as follows:

- (a) To provide affordable premises for local businesses to meet resident and business needs in close proximity to commercial centres of Proserpine and the Town of Whitsunday;
- (b) To provide small flexible commercial premises able to adapt to changes in use during their 'economic life';
- (c) Provide diverse and affordable commercial premises with exposure and credible business address;
- (d) Provide for a variety of 'Live-work' opportunities to meet the areas business needs;
- (e) Provide a broad range of affordable residences located in high amenity areas close to facilities and centres;
- (f) Provide quality small business premises (located in clusters within high amenity locations) to provide added diversity in residential living opportunities; and
- (g) Provide opportunities for alternative affordable housing within a mixed residential-commercial environment within close proximity to high levels of services and other activities.

Table 1 – Development Requirement for the Mixed Business Living Development Code

Specific Outcome (S) for Code and Impact Assessable Development	Probable Solution (P) for Code and Impact Assessable Development; and Acceptable Solutions (A) for Self Assessable Development
S1. The development is in a location that will complement other existing commercial development.	P1.1 The site is located in close proximity to similar existing uses
S2. The site area is sufficient to accommodate the use.	P2.1 The site area is a minimum of 1,000 square metres and does not constitute a 'battle-axe' allotment.
S3. The site is readily accessible to the population of the catchment area it is intended to serve.	P3.1 The site is located in close proximity to residential areas.
S4. Buildings are of a similar bulk and scale to other buildings and structures in the area and of an appearance that contributes positively to the character of the area.	Where in Airlie Beach: P4.1 On the north side of Shute Harbour Road between Broadwater Avenue and Coconut Grove, on both foreshore and main street frontage, allow ground floor at property boundary of three (3) metres maximum height, with additional maximum six (6) metres to the parapet setback at least 2.5 metres from the property boundary. Additional height of no more than three (3) metres to the parapet can be allowed to offset only the floor area lost due to provision of additional building setbacks, and/or where transparency of views and flow through access arcade and

Specific Outcome (S) for Code and Impact Assessable Development	Probable Solution (P) for Code and Impact Assessable Development; and Acceptable Solutions (A) for Self Assessable Development
	<p>breezeway from the main street to the beach is provided. Setback of two (2) metres from side street also required. See example below.</p> <p>P4.2 On the south side of Shute Harbour Road, all lots fronting Shute Harbour Road between the western intersection of Waterson Way with Shute Harbour Road through to and including Hermitage Drive, allow ground floor at property boundary of three (3) metres maximum height, with additional maximum nine (9) metres to the parapet setback at least 2.5m from the property boundary. Additional height of no more than three (3) metres to the parapet can be allowed to offset only the floor area lost due to provision of additional building setbacks, and/or where transparency of views and flow through access arcade and breezeway is provided. Setback of two (2) metres from side street also required. See example below.</p>  <p>P4.3 On land shown hatched on Zone Map 1: Airlie Beach – Cannonvale, allow ground floor at property boundary of three (3) metres maximum height, with additional maximum height twenty three (23) metres to the parapet setback at least 2.5 metres from the property boundary. Additional height of no more than twenty three (23) metres to the parapet can be allowed to offset only the floor area lost due to provision of additional building setbacks, and/or where transparency of views and flow through access arcade and breezeway provided. Setback of two (2) metres from side street also required.</p> <p>Where in all other areas:</p> <p>P4.4 Building height is no greater than two (2) storeys and 8 metres.</p>
<p>S5. Uses are limited to a size and nature to maintain the residential use as the dominant use.</p>	<p>P5.1 Commercial uses on land occupy no greater than 30% of the total gross floor area of the development.</p> <p>P5.2 All commercial premises within development on land is linked to and includes a residential</p>

Specific Outcome (S) for Code and Impact Assessable Development	Probable Solution (P) for Code and Impact Assessable Development; and Acceptable Solutions (A) for Self Assessable Development
	component to the premises.
S6. Commercial development is readily visible and accessible from the street.	P6.1 Commercial development is located at ground level at the front of the building or fronting onto internal courtyard areas that are accessible and can be used by the general public.
S7. Design of commercial premises complement the overall design of the building and integrates with the residential design components.	No probable solution.
S8. The scale and design of buildings and works are of a high standard and consistent with the local character, having regard to: (a) the local streetscape; (b) retention of views, especially to the foreshore, ocean and forested hillslopes; (c) landscaping; (d) the location and screening of car parking and utility areas; (e) colours, materials and styles; and (f) climate responsiveness.	P8.1 In partial compliance with S8: (a) Building and site entrances are clearly visible from the street. (b) Parking areas are located at the rear of the site, or within a basement. (c) Building facades have a maximum unarticulated external wall length of 15 metres. (d) Building facades incorporate architectural treatment including a combination of: (i) variation in materials, colours and textures; (ii) variation in building form including recesses and projections; and (iii) awnings over footpaths where appropriate. (e) Buildings that incorporate glazing are designed to minimise reflectivity impacts on associated buildings. (f) External walkways are roofed, as far as possible and practical, to provide an adequate level of weather protection.
S9. Appropriate building forms are established that maintain a functional residential environment.	No probable solution.
S10. Building heights are compatible with adjoining development and do not unduly obscure significant views or vistas.	P10.1 Building heights are consistent with the building heights in the immediate locality.
S11. The impact of building walls when viewed from the street frontage and from adjoining premises are minimised through sufficient setback within the context of land uses in the adjoining areas.	P11.1 Building setbacks are not required to be setback but articulation and fenestration are provided to create no less than the minimum setbacks specified for that Zone.
S12. Ground floor premises should be adaptable in their design to permit commercial or residential development.	No probable solutions.
S13. Residential amenity is maintained within the context of the applicable Zone.	P13.1 For residential development is maintained in accordance with the Multiple Dwelling Units and Accommodation Units Code.

DIVISION 2 – RURAL USES

6.2.1 Forestry Code

6.2.1.1 Code Applicability

The following code is applicable to self assessable and assessable development for a Forestry Code identified in the tables of assessment.

6.2.1.2 Overall Outcomes

The overall outcomes sought for the Forestry Code are as follows:

- (a) forestry operations are located on sites with a suitable slope, access and separation from other uses;
- (b) the integrity of the natural environment is maintained;
- (c) adverse impacts upon the surrounding uses are minimised; and
- (d) the potential for bushfire is minimised.

Table 1 – Development Requirement for the Forestry Code

Specific Outcome (S) for Code and Impact Assessable Development	Probable Solution (P) for Code and Impact Assessable Development; and Acceptable Solutions (A) for Self Assessable Development
<p>S1. The forestry use is located on suitable sites according to slope, access, and separation from other uses.</p>	<p>P/A1.1 The use is established in accordance with the minimum separation distances outlined in Table 2.</p> <p>P/A1.2 Internal access roads do not exceed a maximum gradient of 1:8 (12.5%).</p> <p>P/A1.3 Planting for commercial harvest does not occur on slopes greater than 1:5 (20%).</p> <p>P/A1.4 Remnant vegetation and native non-remnant vegetation, is maintained on the land where:</p> <ul style="list-style-type: none"> (a) slopes are greater than 1:10 (10%); (b) within 50 metres of a waterway. <p>P/A1.5 The use is setback from side boundaries a minimum of 5 metres if the site is less than 3 hectares or 10 metres otherwise.</p>
<p>S2. All operations associated with the forestry use are to maintain the amenity of surrounding uses.</p>	<p>P/A2.1 On-site processing is limited to primary processing of trees harvested from the subject property, and limited to initial de-limbing, debarking, splitting and/or sawing into posts.</p> <p>P/A2.2 On-site processing takes place no closer than 100 metres to any dwelling house on a neighbouring lot</p>
<p>S3. Forestry minimises the visual impact of mono-culture tree growing when viewed from any nearby public road.</p>	<p>P/A3.1 Plantations are screened along any frontage with a main road by natural mixed vegetation which integrates with and complements the surrounding remnant vegetation of the locality or surrounding greater area; or</p> <p>P/A3.2 Plantations consist of mixed species planted in an irregular fashion along frontages with a main road in order to present a more natural appearance that complements the surrounding remnant vegetation.</p>

Specific Outcome (S) for Code and Impact Assessable Development	Probable Solution (P) for Code and Impact Assessable Development; and Acceptable Solutions (A) for Self Assessable Development
S4. Firebreaks are provided to reduce the potential of bushfire hazards.	P/A4.1 Internal fire breaks and access roads of at least 10 metres in width are provided, and are distributed within the site such that the maximum area of forestry vegetation enclosed by such fire breaks or access roads is 30 hectares.

Table 2 – Minimum separation distances

Adjoining Use	Minimum Distance
Residential use class	Forestry site <3 hectares – 30 metres Forestry site >3 hectares – 60 metres
Transmission Lines	Twice the tree height at harvest

6.2.2 Intensive Animal Husbandry, Aquaculture and Kennels Code

6.2.2.1 Code Applicability

The following code is applicable to assessable development for Intensive Animal Husbandry, Aquaculture and Kennels Code identified in the tables of assessment.

6.2.2.2 Overall Outcomes

The overall outcomes sought for the Intensive Animal Husbandry, Aquaculture and Kennels Code are as follows:

- (a) animal husbandry, aquaculture and kennels are located on sites with a suitable area, appropriate slope and the ability to be adequately serviced;
- (b) the amenity and productive capacity surrounding rural land is maintained;
- (c) adverse impacts upon sensitive uses in the surrounding area;
- (d) the integrity of the natural environment is maintained.

Table 1 – Development Requirement for the Intensive Animal Husbandry, Aquaculture and Kennels Code

Specific Outcomes (S) for Code and Impact Assessable Development	Probable Solutions (P) for Code and Impact Assessable Development; and Acceptable Solutions (A) for Self Assessable Development
S1. The site has an area sufficient to accommodate the use.	P1.1 The site has as minimum area of: <ol style="list-style-type: none"> (a) 16 hectares for aquaculture uses; (b) 16 hectares for a piggery or feedlot; (c) 10 hectares for a poultry farm, ostrich or emu farm; (d) 1 hectare for a kennels with a maximum of 4 dogs or 10 cats; or (e) 10 hectares for a kennels with greater than 4 dogs or 10 cats. P1.2 Piggeries or poultry farms are located a minimum of 500 metres from another piggery or poultry farm.

Specific Outcomes (S) for Code and Impact Assessable Development	Probable Solutions (P) for Code and Impact Assessable Development; and Acceptable Solutions (A) for Self Assessable Development
S2. The site is provided with appropriate infrastructure to accommodate the use.	In partial compliance with S2: P/A2.1 Driveways are constructed in accordance with Standard Drawing R-0035 of Council's Development Manual. P/A2.2 Driveway grades within the property shall be limited to 10% (1 in 10).
S3. Landscaping is provided to building, storage, car parking and activity areas to provide visual screening from the road and surrounding uses.	No probable solutions specified.
S4. All uses minimise adverse impacts upon any residential or community uses having regard to: (a) noise; (b) air and water quality; (c) odour; (d) visual impact; and (e) traffic generation.	In partial compliance with S4: P/A4.1 Animals are kept in secure enclosures within the premises. P4.2 Water and animal feed is provided on the premises in a safe and secure manner. P4.3 All buildings, structures, enclosures and areas used for intensive animal husbandry, kennels or aquaculture observe the minimum setbacks outlined in the relevant Zone Code
S5. The scale of aquaculture development is in proportion to the land area and surrounding rural uses.	In partial compliance with S5: 5.1 The site has an area of not less than 16 hectares; otherwise no probable solution specified.
S6. Development for aquaculture does not adversely affect the long term potential use of GQAL for high yielding crop purposes.	In partial compliance with S6: P6.1 Aquaculture is not located on land that is identified as being GQAL.
S7. Uses do not adversely impact the natural environment.	No probable solution specified.
S8. Development provides the necessary infrastructure and service requirements to service the use.	No probable solution specified.

DIVISION 3 – COMMERCIAL AND INDUSTRIAL USES

6.3.1 Commercial Uses Code

6.3.1.1 Code Applicability

The following code is applicable to assessable development for Commercial Uses Code identified in the tables of assessment.

6.3.1.2 Overall Outcomes

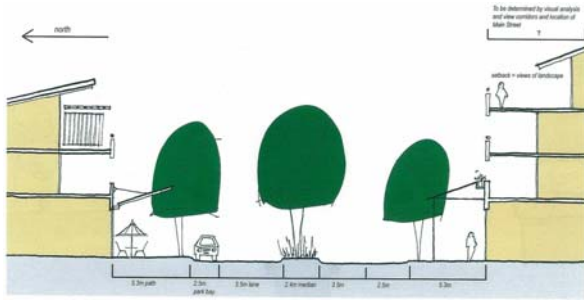
The overall outcomes sought for the Commercial Uses Code are as follows:

- (a) the design and scale of buildings is consistent with the local character, and are responsive to the Shire's tropical climate;
- (b) attractive, comfortable, safe and convenient public spaces are created;
- (c) development outside the Commercial zone does not detract from the vitality and function of identified commercial centres;

- (d) commercial uses are conveniently accessible from the communities which they serve, particularly by public and non motorised forms of transport;
- (e) commercial uses are designed, buffered and operated to avoid conflicts with surrounding uses;
- (f) servicing and vehicle access and parking occur in locations that do not detract from the local streetscape; and
- (g) activities along Shute Harbour Road or the Bruce Highway create an attractive and active streetscape.

Table 1 – Development Requirement for the Commercial Uses Code

Specific Outcomes (S) for Code and Impact Assessable Development	Probable Solutions (P) for Code and Impact Assessable Development; and Acceptable Solutions (A) for Self Assessable Development
S1. The site area is sufficient to accommodate the proposed use.	No probable solutions specified.
S2. Where the site is not located in the Commercial Zone, the site is accessible to the population of the catchment area it is intended to serve.	P/A2.1 The site is located: <ul style="list-style-type: none"> (a) within or adjoining existing commercial uses; or (b) at a community focal point or at a gateway location to the neighbourhood it is intended to serve.
S3. Buildings are of a similar bulk and scale to other buildings and structures in the area and of an appearance that contributes positively to the character of the area.	Where in Airlie Beach: <p>P3.1 On the north side of Shute Harbour Road between Broadwater Avenue and Coconut Grove, on both foreshore and main street frontage, allow ground floor at property boundary of three (3) metres maximum height, with additional maximum six (6) metres to the parapet setback at least 2.5 metres from the property boundary. Additional height of no more than three (3) metres to the parapet can be allowed to offset only the floor area lost due to provision of additional building setbacks, and/or where transparency of views and flow through access arcade and breezeway from the main street to the beach is provided. Setback of two (2) metres from side street also required. See example below.</p> <p>P3.2 On the south side of Shute Harbour Road, all lots fronting Shute Harbour Road between the western intersection of Waterson Way with Shute Harbour Road through to and including Hermitage Drive, allow ground floor at property boundary of three (3) metres maximum height, with additional maximum nine (9) metres to the parapet setback at least 2.5 metres from the property boundary. Additional height of no more than three (3) metres to the parapet can be allowed to offset only the floor area lost due to provision of additional building setbacks, and/or where transparency of views and flow through access arcade and breezeway is provided. Setback of two (2) metres from side street also required. See example below.</p>

Specific Outcomes (S) for Code and Impact Assessable Development	Probable Solutions (P) for Code and Impact Assessable Development; and Acceptable Solutions (A) for Self Assessable Development
	 <p>Where in all other areas:</p> <p>P/A3.4 Building height is no greater than two (2) storeys and 8 metres.</p>
<p>S4. Where the site is not located in the Commercial zone, uses are limited to a size and nature consistent with the provision of local or district commercial facilities.</p>	<p>P/A4.1 A commercial use on land not included in the Commercial zone has a maximum gross floor area of 200m².</p>
<p>S5. The scale and design of buildings and works are of a high standard and consistent with the local character, having regard to:</p> <ul style="list-style-type: none"> (a) the local streetscape; (b) retention of remnant vegetation or other natural features; (c) retention of views, especially to the foreshore, ocean and forested hillslopes; (d) landscaping; (e) the location and screening of car parking and utility areas; (f) colours, materials and styles; (g) climate responsiveness; and (h) proximity to Shute Harbour Road in the Town of Whitsunday. 	<p>In partial compliance with S5:</p> <p>P/A5.1 Building and site entrances are clearly visible from the street.</p> <p>P5.2 Parking areas are located at the rear of the site, or within a basement.</p> <p>P5.3 Building facades have a maximum unarticulated external wall length of 15 metres.</p> <p>P/A5.4 Building facades incorporate architectural treatment including a combination of:</p> <ul style="list-style-type: none"> (a) variation in materials, colours and textures; (b) variation in building form including recesses and projections; and (c) awnings over footpaths where appropriate. <p>P/A5.5 Buildings that incorporate glazing are designed to minimise reflectivity impacts on associated buildings.</p> <p>P5.6 External walkways are roofed, as far as possible and practical, to provide an adequate level of weather protection.</p>
<p>S6. The development provides for equitable access.</p>	<p>P6.1 Commercial uses including all internal facilities, on-site pedestrian access ways, open space areas, recreation facilities, car parking areas and the like are designed to comply with the disabled access requirements of AS 1428.</p>
<p>S7. Uses, buildings and works are located, designed and operated to avoid significantly impacting on the amenity of any surrounding premises having regard to:</p> <ul style="list-style-type: none"> (a) traffic conditions; 	<p>No probable solutions specified.</p>

Specific Outcomes (S) for Code and Impact Assessable Development	Probable Solutions (P) for Code and Impact Assessable Development; and Acceptable Solutions (A) for Self Assessable Development
(b) noise or vibration; (c) dust, odour or similar emissions; (d) privacy; (e) safety and security; (f) illumination; (g) access to natural light and ventilation; (h) drainage.	
S8. Buildings provide opportunities for casual surveillance of any adjoining street or other public space.	No probable solutions specified.
S9. Uses, buildings and works are located, and designed to allow for safe convenient pedestrian and cyclist movement within and external to the site.	No probable solutions specified.
S10. Landscaping is provided to soften the built form and enhance the amenity of streetscape and adjoining uses.	No probable solutions specified.
S11. All external spaces associated with the development are provided with adequate illumination.	P/A11.1 All access points, footpaths, car parks, building entrances and foyers are illuminated. P11.2 Illumination does not exceed 8 lux at any site boundary.
S12. The development provides adequate space for general storage, garbage bin areas and maintenance areas that are not visible from the street, public spaces or surrounding residential uses.	P12.1 Utility areas, such as garbage bin storage and general storage and maintenance areas are effectively screened from view from any adjoining residential use or from the street or other public space.
S13. Air conditioning plant and satellite dishes are not visible from the street, public spaces or surrounding residential uses.	No probable solutions are specified.
S14. Mixed-use premises are designed to minimise conflicts between residential and commercial components.	No probable solutions are specified.
S15. Buildings in the Commercial Zone predominantly maintain a commercial character when viewed and accessed from the street.	P15.1 Proposed uses that are not of a commercial use class nature are integrated into buildings that have commercial uses located at ground level when accessed from the main street.
S16. Development provides the necessary infrastructure and service requirements to service the use.	In partial compliance with S17: P/A16.1 Driveway crossovers are constructed in accordance with Standard Drawings R-0051 or R-0052 of Council's Development Manual. P/A16.2 Driveway grades within the property shall be limited to 10% (1 in 10). P/A16.3 Not more than one (1) driveway crossover is provided per street frontage.

6.3.2 Extractive Industry Code

6.3.2.1 Code Applicability

The following code is applicable to assessable development for Extractive Industry Code identified in the tables of assessment.

6.3.2.2 Overall Outcomes

The overall outcomes sought for the Extractive Industry Code are as follows:

- (a) extractive industries are designed and operated to minimise impacts on amenity, health, public safety and the environment;
- (b) the safety and efficiency of transport infrastructure is maintained;
- (c) following completion of extraction, the land is rehabilitated to a standard which ensures ongoing public safety, protection of the natural environment and appropriate visual quality.

Table 1 – Development Requirement for the Extractive Industry Code

Specific Outcomes (S) for Code and Impact Assessable Development	Probable Solutions (P) for Code and Impact Assessable Development; and Acceptable Solutions (A) for Self Assessable Development
<p>S1. The site is in a suitable location to accommodate the extractive industry use, having regard to:</p> <ul style="list-style-type: none"> (a) likely haul routes; (b) availability of other appropriate infrastructure; (c) the characteristics of the natural environment; and (d) proximity of sensitive land uses. 	<p>In partial compliance with S1:</p> <p>P1.1 The site is located a minimum of 500 metres from an existing residential uses..</p> <p>P1.2 The site is located a minimum of 100 metres from a waterway.</p> <p>P1.3 Site access is by way of a sealed higher order road such as an arterial or collector road.</p>
<p>S2. Extractive industries are designed and operated to minimise adverse amenity impacts upon surrounding uses.</p>	<p>In partial compliance with S2:</p> <p>P2.1 Blasting operations are limited to the hours of 9am to 5pm Monday to Friday excluding public holidays. All other operations are limited to the hours of 6am to 6pm Monday to Saturday excluding public holidays.</p> <p>P2.2 Hard rock extraction, processing or blasting is carried out a minimum of 10 metres from all site boundaries.</p> <p>P2.3 A vegetated buffer strip or mound with a minimum width of 10 metres is established between operational areas and the site boundaries.</p> <p>P2.4 Extraction and processing activities are screened from view from significantly trafficked public roads and urban areas by topographical features, remnant vegetation and/or landscaping.</p>
<p>S3. Extractive industries are designed and operated to maintain public safety.</p>	<p>In partial compliance with S3:</p> <p>P3.1 All areas containing excavations and ponded waters deeper than one (1) metre are completely fenced and gated to a minimum height of 1.8 metres.</p> <p>P3.2 All vehicles and equipment are parked and stored on site.</p> <p>P3.3 The premises have signage to warn the public of operations and safety hazards.</p>
<p>S4. Extractive industries are designed and operated to minimise adverse environmental and health impacts.</p>	<p>In partial compliance with S4:</p> <p>P4.1 Where the site incorporates drainage systems, sediment control measures, such as check dams, settlement ponds and sediment fences are provided.</p>

Specific Outcomes (S) for Code and Impact Assessable Development	Probable Solutions (P) for Code and Impact Assessable Development; and Acceptable Solutions (A) for Self Assessable Development
	<p>P4.2 A bunded area for the storage of fuel, chemicals, waste products and similar contaminants is provided with sufficient capacity to retain 100% of the volume of materials stored.</p> <p>P4.3 Haul roads are sealed or maintained to minimise dust generation.</p>
<p>S5. The site provides safe and efficient access and egress points.</p>	<p>In partial compliance with S5:</p> <p>P5.1 Haul vehicle movements are not generated on any lower order roads, other than on-site haul roads.</p> <p>P5.2 Site accesses and egresses located to provide:</p> <ul style="list-style-type: none"> (a) a minimum sight distance in all directions of 200 metres; (b) a maximum gradient of 1:10 (10%) on all roads, including haul roads, within 100 metres of such access or egress; (c) a minimum access/egress width of 12 metres; and (d) a minimum separation to any road intersection or property access of 50 metres. <p>P5.3 Acceleration and deceleration lanes are provided to site ingress and egress points.</p>
<p>S6. Rehabilitation works include:</p> <ul style="list-style-type: none"> (a) removal of machinery, buildings, services, waste materials, stockpiles and supplies; (b) establishment of landform and soil profiles; (c) revegetation and landscaping; and (d) installation of fencing and signage to prevent unauthorised or accidental access to hazardous areas. 	<p>No probable solutions specified.</p>
<p>S7. Where artificial water bodies are present upon cessation, rehabilitation to be such that:</p> <ul style="list-style-type: none"> (a) the water quality of any artificially created water bodies is capable of sustaining flora and fauna; (b) suitable plant species are established in and adjacent to the water bodies. 	<p>No probable solutions specified.</p>
<p>S8. Rehabilitation works are undertaken as soon as practicable following cessation of extractive operations, or are undertaken on a progressive or staged basis.</p>	<p>No probable solutions specified.</p>
<p>S9. Development is adequately buffered from extractive industries, such that the continued operations of existing and expanding extractive industries are not constrained and amenity is protected from new or expanding industries.</p>	<p>P9.1 Development retains a minimum 500 metre buffer from the boundary of the extraction area for existing extractive industries not included in SPP 2/07 Protection of Extractive Resources and Guideline.</p> <p>P9.2 New or expanding extractive industries provide a minimum 500 metre buffer from the boundary of any new extraction area to any existing uses.</p>

6.3.3 Service Stations and Vehicle Washing Stations Code

6.3.3.1 Code Applicability

The following code is applicable to assessable development for Service Stations or Vehicle Washing Stations Code identified in the tables of assessment.

6.3.3.2 Overall Outcomes

The overall outcomes sought for the Service Stations and Vehicle Washing Stations Code are as follows:

- (a) sites have a sufficient area;
- (b) uses are designed and operated to protect the health and amenity of adjoining residential and community uses;
- (c) safe and efficient access and circulation system is provided;
- (d) impacts on the environment and the locality are minimised; and
- (e) any retail activities are minor and ancillary to the main operation on the site.

Table 1 – Development Requirement for the Service Stations and Vehicle Washing Stations Code

Specific Outcomes (S) for Code and Impact Assessable Development	Probable Solutions (P) for Code and Impact Assessable Development; and Acceptable Solutions (A) for Self Assessable Development
S1. The site has a sufficient area and dimensions to accommodate the use.	P1.1 The site has a minimum area of 2,000m ² . P1.2.1 The site has a minimum frontage of 40 metres. OR P1.2.2 The site has a minimum frontage of 30 metres where located on a corner site.
S2. The use is designed to ensure that public health and the amenity of surrounding residential uses is not adversely affected.	In partial compliance with S2: P2.1 All on-site facilities including building, parking and loading/unloading areas are setback a minimum of 5 metres from all boundaries of the site. P2.2 The rear and side boundaries of the site include: (a) an intensive landscaped buffer with a minimum width of 5 metres; and (b) a solid timber fence a minimum of 1.8 metres in height. P2.3 Operating hours of the use are restricted to 7am to 8pm, Monday to Sunday (including public holidays). P2.4 On-site lighting does not exceed 8lux at any site boundary.
S3. The site is provided with safe and efficient access.	P3.1 The site has frontage to an arterial road or collector road, with safe and convenient vehicle access from that road. P3.2 Vehicle access points have a minimum sight distance of 120 metres in all directions. P3.3 Vehicle access and egress points and

Specific Outcomes (S) for Code and Impact Assessable Development	Probable Solutions (P) for Code and Impact Assessable Development; and Acceptable Solutions (A) for Self Assessable Development
	<p>footpath/verge crossings, are a minimum of 6 metres wide and not closer than 10 metres to:</p> <p>(a) any other access point or crossing; or</p> <p>(b) any road intersection.</p> <p>P3.4 Deceleration and acceleration lanes are provided to all vehicle access and egress points, and right-turn refuge lanes are provided where necessary.</p>
<p>S4. The site is designed to provide for safe and convenient fuel delivery and storage arrangements.</p>	<p>P4.1 Inlets to bulk fuel storage tanks allow fuel delivery vehicles, when being filled, to be located wholly within the site and a minimum of 5 metres from all boundaries of the site.</p> <p>P4.2 Bulk gas storage facilities and fuel pumps are located wholly within the site and a minimum of 7.5 metres to all boundaries of the site.</p>
<p>S5. Safe and convenient on-site circulation and parking.</p>	<p>P5.1 Access and circulation on the site is designed to ensure that all vehicles are able to enter and leave the site in a forward gear, without the need for multiple manoeuvres.</p> <p>P5.2 All on site circulation flows are one-way, with provision for line-markings and signage to ensure compliance.</p>
<p>S6. Adequate queuing areas are provided for refuelling, washing and related facilities, to ensure that access, on-site circulation, parking or egress by any vehicle is not restricted.</p>	<p>No probable solutions specified.</p>
<p>S7. On-site waste disposal occurs in a safe and effective manner to minimise contamination of the site, surrounding area and natural environment.</p>	<p>P7.1 Chemicals, cleaning agents and other liquid contaminants are stored within bunded areas capable of containing 100% spillage of maximum stored volume.</p> <p>P7.2 Liquid wastes are contained within the site prior to discharge to a reticulated sewerage system or, where appropriate removal from the site by an operator licensed to transport Regulated Waste.</p> <p>P7.3 Sealed impervious surfaces, draining to receptors and/or storage containers are provided in areas where potential spills of contaminants can occur.</p> <p>P7.4 Stormwater is diverted away from areas of potential spills of contaminants and from contaminant receptors and storage containers.</p>
<p>S8. Any retail activities operating on the site are minor and ancillary to the vehicle fuel outlet and/or vehicle washing station use.</p>	<p>P8.1 The total gross floor area to be used for a retail activity on the site is a maximum of 150m².</p>

6.3.4 Industrial Uses Code

6.3.4.1 Code Applicability

The following code is applicable to assessable development for Industrial Uses Code identified in the tables of assessment.

6.3.4.2 Overall Outcomes

The overall outcomes sought for the Industrial Uses Code are as follows:

- (a) is appropriately located, considering the proposed use, the character of the area and the environmental values of the site and surrounding area;
- (b) is on land that is appropriate in size and suitability located for the proposed use;
- (c) is visually appealing and is appropriately designed to meet the functional requirements of the use;
- (d) protects the expected amenity of the locality;
- (e) does not adversely affect the noise and light environment of adjoining areas;
- (f) does not compromise the natural environment;
- (g) does not detrimentally impact upon the transport network;
- (h) provides a suitable level of infrastructure;
- (i) minimise the risk of hazards potentially associated with industries;
- (j) Development makes adequate provision for maintaining and protecting surface and ground water quality and downstream aquatic environments from sediments, nutrients and other pollutants;
- (k) industrial areas are consolidated and buffered to avoid conflicts with surrounding uses; and
- (l) Industries present an attractive or screened appearance to main transport routes and along frontages facing residential development.

Table 1 – Development Requirement for the Industrial Uses Code

Specific Outcomes (S) for Code and Impact Assessable Development	Probable Solutions (P) for Code and Impact Assessable Development; and Acceptable Solutions (A) for Self Assessable Development
S1. The use is developed on a site included in an industrial area or, where in another area, in a suitable location considering topography, accessibility, provision of utility services, surrounding land uses, natural environment, the desired character of the area and potential social and community impacts.	P/A1.1 Premises are established on land included within the Industrial Zone. P1.2 Development is sited taking into consideration the topography, natural environment, accessibility, surrounding land uses, the desired character of the area and the amenity of the locality.
S2. The site is of a suitable size, shape and configuration for the intended use.	P/A2.1 The site has a minimum area of 2,500m ² . P2.2 The site has a minimum road frontage of 35 metres.
S3. Industrial development is not located in areas with remnant vegetation, waterways or areas subject to natural hazards.	P3.1 No acceptable solution specified.
S4. Buildings are of a similar bulk and scale to other buildings and structures in the area and of an appearance that contributes positively to the character of the area.	P/A4.1 Buildings and structures are a maximum of two (2) storeys and 8 metres in height. P/A4.2 Site cover does not exceed 75% of the total site area. P4.3 Buildings have a gross floor area less than the area of the site. P/A4.4 The reception, display windows building entrance and foyers are located on the ground storey facing the street frontage.
S5. Buildings and other structures are setback	P5.1 Buildings are setback a minimum of 6 metres

Specific Outcomes (S) for Code and Impact Assessable Development	Probable Solutions (P) for Code and Impact Assessable Development; and Acceptable Solutions (A) for Self Assessable Development
from the road frontage to provide adequate space for landscaping and to contribute to the desired amenity and streetscape character of the area.	<p>from the road frontage.</p> <p>P5.2 Where the site adjoins the Bruce Highway or Shute Harbour Road, buildings and structures are setback a minimum of 10 metres from the road frontage.</p>
<p>S6. Premises are located to minimise impact on adjoining non-industrial zones.</p>	<p>P/A6.1 Where the site has a common boundary with land included in the Industrial Zone, no minimum building setback is specified.</p> <p>OR</p> <p>Where the site has a common boundary with land in another zone (other than the Industrial Zone) all buildings and structures are setback at least 10 metres from the common site boundaries.</p> <p>P/A6.2 Where the site has a common boundary with land in another zone a 10 metre dense landscaped buffer is provided.</p> <p>P/A6.3 A 1.8 metres high solid fence is to be provided to all site boundaries that adjoin land which is included in a zone other than the Industrial Zone.</p>
<p>S7. Landscaping is used to –</p> <p>(a) create an attractive industrial environment;</p> <p>(b) retain or improve existing streetscapes;</p> <p>(c) provide appropriate street planting taking into account the image and role of the street</p>	<p>P/A7.1 Landscaping of at least 10% of the site area is provided.</p> <p>P/A7.2 Landscaping with a minimum width of 3 metres is provided to the frontage of the site (adjoining the road) excluding driveways and pedestrian access.</p> <p>P/A7.3 Landscaping with a minimum depth of 3 metres is provided to the site boundary adjoining land included in another Zone (other than the Industrial Zone).</p>
<p>S8. The use and development protects remnant vegetation and native non-remnant vegetation.</p>	<p>P8.1 Native non-remnant vegetation outside of the building footprint is retained.</p>
<p>S9. Development provides the necessary infrastructure and service requirements to service the use.</p>	<p>In partial compliance with S9:</p> <p>P/A9.1 Driveway crossovers are constructed in accordance with Standard Drawings R-0051 or R-0052 of Council's Development Manual.</p> <p>P/A9.2 Driveway grades within the property shall be limited to 10% (1 in 10).</p> <p>P/A9.3 Not more than one (1) driveway crossover is provided per street frontage.</p>
<p>S10. The use must provide for the collection/treatment/ disposal of all solid and liquid wastes such that:</p> <p>(a) the off-site release of contaminants does not occur;</p> <p>(b) all wastes are collected and disposed of in accordance with relevant licence and approval conditions and/or relevant Government and industry standards; and</p> <p>(c) there are no significant adverse impacts on the quality of surface water or ground water resources.</p>	<p>P10.1 Wastewater is disposed of to Council's sewerage system.</p> <p>OR</p> <p>Where industrial on-site effluent treatment systems are provided, the associated off-site sludge disposal is disposed of to an approved waste disposal facility.</p> <p>P10.2 Liquid wastes that cannot be disposed of to the sewerage system (or on site effluent system) are disposed of off-site to an approved waste disposal facility.</p> <p>P10.3 There is no discharge of waste to local streams, natural waterways or dry</p>

Specific Outcomes (S) for Code and Impact Assessable Development	Probable Solutions (P) for Code and Impact Assessable Development; and Acceptable Solutions (A) for Self Assessable Development
	watercourses.
S11. The emission of any odour, dust and air pollutants is minimised to ensure no nuisance is caused beyond the site boundaries.	P11.1 No acceptable solution specified.
S12. The noise generated by the activity does not cause nuisance to adjoining noise sensitive areas.	P12.1 No acceptable solution specified.
S13. Stormwater does not contaminate surface or ground water.	P13.1 No raw product or liquid is used or stored in an unroofed area
S14. All weather access is available to the site.	P/A14.1 Access to the site is via a constructed and sealed road
S15. Building design and layout allows for necessary service requirements.	P15.1 The design and layout provides for the on-site loading and unloading of goods. P/A15.2 The design provides for the storage of and access for the removal of refuse. P/A15.3 Loading and unloading areas are located to the rear of the site. P/A15.4 Refuse storage areas are screened and located to the rear of the site.

DIVISION 4 – OTHER CODES

6.4.1 General Development Code

6.4.1.1 Code Applicability

The following code is applicable to assessable development for General Development Code identified in the tables of assessment.

6.4.1.2 Overall Outcomes

The overall outcomes for the General Development Code are as follows:

- (a) uses are provided with an appropriate level of water, waste water treatment and disposal, drainage, energy, communications and other services to service the use;
- (b) waste water treatment and disposal and drainage facilities do not adversely affect the quality of nearby watercourses, wetlands or marine environments;
- (c) access, streets, roads and pedestrian and cycle paths are provided to standards that ensure safe, convenient and efficient operation of movement networks;
- (d) infrastructure is provided in a manner which maximises resource efficiency and minimises whole of life cycle costs;
- (e) infrastructure is integrated with surrounding networks;
- (f) the integrity of existing infrastructure is maintained;
- (g) development is undertaken in accordance with best environmental management practice to support the achievement of ecological sustainability;
- (h) development does not detract from the character and amenity of the locality;
- (i) landscaping enhances the amenity of the area by providing attractive streetscapes that are functional and complement the scale and appearance of the development;
- (j) landscaping provides attractive buffers between differing land uses; and
- (k) opportunities for waterfront and creek based pedestrian and cycle networks are not restricted by development.

Table 1 – Development Requirement for the General Development Code

Specific Outcomes (S) for Code and Impact Assessable Development	Probable Solutions (P) for Code and Impact Assessable Development; and Acceptable Solutions (A) for Self Assessable Development
<i>Roadworks, Footpaths and Bikeways</i>	
S1. Access driveways are located and designed to minimise conflicts through efficient and safe operation.	P1.1 The provision of access driveways are located and designed in accordance with Australian Standard AS2890. P/A1.2 Driveways for corner blocks must be located on the lesser order road. P/A1.3 Driveways are located a minimum of 10 metres from any road intersection. P/A1.4 Driveways must be located a minimum of one (1) metre from existing utility covers, valves, manholes, street lights, stormwater drainage etc. unless written approval has been received from the infrastructure owner. P/A1.5 Driveways are located to minimise earthworks

Specific Outcomes (S) for Code and Impact Assessable Development	Probable Solutions (P) for Code and Impact Assessable Development; and Acceptable Solutions (A) for Self Assessable Development
	to be no greater than 50m ³ of material.
<p>S2. Development sites are provided with external roadworks along the full extent of the frontage appropriate to the function and amenity of the road and including:</p> <ul style="list-style-type: none"> (a) paved roadway; (b) kerb and channel; (c) safe vehicular access; (d) safe footpaths and bikeways; (e) stormwater drainage; and (f) conduits to facilitate the provision of street lighting systems and traffic signals. 	<p>P2.1 External road works design and construction is undertaken in accordance with Planning Scheme Policy 7 – Council’s Development Manual Design Guidelines D1, D3, D4 & D8 and Specification S1, S2, S3, S4, and S7.</p> <p>P2.2 A detailed pedestrian movement plan is provided that accords with the provisions of Queensland Streets – Design Guidelines for Subdivisional Streetworks.</p> <p>P2.3 A detailed bicycle network plan is provided that accords with the provisions of Austroads Guide to Engineering Practice Part 13 and Part 14 – Bicycles.</p>
<p>S3. The verges and footpaths provide</p> <ul style="list-style-type: none"> (a) safe access for pedestrians clear of obstructions; (b) an access for vehicles onto properties; (c) an area for public utility services; and (d) provide for people with disabilities by allowing safe passage of wheel chairs and other mobility aids. 	<p>P3.1 Access for pedestrians and cyclists is provided to any building or to the bicycle parking area from the street.</p> <p>P3.2 Road design and construction is undertaken in accordance with Planning Scheme Policy 7 – Council’s Development Manual Design Guidelines D1, D3, D4 & D8 and Specification S1, S2, S3, S4, and S7.</p>
<p>S4. Bikeways provide safe and attractive cycle routes for commuter and recreational purposes</p>	<p>P4.1 Bicycle parking, bikeway design and construction is undertaken in accordance with Austroads Guide to Engineering Practice Part 13 and Part 14 Bicycles.</p> <p>P4.1 Access pathways for cyclists are provided in accordance with the provisions of Australian Standard AS 2890; and</p> <p>P4.2 Where access for cyclists is shared with access for pedestrians or vehicles, the shared use is identified by signage and linemarking in accordance with the provisions of AS 1742.</p>
<p>S5. Measures intended to restrain traffic speeds and/or volumes:</p> <ul style="list-style-type: none"> (a) avoid stop-start conditions; (b) provide for appropriate sight distances; (c) avoid increased vehicle emissions; (d) minimise unacceptable traffic noise to adjoining land uses; (e) maintain convenience or safety levels for cyclists and public transport; and (f) are integrated with landscaping and streetscape design. 	<p>P5.1 Network connections are provided in accordance with Planning Scheme Policy 7 – Council’s Development Manual Design Guidelines D1.</p> <p>P5.2 Road hierarchy and intersection spaces must be in accordance with Queensland Streets.</p>
<p>S6. In the Town of Whitsunday and the Town of Proserpine, the safety and efficiency of Shute Harbour Road are protected and local neighbourhoods are generally interconnected by other routes.</p>	<p>P6.1 Internal road works design and construction is undertaken in accordance with Planning Scheme Policy 7 – Council’s Development Manual Design Guidelines D1.</p>
Parking and Circulation	
<p>S7. The provision of access driveways located to minimise conflicts and designed to operate efficiently and safely taking into account:</p>	<p>P7.1 Access driveways are located and designed in accordance with Australian Standard AS2890.</p> <p>P7.2 Road hierarchy and intersection spaces must</p>

Specific Outcomes (S) for Code and Impact Assessable Development	Probable Solutions (P) for Code and Impact Assessable Development; and Acceptable Solutions (A) for Self Assessable Development
<ul style="list-style-type: none"> (a) the size of the parking area; (b) the amount and type of vehicle traffic; (c) the type of use (e.g. long-term, short-term, regular, casual); (d) frontage-road traffic conditions; (e) the capacity of the adjoining street system. 	<p>be in accordance with Queensland Streets.</p>
<p>S8. Vehicle parking spaces having adequate areas and dimensions to meet user requirements, including disabled users.</p>	<p>P8.1 Parking spaces meeting the design requirements of Australian Standard AS2890.</p>
<p>S9. Sufficient parking spaces to accommodate the amount and type of vehicle traffic expected to be generated by the development are provided onsite wherever practicable.</p>	<p>P/A9.1 On-site car parking spaces are provided at the rate specified for a particular use in Table 1 – Minimum on-site vehicle parking requirements, below.</p> <p>P9.3 At least 1 bus parking space (with a minimum width of 4 metres, a minimum height of 4 metres), is provided where development is for the purpose of:</p> <ul style="list-style-type: none"> (a) a major sporting or entertainment facility; (b) a transport terminal; (c) shopping centre.
<p>S10. Parking driveways, turning areas and vehicle standing areas are designed, constructed and maintained:</p> <ul style="list-style-type: none"> (a) at a gradient suitable for parking; (b) such that it is effectively drained and sealed; (c) such that spaces are clearly marked; (d) to allow for disabled access; (e) to ensure that each space can be readily and independently used at all times by occupants and visitors to the premises alike. 	<p>P10.1 The provision of a parking area complies with the standards set out in Planning Scheme Policy 7 – Development Manual Design Guidelines D1; and the requirements of Australian Standard AS2890.</p> <p>P/A10.2 All spaces are constructed to ensure independent and unimpeded access by a vehicle (note: tandem car parking spaces are not provided as part of any development except a Dwelling house or where a tandem pair is allocated to the same dwelling or rooming unit, a development comprising of a Dual Occupancy, accommodation units, integrated resort or hotel).</p>
<p>S11. Service vehicle facilities are constructed so as to protect the visual amenity of the surrounding area.</p>	<p>P/A11.1 All regular access service vehicle facilities in residential or commercial uses are to be located and/or constructed to be screened from view when viewed from the street or an adjoining residence or public place.</p>
<p>S12. Sufficient area and appropriate circulation arrangements are established to enable:</p> <ul style="list-style-type: none"> (a) all vehicles expected to use the site to drive both on and off the site a safe and efficient manner; (b) adequate and safe access to all parking, loading/unloading and manoeuvring areas; (c) where vehicle queuing is expected, provision for an adequate queuing area that enables vehicles to stand without obstructing the free flow of moving traffic or unduly conflicting with pedestrian movement. 	<p>P12.1 Circulation and/or turning areas comply with the requirements of Australian Standard AS2890.</p>

Specific Outcomes (S) for Code and Impact Assessable Development	Probable Solutions (P) for Code and Impact Assessable Development; and Acceptable Solutions (A) for Self Assessable Development
Landscaping and Vegetation	
S13. Vegetation species and planting locations are selected to provide shade in summer to external public spaces, car parking areas, external private spaces and dwelling units.	In partial compliance with S13: P13.1 Residential uses incorporate at least one tree per dwelling unit, capable at maturity of providing 10m ² of shade at noon in accordance with the species list contained within Schedule 2 Table B. P/A13.2 Solar collectors for water heating systems, solar energy systems or the like are not shaded between 9 am and 3 pm. P13.3 External car parks incorporate at least one tree, capable at maturity of providing 10m ² of shade at noon per four (4) unroofed or uncovered car spaces. Such trees are located to maximise the provision of shade to the applicable car spaces.
S14. Access to the site, car parks and buildings are clearly indicated by landscape treatments.	No probable solutions specified.
S15. The size, location or species of landscaping is appropriate to the locality and development type or use.	P/A15. Landscaping does not: (a) unreasonably restrict sightlines for vehicles, pedestrians or cyclists. (b) obscure warning signs, information signs or road signs (c) compromise building foundations, roads and paths; and (d) compromise services such as pipelines, underground cabling and overhead powerlines.
S16. Pedestrian and vehicular areas are appropriately delineated to ensure the safety of site users.	No probable solutions specified.
S17. Graffiti is discouraged	P/A17.1 Any solid fence or wall is protected from graffiti by landscaping, creepers, murals, or vandal resistant paint.
S18. The natural landform of the site is retained as far as possible.	No probable solutions specified.
S19. The capacity of natural or constructed overland flow paths or channels is not restricted by landscaping.	No probable solutions specified.
S20. The extent, type and design of paving maximises opportunities for on-site infiltration of stormwater.	No probable solutions specified.
S21. Landscaping facilitates the retention and enhancement of remnant vegetation and native non- remnant vegetation.	P21.1 Existing trees, other than unsuitable species are retained and incorporated into site landscaping. or P21.2 Existing vegetation removed for construction purposes is replaced and the land rehabilitated with suitable locally sourced indigenous plant species. P21.3 Native non- remnant vegetation is retained.

Specific Outcomes (S) for Code and Impact Assessable Development	Probable Solutions (P) for Code and Impact Assessable Development; and Acceptable Solutions (A) for Self Assessable Development
<p>S22. Plant species used are those best suited to local conditions and which are unlikely to pose risk to public health or safety or to the natural environment.</p>	<p>P22.1 Only species listed in Schedule 2 Table A, to E are planted.</p> <p>P22.2 Species listed in Schedule 2 Table F are removed.</p> <p>P22.3 Degraded areas are rehabilitated, by weed removal and rehabilitation of appropriate endemic species.</p> <p>P22.4 Palms are planted in groups. Repetition of palms in that creates line of palms is discouraged.</p>
<p>S23. Works including landscaping are managed to prevent and contain the spread and movement of declared weeds and pest animals onto and from the development site.</p>	<p>P23.1 Declared weeds and pests on the land (if identified) must be treated and eradicated.</p> <p>P23.2 Where eradication of the existing declared weed infestations cannot be undertaken, a Pest Management Plan is prepared by a suitably qualified profession to manage the impact of any infestation.</p> <p>P23.3 A search has been undertaken for any weed species that may be economically and ecologically damaging,</p>
Services	
<p>S24. Water, waste water treatment and disposal, drainage, energy and communications services are provided in a manner which:</p> <ul style="list-style-type: none"> (a) ensures appropriate capacity to meet the current and future needs of the development site; (b) is integrated with and efficiently extends existing networks; (c) minimises risk to life and property; (d) minimises risk of environmental harm to mainland environments, the Great Barrier Reef Marine Park and the Great Barrier Reef World Heritage Area; (e) minimises whole of life cycle costs; (f) can be easily and efficiently maintained; and (g) minimises potable water demand and wastewater production. 	<p>P24.1 Each site or lot is connected to Council's reticulated water supply and sewerage system; or</p> <p>P24.2 Where the site is not within close proximity to a reticulated sewerage system, a system for onsite effluent disposal is provided in accordance with the provisions of the Queensland Plumbing and Wastewater Code and AS 1546 and Planning Scheme Policy 7 – Development Manual.</p> <p>P24.3 Where the site is not within close proximity to a reticulated water supply a system for on site water treatment is provided in accordance with Planning Scheme Policy 7 – Development Manual.</p> <p>P24.4 Reticulated water supply and sewerage systems are designed and constructed in accordance with Planning Scheme Policy 7 – Development Manual Design Guidelines D6 & D7 and Specifications S5 & S6.</p> <p>P24.5 Each site or lot is connected to an existing power supply and telecommunications network.</p> <p>P24.6 Other than in the Rural Zone, electrical and telecommunications reticulation infrastructure is provided underground.</p> <p>P24.7 Street lighting is provided in accordance with Planning Scheme Policy 7 – Development Manual Design Guidelines D8.</p> <p>P/A24.8 Buildings with habitable rooms are sited so that the finished floor level is a minimum of 500mm above the 1% AEP flood or storm tide level.</p>

Specific Outcomes (S) for Code and Impact Assessable Development	Probable Solutions (P) for Code and Impact Assessable Development; and Acceptable Solutions (A) for Self Assessable Development
Parkland	
S25. Parks and other open space are designed to adequately accommodate their intended function, amenity and recreational setting	P25.1 Public open space are designed and constructed in accordance with Planning Scheme Policy 7 – Development Manual Design Guidelines D9 and Specification S8.
S26. The location and extent of excavation or filling is consistent with the intended future use of the site.	P26.1 The extent of excavation and filling is in accordance with an existing development approval for a material change of use, reconfiguring a lot or building work (which has not lapsed).
Construction Impacts	
S27. Adverse impacts on surrounding areas as a result of air emissions, noise or lighting are minimised during construction activity.	<p>P27.1 No dust emissions extend beyond the boundary of the site.</p> <p>P27.2 No other air emissions, including odours, are detectable at the boundary of the site.</p> <p>P27.3 Noise generating equipment is enclosed, shielded or acoustically treated in a manner which ensures the equipment does not create environmental harm.</p> <p>P27.4 Outdoor lighting complies with AS4282-1997 Control of the Obtrusive Effects of Outdoor Lighting.</p>
S28. Adverse impacts on existing infrastructure is minimised	<p>P28.1 Existing utilities, road and drainage infrastructure:</p> <p>(a) continue to function efficiently; and</p> <p>(b) can be accessed by the relevant authority for maintenance purposes.</p>
S29. Traffic and parking generated during construction are managed to minimise impact on the amenity of the surrounding area.	No probable solution specified.
S30. Erosion and sediment control devices and techniques must prevent adverse impacts on the water quality of downstream stormwater drainage and natural systems.	P30.1 Erosion and sediment control is undertaken in accordance with Planning Scheme Policy 7 – Development Manual Design Guidelines D5.
S31. The integrity of assets to be delivered to Council is protected.	P31.1 Construction is undertaken in accordance with the standards set out in Planning Scheme Policy 7 – Development Manual Construction Procedures and Specification S1 to S8, inclusive.
Visual Amenity & Landslip Risk	

Specific Outcomes (S) for Code and Impact Assessable Development	Probable Solutions (P) for Code and Impact Assessable Development; and Acceptable Solutions (A) for Self Assessable Development
<p>S32. Development must protect the visual diversity and scenic quality of:</p> <ul style="list-style-type: none"> (a) hillsides and escarpments; (b) principal transport routes; and (c) views from key view points. 	<p>P32.1 All buildings and structures must be unobtrusive when viewed from the ocean, other key view points and principal transport routes.</p> <p>P32.2 Where buildings and structures will be visible from the ocean, other key view points and principal transport routes, landscaping must be provided to ensure that the development will be visually screened within in five years from completion.</p> <p>P32.3 Revegetation works and where necessary retaining walls must be provided on land that has been previously cleared and therefore presents visual scarring of the landscape when viewed from the ocean, other key view points and principal transport routes.</p> <p>P/A32.4 For land that is located above the 50 metre AHD, not more than 2,000m² per allotment is cleared of native non-remnant vegetation or remnant vegetation.</p>
<p>S33. Development maintains the safety of people, property, and hazardous materials manufactured or stored in bulk, from the risk of landslide</p>	<p>P33.1 A site-specific geotechnical analysis, prepared by a registered professional engineer that is competent to assess geotechnical matters, must be included with the development proposal which demonstrates that the development site is not subject to landslide hazard, either internally or from sloping land above the site. or</p> <p>P33.2 The development proposal includes measures, identified and documented by a registered professional engineer that is competent to assess geotechnical matters, that ensure:</p> <ul style="list-style-type: none"> (a) the long term stability of the development site; and (b) (b) the development site will not be adversely affected by landslide activity originating on sloping land above the development site.
<p>S34. Community infrastructure is able to function effectively during and immediately after landslide events.</p>	<p>P34.1 The development includes measures, identified and documented by a registered professional engineer that is competent to assess geotechnical matters, that ensure access to the site will not be impeded by a landslide event.</p>
<p>Excavation and Filling</p>	

Specific Outcomes (S) for Code and Impact Assessable Development	Probable Solutions (P) for Code and Impact Assessable Development; and Acceptable Solutions (A) for Self Assessable Development
<p>S35. Excavation and filling:</p> <ul style="list-style-type: none"> (a) do not impact adversely on visual amenity or privacy; (b) maintain natural landforms as far as possible; (c) are stable in both the short and long term; (d) do not result in any contamination of land or water (e) do not pose a health or safety risk to users and neighbours of the site; (f) do not cause other environmental harm. 	<p>P35.1 Filling and excavation complies with the specifications set out in Planning Scheme Policy 7 – Development Manual Design Guideline D2 and Specification S1.</p> <p>P/A35.2 Filling and excavation is no greater than 1.5 metres in height or depth.</p> <p>P/A35.3 Retaining walls and other structures used for the supporting of fill and excavated areas do not exceed 1.5 metres in height.</p> <p>P/A35.4 Soil to be used for filling is not stockpiled on the site for more than one (1) month.</p> <p>P/A35.5 Filling and excavation does not result in the ponding of water on a site or adjacent land.</p> <p>P/A35.6 No work is carried out within 50 metres of the defining bank of any waterway.</p> <p>P35.7 Filling and excavation (where greater than 50m³) does not occur within two (2) metres of the site boundary.</p> <p>P35.8 Filling and excavation does not result in an unacceptable increase in flow of water across a site on any other land or a road.</p> <p>P35.9 Filling and excavation does not result in an increase in the volume of water or concentration of water in a watercourse and overland flow paths.</p> <p>P/A35.10 Filling and excavation does not result in the spread of weed species that are economically and ecologically damaging,</p>

Table 2 – Minimum on-site vehicle parking requirements

Rural Use Class	Minimum Requirements
Rural Workers Dwelling	2 spaces
Residential Use Class	Minimum Requirements
<p>Accommodation Units:</p> <ul style="list-style-type: none"> (a) 1 bedroom unit (b) 2 bedroom unit (c) 3 or more bedroom unit (d) Visitor spaces 	<ul style="list-style-type: none"> (a) 1.0 space per unit (b) 1.5 space per unit (c) 2.0 space per unit (d) 1 space per 7 units
Bed and Breakfast Accommodation`	As per dwelling house plus 1 space per guest room.
Caravan Park	1 space van/tent/cabin site (adjacent to site) plus 1 visitors space per 4 van/tent/cabin sites.
Dual occupancy	<p>2 spaces per Dwelling unit, 1 of which must be covered (may be in tandem)</p> <p>Where Dual Occupancies are provided in a cul-de-sac court bowl:</p> <p>As per above plus 2 visitor car parking spaces.</p>
Dwelling house	2 spaces, 1 of which is covered (spaces may be in tandem)
Guest accommodation	As per Dwelling house plus 1 space
Home Based Business	As per Dwelling house plus 1 space.
Integrated Resort	As per uses herein separately defined.
Multiple Dwelling Units on islands /	Contribution towards mainland car parking or provision for occupant mainland car parking at a rate of 0.2 car parking

Accommodation Units	spaces per Multiple Dwelling Units.
Multiple Dwelling Units in all other zones: (a) 1 bedroom unit (b) 2 bedroom unit (c) 3 or more bedroom unit (d) Visitor spaces	(a) 1.0 space per unit. (b) 1.5 spaces per unit. (c) 2.0 spaces per unit (d) 1 space per 7 units
Commercial Use Class	Minimum Requirements
Child Care Centre	1 space per 4 children plus 1 space per employee.
Hotel	(a) Sale/Consumption of Liquor - 1 space per 25m ² TUA and drive through shop is provided with queuing lane on site for 12 vehicles; (b) Accommodation as per Accommodation unit requirements herein separately defined; and (c) Refreshment Premises – as per Refreshment Premises requirements herein separately defined.
Indoor Recreation	1 space per 20m ² of TUA; 1 space per 4 seats, if an auditorium, theatre, or similar use that has designated seating. Where an indoor use that has adaptable spaces for temporary seating the TUA.
Landscape Supplies	1 space per 25m ² of sales area plus – 1 space per 200m ² TUA.
Market	1 space per 50m ² of TUA plus 1 loading bay.
Medical Centre	4 spaces per consulting room.
Office	1 space per 30m ² TUA
Commercial Use Class	Minimum Requirements
Refreshment Premises	1 space per 15m ² TUA
Retail / Commercial Complex	As per the uses separately defined herein.
Sales or Hire Premises	1 space per 150m ² site area
Shop	1 space per 25m ² TUA
Showroom (a) TUA < 1,000m ² (b) TUA > 1,000m ²	(a) 1 space per 50m ² TUA (b) 1 space per 50m ² TUA to 1,000m ² plus 1 space per 100m ² above 1,000m ² .
Veterinary Clinic	1 space per 25m ² TUA
Industrial Use Class	Minimum Requirements
Bulk Landscape Supplies	1 space per 400m ² TUA (minimum of 6 spaces).
Bulk Store	2 spaces per 100m ² TUA (minimum 2 spaces)
Low Impact Industry	1 space per 50m ² Industry TUA up to 500 m ² plus 1 space per 25 m ² sales or office area TUA.
Marina (a) Wet berth (marina berth) – no other shared parking available (b) Wet berth (marina berth) – in conjunction with on-site residential or tourist accommodation development with shared car parking (c) Mooring (d) Dry berth (hardstand or rack) (e) Employee	(a) 0.6 spaces per berth (b) 0.4 spaces per berth (c) 0.2 spaces per berth (d) 0.2 spaces per berth (e) 1.0 space per 2 employees
Marine Industry	1 space per employee plus 1 space for each activity on the premises with a minimum of 5 spaces per activity plus 1 space per 400m ² TUA; plus provision of a loading and unloading area.
Medium Impact Industry	1 space per 50m ² Industry TUA up to 500m ² plus 1 space per

	100m ² Industry TUA over 500m ² plus 1 space per 25m ² sales or office area TUA .
Service Station	4 spaces per service bay plus parking requirements for ancillary uses as detailed herein, with a minimum of 8 spaces.
Storage Yard	1 space per 150m ² site area.
Vehicle Repair Workshop	Queuing space for 2 vehicles for washing or vacuum bay plus 1 space per 15m ² retail TUA.
Warehouse Where a self-storage facility	1 space/50m ² TUA TUA < 1,000m ² - 6 spaces TUA > 1,000m ² but < 2,000m ² - 7 spaces TUA > 2,000m ² but < 4,000m ² - 8 spaces TUA > 4,000m ² - 1 space/500m ² TUA
Community Use Class	Minimum Requirements
Community Facility	1 space per 15m ² of TUA
Health Facility	1 space per 4 beds plus 1 space per employee plus parking for emergency vehicles.
Local Utility	1 space per employee plus parking for emergency vehicles.
Special Purpose	1 space per employee plus 1 visitor space per 4 employees.
Other Uses Not Listed Above	Minimum Requirements
Other uses	As determined by Council in accordance with Planning Scheme Policy 6 – Car parking Requirements

6.4.2 Advertising Signage Code

6.4.2.1 Code Applicability

The following code is applicable to assessable development for Advertising Signage Code identified in the tables of assessment.

6.4.2.2 Overall Outcomes

The overall outcomes for the Advertising Signage Code is as follows:



- (a) advertising signs are constructed and maintained to essential standards of public safety in regards to structural design, support and fixing and by not causing significant obstruction of, or distraction to, vehicular or pedestrian traffic;
- (b) advertising signs complement or, at least, do not unreasonably detract from desirable characteristics of the natural and built environment in which the advertisements are exhibited;
- (c) advertising signs primarily provide adequate and effective identification of business premises, community uses and events;
- (d) advertising signs do not dominate the surrounding landscape and built form and do not obscure significant views;
- (e) advertising signs re appropriately located in order to minimise visual clutter and intrusion, co-location of signs is encouraged as far as practicable; and
- (f) Advertising signs do not significantly impact upon the character of the ncipal tourist routes and rural and residential uses.

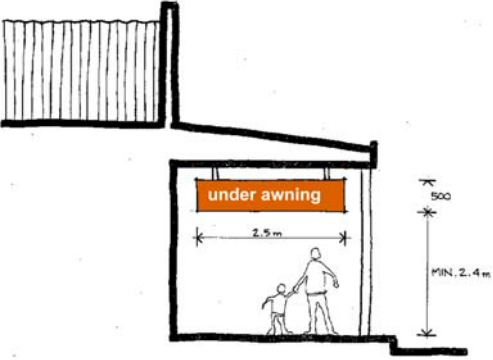
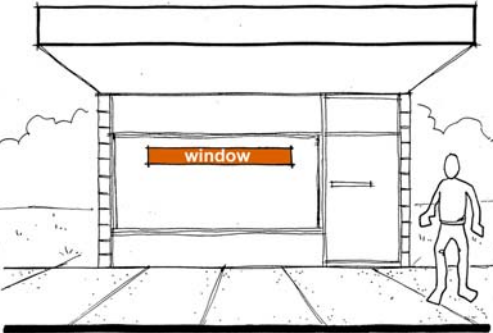
Table 1 – Development Requirement for the Advertising Signage Code

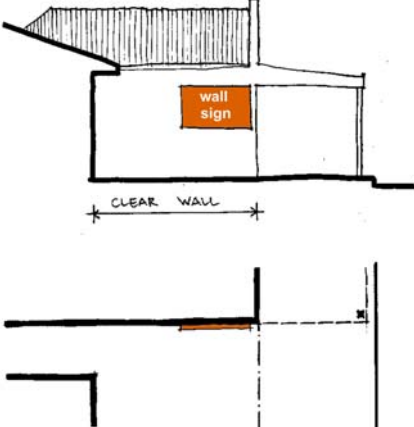
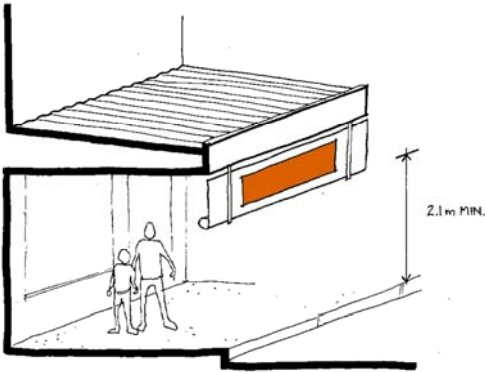
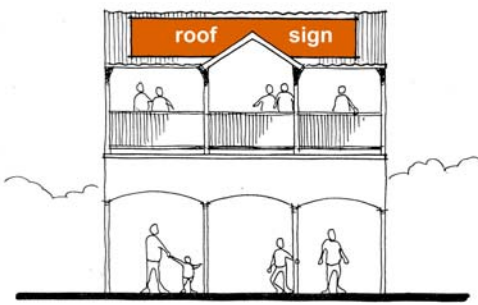
Specific Outcomes (S) for Code and Impact Assessable Development	Probable Solutions (P) for Code and Impact Assessable Development; and Acceptable Solutions (A) for Self Assessable Development
S1. Signs do not cause a traffic or safety hazard.	P1.1 Moving or variable message signs are not located: <ul style="list-style-type: none"> (a) within 50 metres of land developed or intended for residential purposes; or (b) adjacent to any road which has a traffic speed of more than 60km/hr; and P/A1.2 Signs are securely constructed and mounted or fastened to prevent accidental damage or injury to property or pedestrians; and P/A1.3 Advertising signs are not located in a position: <ul style="list-style-type: none"> (a) so as to present a physical danger to pedestrians; or (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 and road users; and. P1.4 Advertising signage adjacent to a state controlled road complies with the Department of Main Roads "Guidelines to Management of Roadside Advertising"; and P/A1.5 Advertising signs must not: <ul style="list-style-type: none"> (a) give instructions to traffic; or

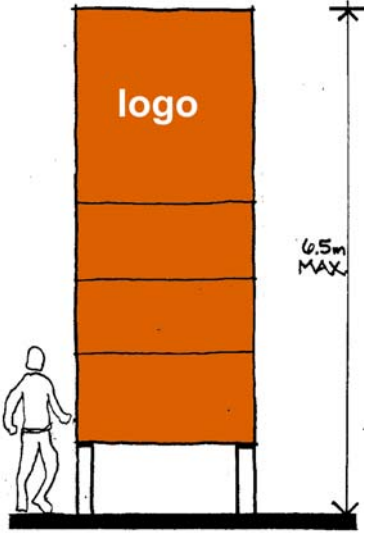
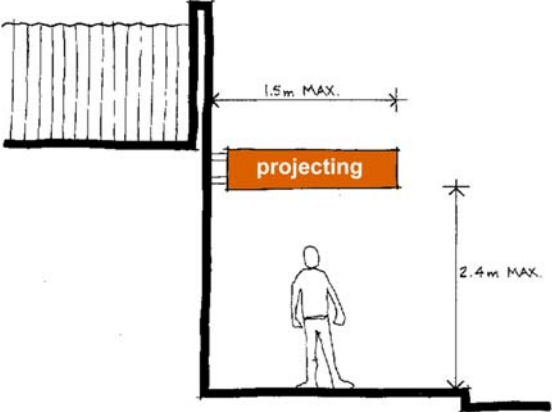
Specific Outcomes (S) for Code and Impact Assessable Development	Probable Solutions (P) for Code and Impact Assessable Development; and Acceptable Solutions (A) for Self Assessable Development
	(b) imitate a traffic control device. P/A1.6 Signs are to be constructed from non-reflective material that incorporate colours and finishes that complement and blend with the surrounding natural and built environment.
S2. Signs are designed and constructed to avoid clutter and to be compatible with, or enhance existing streetscapes and not adversely impact on visual amenity.	P2.1 Signs comply with the detailed design provisions set out in Table 1 – Advertising Signs, below.
S3. The number of large signs outside of commercial areas maintains a balance between the need to convey commercial information and the natural and rural environment of the shire.	P3.1 The overall number of roadside billboard signs is maintained as no more than the number that existed as at the date of gazettal of this planning scheme.

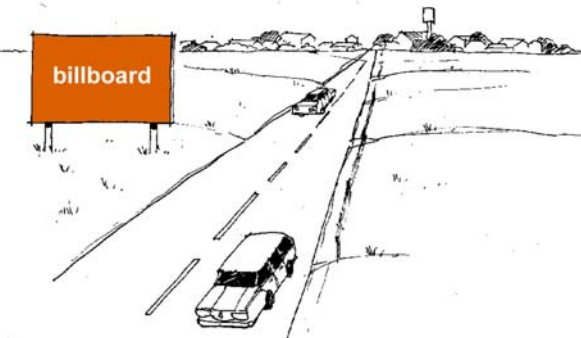
Table 1 – Advertising Signs

Type of Signage	Detailed Design Provisions
BUILDING SIGNS PERMANENT SIGNS WHICH ARE ATTACHED TO BUILDINGS AND FORM AN INTEGRAL PART OF THE STRUCTURE OF A BUILDING BE THEY PAINTED OR AFFIXED.	
<p>Parapet Sign – a sign painted or affixed flat to the parapet of a building above the awning.</p> 	<ul style="list-style-type: none"> (a) The sign is advertising a business carried out within the building; and (b) The sign is located on premises used for commercial or industry purposes; and (c) The total area used for sign/s in the parapet area does not exceed 50% of the available parapet area; and (d) The parapet area does not include any area of the transom sill or window; and (e) The sign does not extend above the parapet height; and (f) The sign does not contain any merchandising or moving, flashing, rotating or illuminated parts; and (g) One sign per tenant of the premises.
<p>Fascia Sign – Awning Balustrade – a sign painted or affixed to the fascia of an awning or verandah balustrade.</p> 	<ul style="list-style-type: none"> (a) The sign is advertising a business carried out within the building; and (b) The sign is located on premises used for commercial or industry purposes; and (c) The sign is wholly contained within the outline of an awning or verandah balustrade; and (d) The sign is placed on the street frontage; and (e) The sign does not contain any merchandising or moving, flashing, rotating or illuminated parts; and (f) One sign per tenant of the premises.

Type of Signage	Detailed Design Provisions
<p>BUILDING SIGNS</p>	
<p>PERMANENT SIGNS WHICH ARE ATTACHED TO BUILDINGS AND FORM AN INTEGRAL PART OF THE STRUCTURE OF A BUILDING BE THEY PAINTED OR AFFIXED.</p>	
<p>Under Awning Sign – a sign suspended under an awning, veranda or roof.</p> 	<ul style="list-style-type: none"> (a) The sign is advertising a business carried out within the building; and (b) The sign is located on premises used for commercial or industry purposes; and (c) The sign is at right angles to the building frontage; and (d) The length of the sign does not exceed 75% of the width of the awning, roof or verandah to which it is affixed and has a maximum length of 2.5 metres and a maximum height of 0.5 metres; and (e) There is a minimum clearance of 2.4 metres between the lowest part of the sign and the footpath; and (f) The sign is located in a central position along the road frontage of the premises; and (g) Where more than one sign, the signs are evenly spaced along the frontage of the premises; and (h) The sign does not contain any merchandising or moving, flashing, rotating or illuminated parts; and (i) One sign only per tenant of the premises.
<p>Window Sign – a sign painted or affixed flat to the window of a building.</p> 	<ul style="list-style-type: none"> (a) The sign is advertising a business carried out within the building; and (b) The sign is located on premises used for commercial or industry purposes; and (c) The sign does not contain any merchandising or moving, flashing, rotating or illuminated parts; and (d) The area of the sign is wholly contained within the available window area.

Type of Signage	Detailed Design Provisions
<p>BUILDING SIGNS PERMANENT SIGNS WHICH ARE ATTACHED TO BUILDINGS AND FORM AN INTEGRAL PART OF THE STRUCTURE OF A BUILDING BE THEY PAINTED OR AFFIXED.</p>	
<p>Wall Sign – a sign painted on or affixed flat to a wall.</p> 	<ul style="list-style-type: none"> (a) The sign is advertising a business carried out within the building; and (b) The total area used for sign/s is no greater than 50% of the height of the wall; and (c) The total area used for sign/s is no greater than 50% of the clear wall length; and (d) The sign does not contain any merchandising or moving, flashing, rotating or illuminated parts; and (e) One sign only per tenant of the premises.
<p>Blind Sign – a sign painted on or affixed to a solid or flexible material suspended from the edge of an awning, verandah, or wall, where such material is intended to provide sun shading.</p> 	<ul style="list-style-type: none"> (a) The sign is advertising a business carried out within the building; and (b) The sign is located on premises used for commercial or industry purposes; and (c) There is a minimum clearance of 2.4 metres between the lowest part of the sign and the footpath where the sign may conflict with pedestrian movement; and (d) The total area used for sign is wholly contained within the area of the blind or awning; and (e) The sign does not contain any merchandising or moving, flashing, rotating or illuminated parts; and (f) One sign only per tenant of the premises.
<p>Roof Sign – a sign painted on a roof.</p> 	<ul style="list-style-type: none"> (a) The area of the sign does not exceed 50% of the available roof area; and (b) There are no more than two roof signs per building; and (c) The sign does not contain any merchandising or moving, flashing, rotating or illuminated parts; and (d) The sign states only the name of the premises.

Type of Signage	Detailed Design Provisions
STRUCTURE SIGNS	
PERMANENT SIGNS WHICH ARE GENERALLY FREESTANDING OR REQUIRE SPECIFIC SUPPORTS TO SECURE THE SIGN.	
<p>Pylon Sign – a freestanding sign which is positioned or mounted on one or more vertical supports.</p> 	<ul style="list-style-type: none"> (a) The sign is advertising a business carried out within the building; and (b) The sign is located between the building and the road frontage; and (c) The sign is fully contained within the land (and airspace) of the property; and (d) The sign does not exceed 6.5 metres in height or exceed the height of the building, whichever is greater; (e) One pylon sign per road frontage; and (f) The sign is integrated with the appearance of the building and with the overall streetscape; and (g) The sign does not contain any merchandising or moving, flashing, rotating or illuminated parts; and (h) The sign is located so as not to cause a traffic hazard for vehicles accessing the subject property or adjoining properties or for vehicles using the adjacent road network.
<p>Projecting Sign – a sign projecting from a building parapet, roof, wall or facade.</p> 	<ul style="list-style-type: none"> (a) The sign is advertising a business carried out within the building; and (b) The sign is located on premises used for commercial or industry purposes; and (c) The sign does not project above the roof line of the building; and (d) The sign has a minimum clearance of 2.4 metres between the lowest part of the sign and the footpath; and (e) The sign does not project more than 1.5 metres from the building or structure supporting the sign; and (f) One sign only per road frontage; and (g) The sign does not contain any merchandising or moving, flashing, rotating or illuminated parts; and (h) The sign is integrated with the appearance of the building.

Type of Signage	Detailed Design Provisions
STRUCTURE SIGNS	
PERMANENT SIGNS WHICH ARE GENERALLY FREESTANDING OR REQUIRE SPECIFIC SUPPORTS TO SECURE THE SIGN.	
<p>Billboard Sign – a freestanding sign where the width is generally greater than the height and it is mounted on one or more vertical supports.</p> 	<ul style="list-style-type: none"> (a) Billboard signs are only permitted along the Bruce Highway; and (b) The sign shape exceeds 2m² in area and does not exceed the following dimensions for all zones: <ul style="list-style-type: none"> (a) Maximum area of billboard (m²) 18 (b) Maximum billboard dimensions <ul style="list-style-type: none"> (i) Width (metres) 6 (ii) Height (metres) 3 (c) Maximum overall height above ground (metres) 8 (c) The sign structure is located: <ul style="list-style-type: none"> (i) A minimum of one (1) kilometres from another billboard sign exclusive of either side of the road; and (ii) 100 metres away from any other type of existing or approved sign facing the direction of travel; and (iii) 100 metres away from an existing or approved premises used for commercial or industrial purposes; and (iv) within private property outside the road reserve; and (v) within 6 metres of the frontage boundary and setback a minimum of 1 metre from all other boundaries; and (vi) not within 1 km of any intersection where the speed environment is equal to or greater than 100km/hr and not within 200 metres of any intersection where the speed environment is less than 100km/hr; and (d) The sign does not have flashing or revolving parts nor is it illuminated by exposed baffled lamps or fluorescent tubes; and (e) The sign does not contain any merchandising or moving, flashing, rotating or illuminated parts; and (f) Advertisements referring to the same subject matter by the same advertiser are separated by a minimum distance of 20km in the one direction of travel.

6.4.3 Reconfiguring a Lot Code

6.4.3.1 Code Applicability

The following code is applicable to assessable development for Reconfiguring a Lot Code identified in the tables of assessment.

6.4.3.2 Overall Outcomes

The overall outcomes of the Reconfiguring a Lot Code are as follows:

- (a) urban areas have a strong sense of identity, legibility, a high standard of amenity and are safe, convenient and attractive;
- (b) safe and cost effective telecommunications, power, water, sewerage, drainage and transport infrastructure is available to meet community and economic needs;
- (c) communities are designed to promote the use of public transportation, walking and cycling;
- (d) communities are designed with safe and aesthetically pleasing open space areas that can readily be accessed by the general public and which provide central features that enhance the liveability of residential estates;
- (e) land provided for open space purposes does not lead to the separation of communities into dislocated and unconnected areas with unusable or fenced-off parklands;
- (f) land is developed in an orderly sequence, and the efficiency of infrastructure provision (including consideration of whole of lifecycle costs) is maximised;
- (g) development complements the local topography, landscape features, and responds to opportunities to create or protect views and vistas;
- (h) significant environmental and cultural values are protected and enhanced;
- (i) development is appropriately integrated with surrounding land uses, transport, and open space networks, and land use conflicts are avoided;
- (j) the area, dimensions and orientation of lots are sufficient to accommodate buildings and other structures, vehicle access and parking, and landscape and recreation areas likely to be required in their future use
- (k) the area, dimensions and orientation of lots facilitate energy efficient building design;
- (l) in residential areas, a range and mix of lot sizes are provided to suit a variety of dwelling household types, consistent with the overall outcomes sought for particular zones;
- (m) the street system safely, efficiently and conveniently provides for the various functions of traffic flow, and access to premises, vehicle parking, pedestrian and cyclist movement;
- (n) movement networks facilitate convenient connections between residential neighbourhoods centres and special uses; and are designed to promote the use of public transportation, walking and cycling;
- (o) movement networks in the Town of Whitsunday relieve traffic pressure on Proserpine – Shute Harbour Road;
- (p) an adequate amount and standard of public open space is provided in appropriate locations to protect environmental landscape values and meet the open space recreational needs of the community;

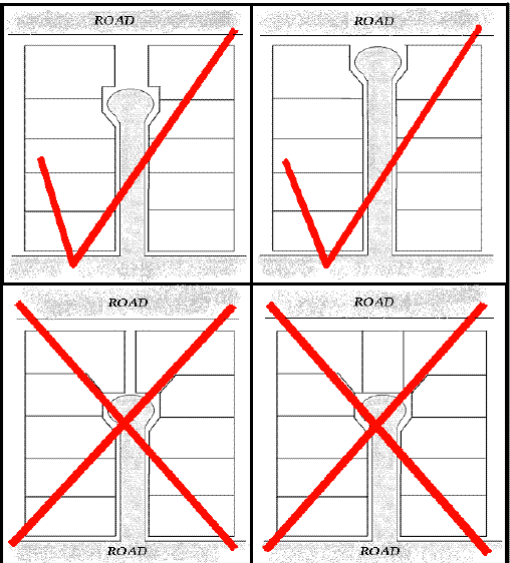
- (q) the safety and efficiency of major air, road and rail transport facilities and other infrastructure is protected and the amenity and safety of development is not adversely affected by proximity to such infrastructure;
- (r) in the Town of Whitsunday, the role of Shute Harbour Roads as a significant social cultural link and a unifying landscape feature is protected and enhanced;
- (s) a range of alternative lot sizes within the Residential Multiple Dwelling Zone provide for greater diversity in tourist related accommodation and tourist business activity;
- (t) development does not result in visual scarring of the landscape from clearing of native vegetation or excavation works; and
- (u) Good Quality Agricultural Lands and other economic resources are not compromised, by alienation or fragmentation.

Table 1 – Development Requirement for the Reconfiguring a Lot Code

Specific Outcomes (S) for Code and Impact Assessable Development	Probable Solutions (P) for Code and Impact Assessable Development; and Acceptable Solutions (A) for Self Assessable Development
<p>S1. The movement network and lot layout provides for a neighbourhood, locality or estate with a high level of amenity and a strong positive identity, through:</p> <ul style="list-style-type: none"> (a) provision of safe, convenient legible movement and open-space networks; (b) appropriate response to the local topography; (c) retention of local landmarks, significant views and features; (d) use of natural features as focal points; (e) buffering of incompatible uses on surrounding land; (f) location of community, retail and commercial facilities at focal points and within convenient walking distance; (g) enhancement of personal safety and minimisation of potential for crime, and anti-social behaviour. 	<p>P1.1 Where for residential purposes, the layout is consistent with Part 4 Subdivision of the Queensland Residential Design Guidelines.</p>
<p>S2. The development is integrated with the surrounding urban environment.</p>	<p>No probable solutions specified.</p>
<p>S3. The movement network and lot layout responds appropriately to sensitive environmental features of the site or locality.</p>	<p>P3.1 The lot layout is designed to:</p> <ul style="list-style-type: none"> (a) avoid steep slopes to minimise landscape disturbance and vegetation loss; (b) avoid use of cut and fill; (c) avoid penetrating or fragmenting remnant vegetation, native non-remnant vegetation or creating edge effects; (d) avoid drainage features, particularly in the location of access places and access streets; (e) provide for safe wildlife movement where habitat corridors are interrupted.
<p>S4. Known features of cultural heritage significance are protected.</p>	<p>No probable solutions specified.</p>
<p>S5. The movement network and lot layout provides for the provision of services, including water supply, sewage waste disposal, drainage, electricity and</p>	<p>No probable solutions specified.</p>

Specific Outcomes (S) for Code and Impact Assessable Development	Probable Solutions (P) for Code and Impact Assessable Development; and Acceptable Solutions (A) for Self Assessable Development																																												
telecommunications, in a manner that is efficient which minimises risk of adverse environmental or amenity related impacts.																																													
S6. The movement network and lot layout facilitates the siting and design of buildings which conserve non-renewable energy sources and assists in design appropriate for the climatic conditions.	P6.1 Where for residential purposes, the layout is consistent with Advisory Design Element C2 of Parts 1, 2 & 3 of the Queensland Residential Design Guidelines																																												
S7 Lots are adequately buffered from any adjoining a railway, major road or electrical transmission line having regard to: (a) the health and safety of people; (b) the safe and efficient operation of the major infrastructure; and (c) the amenity of the locality.	No probable solutions specified.																																												
S8. Each lot is consistent with the minimum area and dimensions as set out in the following table. Lot sizes, dimensions and location are consistent with the desired character of the zone in which the site is situated, it's environmental values, and enables the provision of adequate: (a) mix of lot sizes; (b) open space buffering; (c) ventilation sunlight; (d) privacy; (e) car parking access; (f) infrastructure services; (g) adequate area for the principal use that the land is intended for; and (h) other relevant on-site requirements.	No probable solutions specified.																																												
<table border="1"> <thead> <tr> <th>Zone</th> <th>Minimum Lot Size</th> <th>Minimum Frontage (metres)</th> <th>Minimum Depth (metres)</th> </tr> </thead> <tbody> <tr> <td>Commercial</td> <td>1,000m²</td> <td>20</td> <td>20</td> </tr> <tr> <td>Emerging Community</td> <td>10 hectares</td> <td>-</td> <td>-</td> </tr> <tr> <td>Industry</td> <td>2,500m²</td> <td>35</td> <td>60</td> </tr> <tr> <td>Open Space</td> <td>4,000m²</td> <td>100m</td> <td>-</td> </tr> <tr> <td>Residential House</td> <td>600m²</td> <td>18</td> <td>20</td> </tr> <tr> <td>Residential Multiple Dwelling</td> <td>1,000m²</td> <td>20</td> <td>20</td> </tr> <tr> <td>Rural</td> <td>100 hectares</td> <td>150</td> <td>-</td> </tr> <tr> <td>Rural Residential</td> <td>2 hectares</td> <td>50</td> <td>50</td> </tr> <tr> <td>Special Uses</td> <td>1,000m²</td> <td>18</td> <td>20</td> </tr> <tr> <td>Tourism</td> <td>1,000m²</td> <td>20m</td> <td>20m</td> </tr> </tbody> </table>		Zone	Minimum Lot Size	Minimum Frontage (metres)	Minimum Depth (metres)	Commercial	1,000m ²	20	20	Emerging Community	10 hectares	-	-	Industry	2,500m ²	35	60	Open Space	4,000m ²	100m	-	Residential House	600m ²	18	20	Residential Multiple Dwelling	1,000m ²	20	20	Rural	100 hectares	150	-	Rural Residential	2 hectares	50	50	Special Uses	1,000m ²	18	20	Tourism	1,000m ²	20m	20m
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Specific Outcomes (S) for Code and Impact Assessable Development	Probable Solutions (P) for Code and Impact Assessable Development; and Acceptable Solutions (A) for Self Assessable Development									
	<p>P8.1 Rear access lots have a minimum access dimension consistent with the following table:</p> <table border="1" data-bbox="810 456 1457 613"> <thead> <tr> <th data-bbox="815 456 1082 546">Zone</th> <th data-bbox="1082 456 1257 546">Minimum Width (metres)</th> <th data-bbox="1257 456 1452 546">Minimum Depth (metres)</th> </tr> </thead> <tbody> <tr> <td data-bbox="815 546 1082 582">Rural Residential</td> <td data-bbox="1082 546 1257 582">200</td> <td data-bbox="1257 546 1452 582">8.0</td> </tr> <tr> <td data-bbox="815 582 1082 613">Residential House</td> <td data-bbox="1082 582 1257 613">50</td> <td data-bbox="1257 582 1452 613">4.0</td> </tr> </tbody> </table> <p>P8.2 Where cul-de-sac are proposed, lots are generally rectangular in dimension as illustrated in Figure 1 below.</p> <div data-bbox="836 712 1353 1016"> </div> <p><i>Figure 1 - Probable solution for cul-de-sac lots</i></p> <p>P8.3 Where a proposed lot is irregular in shape, a rectangular building envelope as determined in the 'Building Envelope' column of Table 1, is capable of being provided within the relevant boundary offsets for that respective zone.</p> <p>P8.4 Rear access lots are not provided in development that provides new roads.</p> <p>P8.5 Rear access lots, created as a result of a the division of a single existing lot, occurs where:</p> <ol style="list-style-type: none"> not more than two (2) rear access lots are permitted to be located adjoining to each other; access-ways to adjoining rear access lots are to be located together; the length of an access-way does not exceed 60 metres; not more than one rear lot is created behind any single lot with road frontage; obtuse angled boundaries on the access-way of rear access lots are truncated by a two (2) metres x two (2) metres single chord truncation; the area of the access handle is not used in the calculation of the allotment area when considering the minimum allotment size. <p>P8.6 Demonstration that all lots identified for residential purposes are capable of containing one area measuring 10 metres by 15 metres for each dwelling unit over land suitable for building purposes together with sufficient land to meet the</p>	Zone	Minimum Width (metres)	Minimum Depth (metres)	Rural Residential	200	8.0	Residential House	50	4.0
Zone	Minimum Width (metres)	Minimum Depth (metres)								
Rural Residential	200	8.0								
Residential House	50	4.0								

Specific Outcomes (S) for Code and Impact Assessable Development	Probable Solutions (P) for Code and Impact Assessable Development; and Acceptable Solutions (A) for Self Assessable Development
	acceptable solutions given for private open space and vehicle parking criteria.
S9. The road network is safe and efficient, has clear physical distinctions between each type of road, based on function, traffic volumes, vehicle speeds, public safety and amenity.	<p>P9.1 The road network is consistent with the road and freight networks identified in Planning Scheme Policy 7.</p> <p>P9.2 New roads, pedestrian footpaths and bikeways are designed to standards stated in Planning Scheme Policy 7 – Council’s Development Manual.</p> <p>P9.3 Road hierarchy and intersection spaces must be in accordance with Queensland Streets.</p>
S10. Access to lots is safe and does not reduce the efficiency of the road network.	<p>P10.1 Access to lots are in accordance with standards stated in Planning Scheme Policy 7 – Council’s Development Manual and Queensland Streets.</p> <p>P10.2 Lots have access onto internal roads rather than State controlled roads or major Council roads.</p>
S11. An acceptable level of flood immune access is provided to lots.	<p>P11.1 Roads providing access to lots are no less than: (a) 0.5 metres above the 1 in 50 year flood level for access to new lots in the Rural zone; or (b) 0.5 metres above the 1 in 10 year flood level where providing access to park land only; or (c) 0.5 metres above the 1 in 20 year flood level otherwise.</p> <p>P11.2 Reasonable building envelopes are provided above the 1 in 100 year flood level.</p>
<p>S12. The street network:</p> <ul style="list-style-type: none"> (a) provides a high level of internal accessibility and appropriate external connections for vehicles, pedestrian and cycle movements; (b) provides convenient and efficient public transport routes; (c) deters through traffic in residential areas and creates safe conditions for local road users, pedestrians and cyclists; (d) incorporates street junctions and access to lots which are located and spaced to facilitate safe and convenient vehicle, pedestrian and cycle movements; (e) provides for street widths and lengths that optimise the cost-effectiveness of the network and the provision of public utilities; (f) provides for an appropriate level of on street parking; (g) where adjacent to the coast or coastal waters, provides for public access to the coast and waters; and (h) allows for efficient and unimpeded movement of emergency services vehicles. 	<p>In partial compliance with 11:</p> <p>P12.1 Where a cul-de-sac is proposed, connectivity is provided to adjoining roads (as illustrated in Figure 2 below) to allow for a high level of pedestrian and cycle connectivity.</p>  <p>Figure 2 - Probable solution for cul-de-sac connectivity</p>
S13. Vehicle access and intersections are to be adequate for the type and volume of existing	P13.1 Road hierarchy and intersection spaces must be in accordance with Queensland Streets.

Specific Outcomes (S) for Code and Impact Assessable Development	Probable Solutions (P) for Code and Impact Assessable Development; and Acceptable Solutions (A) for Self Assessable Development
and predicted traffic to be generated by the development and at acceptable intersection or access onto a road spacing's.	
S14. A pedestrian and cycle network is provided that is safe, attractive and convenient, and provides links to centres, special uses, open space systems and public transport.	P14.1 Bikeway design and construction is undertaken in accordance with Austroads Guide to Engineering Practice Part 13 and Part 14 Bicycles. P14.2 Access pathways for cyclists are provided in accordance with the provisions of Australian Standard AS 2890; and P14.3 Where access for cyclists is shared with access for pedestrians or vehicles, the shared use is identified by signage and linemarking in accordance with the provisions of AS 1742.
S15. The alignment of footpaths and cycle ways allows for the retention of trees and other significant views, landmarks and other features.	No probable solutions specified.
S16. Pedestrian paths and cycle ways are well lit and located where there is casual surveillance.	P16.1 The design of pedestrian paths and cycle ways are consistent with the standards nominated in Planning Scheme Policy 7 – Council's Development Manual.
S17. An efficient and convenient network of public transport routes is provided taking account of: (a) projected travel demand; (b) distribution of likely demand; (c) characteristics of travellers; (d) travel time; (e) operating characteristics; (f) cost of providing the service.	P17.1 In urban zones, at least 80% of lots are within 400 metres safe walking distance from an existing or potential bus stop or an existing or proposed demand-responsive public transport route. P197.2 In the Rural Residential zone, provision is made for school bus routes.
S18. Bus stops are located and designed to: (a) ensure adequate sight-distances are available to for passing traffic; (b) be part of the pedestrian network and allow for safe pedestrian crossing; (c) provide shelter or shade, seats, adequate lighting and timetable information; (d) be in keeping with the character of the locality; (e) be able to be overlooked from nearby buildings where in urban areas; (f) to minimise adverse impacts on the amenity of nearby dwelling units.	No probable solutions specified.
S19.. Bus routes incorporate safe crossing points at major roads.	No probable solutions specified.
S20. Well-distributed public open space is provided that contributes to the legibility and character of the locality, provides for a range of uses and activities that meet the needs of the community, is cost-effective to maintain, contributes to stormwater management and the conservation of environmental values.	P20.1 Public open space areas are incorporated such that at least 90% of all proposed lots are within 400 metres (measured according to the shortest route that reasonably may be used in travelling) of parkland where in urban residential zones, or 1,000 metres in the Rural Residential zone. P20.2 Public open space: (a) provides opportunities for multiple use and

Specific Outcomes (S) for Code and Impact Assessable Development	Probable Solutions (P) for Code and Impact Assessable Development; and Acceptable Solutions (A) for Self Assessable Development
	<p>casual surveillance;</p> <p>(b) is located away from excessive noise;</p> <p>(c) is linked or can be linked to other public open space;</p> <p>(d) facilitates pedestrian and cycle network connectivity;</p> <p>(e) has a minimum area of 5,000m² ;</p> <p>(f) has at least 50% of its perimeter fronting public road;</p> <p>(g) has at least 80% of its area naturally sloping at less than 1:10 (10% slope);</p> <p>(h) has at least 20% of its area above the 1 in 50 year flood level;</p> <p>(i) conserves any significant areas of remnant vegetation or native non-remnant vegetation;</p> <p>(j) includes components that are located within 400 metres from public transport nodes/routes;</p> <p>(k) is designed to fulfil a dual recreational firebreak function where separating bushland and land intended for residential purposes.</p> <p>P20.3 The area of land to be provided as open space is a minimum of 10% of the area of the land to be subdivided. Provided that such area excludes:</p> <p>(a) land listed on the Contaminated Land Register or the Environmental Management Register;</p> <p>(b) areas less than 15 metres in width, unless a linkage function or other benefit can be shown;</p> <p>(c) easements;</p> <p>(d) landscape buffers, that are necessary for noise amelioration or visual screening purposes;</p> <p>(e) lands affected by a natural slope greater than 1:6 (16%);</p> <p>(f) land under high voltage power lines;</p> <p>(g) man-made / constructed drains.</p> <p>P20.4 Where open space is provided for use as a sports ground, the area:</p> <p>(a) is a rectangular or oval shape;</p> <p>(b) is a minimum of 4 hectares, with no dimension less than 200 metres;</p> <p>(c) can accommodate a playing surface that is level, oriented north-south, self draining and fully grassed;</p> <p>(d) utilises friable fertile soil for topsoiling to a depth of at least 75-100mm;</p> <p>(e) a maximum grade of 1:10.</p> <p>P20.5 Provision is made for water supply, waste disposal and power supply, with connection points located along the primary street frontage.</p> <p>P20.6 Open Space is provided as a buffer between</p>

Specific Outcomes (S) for Code and Impact Assessable Development	Probable Solutions (P) for Code and Impact Assessable Development; and Acceptable Solutions (A) for Self Assessable Development
	<p>existing protected areas to reduce the impact of residential and other uses</p> <p>P20.7 Open Space provided as a buffer between existing protected areas and residential or other uses must be a minimum of 40 metres in width.</p>
<p>S21. Land provided for open space purposes does not lead to the separation of communities into dislocated and unconnected areas with unusable or fenced-off parklands;</p>	<p>P21.1 Areas provided for open space purposes, including drainage reserves will not be lined by the rear boundaries of single dwelling house lots; or</p> <p>P21.2 Where it is impractical to preclude single dwelling house lots to directly front onto open space reserves, covenants will be used precluding the use of paling or other high fences along the rear boundary of such lots.</p>
<p>S22. Development does not adversely affect existing trunk infrastructure or other community facilities.</p>	<p>P22.1 The creation of new allotments is accompanied by additional trunk infrastructure and community facilities in accordance with Planning Scheme Policy 2 – Developer Contributions.</p>
<p>S23. Development within 300 metres of land identified as GOAL on EROM 1 is located to minimise any conflict arising from incompatible land uses.</p>	<p>P23.1 Any new residential use or community use is to be buffered from GOAL in accordance with Table 2: Summary of buffer area design Criteria of Planning Guideline: <i>Separating Agricultural and Residential Land Uses</i> (NRW and DIP).</p>

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PLANNING SCHEME POLICY 1 – DEVELOPER CONTRIBUTIONS WATER SUPPLY

1 INTRODUCTION

This Policy is made pursuant to Schedule 3 of the 'Integrated Planning Act 1997 ("the Act") as amended.

This Policy:

- a) supersedes any provision of a planning scheme, interim development provision or local law previously made by Council in relation to matters in this Policy.
- b) applies to all prescribed applications, as defined in the Act, where Council has decided that water supply works should be made available, or that it is prepared to make such works available to the development defined in the prescribed application.
- c) specifies the method or methods adopted by Council for determining the amount of any contribution to be made by an applicant towards the cost of water supply headworks or water supply works external. Where a development may increase the demand on Council's water supply works above that for which a contribution has already been made, then Council will require the payment of a contribution that will provide for the increased demand on the Council's water supply works.
- d) specifies the works, structures or equipment which Council determines to be water supply headworks and water supply works external.
- e) relates only to capital works and not to operational costs.

1.1 Supporting Information

Supporting information used to compile this Policy and to derive the headworks costs on an equivalent residential tenement (ET) basis is contained in the following:

- Council's "Asset Register and Valuation" of existing water supply infrastructure - compiled in 1994;
- "Whitsunday Shire Council Water Supply Scheme - 2011 Strategy Report", DPI-Water Resources, August 1994.

1.2 Application of the Policy

1.2.1 GENERAL

Where Council has constructed or proposes to augment a water supply scheme in any part of the Shire or proposes that a water supply scheme be constructed in a part of the Shire not so serviced at present, this Policy shall apply to all areas that are served by existing schemes or proposed new schemes or are capable of being served by proposed augmentation to such schemes.

This Policy does not apply to applications made in areas where Council does not have an existing scheme or a proposed augmentation as provided for in a Planning Report, to an existing scheme or a proposed new scheme.

1.2.2 PROSERPINE - WHITSUNDAY WATER SUPPLY SCHEME

This Policy shall apply to all areas that are served by, or that Council proposes to serve through augmentation of, the existing Proserpine - Whitsunday Water Supply Scheme. The existing scheme is detailed in the 2011 Strategy Report by DPI-Water Resources. Specifically, this Policy shall apply to all developments which are included within the precincts defined below and as detailed in Figure 1, a copy of which is included in Appendix A.

Precinct 1 - Proserpine

This precinct includes the existing and future development in and around the Township of Proserpine.

Precinct 2 - Mt Julian

This precinct includes the developed areas of Mt Julian and the surrounding developable areas.

Precinct 3 - Town of Whitsunday

This precinct includes the areas of Cannonvale, Airlie and Jubilee Pocket as well as the areas either side of Paluma Road to the west of Shute Harbour Road.

Precinct 4 - Mandalay Flame Tree Creek

This precinct covers the areas centred on Funnel Bay such as Mandalay Point and Flame Tree Creek.

Precinct 5 - Shute Harbour

Precinct 5 is based on the Shutehaven area and includes the whole of the developable area east of the Conway National Park from Swamp Bay to Shute Bay. The Precinct will also include offshore resort and other development within Shute Harbour and around the Beak and includes the islands¹.

Precinct 6 - Dingo Beach

¹ Provides only for headworks on the mainland with connecting pipework and infrastructure the responsibility of the islands

Precinct 6 includes the existing and future developable areas in and around the Dingo Beach settlement.

1.3 Agreement

Where an applicant is required to pay contributions under this policy towards the cost of;

- (a) headworks which are to be constructed specifically in consequence of approval of the particular application; or
- (b) external works to be carried out consequent upon approval of the application,

an agreement must be entered into between the applicant and the Council under the Integrated Planning Act 1997 and Local Government Act 1993.

1.4 Specific Headworks for Specific Developments

Where;

- a) specific identifiable headworks are to be provided consequent upon the approval of two or more particular developments; and
- b) those headworks are additional to the headworks on which the policy was based, or are not otherwise proposed to be constructed by Council within a time frame suitable to the developers; and
- c) the developers nevertheless wish to proceed with their development proposals,

the Council may approve the development subject to a condition requiring that the developer pay a contribution towards the actual cost of the specific identified headworks, being the amount which bears the same proportion to the total cost of those headworks as the assessed demand of the proposed development bears to the total design capacity of the headworks to be constructed.

2 DEFINITION OF HEADWORKS AND WORKS EXTERNAL

2.1 Water Supply Headworks

Water supply headworks are defined to be those existing works or works proposed in any augmentation or new scheme that are associated with:

- a) providing potable water from a water source;
- b) distributing this water from the source through the water precincts and to the reticulation system within each water precinct;
- c) providing temporary storage in or near the water precincts to provide for peak supply demand;
- d) providing security of distribution between water precincts.

More specifically, these works shall include:

(a) Water Source Headworks

Site acquisition, dams, weirs, intake structures, road access, communication systems, electric power supply, control facilities, measurement devices, intake mains, raw water storages, treatment plants, chlorinators, environmental controls, valves, laboratories, pipework, buildings, staff facilities, accommodation and trunk mains connecting the sources to the distribution system.

(b) Reservoir Headworks

Site acquisition, ground storage reservoirs, road access, revegetation, landscaping, environmental controls, service and elevated reservoirs, pump stations, buildings, measurement devices, control systems, electric power supply and offtake mains connecting the reservoirs to the distribution system.

(c) Water Distribution Headworks

Site acquisition, trunk mains, pump stations and valves connecting the sources of water to

the reticulation system and/or to any reservoirs, pumping stations and associated works.

2.2 Water Supply Works External

Water supply works external are defined as all works, structures or equipment that will provide water supply at the capacity required by the development from the headworks to the development. The Manager - Planning, Development and Environment will determine for each application whether any water supply works external are required together with the details of those works.

3 DETERMINATION OF RATE OF CONTRIBUTION

3.1 General

Where the Council is prepared to make available water supply to the relevant land, the applicant shall pay to Council the contribution towards the cost of headworks and works external as determined in accordance with this section of the Policy.

The amount of the contributions for the above shall be determined through:

- a) Calculation of this demand in terms of the number of equivalent tenements through the water supply needs assessment of the application in accordance with Table 3.1 (a);
- b) Calculation of the increased demand (if any) on the water supply that the application creates for which a contribution has already been made;
- c) Calculation of the amount of the contribution payable for the increased water supply works demand in accordance with Table 3.1 (b);

In respect of an application for material change of use of premises or reconfiguration of a lot, Council will calculate the demand for the proposal in accordance with the procedures outlined above. From the calculated number of equivalent tenements determined for the proposal, Council will deduct the number of equivalent tenements for which headworks have been previously paid for in respect of the said land. Contributions for the balance number of equivalent tenements shall then be paid for at the rate/s due under this policy.



Table 3.1(a) - SCHEDULE OF EQUIVALENT TENEMENTS

Use	Number of Equivalent Tenements "ET"
Accommodation Units, Dual Occupancy, Relatives Accommodation, Relocatable Home Park, Multiple Dwelling Units and Motel	
- bedsit unit	0.5 per dwelling unit
- 1 bedroom unit	0.6 per dwelling unit
- 2 bedroom unit	0.7 per dwelling unit
- 3 bedroom unit	0.8 per dwelling unit
- Hostel/backpacker premises	0.25 per person
Bed and breakfast accommodation	0.15 per person within existing dwelling
Caravan park including Cabins	0.5 per site or cabin and if they have bedrooms refer to "Accommodation Unit" rate
Dwelling House Caretaker's Residence	1.0 per dwelling
Family Daycare Child care centre Educational establishment Place of assembly Place of worship	2.0 per 50 students/children/seats
Local Community Facility Hotel Health Centre Indoor Entertainment	1.0 per 200 square metre total use area

Use	Number of Equivalent Tenements "ET"
Showroom Veterinary Hospital Commercial premises Professional Office Shop Shopping Centre Refreshment premises Convenience store Vehicle Hire Premises Hardware Store	
Hospital Institution	0.5 per bed
Bulk Landscape Supplies Outdoor Entertainment Machinery Showroom Bulk Store Freight Store Junk Yard Service Station Sport and Recreation Transport Depot Light industry Service Trade Showroom Warehouse Plant Nursery Vehicle Repair Workshop	1.0 per 1,000 square metre site area or 1.0 per 275 square metres total use area, whichever is the greater
All other uses	As determined by separate application to Council.

3.1.1 FIXTURES METHOD

The number of Equivalent Tenements are to be determined by summing the ET loading for each fixture as given in the Schedule of Fixtures detailed in Appendix E.

3.1.2 WATER DEMAND METHOD.

The number of Equivalent Tenements are to be determined in accordance with the following.

The maximum value given by;

- (a) number of ET's = Average Daily Demand (L) divided by 1,000L, and
- (b) number of ET's = Maximum Daily Demand (L) divided by 3,000L, and
- (c) number of ET's = Maximum Instantaneous Demand (L/s) divided by 0.40.

Where the considered flows are determined for the site's ultimate capacity.

Table 3.1(b) - SCHEDULE OF WATER SUPPLY HEADWORKS

PRECINCT	COST/EQUIVALENT TENEMENT (\$/ET)
1. Proserpine Scheme	
▪ Proserpine (Precinct 1)	2,817.90
▪ Mt. Julian (Precinct 2)	4,724.40
2. Town of Whitsunday Scheme	
▪ Town of Whitsunday (Precinct 3)	4,808.10
▪ Mandalay and Flame Tree Creek (Precinct 4)	5,803.20
▪ Shute Harbour (Precinct 5)	6,686.70
3. Dingo Beach (Precinct 6)	19,223.10

3.2 Assessment of Number of Equivalent Tenements

The following guidelines shall apply for the calculation of the number of equivalent tenements.

3.2.1 MATERIAL CHANGE OF USE APPLICATION

In assessing the demand created by a material change of use application, the number of equivalent tenements shall be determined through consideration of the proposed use of the land under the new zoning as provided for in Clause 3.1. When calculating contributions as they relate to Medium Density Residential land, contributions shall be based on a theoretical assessed potential number of dwelling units. The assessed potential shall be calculated as the total area expressed in hectares multiplied by 200 and divided by 3. However, the minimum number of dwellings units to be used in any calculation is 8.

3.2.2 RECONFIGURATION OF A LOT APPLICATION

In assessing the demand created by a reconfiguration of a lot application, the number of equivalent tenements shall be calculated through assessing the proposed land use for each new lot. No equivalent tenements shall be calculated on lots that are to be transferred to the crown for park purposes or to the Council for other reserve purposes including drainage reserves, access restriction strips or future roads. Balance areas, titled or otherwise shall be counted as a new allotment irrespective of the size of the area, except where Council determines otherwise by resolution.

3.2.3 REGISTER OF CONTRIBUTIONS FOR LANDS

The Council shall maintain a register of headworks contributions for lands for water supply. This register shall record the number of equivalent tenements for which contributions have been paid in respect to individual properties within the various scheme areas. The information contained in the Register of Contributions for Land shall be used in the assessment of increase in equivalent tenements for each application. The Register may take the form of a notation on Council's Rate Records.

3.3 Works External.

- (a) Where Council deems that in the foreseeable future the proposed development is the only development likely to be using such works, the applicant shall be responsible for payment to Council for the full costs of water supply works external.
- (b) Where Council reasonably expects that additional developments will take place in the area in the foreseeable future that would also use such works external, the applicant will be required to pay a contribution towards the cost of the works external equal to that portion of the value of the works external that is necessary to provide the assessed water supply needs of the application. For example, if the development requires works external for 40 equivalent tenements and the additional developments utilising the works external is assessed to be 60 equivalent tenements, then the applicants contribution would be 40% of the cost of the works external necessary to service 100 equivalent tenements.

4 TIME OF PAYMENT.

Unless otherwise agreed between Council and the Applicant the payment of all contributions under the Policy shall be as set out in the Act and shall be calculated at the rates current in the Policy at the time of payment.

5 ANNUAL REVIEW OF POLICY

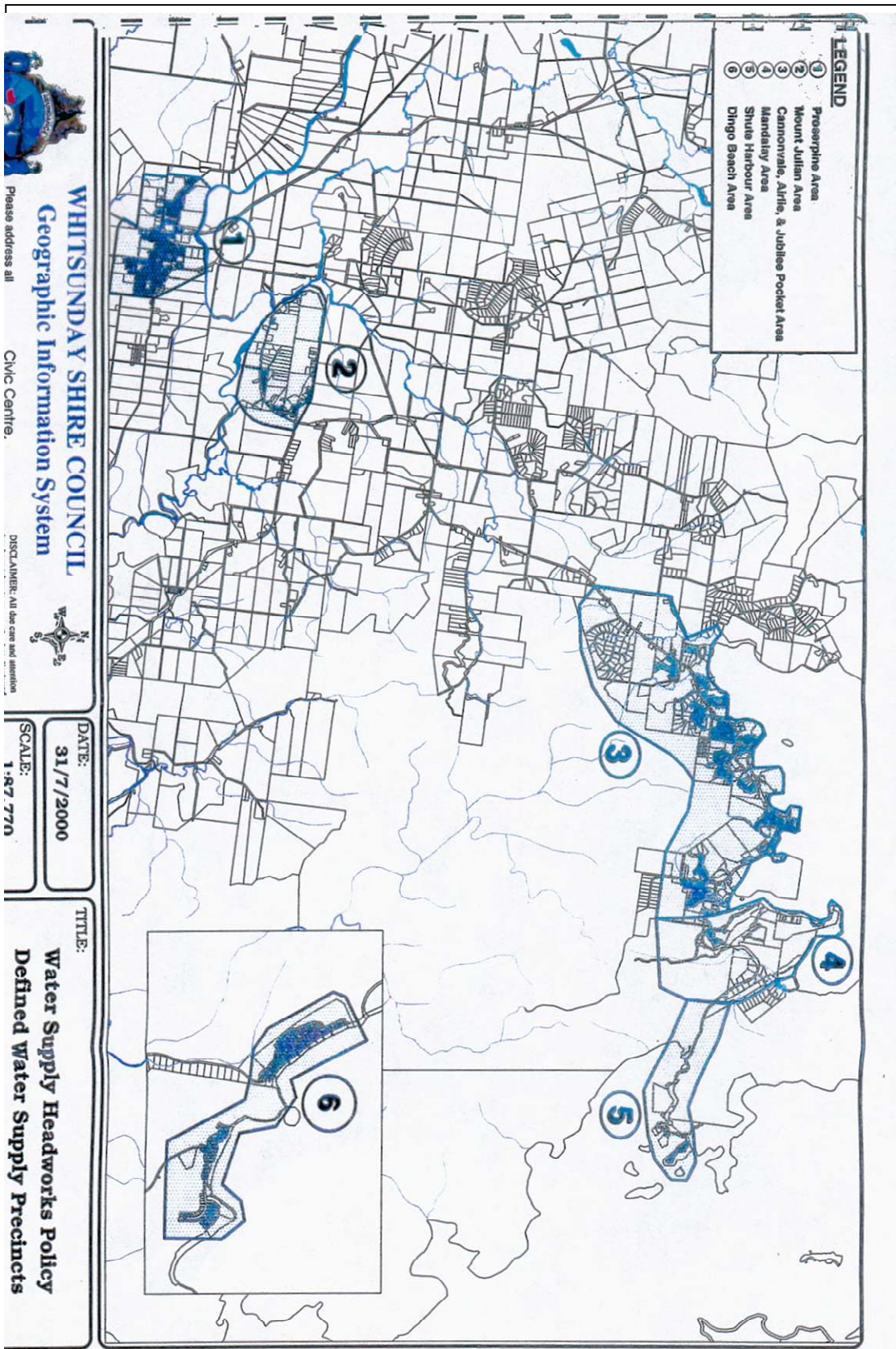
A review of this Policy will be carried out annually by Council. This review will incorporate but not be limited to the following:

- change in the value of headworks due to inflation and re-evaluation;
- updated or new planning studies;
- works completed;
- proposed new works;
- revisions to the works program and the financial program;
- analysis of consumption records and their effects on ET ratios;
- other Council policies and decisions.

Amendments to the Policy following the annual review will be effective from 1 July each year.

APPENDIX A

Proserpine – Whitsunday Coast Water Supply Scheme Precincts



APPENDIX B

Schedule of Water Supply Headworks

Table B1 - SCHEDULE OF WATER SUPPLY HEADWORKS

CATCHMENT	COST/EQUIVALENT TENEMENT (\$/ET)	COST/EQUIVALENT TENEMENT (\$/ET)[Ⓕ]
	Adopted 2,000	Adopted 2008
Proserpine (Precinct 1)	1515	2,817.90
Mt Julian (Precinct 2)	2540	4,724.40
Town of Whitsunday (Precinct 3)	2585	4,808.10
Mandalay and Flame Tree Creek (Precinct 4)	3120	5,803.20
Shute Harbour (Precinct 5)	3595	6,686.70
Dingo Bay (Precinct 6)	10335	19,223.10

[Ⓕ] Note: Refer to Appendix B – Table B1 for breakdown of cost

APPENDIX C

Supporting Information – Existing Headworks

Table C1

Town of Whitsunday – Existing Water Headworks
 Headworks Component Costs/Equivalent Tenement

Component	Area/Description	Replacement Cost (\$) (1)	Areas	Ultimate Capacity (ET)	Cost/Tenement (\$/ET)
	<u>PROSERPINE</u>		(Area 1)		
1	4 5MI Res	550,000.00	1	1457	377.49
2	0 47 MI Water Tower	180,000.00	1	1457	123.54
3	<i>P/Stn</i> Booster No. 1				
	- Mech/Elec	60,000.00			
	- Civil	<u>100,000.00</u>			
		160,000.00	2,3,4,5	8024	19.94
4	<i>P/Stn</i> High Lift				
	- Mech/Elec	30,000.00			
	- Civil	<u>60,000.00</u>			
		90,000.00	1	1457	61.77
5	Bore No. 1	31,000.00			
	Bore No. 2	40,000.00			
	Bore No. 22A	43,000.00			
	Bore No. 3	40,000.00			
	Bore No. 7	52,000.00			
	Bore No. 8	49,000.00			
	Bore No. 9	<u>52,000.00</u>			
		307,000.00	1,2,3,4,5	9481	32.38

6	Bore No. 10	45,000.00			
	Bore No. 11	41,000.00			
	Bore No. 12	31,000.00			
	Bore No. 13	52,000.00			
	Bore No. 14	52,000.00			
	Bore No. 15	52,000.00			
	Bore No. 16	<u>52,000.00</u>			
		939,000.00	2,3,4,5	8024	117.02
	Mains				
7	River bores to BS5 - 200dia AC	31,590.00			
	BS5 to GL res - 250dia AC	106,818.00			
	Bore 1 to GL res - 200dia	96,136.00			
	Bore 0 to Bore 2 – 200dia	18,409.00			
	Bore 2 to BS 9 – 250dia AC	85,454.00			
	GL res to HL res	<u>32,045.00</u>			
			370,452.00	1,2,3,4,5	9481
	<u>MOUNT JULIAN</u>		(Area 2)		
9	0 .35 ML Res	165,000.00	2	109	1513.76
10	P/Stn High Lift				
	- Mech/Elec	5,000.00			
	- Civil	<u>8,000.00</u>			
		13,000.00	2	109	119.27
11	BS37 to MJPS2 – 100 dia	4,042.00			
	MJPS2 – MJR 150 AC dia AC	<u>18,928.00</u>			
		22,970.00	2	109	210.73

12	PRBEA – BS25 225 dia AC	13, 823.00			
	BS25 – BS27 225 dia AC	20,355.00			
	BS27 – BS28 225 dia AC	55, 515.00			
	BS28 – BS29 225 dia AC	69,150.00			
	BS29 – BS31 225 dia AC	175,659.00			
	BS31 – BS32 225 dia AC	52,492.00			
	BS32 – BS34 225 dia AC	22,152.00			
	BS32 – BS33 225 dia AC	21,740.00			
	BS33 – BS35 225 dia AC	15,048.00			
	BS34 - BS35 225 dia AC	16,536.00			
	BS35 – BS36 225 dia AC	145,899.00			
	BS36 – BS37 225 dia AC	<u>117,356.00</u>			
		725,725.00	2,3,4 & 5	8024	90.44
	TOWN OF WHITSUNDAY				
	Cannonvale, Airlie Beach, Jubilee Pocket		(Area 3)		
13	0.132 ML Balance Tank 2	110,000.00	3,4 & 5	7915	13.90
14	0.132 ML Balance Tank 3	99,000.00	3,4 & 5	n/a	0.00
15	0.14 ML Res H/L (Coyne Rd)	110,000.00	3	5307	20.73
16	2.27 ML Res (Coyne Rd)	435,000	3, 4 & 5	7915	54.96
17	0.14 ML Res H/L (Island Drv)	110,000.00	3	5307	20.73
18	12.3 ML Res (Cannonvale)	1,200.000.00	3, 4 & 5	7915	151.61
19	0.022 ML Res H/L (Oma St)				

		80,000.00	3	5307	15.07
20	0.045 ML Res H/L	10,000			
	0.045 ML Res H/L	10,000			
	0.045 ML Res H/L	<u>10,000</u>			
		30,000.00	3	n/a	
21	0.049 ML Res (Moonlight Drv)	15,000.00	3	5307	2.83
22	0.049 ML Res (Moonlight Drv)	15,000.00	3	5307	2.83
23	Booster P/Stn No. 2				
	- Mech/Elec	60,000.00			
	- Mech/Elec	70,000.00			
	- Civil	<u>150,000.00</u>			
		280,000.00	3, 4 & 5	5307	52.76
24	Booster P/Stn NO. 3				
	- Mech/Elec	39,000.00			
	- Mech/Elec	52,000.00			
	- Civil	<u>129,000.00</u>			
		220,000.00	3, 4 & 5	n/a	
25	P/Stn High Lift (Coyne Rd)				
	- Mech/Elec	5,000.00			
	- Civil	<u>8,000.00</u>			
		13,000.00	3	5307	2.07
26	P/Stn High Lift (Oma St)				
	- Mech/Elec	3,000.00			
	- Civil	<u>8,000.00</u>			
		11,000.00	3	5307	2.07

27	P/Stn High Lift (Golden Orchard Drv) - Mech/Elec - Civil	6,000.00 <u>5,040.00</u> 11,040.00	3	n/a	
28	P/Stn High Lift (Moonlight Drv) - Mech/Elec - Civil	3,000.00 <u>6,000.00</u> 9,000.00	3	5307	1.70
	Mains				
29	BO10 – BS30 225 dia DI BS30 – BS40 225 dia DI BS40 – BS41 225 dia DI BS41 – BS49 225 dia DI	2,377.00 101,914.00 93,585.00 <u>100,417.00</u> 298,293.00	3, 4 & 5	7915	37.69
30	BO16 – BS42 300 dia BS42 – BS43 300 DI BO15 – BS 43 300 dia BS43 – BS44 300 dia DI BO14 – BS44 300 dia BS44 – BS45 300 dia DI BO13 – BS45 300 dia BS45 – BSX46 300 dia DI BO12 – BS46 300 dia BS46 – BSX46 225 dia AC BSX46 – BS47 225 dia AC BO11- BS47 150 dia	2,389.00 6,787.00 2,319.00 8,277.00 2,150.00 7,377.00 2,220.00 56,124.00 1,551.00 8,039.00 143,372.00 610.00			

	BS47 – BS48 300 dia AC	381,933.00			
	BS48 – BS49300 dia AC	252,655.00			
	BS49 – BS50 300 dia AC	176,072.00			
	BS50 – BT2 300 dia AC	346,241.00			
	BT2 – BS51 300 dia	<u>8,895.00</u>			
		1,407,011.00	3, 4 & 5	7915	177.77
31	BS37 – BS39 225 dia AC	37,949.00			
	BS51 – BS39 225 dia AC	<u>224,230.00</u>			
		262,179.00	3, 4 & 5	7915	33.12
32	BS51 – BS52 225 dia AC	332,602.00			
	BS52 – BS53 225 dia AC	181,368.00			
	BS52 – BS54 500 dia DI	622,445.00			
	BS53 – BS55 225 dia AC	190,258.00			
	BS54 - BS55 500 dia DI	679,565.00			
	BS55 – BS56 225 dia AC	162,809.00			
	BS56 – BT3 225 dia AC	77,133.00			
	BS56 – BT3 500 dia DI	270,684.00			
	BT3 – BS59 500 dia	17,560.00			
	BS59 – BS60 225 dia AC	257,827.00			
	BS60 – BS61 225 dia AC	4,576.00			
	BS61 – BS62 225 dia AC	41,318.00			
	BS60 – BS62A 500 dia DICL	203,151.00			
	BS62 – BS62A 525 dia AC	6,909.00			
	BS62 – BS 781 525 dia AC	571,565.00			
	BS781 – BS78R 525 dia AC	5,235.00			
	BS781 – BS780 525 dia AC	7,407.00			
	BS780 – BS78R 375 dia	3,234.00			
	BS780 – BS79 525 dia AC	329,513.00			
	BS79 – BS80 525 dia AC	122,361.00			
	BS80 – BS88 525 dia AC	390,302.00			

	BS88 – BSr90 525 dia AC	47,969.00			
	BS88 – BSx97 600 dia AC	417,465.00			
	BSX97 – BSX98 600 dia MSCL	318,618.00			
	BSX98 – S98 600 dia MSCL	233,762.00			
	BS98 – BS99 225 dia AC	1,198.00			
	BS99 – BS106 150 dia AC	3,814.00			
	BS106 – BX106 200 dia AC	42,336.00			
	BX106 – BS107 200 dia AC	67,655.00			
	BS107 – BS115 200 dia AC	1,338.00			
	BS115 – BS116 200 dia AC	<u>28,590.00</u>			
		5,640,567.00	3, 4 & 5	7915	712.64
	BS87P – BS87B 200 dia	16,293.00			
33	BS87B – BS87A 200 dia	<u>5,020.00</u>			
		21,313.00	3	5307	4.02
34	BS79 – BS82 150 dia AC	2,206.00			
	BS82 – BS83 100 dia AC	3,937.00			
	BS83 – BS84 100 dia AC	8,052.00			
	BS84 – BS85 100 dia AC	<u>3,980.00</u>			
		18,175.00	3	5307	3.42
35	BS95 – BS94 150 dia AC	433.00			
	BS94 – BS97 150 dia AC	6,496.00			
	BS97 – BS93 150 dia AC	15,340.00			
	BS93 – BS92 150 dia AC	4,189.00			
	BS92 – BS91 150 dia AC	1,277.00			
	BS91 – BSX90 225 dia AC	15,404.00			
	BSX90 – BSX101 100 dia AC	7,004.00			
	BSX10 – BS101 100 dia AC	1,453.00			

	BS100 – AB15 100 AC	1,127.00			
	AB15 – AB14 100 AC	2,845.00			
	AB14 – BS101 100 AC	452.00			
	BS101 – BS102 100 dia AC	<u>11,293.00</u>			
		67,513.00	3	5307	12.72
36	BS99 – BS96 150 dia AC	3,410.00			
	BS96 – BS95 150 dia AC	8,422.00			
	BS95 – BS103 100 dia AC	11,132.00			
	BS104 – BS105 100 dia AC	<u>9,209.00</u>			
		32,173.00	3	n/a	
37	BS107 – BS108 100 dia AC	12,841.00			
	BS108 – BS109 100 dia AC	8,378.00			
	BS 109 – BS111 100 dia AC	2,797.00			
	BS 111 – BS112 100 dia AC	9,426.00			
	BS113 – BS114 100 dia AC	<u>13,476.00</u>			
		46,918.00	3	5307	8.84
	MANDALAY				
	FLAME TREE CRK		(Area 4)		
38	P/Stn (Mandalay)				
	-Mech/ Elec	12,000.00			
	- Civil	<u>20,000.00</u>	4 & 5	2608	12.27
		32,000.00			
	Mains				
39	BS116 – BS117 200 dia AC	28,034.00			
	BS117 – BS118 200 dia AC	40,838.00			

	BS118 – BS119 200 dia AC	<u>2,844.00</u>			
		71,716.00	4 & 5	2608	27.50
	SHUTE HARBOUR				
40	0.56 ML Res (Shute Harbour)	243,000.00	5	2388	101.76
41	0.35 ML Res UL (Shute Harbour)	165,000.00	n/a		
	Mains				
42	BS123 – BS124 150 dia AC	70,142.00			
	BS124 – BS125 150 dia AC	6,054.00			
	BS125 – BS126 150 dia AC	1,244.00			
	BS126 – BS127 150 dia AC	5,790.00			
	BS127 – BS128 150 dia AC	16,800.00			
	BS128 – BS129 150 dia AC	<u>19,600.00</u>			
		119,630.00	5	2388	50.10

TABLE C2

TOWN OF WHITSUNDAY – EXISTING WATER HEADWORKS

APPLICABLE HEADWORKS COST/AREA

Catchment/ Area	Applicable Headworks Components	Unit Cost	Total Cost/ Tenement (\$/ET)
		(\$)	
		(Refer Table E1)	
Proserpine 1	1	377,49	634.5
	2	123,54	
	4	61,77	
	5	32,38	
	7	<u>39,07</u>	
		634,25	
Mount Julian	3	19.94	2142.62
	5	32.38	
	6	117.02	
	7	39.07	
	9	1513.76	
	10	119.27	
	11	210.73	
	12	<u>90.44</u>	
	2142.62		
Town of Whitsunday 3	3	19.94	
	5	32.38	
	6	117.02	
	7	39.07	
	12	90.44	
	13	13.90	
	15	20.73	
16	54.96		

	17	20.73	
	18	151.61	
	19	15.07	
	21	2.83	
	22	2.83	
	23	52.76	
	25	2.45	
	26	2.07	
	27	0.00	
	28	1.70	
	29	37.69	
	30	177.77	
	31	33.12	
	32	712.64	
	33	4.02	
	34	3.42	
	35	12.72	
	36	0.00	1630.71
	37	<u>8.84</u>	
		1630.71	
Mandalay Flame	3	19.94	
Tree Creek 4	5	32.38	
	6	117.02	
	7	39.07	
	12	90.44	
	13	13.90	
	14	0.00	
	16	54.96	
	18	151.61	
	23	52.76	
	24	0.00	
	29	37.69	

	30	177.77	
	31	33.12	
	32	712.64	
	38	12.27	1573.08
	39	<u>27.50</u>	
		1573.08	
Shute Harbour	3	19.94	
	5	32.38	
	6	117.02	
	7	39.07	
	12	90.44	
	13	13.90	
	14	0.00	
	16	54.96	
	18	151.61	
	23	52.76	
	24	0.00	
	29	37.69	
	30	177.77	
	31	33.12	
	32	712.64	
	38	12.27	
	39	27.50	
	40	101.76	
	41	0.00	1724.93
	42	<u>50.10</u>	
		1724.93	

APPENDIX D

Supporting Information – Future Headworks

TABLE D1(a)

PROSERPINE – FUTURE WATER HEADWORKS

HEADWORKS COMPONENTS COST/EQUIVALENT TENEMENT

Item (1)	Description (1)	Augmentation Cost (\$)(1)	Precincts Serviced	Yr 2011/12 Capacity (ET)	Cost/Tenement (\$/ET)
	Bore/Pumps				
	P/Stn High Lift				
8	- Replace pumps & Alt Pipework	60,000.00			
9	- Upgrade Switchboard	<u>20,000.00</u>			
		80,000.00	1	1457	54.91
	Pipe Work				
1	817m of 375mm DICL	204,250.00			
2	742m of 300mm DICL	163,240.00			
3	1050m of 250mm DICL	189,000.00			
4	60m of 225mm DICL	10,020.00			
5	20m of 200mm DICL	2,800.00			
6	60m of 150mm DICL	6,600.00			
7	282m of 375mm DICL	70,500.00			
10	288m of 200mm DICL	40,320.00			
11	120m of 250mm DICL	21,600.00			

12	15m of 150mm DICL	1,650.00			
13	520m of 300mm DICL	114,400.00			
14	884m of 300mm DICL	194,480.00			
15	420m of 250mm DICL	75,600.00			
16	157m of 225mm DICL	25,120.00			
17	15m of 150mm DICL	<u>1,650.00</u>			
		1,201,230.00	1	1457	824.45

Notes:

- (1) Item No's, Descriptions and Augmentation Costs obtained from Table 28 of the 2011 Strategy Report.

TABLE D1(b)

WHITSUNDAY COAST – FUTURE WATER HEADWORKS
HEADWORKS COMPONENT COST/EQUIVALENT TENEMENT

Item (1)	Description (1)	Augmentation Cost (\$)(1)	Precincts Serviced	Yr 2011/12 Capacity (ET)	Cost/ Tenement (\$/ET)
	Bores/ Pumps				
6	Test Drilling for New Borefields	15,000.00			
	New Borefields on North Bank				
29	- Land acquisition and construction	180,000.00			
30	- Equip Bores No. 17 & 18	150,000.00			
34	- Equip Bore No. 19	50,000.00			
42	- Equip Bores No. 20 & 21	100,000.00			
	Bore 11				
12	- Install New Pump	35,000.00			
38	- Remove 4 stages	500.00			
36	Bores 14, 15 & 16 Remove Stages	<u>1,500.00</u>			
		532,000.00	2,3, 4& 5	8024	66.30
	Booster P/Stn No. 2				
1	- new suction manifold & hoist	70,000.00			
2	- install new 120Vs Pumps	120,000.00			
3	- upgrade switchboard	70,000.00			
22	- install 3 rd 120 Vs pump	60,000.00			
23	- install Switchboard for 3 rd Pump	45,000.00			
33	- reimpellor 120 Vs pumps	8,000.00			

43	- replace pumps & upgrade switchboard	<u>300,000.00</u> 673,000.00	3,4 & 5	7915	85.03
20	Replace Coyne Rd High Level pump with Mandalay Pump inc. switchboard alterations	8,000.00	3	5307	1.51
	P/Stn (Mandalay)				
16	-construct new pump station	70,000.00			
14	- install new 60 Vs Pumps	108,000.00			
15	- Install new Switchboard	<u>58,000.00</u>			
		244,000.00	4 & 5	2608	93.56
17	P/Stn (Shute Harbour) - install new high lift P/Stn incl. switchboard	65,000.00	5	2388	27.22
	Reservoirs				
4	Augment balance tank 2	90,000.00			
39	10ML Reservoir Jubilee Pocket	<u>1,200,000.00</u> 1,290,000.00	3, 4 & 5	7915	162.98
21	3.0ML Res (Shute Harbour)	550,000.00	5	2388	230.32
	Pipework				
24	2700m 450 DICL – Booster P/Stn 2 towards Strathdickie/ Wrights Rd	675,000.00			

	intersection				
27	1528m 300 DICL – Augmentation of combined line from Bores No. 13, 14, 15 & 16	275,040.00			
28	1300m 375 DICL – connect new borefield on north bank to rising main from bores at Bore 11	286,000.00			
31	100m 300DICL – new Borefield on North Bank	18,000.00			
32	2530m 450 DICL – Continued Aug. of line from northern River Bores	632,500.00			
35	3030m 450 DICL – continued Aug. of line from northern River Bores	<u>757,500.00</u>			
		2,644,040.00	2,3,4 & 5	8024	329.52
5	4660m 500DICL – Booster 2 to Cannonvale	1,328,100.00			
10	1050m 500DICL – Airlie Beach to Mandalay P/S & Coconut Grove to Plantation Drive	299,250.00			
18	Install Reflux Valve on 500 ND Main at Coyne Rd Reservoir	30,000.00			
25	380m 500 DICL – continuation of upgrade, Airlie Beach to Mandalay P/Stn; Plantation Drv to Jubilee Pocket Rd	108,300.00			
26	385m 500 DICL – continuation of upgrade, Airlie Beach to Jubilee Pocket, Jubl Pky Rd to Erromanga Drv	84,700.00			

37	345m 375 DICL – continuation of upgrade, Airlie Beach to Jubilee Pocket; Erromango Drv to Cedar Crt	75,900.00			
40	1470m 500 DICL – Line up Jubilee Pocket Rd to New Jubilee Pocket Reservoir	<u>418,950.00</u>			
		2,345,200.00	3,4 & 5	7915	296.30
8	200 Dia – Coyne Rd Low level to Coyne Rd high level	2,000.00			
9	817m 150 DICL	<u>57,190.00</u>			
	- 497m Coyne Rd HLZ	59,190.00	3	5307	11.15
	- 320m link to Cannonvale to 225 AC				
41	515m 375 DICL – Continuation of upgrade, Airlie Beach to Jubilee Pocket; Cedar Crt to Mandalay P/S	113,300.00			
7	3160m 300 DICL Mandalay P/S to Flame Tree Airstrip	632,000.00			
29	2970m 300 DICL Flame Tree Airstrip to Scotex Lease	<u>594,000.00</u>			
		1,339,300.00	4 & 5	2608	513.54
11	870m 225 DICL – Scotex Lease to Shute Harbour L.L Res Offtake	147,900.00			
13	35m 225 DICL – Line into Shute Harbour Rd	<u>5,250.00</u>			
		153,150.00	5	2388	64.13

45	Dingo Beach	3,700,000.00	6	358	10335.20
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Notes:-

(1) Item No's, Descriptions and Augmentation Costs obtained from Table 25 of the 2011 Strategy Report

TABLE D2

PROSERPINE – WHITSUNDAY – FUTURE WATER SUPPLY HEADDWPRKS
 APPLICABLE HEADWORKS COST/PRECINCT

Precinct	Applicable Headworks Components	Unit Cost (\$)	Total Cost/Tenement (\$/ET)
		(Refer Table D1(b))	
Proserpine 1	8 & 9 (Table D1 (a))	54.91	879.36
	1 to 7 & 10 to 17 (Table D1 (a))	824.45	
		879.36	
Mt JULIAN 2	6, 29, 30, 34, 42, 12, 38 & 36	66.30	395.82
	24, 27, 28, 31, 32 & 35	329.52	
		395.82	
TOWN of WHITSUNDAY	6, 29, 30, 34, 42, 12, 38 & 36	66.30	
	1,2,3,22,23,33 & 43	85.03	
	20	1.51	
	4 & 39	162.98	

	24, 27, 28, 31, 32 & 35	329.52	
	5, 10, 18, 25, 26, 37 & 40	296.30	
	8 & 9	11.15	
		952.79	952.79
MANDALAY/FLAME TREE	6, 29, 30, 34, 42, 12, 38 & 36	66.30	
	1,2, 3, 22, 23, 33 & 43	85.03	
	16, 14 & 15	93.56	
	4 & 39	162.98	
	24, 27, 28, 31, 32 & 35	329.52	
	5, 10, 18, 25, 26, 37 & 40	296.30	
	41, 7 & 29	513.54	
		1547.22	1547.22
SHUTE HARBOUR	6, 29, 30, 34, 42, 12, 38 & 36	66.30	
	1, 2, 3, 22, 23, 33 & 43	85.03	

	16, 14 & 15	93.56	
	17	27.22	
	4 & 39	162.98	
	21	230.32	
	24, 27, 28, 31, 32 & 35	329.52	
	5, 10, 18, 25, 26, 37 & 40	296.30	
	41, 7 & 29	513.54	
	11 & 13	64.13	
		1868.89	1868.89
DINGO BEACH	45	10335.20	10335.20

APPENDIX E

Schedule of Fixtures

Table E- SCHEDULE OF STANDARD FIXTURE UNITS

Fixtures	Equivalent Tenements (ET's) per fixture
Ablution Trough	0.3
Autopsy Table	0.3
Bar Sink (Domestic)	0.1
Bar Sink (Commercial)	0.5
Basin	0.2
Bath	0.4
Bed Pan Steriliser and Washer (Cistern)	0.5
Bed Pan Steriliser and Washer (Flush Valve)	0.8
Bidet	0.2
Bain Marie	0.2
Cleaner's Sink	0.2
Clothes Washing Machine (Domestic)	0.2
Clothes Washing Machine (Commercial)	1.2
Combination Pan Room Sink and Flushing Bowl	0.6
Dental Unit	0.1
Dishwasher (Domestic)	0.2
Dishwasher (Commercial)	0.5
Drinking Fountain	0.1
Glass Washing Machine	0.4
Kitchen Sink (Domestic)	0.4
Kitchen Sink (Commercial)	0.8
Laboratory Sink	0.1
Laundry Trough, Single or Double	0.6
Potato Peeler	0.4
Refrigerated Cabinet	0.1
Sanitary Napkin Disposal Unit	0.5
Shower	0.8
Shower Bath	0.9

Fixtures	Equivalent Tenements (ET's) per fixture
Slop Hopper (Cistern)	0.7
Slop Hopper (Flush Valve)	0.9
Steriliser	0.1
Urinal (2.4m of wall length or 4 stalls)	0.7
Water Closet (Cistern)	0.6
Water Closet (Flush Valve)	0.8
Group of fixtures in one room (bath, basin, shower, water closet)	1.6

APPENDIX F

Derivation of Equivalent Tenements

Calculation of year 2011 Equivalent Tenements for Water Supply Headworks

Precinct		Residential Pop'n EP	Developments		Island Resorts	Total EP	ET's
		(1)	2011 Demand (ML)	Pop'n EP	Pop'n EP		(5)
			(2)	(3)	(4)		
Proserpine	1	5100				5100	1457
Mt Julian	2	380				380	109
Town of Whitsunday	2	11585	1340	5648		18573	5307
Mandalay/Flametree Creek	4	395	72	303		770	220
Shute Harbour	5	250	390	1844	8074	8358	2388
Dingo Beach	6	965	55	232		1252	358

Notes

- (1) Refer Table 2 in 2011 Strategy Report
- (2) Refer Section 3.5 in 2011 Strategy Report
- (3) Based on average day demand of 650/L/EP/day
- (4) Refer Table 4 in 2011 Strategy Report (max dev)
- (5) At 3.5 EP per ET

PLANNING SCHEME POLICY 2 – DEVELOPER CONTRIBUTIONS SEWER NETWORK

1 INTRODUCTION

This Policy is made pursuant to Schedule 3 of the Integrated Planning Act 1997 (“the Act”) as amended.

This Policy:

1. supersedes any provision of a planning scheme, interim development provision or local law previously made by Council in relation to matters in this Policy.
2. applies to all prescribed applications, as defined in the Act, where Council has decided that sewerage works should be made available, or that it is prepared to make such works available to the development defined in the prescribed application.
3. specifies the method or methods adopted by Council for determining the amount of any contribution to be made by an applicant towards the cost of sewerage headworks or sewerage works external. Where a development may increase the demand on Council's sewerage works above that for which a contribution has already been made, then Council will require the payment of a contribution that will provide for the increased demand on the Council's sewerage works.
4. specifies the works, structures or equipment which Council determines to be sewerage headworks and sewerage works external.
5. relates only to capital works and not to operational costs.

1.1 Supporting Information

Supporting information used to compile this Policy and to derive the headworks costs on an equivalent residential tenement (ET) basis is contained in the following:

- Council's "Asset Register and Valuation" of existing sewerage infrastructure - compiled in 1994;
- "Proserpine Sewerage Planning Report", GHD, April 1996;
- "Whitsunday Region Wastewater Management Study - Implementation Plan", SKM, November 1996;
- "Jubilee Pocket and Shutehaven Sewerage Scheme Planning Report", SKM, October 1996;
- "Cannonvale and Airlie Beach Sewerage Scheme Planning Report", SKM, April 1997;

1.2 Application of the Policy

1.2.1 GENERAL

Where Council has constructed or proposes to augment a sewerage scheme in any part of the Shire or proposes that a sewerage scheme be constructed in a part of the Shire not so serviced at present, this Policy shall apply to all areas that are served by existing schemes or proposed new schemes or are capable of being served by proposed augmentation to such schemes.

This Policy does not apply to applications made in areas where Council does not have an existing scheme or a proposed augmentation as provided for in a Planning Report, to an existing scheme or a proposed new scheme.

1.2.2 TOWN OF WHITSUNDAY

This Policy shall apply to all areas capable of being serviced in accordance with the preferred strategy for implementation of sewerage to the Town of Whitsunday as detailed in the Draft Sewerage Strategy. Specifically, this Policy shall apply to the proposed Woodwark Bay Resort development and to all other developments which are included within the precincts defined below and as detailed in Figure 1 of the Draft Sewerage Strategy, a copy of which is included in Appendix A.

Precinct 1

This precinct includes the existing and future development around Paluma Road, north and west of the Proserpine Road.

Precinct 2

Precinct 2 takes in the Cannonvale area between the Proserpine Road at its intersection with Paluma Road and Airlie Beach.

Precinct 3

Precinct 3 includes Airlie Beach proper.

Precinct 4

This precinct is centred on the area known as Jubilee Pocket and takes in development around Boat Haven from Airlie Beach around and over Campbell Creek and along the western side of the headland leading out to Mandalay Point.

Precinct 5

Precinct 5 is centred on the Funnel Bay area and includes the airport.

Precinct 6

Precinct 6 is based on the Shutehaven area and includes the whole of the developable area east of the Conway National Park from Swamp Bay to Shute Bay. The Precinct will also include offshore resort and other development within Shute Harbour and around the Beak but does not include the islands.

1.2.3 PROSERPINE SEWERAGE SCHEME

This Policy shall apply to all areas that are served by, or that Council proposes to serve through augmentation of, the existing Proserpine Sewerage Scheme. The existing scheme is detailed in Figure 1 of the Proserpine Sewerage Planning Report, a copy of which is included in Appendix B.

1.3 Agreement

Where an applicant is required to pay contributions under this policy towards the cost of;

1. headworks which are to be constructed specifically in consequence of approval of the particular application; or
2. external works to be carried out consequent upon approval of the application,

an agreement must be entered into between the applicant and the Council as required by the Act.

Specific Headworks for Specific Developments

Where;

- a) specific identifiable headworks are to be provided consequent upon the approval of two or more particular developments; and
- b) those headworks are additional to the headworks on which the policy was based, or are not otherwise proposed to be constructed by Council within a time frame suitable to the developers; and
- c) the developers nevertheless wish to proceed with their development proposals,

the Council may approve the development subject to a condition requiring that the developer pay a contribution towards the actual cost of the specific identified headworks, being the amount which bears the same proportion to the total cost of those headworks as the assessed demand of the proposed development bears to the total design capacity of the headworks to be constructed.

2 DEFINITION OF HEADWORKS AND WORKS EXTERNAL

2.1 Sewerage Headworks

Sewerage works headworks are defined to be those existing works, or works proposed in any augmentation/new scheme, that are associated with providing:

- (i) a collection system within sewerage catchments to convey sewage from the reticulation to the trunk main system;
- (ii) trunk mains to convey sewage from the sewerage catchments to the treatment plant;
- (iii) treatment of sewage to create an environmentally acceptable effluent for discharge.

More specifically, these works shall include:

- (a) Intracatchment Collection Headworks

Site acquisition, gravity mains greater than 150 mm diameter, pressure mains, manholes, pump stations, electrical power supply, overflow works and control systems.

- (b) Trunk Main Headworks

Site acquisition, gravity mains greater than 150 mm diameter, pressure mains, pump stations, electrical power supply, control systems and buildings.

- (c) Treatment Headworks

Site acquisition, pump stations, preliminary treatment works, environmental controls, pipework, treatment plant, ponds, outlet mains, outfall structures, buildings, control systems and electrical power supply.

2.2 Sewerage Works External

Sewerage works external are defined as all works, structures or equipment with the necessary capacity required by the development, to convey the sewage generated by the development to the sewerage headworks. The Executive Manager, Infrastructure Services or other officer delegated by Council, will determine for each application whether any sewerage works external are required together with the details of those works.

3 DETERMINATION OF RATE OF CONTRIBUTION

3.1 General

Where the Council is prepared to make available sewerage to the relevant land, the applicant shall pay to Council the contribution towards the cost of headworks and works external as determined in accordance with this section of the Policy.

The amount of the contributions for the above shall be determined through:

- (i) Calculation of this demand in terms of the number of equivalent tenements through the sewerage demand assessment of the application in accordance with Table 3.1(a).

- (ii) Calculation of the increased demand (if any) on the sewerage works that the application creates for which a contribution has already been made.
- (iii) Calculation of the amount of the contribution payable for the increased sewerage works demand in accordance with Table 3.1(b).

In respect of an application for material change of use or reconfiguration of a lot, Council will calculate the demand for the proposal in accordance with the procedures outlined above. From the calculated number of equivalent tenements determined for the proposal, Council will deduct the number of equivalent tenements for which headworks have been previously paid for in respect of the said land. Contributions for the balance number of equivalent tenements shall then be paid for at the rate/s due under this policy at the time of payment.

Table 3.1 (a) - SCHEDULE OF EQUIVALENT TENEMENTS

Use	Number of Equivalent Tenements "ET"
Accommodation Units, Dual Occupancy, Relatives Accommodation, Relocatable Home Park, Multiple Dwelling Units and Motel	
- bedsit unit	0.5 per dwelling unit
- 1 bedroom unit	0.6 per dwelling unit
- 2 bedroom unit	0.7 per dwelling unit
- 3 bedroom unit	0.8 per dwelling unit
- hostel/backpacker premises	0.25 per person
Bed and breakfast accommodation	0.15 per person within existing dwelling
Caravan park including Cabins	0.5 per site or cabin and if they have bedrooms refer to "Accommodation Unit" rate
Dwelling House	1.0 per dwelling
Caretaker's Residence	
Family Daycare	2.0 per 50 students/children/seats
Child care centre	
Educational establishment	
Place of assembly	
Place of worship	
Local Community Facility	1.0 per 200 square metre total use area
Hotel	
Health Centre	
Indoor Entertainment	
Showroom	
Veterinary Hospital	

Use	Number of Equivalent Tenements "ET"
Commercial premises Professional Office Shop Shopping Centre Refreshment premises Convenience store Vehicle Hire Premises Hardware Store	
Hospital Institution	0.5 per bed
Bulk Landscape Supplies Outdoor Entertainment Machinery Showroom Bulk Store Freight Store Junk Yard Service Station Sport and Recreation Transport Depot Light industry Service Trade Showroom Warehouse Plant Nursery Vehicle Repair Workshop	1.0 per 1,000 square metre site area or 1.0 per 275 square metres total use area, whichever is the greater
All other uses	As determined by separate application to Council.

3.1.1 Fixtures Method

The number of Equivalent Tenements are to be determined by summing the ET loading for each fixture as given in the Schedule of Fixtures detailed in Appendix C.

3.1.2 CONTRIBUTION TO SEWER METHOD.

The number of Equivalent Tenements are to be determined in accordance with the following.

The maximum value given by;

- (a) number of ET's = Average Daily Flow (L) divided by 1,000L, and
- (b) number of ET's = Maximum Daily Flow (L) divided by 3,000L, and
- (c) number of ET's = Maximum Instantaneous Flow (L/s) divided by 0.40.

Where the considered flows are flows to sewer and are determined for the site's ultimate capacity.

Table 3.1(b) - SCHEDULE OF SEWERAGE HEADWORKS

SCHEME/CATCHMENT	COST/EQUIVALENT TENEMENT (\$/ET) ⁸
1. Town of Whitsunday Scheme	
▪ Shutehaven (Precinct 6)	17,223.60
▪ Funnell Bay (Precinct 5)	10,639.20
▪ Jubilee Pocket (Precinct 4)	10,806.60
▪ Airlie Beach (Precinct 3)	9,672.00
▪ Cannonvale (Precinct 1)	8,463.00
▪ Cannonvale (Precinct 2)	8,258.40
2. Proserpine Scheme	
▪ Proserpine	4,798.80

⁸ Note: Refer to Appendix D – Table D1 for breakdown of cost

3.2 Assessment of Number of Equivalent Tenements

The following guidelines shall apply for the calculation of the number of equivalent tenements.

3.2.1 MATERIAL CHANGE OF USE APPLICATION

In assessing the demand created by a material change of use application, the number of equivalent tenements shall be determined through consideration of the proposed use of the land under the new zoning as provided for in Clause 3.1. When calculating contributions as they relate to Medium Density Residential land, contributions shall be based on a theoretical assessed potential number of dwelling units. The assessed potential shall be calculated as the total area expressed in hectares multiplied by 200 and divided by 3. However, the minimum number of dwellings units to be used in any calculation is 8.

3.2.2 RECONFIGURATION OF A LOT APPLICATION

In assessing the demand created by a reconfiguration of a lot application, the number of equivalent tenements shall be calculated through assessing the proposed land use for each subdivided lot. No equivalent tenements shall be calculated on lots that are to be transferred to the crown for park purposes or to the Council for other reserve purposes including drainage reserves, access restriction strips or future roads. Balance areas, titled or otherwise shall be counted as a new allotment irrespective of the size of the area, except where Council determines otherwise by resolution.

3.2.3 REGISTER OF CONTRIBUTIONS FOR LANDS

The Council shall maintain a register of headworks contributions for lands for sewerage. This register shall record the number of equivalent tenements for which contributions have been paid in respect to individual properties within the various scheme areas. The information contained in the Register of Contributions for Land shall be used in the assessment of increase in equivalent tenements for each application. The Register may take the form of a notation on Council's Rate Records.

3.3 Works External

- (i) Where Council deems that in the foreseeable future the proposed development is the only development likely to be using such works, the applicant shall be responsible for payment to Council for the full costs of sewerage works external.
- (ii) Where Council reasonably expects that additional developments will take place in the area in the foreseeable future that would also use such works external, the applicant will be required to pay a contribution towards the cost of the works external equal to that portion of the value of the works external that is necessary to provide the assessed sewerage demand of the application. For example, if the development requires works external for 40 equivalent tenements and the additional developments utilising the works external is assessed to be 60 equivalent tenements, then the applicants contribution would be 40% of the cost of the works external necessary to service 100 equivalent tenements.

4 TIME OF PAYMENT

Unless otherwise agreed between Council and the Applicant, the payment of all contributions under the Policy shall be as set out in the Act and shall be calculated at the rates current in the Policy at the time of payment.

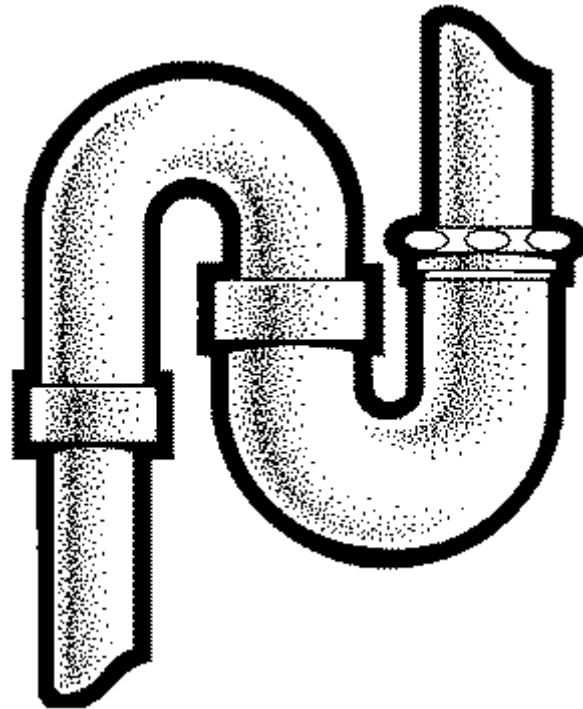
5 ANNUAL REVIEW OF POLICY

A review of this Policy will be carried out annually by Council. This review will incorporate but not be limited to the following:

- • change in the value of headworks due to inflation and any re-evaluation;
- • updated or new planning studies;

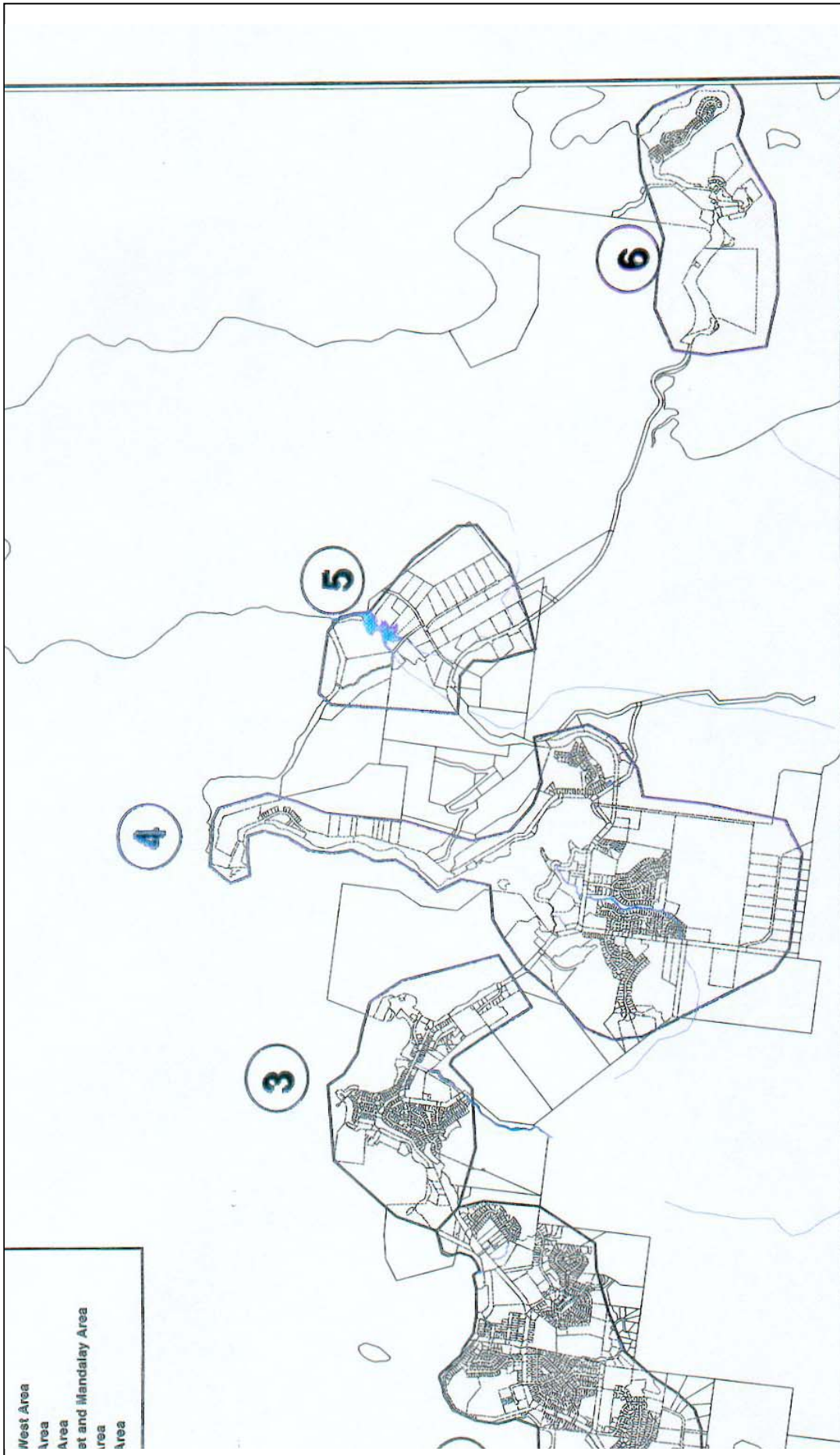
- • works completed;
- • proposed new works;
- • revisions to the works program and the financial program;
- • analysis of consumption records and their effects on ET ratios;
- • other Council policies and decisions.

Amendments to the Policy following the annual review will be effective from 1 July each year.



APPENDIX A

Town of Whitsunday Sewerage Strategy Population Distribution



West Area
 Area at and Mandalay Area
 Area

TITLE:
**Whitsunday Region
 Sewage Transport System Layout**

FILE PATH:

DATE:
31/7/2000

SCALE:
1:87,770

DRAWN BY:
LEE G.

WHITSUNDAY SHIRE COUNCIL
Geographic Information System

Please address all correspondence to:
 The Chief Executive Officer,
 Whitsunday Shire Council,
 P.O. Box 104,
 PROSERPINE, QLD 4800

Civic Centre,
 83/85 Main Street,
 Proserpine, Qld, 4800
 TELEPHONE No. (07) 4945 1255
 FACSIMILE (07) 4945 2505

DISCLAIMER: All due care and attention has been taken to ensure the data displayed within this map is true and correct. However Whitsunday Shire Council does not accept any responsibility for any inaccuracies which may occur.

APPENDIX B

Proserpine Sewerage Pump Station Catchment Areas



APPENDIX C

Schedule of Fixtures

Table C- SCHEDULE OF STANDARD FIXTURE UNITS

Fixtures	Equivalent Tenements (ET's) per fixture
Ablution Trough	0.3
Autopsy Table	0.3
Bar Sink (Domestic)	0.1
Bar Sink (Commercial)	0.5
Basin	0.2
Bath	0.4
Bed Pan Steriliser and Washer (Cistern)	0.5
Bed Pan Steriliser and Washer (Flush Valve)	0.8
Bidet	0.2
Bain Marie	0.2
Cleaner's Sink	0.2
Clothes Washing Machine (Domestic)	0.2
Clothes Washing Machine (Commercial)	1.2
Combination Pan Room Sink and Flushing Bowl	0.6
Dental Unit	0.1
Dishwasher (Domestic)	0.2
Dishwasher (Commercial)	0.5

Fixtures	Equivalent Tenements (ET's) per fixture
Drinking Fountain	0.1
Glass Washing Machine	0.4
Kitchen Sink (Domestic)	0.4
Kitchen Sink (Commercial)	0.8
Laboratory Sink	0.1
Laundry Trough, Single or Double	0.6
Potato Peeler	0.4
Refrigerated Cabinet	0.1
Sanitary Napkin Disposal Unit	0.5
Shower	0.8
Shower Bath	0.9
Slop Hopper (Cistern)	0.7
Slop Hopper (Flush Valve)	0.9
Steriliser	0.1
Urinal (2.4 metres of wall length or 4 stalls)	0.7
Water Closet (Cistern)	0.6
Water Closet (Flush Valve)	0.8
Group of fixtures in one room (bath, basin, shower, water closet)	1.6

APPENDIX D

Schedule of Sewerage Headworks

Table D1 - SCHEDULE OF SEWERAGE HEADWORKS

CATCHMENT	COST/EQUIVALENT TENEMENT (\$/ET)	COST/EQUIVALENT TENEMENT (\$/ET)[Ⓕ]
<i>Town of Whitsunday Scheme</i>	Adopted 2,000	Proposed 2008
Shutehaven (Precinct 6)	9260	17,223.60
Funnell Bay (Precinct 5)	5720	10,639.20
Jubilee Pocket (Precinct 4)	5810	10,806.60
Airlie Beach (Precinct 3)	5200	9,672.00
Cannonvale (Precinct 1)	4550	8,463.00
Cannonvale (Precinct 2)	4440	8,258.40
<i>Proserpine Scheme</i>		
Proserpine	2580	4,798.80

[Ⓕ] Note: Refer to Appendix D – Table D1 for breakdown of cost

APPENDIX E

Supporting Information – Existing Headworks

TABLE E1

Town of Whitsunday – Existing Sewerage
Headworks.

Headworks Component Cost/Equivalent
Tenement

TABLE E1

TOWN OF WHITSUNDAY – EXISTING SEWERAGE HEADWORKS
 HEADWORKS COMPONENT COST/EQUIVALENT TENEMENT

Component	Area/Description	Replacement Cost (\$) (1)	Precincts	Ultimate Capacity (ET)	Cost/Tenements (\$/ET)
	JUBILEE POCKET				
1	Jubilee Pocket P/S 1 - Pump Station	98,000.00	4,5,6	6570	14.92
2	Jubilee Pocket Sewerage Treatment Plant and Ocean Outfall	342,000.00	4,5,6	6570	52.05
3	Jubilee Pocket P/S 1 - Rising Main to STP - Rising Main to PS6 - Trunk Mains	34,773.00 300,000.00 654,845.00			
		989,618.00	4,5,6	6570	150.63
4	Jubilee Pocket P/S 2 - Pump Station - Rising Main - Trunk Mains	73,000.00 8,951.00 188,153.00			
		270,104.00	4	5540	48.76
5	Jubilee Pocket P/S 3 - Pump Station - Rising Main	90,000.00 17,702.00			
		107,702.00	4	5540	19.44

6	Jubilee Pocket P/S 4				
	- Pump Station	72,000.00			
	- Rising Main	6,659.00			
		78,659.00	4	5540	14.20
7	Jubilee Pocket P/S 5				
	- Pump Station	19,000.00			
	- Rising Main	9,058.00			
		28,058.00	4	5540	5.06
	AIRLIE BEACH				
8	Cannonvale P/S 5				
	- Pump Station	276,000.00	3	8570	32.21
9	Cannonvale P/S 4				
	- Pump Station	230,000.00			
	- Rising Main	38,370.00			
	- Trunk Mains	89,955.00			
		358,325.00	3	2145	167.05
10	Cannonvale P/S 5				
	- Rising Main	61,766.00	3	2145	28.80
11	Cannonvale P/S 6				
	- Pump Station	97,000.00			
	- Rising Main	28,460.00			
		125,460.00	3	2145	58.49
12	Cannonvale P/S 13				

	- Pump Station	96,000.00			
	- Rising Main	3,309.00			
		99,309.00	3	2145	46.30
13	Cannonvale P/S 14				
	- Pump Station	78,000.00			
	- Rising Main	5,790.00			
		83,790.00	3	2145	39.06
	CANNONVALE				
14	Cannonvale P/S 1				
	- Pump Station	345,000.00			
	- Rising Main	306,263.00			
		651,263.00	2,3	7120	91.47
15	Cannonvale P/S 1				
	- Trunk Mains	377,000.00	2	4970	75.86
16	Cannonvale P/S 3				
	- Pump Station	240,000.00			
	- Rising Main	92,902.00			
		332,902.00	2,3	7120	46.76
16a	Trunk Mains	211,304.00	2	4970	42.52
17	Cannonvale P/S 2				
	- Pump Station	51,500.00			
	- Rising Main	2,440.00			
		53,940.00	2	4970	10.85

18	Cannonvale P/S 11				
	- Pump Station	91,000.00			
	- Rising Main	21,915.00			
	- Trunk Mains	36,153.00			
		149,068.00	2	4970	29.99
19	Cannonvale P/S 12				
	- Pump Station	120,000.00			
	- Rising Main	86,566.00			
	- Trunk Mains	672,801.00			
		879,367.00	1	2150	409.01
20	Cannonvale P/S 15				
	- Pump Station	21,000.00			
	- Rising Main	4,800.00			
		25,800.00	1,2	7120	3.62
21	Cannonvale Sewerage Treatment Plant and Ocean Outfall	2,669,500.00	1,2,3	9270	287.97

Note : (1) Replacement Costs derived from Councils Asset Register compiled in 1994

TABLE E2

Town of Whitsunday – Existing Sewerage
Headworks.
Applicable Headworks Cost/Catchment

TABLE E2
TOWN OF WHITSUNDAY – EXISTING SEWERAGE HEADWORKS
APPLICABLE HEADWORKS COST/CATCHMENT

Catchment / Precinct	Applicable Headworks Components	Unit Cost (\$)	Total Cost/Tenement (\$/ET)
	(Refer Table E1)		
Cannonvale 1	19	409.01	700.60
	20	3.62	
	21	287.97	
	700.60		
Cannonvale 2	14	91.47	589.04
	15	75.86	
	16	46.75	
	16a	42.52	
	17	10.85	
	18	29.99	
	20	3.62	
	21	287.97	
	589.04		
Airlie 3	8 to 13	371.90	798.10
	14	91.47	
	16	46.76	
	21	287.97	
	798.10		

Jubilee Pocket	4	1	14.92	305.06
		2	52.05	
		3	150.63	
		4	48.76	
		5	19.44	
		6	14.20	
		7	5.06	
			305.06	
Funnel Bay	5	1	14.92	217.60
		2	52.05	
		3	150.63	
			217.60	
Shutehaven	6	1	14.92	217.60
		2	52.05	
		3	150.63	
			217.60	

TABLE E3

Proserpine - Existing Sewerage
Headworks.

Headworks Component Cost/Equivalent
Tenement

TABLE E3

PROSERPINE – EXISTING SEWERAGE HEADWORKS
 HEADWORKS COMPONENT COST/EQUIVALENT TENEMENT

Component	Area/Description	Written Down Replacement Cost (\$) (1)	Precincts	Ultimate Capacity (ET)	Cost/Tenements (\$/ET)
	PROSERPINE				
1	Proserpine P/S 1				
	- Pump Station	100,000.00			
	- Rising Main	177,063.00			
	- Trunk Mains	220,309.00	PP	1440	
2	Proserpine P/S 2				
	- Pump Station	100,000.00			
	- Rising Main	37,402.00			
	- Trunk Mains	149,811.00	PP	1440	
3	Proserpine P/S 3				
	- Pump Station	86,000.00			
	- Rising Main	23,451.00			
	- Trunk Mains	44,160.00	PP	1440	
4	Proserpine P/S 4				
	- Pump Station	32,500.00			
	- Rising Main	15,469.00	PP	1440	
5	Proserpine P/S 4a				
	- Pump Station	39,000.00	PP	1440	

6	Proserpine P/S 5					
	- Pump Station	19,000.00				
	- Rising Main	39,743.00	PP	1440		
7	Proserpine P/S 6					
	- Pump Station	145,000.00				
	- Rising Main	558.00	PP	1440		
8	Proserpine P/S 9					
	- Pump Station	62,500.00				
	-Rising Main	7,073.00				
		1,299,039.00	PP	1440		902.11
9	Proserpine Sewerage Treatment Plant	960,000.00	PP	1600		600.00

1) Replacement Costs derived from Councils asset Register in December 1994.

TABLE E4

Proserpine – Existing Sewerage Headworks.
Applicable Headwork Cost/Catchment

TABLE E4
 PROSERPINE – EXISTING SEWERAGE HEADWORKS
 APPLICABLE HEADWORKS COST/CATCHMENT

Catchment / Precinct	Applicable Headworks Components	Unit Cost (\$)	Total Cost/Tenement (\$/ET)
	(Refer Table E1)		
Proserpine (PP)	1 to 8	902.11	1502.11
	9	600.00	
		1502.11	

APPENDIX F

Supporting Information – Augmentation Headworks

PROSERPINE – SEWERAGE HEADWORKS AUGMENTATION
HEADWORKS COMPONENT COST/EQUIVALENT TENEMENT

Component	Area/Description	Written Down Replacement Cost (\$) (1)	Precincts	Ultimate Capacity (ET)	Cost/Tenements (\$/ET)
1	PROSERPINE Proserpine STP Upgrade	1,550,000.00	PP	1440	1076.39

	and the rising main with 650 m of dia. 300 mm main.													
13	Upgrade Cannonvale Pump Station No.2 to 11 L/s					15								
13a	Construct Shutehaven Transport System					1500								
14	Construct dedicated saline Sewerage Treatment Plant at existing Jubilee Pocket site.					985								
15	Divert saline sewerage to Jubilee Pocket and all domestic sewerage to the Cannonvale catchment through pipework modifications					55								
16	Construct Stage 2 7500 NR plant at Cannonvale and decommission trickling filters.									3300				
17	Irrigate NR effluent on surrounding sugar cane.										3800			
18	Sewer Funnel Bay area													480
19	Sewer Mandalay Point area													490
Annual Total (\$,000 ^a)		370	1275	3700	1570	2075	1775	1040			3300	3800		970

Headworks Cost/Catchment – June 1997

Catchment	Precincts	Applicable Headworks (-)	Unit Cost (\$)	Total Cost/Tenement (\$/ET)
Shutehaven	6	1	261	
		5	112	
		6	263	
		7	99	
		8	149	
		9	1036	
		10	609	
		11	520	
		12	133	
		13a	4375	
		16	924	
		17	565	
Funnel Bay/Mandalay Point/Jubilee Pocket	5,4	1	261	
		5	112	
		6	263	
		7	99	
		8	149	
		9	1036	
		10	609	
		11	520	
		12	133	
		16	924	
		17	565	
		18	420	
		19	429	

Airlie Beach	3	5	112	
		6	263	
		7	99	
		8	149	
		9	1036	
		10	609	
		11	520	
		12	133	
		16	924	
		17	565	
			4410	Adopt \$4,400
Cannonvale	1,2	8	149	
		9	1036	
		10	609	
		11	520	
		13	62	
		16	924	
		17	565	
			3864	Adopt \$3,850

Headworks Component/Equivalent Tenement – June 1997

Item	Description	Cost (\$,000)	Funded Cost (\$,000)	Capacity (EP)	Capacity (ET)	Cost/Tenement (\$/ET)
1	Divert half of flow from Jubilee Pocket to Cannonvale catchment with the construction of 1900 m of dia 225mm rising main and other associated works.	300	300	4030	1151	261
2	Variable Speed Drive retrofit to Cannonvale Pump Station No.1.	30	30	Maintenance Item		
3	Operations and Maintenance requirements identified in the Wastewater Management Strategy for Cannonvale Sewerage Treatment Works.	20	20	Maintenance Item		
4	Operations and Maintenance requirements identified in the Wastewater Management Strategy for Cannonvale Sewerage Treatment Works.	20	20	Maintenance Item		
5	Duplicate gravity sewer section 1/2-1-1 to Cannonvale Pump station No.4 with 400 m of dia. 300mm rising main.	220	220	6860	1960	112
6	Upgrade Cannonvale Pump Station No.4 to 96 L/s, the rising main with 400 m of dia. 300 mm main and duplicate the gravity sewer section 9/2-1 to Pump Station No.3 with 690 m of dia. 300 mm rising main.	545	545	7240	2069	263
7	Upgrade Cannonvale Pump Station No.6 to 61 L/s and the rising main with 420 m of dia. 225 mm main.	130	130	4590	1311	99
8	Irrigate Cannonvale trickling filter effluent on nearby golf course.	380	228	5370	1534	149
9	Construct Stage 1 7500 EP NR plant at Cannonvale.	3700	2220	7500	2143	1036
10	Upgrade Cannonvale Pump Station No.3 to 120 L/s, the rising main with 640 m of dia. 375 mm main and duplicate the gravity sewer section D/2 to Pump Station No.1 with 775 m of dia. 375 mm rising main.	1570	1570	9030	2580	609
11	Upgrade Cannonvale Pump Station No.1 to 185 L/s and the rising main with 1500 m of dia. 500 mm main.	2075	2075	13960	3989	520
12	Upgrade Cannonvale Pump Station No.5 to 91 L/s and the rising main with 650 m of dia. 300 mm main.	260	260	6860	1960	133
13	Upgrade Cannonvale Pump Station No.2 to 11 L/s	15	15	850	243	62
13a	Construct Shutehaven Transport System	1500	1500	1200	343	4375
14	Construct dedicated saline Sewerage Treatment Plant at existing Jubilee Pocket site.	985	591	Cost to be born by boating community		

15	Divert saline sewerage to Jubilee Pocket and all domestic sewerage to the Cannonvale catchment through pipework modifications	55	55	Cost to be born by boating community		
16	Construct Stage 2 7500 NR plant at Cannonvale and decommission trickling filters.	3300	1980	7500	2143	924
17	Irrigate NR effluent on surrounding sugar cane.	3900	2340	14496	4142	565
18	Sewer Funnel Bay area	480	480	4000	1143	420
19	Sewer Mandalay Point area	490	490	4000	1143	429
<i>* Cost to be born by Jubilee Pocket, Funnel Bay & Mandalay Point</i>						

PLANNING SCHEME POLICY 3 – DEVELOPER CONTRIBUTIONS ROADWORKS

1.0 INTRODUCTION

1.1 This Planning Scheme Policy including infrastructure charges ("the Policy") is made by Whitsunday Shire Council ("Council") pursuant to the provisions of the Integrated Planning Act 1997 ("the Act").

1.2 The Policy supersedes any previous decisions of Council in relation to any matter contained within the policy.

1.3 In this Policy unless the context otherwise requires:-

1.3.1 "**Capital Cost**" of roadworks means the sum of direct construction costs of the nominated works within the full road reserve (including land acquisition costs where specified in the Policy Support Document) and construction on-costs.

1.3.2 "**Construction on-costs**" means the cost of planning and design, survey and site investigation, co-ordination and project management fees and construction contingencies.

1.3.3 "**Current cost**" of roadworks means the capital cost of constructing roadworks at current construction prices prevailing at the time of construction.

1.3.4 "**Developer**" means a person who makes a Planning Application.

1.3.5 "**Grant**" means any Commonwealth or Queensland Government grant towards roadworks.

1.3.6 "**Local Streets**" includes Collector Streets, Access Streets and Access Places which Streets have the meaning assigned to them by Queensland Streets.

1.3.7 "**Nominated Works**" means:

1.3.7.1 for roads in urban areas (designated in accordance with the Policy Support Document):

- (a) AC pavement surfacing and construction of subgrades to standard depths based on the width required for travel lanes and parking lanes;
- (b) kerb and channelling. 5
- (c) provision for road drainage only;
- (d) road signage;
- (e) linemarking;
- (f) hydroseeding of the verge and nominal medians (5 metres wide compacted earth).

1.3.7.2 for roads in rural areas (designated in accordance with the Policy Support

Document):

- (a) Prime and 2 coat seal wearing course and construction of subgrades to standard depths based on the width required for travel lanes (but excluding parking lanes);
- (b) swale drains and shoulder sealing 1 metre past the edge line.,
- (c) provision for road drainage only;
- (d) road signage;
- (e) linemarking.,
- (f) hydroseeding of the verge and nominal medians (5 metres wide compacted earth).

For the purposes of clarity it is recorded that this definition is to be used only for the purpose of making cost estimates and is not to be construed as road design criteria for any road projects nominated in the Policy Support Document.

1.3.8 "**Development Application**" has the same meaning as that in the Act and includes any reference to a planning application.

1.3.9 "**Policy Support Document**" means the reports listed in Appendix A and any other reports from time to time prepared by or on behalf of Council and published as Policy Support Documents.

1.3.10 "**Project Roads**" means the individual road network recommendations for the Shire as presented and discussed in the Policy Support Document.

1.3.11 "**Project Lot**" means a lot which is shown on an approved proposal plan as approved for:

- (i) further reconfiguration of a lot in accordance with an approved layout and design; or
- (ii) use for purposes other than as a residential lot.

By way of example, a Project Lot includes a lot which is approved for further development by way of reconfiguration of a lot (whether for residential or other purposes), erection of an apartment building, commercial building, office building, retail complex or other uses.

1.3.12 "**Residential Lot**" means:

- (i) a lot shown on an approved proposal plan as being for construction of a detached house or dual occupancy dwelling and which is not capable of further reconfiguration of a lot or use for other purposes;
- (ii) a lot in a Standard Format or Building Format Plan under the Land Title Act 1994 which is intended for use only as a single dwelling.

1.3.13 "**Roadworks Credit**" means a monetary amount credited by Council to a Developer which offsets expenditure by the Developer on roadworks against roadworks contributions payable by the Developer consequent to an approval of a planning application.

1.3.14 "**Total cost**" of roadworks means capital cost, interest costs on any future associated loans (where those interest costs are incurred by Council) and Council administrative costs (which are not to exceed 2% of the estimated capital costs).

- 1.4 Where any provision or commentary outlined in the Policy Support Document does not accord with this Policy, the provisions of this Policy shall take precedence.
- 1.5 Expressions defined in the Planning Scheme and in the Policy Support Document where used in this Policy have the same meaning. Where there is any inconsistency in a defined term, the provisions of the Planning Scheme shall take precedence.
- 1.6 Where any provision outlined in the Policy and/or Policy Support Document does not accord with the terms or intent of any Infrastructure Agreement or Agreement made pursuant to this Policy, the provisions of the Infrastructure Agreement or Agreement made pursuant to this Policy shall take precedence.

2.0 APPLICATION OF POLICY

- 2.1 The Policy shall apply to every Development Application.
- 2.2 Contributions towards roadworks will be required, as a condition of approval or as infrastructure charges, from any Developer making a Development Application in respect of land situated within the Shire.
- 2.3 Council may waive its right to a contribution pursuant to this Policy if the Developer demonstrates that there are relevant exceptional circumstances. For example, the proposed use is likely to generate no more traffic than the existing use of the relevant land.
- 2.4 The rates of developer contributions are subject to review by Council from time to time, and may be varied as considered necessary or desirable in the light of variations to Council's Planning Scheme, infrastructure planning, construction costs and the like. In general the rates of developer contributions will be reviewed annually and published in Council's Register of General Charges.
- 2.5 Nothing in the Policy shall prevent a Developer and Council from entering into an agreement pertaining to matters contained in the Policy, providing that nothing in such agreement is contrary to the provisions of the Act.
- 2.6 A copy of the Policy and the current rates of developer contributions shall be on exhibition at Council's offices, and may be purchased at a fee determined by Council from time to time by resolution.
- 2.7 Details of Council's rates of developer contributions towards roadworks are set out in Council's Register of General Charges, and in Appendix B of this policy.

3.0 PRINCIPLES UNDERLYING POLICY

- 3.1 Developers shall pay reasonable and relevant contributions towards the total cost of providing existing and future roadworks infrastructure to serve the proposed development.
- 3.2 The responsibilities of Developers in providing roadworks infrastructure, when required, and the derivation of appropriate contributions shall be considered in terms of.
 - the project roads, and
 - local streets.
- 3.3 Contributions shall generally be determined on a basis which:
 - ensures that Developers (and by inference new ratepayers) contribute to the cost of existing and future roadworks according to their use of such infrastructure;
 - is equitable to Developers and existing ratepayers;
 - ensures that developer contributions reflect situations whereby developments are likely to generate different daily trip rates. Accordingly, Council has determined to require different rates of contributions based on daily trip rates for various land uses;

- ensures that developer contributions reflect the linked and diverted trip making attributes for various categories of land use;
- minimises the total lifecycle costs of roadworks infrastructure; and
- provides the same desired standard of service to new and existing ratepayers having regard to user benefits, environmental outcomes and the inherent differences between urban and rural areas.

3.4 The infrastructure capacity to be provided to serve the development shall be that which is necessary and sufficient to meet the desired standard of service, adopted by Council from time to time, or otherwise those standards of service specified in guidelines issued by the Queensland Government.

3.5 Contributions shall be held in trust by Council and used for the construction of infrastructure or the repayment of revenue or loans, in respect of infrastructure subject of the Policy.

4.0 CONTRIBUTIONS TOWARDS ROADWORKS

4.1 General Approach for Deriving Roadworks Contributions

4.1.1 In principle, roadworks contributions shall be derived by:

- estimating the amount of residential development (R);
- estimating the amount of non-residential development (N);
- estimating the amount of tourist development (T);
- estimating daily traffic flows based upon (R), (N) and (T),
- determining the road network required to support (R), (N) and (T).,
- estimating the total cost of the required roadworks to support (R), (N) and (T); and
- allocating the total cost of roadworks required to support (R), (N) and (T) on the basis of usage, to create a cost per daily trip end.

4.2 Determination of Planning Horizon to be Accommodated by Roadworks.

4.2.1 The new development to be served by roadworks shall be based on a 15 year planning horizon, and updated every five (5) years on a rolling program basis.

4.3 Extent of Roadworks

4.3.1 Roadworks as referred to in the Policy may include those projects necessary to serve the Shire, in respect of.

- * Council's Project Roads; and
- * any other works (including land acquisition) necessary for the provision of roadworks within the Shire, including works carried out or land acquired by other local governments, statutory bodies or other entities (only with Council approval) and works carried out or land acquired within other local government areas for which Council is liable.

4.3.2 Roadworks shall include only those:

- * existing roadworks;
- * proposed upgrading of existing roadworks; and proposed future roadworks to enable the new development to be served in respect of the roadworks described generally in Clause 4.3.1 and as detailed in the Policy Support Document.

4.3.3 Council has determined that there is a need for the roadworks as detailed in the Policy Support Document on the basis of the new development to be served, as set out in the reports and other documents listed therein.

4.3.4 Where there is any inconsistency between technical reports and/or other documents referred to in Clause 4.3.3, the provisions of the more or most recent document shall prevail to the extent of the inconsistency.

4.4 Determination of Total Cost of Roadworks

4.4.1 The estimated total cost of roadworks shall be as determined by Council and will include the following:

- * the estimated capital costs of the roadworks as detailed in the Policy Support Document;
- * interest costs (where those interest costs are incurred by Council). and
- * Council administrative overheads (which are not to exceed 2% of the estimated capital costs of construction).

- 4.4.2 The amount of any relevant Grants shall be deducted in arriving at the total cost of roadworks. Such Grants will be apportioned on the proportion of costs attributable to new development for the particular project or projects for which the Grant applies.
- 4.4.3 Determination of the total cost of roadworks shall provide for the inclusion of estimated interest charges on any future associated loans.
- 4.4.4 Interest charges on future loans shall be based on loan requirements estimated as the shortfall between the current cost of roadworks and the sum of estimated roadworks contribution receipts.
- 4.4.5 Council has used its best endeavours to identify and exclude from the estimation of roadworks costs any roadworks funded by others. Any such roadworks subsequently identified shall be taken into account at the next review of roadworks costs.
- 4.4.6 The total cost of roadworks shall be indexed annually by applying the Building Price Index (All Groups) for the City of Brisbane published by the Australian Bureau of Statistics, and reviewed taking account of any new roadworks required or identified in the annual review.
- 4.5 Determination of Roadworks Contribution Rates
- 4.5.1 The roadworks contribution rates for purposes of determining roadworks contributions shall be as determined by Council.
- 4.5.2 Roadworks contribution rates shall be determined in principle as follows:
- (a) Determine the estimated total cost of roadworks from Clause 4.4.
 - (b) Determine the new development (residential, non-residential and tourist) applicable to the Shire.
 - (c) Allocate the usage of the individual road projects within the Shire.
 - (d) Translate the proportional use of each road project by traffic generated to and from new development to a cost per daily trip end.
 - (e) Derive applicable roadworks contribution rates by multiplying the cost per trip end by the number of trip ends for the development using the daily traffic generation rates and modification factors for selected land uses outlined in the Policy Support Document (other generation rates may apply in particular circumstances - refer to Clause 4.5.4).
- 4.5.3 In determining the developer contribution rates, Council has had regard to:
- (a) the total cost of the extent of roadworks as outlined in Clause 4.5.2.
 - (b) the estimated proportion of the total likely use of the roadworks, which is likely to be generated by the type of development outlined in the Policy Support Document,
 - (c) the estimated additional population, visitors and employment within the Shire area likely to benefit from the roadworks.'
 - (d) with respect to applications for reconfiguration of a lot or reconfiguration in stages, the likely additional use of the roadworks created by each additional allotment; and
 - (e) the proposed use of land in the Shire area, resulting from various kinds of planning applications.
- 4.5.4 Where the demand to be placed on the road system by a development is assessed from the application as being greater than that which would normally result from applying the

daily traffic generation rates outlined in the Policy Support Document, the development shall be deemed traffic intensive.

The traffic generation for a traffic intensive development shall generally be derived from actual traffic generation rates to be generated by the development, as determined by Council using information from similar developments or published guidelines or the like.

- 4.5.5 Current roadworks contribution rates are based on the above calculations, and are contained in Council's Register of General Charges, and represented in Appendix B of this policy.
- 4.5.6 Roadworks contribution rates shall be reviewed by Council annually and adjusted as appropriate.

4.6 Determination and Payment of Roadworks Contributions

The roadworks contributions for any proposed development will be determined upon lodgement with the Council:

- 4.6.1 for sealing a plan of survey subdividing land there must be paid to the Council a contribution calculated as follows:

A x B

Where A is the number of daily trip ends for those lots included in the plan of survey determined in accordance with the Policy at the date the plan of survey is lodged with Council, but no daily trip ends are to be assigned in respect of any parts of the land included in the plan of survey which are:

- (i) to be dedicated for town planning or road purposes;
- (ii) to be dedicated for open space purposes;
- (iii) to be surrendered to the Crown;
- (iv) Project Lots;

B is the applicable rate of contribution per daily trip end at the date the plan of survey is lodged with the Council (see Council's Register of General Charges for details of the rates of contribution currently in force);

- 4.6.2 of an application for the issue of a Building Approval for any part(s) of the land (excluding a detached house and a dual occupancy dwelling if contributions for the dual occupancy dwelling have previously been paid to Council pursuant to Clause 4.6.1), there must be paid to the Council a contribution calculated as follows:

A x B

Where

A is the number of daily trip ends for the proposed building determined in accordance with the Policy at the date the application is lodged with Council,

B is the applicable rate of contribution per daily trip end at the date the application is lodged with the Council (see Council's Register of General Charges for details of the rates of contribution currently in force).

- 4.6.3 of an application for approval or consent to use any part of the land for any permitted development subject to conditions or consent (permissible) development listed in the Table

of Zones set out in the Planning Scheme or Tables of Development set out in a Development Control Plan where that use does not involve the erection of a building requiring Building Approval there must be paid to the Council a contribution calculated as follows:

A x B

Where

A is the number of daily trip ends for the use calculated in accordance with the Policy at the date the application is lodged with the Council,

B is the applicable rate of contribution per daily trip end at the date the application is lodged with the Council (see Council's Register of General Charges for details of the rates of contribution currently in force).

4.6.4 For the purposes of clarity it is recorded that:

- (i) the payment to be made under Clause 4.6.2 need not accompany the application but must be made before the Council is obliged to issue the Building Approval;
- (ii) the payment to be made under Clause 4.6.3 need not accompany the application but must be made before the Council is obliged to issue the required planning approval or town planning consent permit enabling the use to commence.

4.6.5 Council may require the applicant to lodge a specified security for the payment of roadworks contributions, in accordance with Clause 4.7 of the Policy.

4.6.6 Where a roadworks contribution is paid pursuant to Clause 4.6.2 and the Building Approval in respect of which the roadworks contribution is made expires by effluxion of time or is relinquished prior to construction of the building, the Council must refund the amount of the roadworks contribution paid in connection with that Building Approval. To the extent that any roadworks contribution is paid by set off of roadworks credit in accordance with Clause 7.1.2, the refund is to be made by reinstatement of roadworks credit.

4.7 Lodgement of Securities

4.7.1 Council may require as a condition of the approval of a Planning Application that the Developer lodge a specified security for the payment of roadworks contributions. Such security shall be required on developments as determined by Council, to allow Council to program and construct roadworks with an assurance that the roadworks funds will be available.

4.7.2 The amount of the security bond required to be lodged shall be determined by Council and will be based on the information contained in the approved application.

4.7.3 The amount of the security bond shall be subject to adjustment at the time of partial or full callup in respect of the amounts attributable to roadworks contributions, in line with increases in roadworks contribution rates respectively.

4.7.4 The security bond shall be lodged at the time stated in an agreement or as otherwise stipulated by Council. Where no agreement exists, the bond shall generally be lodged at the time stated in the conditions of approval of the Planning Application.

4.7.5 Security bonds lodged in respect of roadworks contributions shall be either in cash or in the form of an irrevocable Bank Guarantee from a bank registered under the Banking Act, a finance company which is predominantly owned by such bank or banks or from such other company as may be determined by Council from time to time by resolution, and shall

state the purpose of the guarantee and the real property description of the development to which it applies. The Bank Guarantee shall be open-ended with no lapse date.

4.7.6 A security bond held by Council may be called up by Council either on the date stipulated in the agreement establishing the bond, or on the date when roadworks contributions are payable, whichever occurs first.

4.7.7 At the time when payment of all or part of the roadworks contributions is due, and a security bond is still held by Council, the Developer shall pay the amount due at the roadworks contribution rates applicable at the time of payment, whereupon the bond or part thereof will be surrendered by Council. If the payment in cash is not made by the due date, the security bond will be called up by Council. Any balance due after the calling up of the security bond shall be payable in cash by the Developer.

5.0 FUNDING AND CONSTRUCTION OF ROADWORKS

5.1 General

5.1.1 The levying of a roadworks contribution does not automatically entitle a Developer to the immediate construction of all roadworks as may be necessary to serve the development. Council maintains a Capital Works Program for the construction of roadworks.

Except for the current budget year, the Capital Works Program is indicative only and may vary depending upon such diverse matters as the final development mix of approved developments, the uses to be made of buildings erected on land within the Shire area, the actual rate of development and changes from time to time in the strategic development of the Shire.

The Capital Works Program is not meant in any way to place a rigid obligation on Council as to the amount and timing of roadworks construction to be undertaken by Council.

5.1.2 Alternative funding arrangements may apply to the construction of roadworks, depending on whether or not:

- the roadworks are programmed in Council's Capital Works Program;
- the roadworks are programmed but proposed by the Developer to be brought forward in the Capital Works Program; or
- the roadworks are to be constructed by Council or the Developer.

These arrangements are dealt with in Clauses 5.2 to 5.5.

5.1.3 In determining appropriate arrangements for the funding of roadworks, Council shall take into account the sequencing of development, the availability of funding, the feasibility of construction, the necessary programming and any other aspects relating to the roadworks.

5.2 Construction of Roadworks as Programmed

5.2.1 Construction by Council

5.2.1.1 Under Council's normal and preferred arrangements, programmed roadworks will be provided for in Council's budget and constructed by Council as programmed, and the responsibility of the Developer will be generally limited to payment of roadworks contributions determined as in Clause 4.6 of the Policy.

5.2.1.2 Where the roadworks are so programmed but funding from roadworks contributions is insufficient for the purpose, Council in its absolute discretion may enter into an agreement with the Developer under funding arrangements as outlined in Clause 5.2.1.3, for the Developer to provide advance funding for the roadworks. The roadworks to be provided under the agreement may be required

to serve areas additional to that subject of the application, to meet the demands of future development in the vicinity.

5.2.1.3 Funding arrangements in this case may include, but shall not be limited to, the following:

- (a) full cash reimbursement by Council for the agreed capital cost of construction.,
- (b) partial reimbursement through roadworks credits determined in accordance with Clause 7.0 of the Policy and cash reimbursement for the balance of the agreed capital cost of construction;
- (c) full reimbursement through roadworks credits determined in accordance with Clause 7.0 of the Policy.

5.2.2 Construction by Developer

5.2.2.1 Council may at its absolute discretion enter into an agreement with the Developer for the Developer to construct roadworks as programmed under funding arrangements as outlined in Clause 5.2.2.2.

The roadworks to be provided under the agreement may be required to serve areas additional to that subject of the application, to meet the demands of future development in the vicinity.

5.2.2.2 Funding arrangements in this case may include, but shall not be limited to, the following:

- (a) full cash reimbursement by Council for the agreed capital cost of construction;
- (b) partial reimbursement through roadworks credits determined in accordance with Clause 7.0 of the Policy and cash reimbursement for the balance of the agreed capital cost of construction;
- (c) full reimbursement through roadworks credit determined in accordance with Clause 7.0 of the Policy.

5.3 Construction of Roadworks Out of Sequence

5.3.1 Roadworks Currently Programmed

5.3.1.1 Where the relevant roadworks are programmed in Council's Capital Works Program but the Developer proposes that they be brought forward on the Capital Works Program, Council may at its absolute discretion enter into an agreement with the Developer for construction of the roadworks at the Developer's cost. Such an agreement shall be referred to for the purposes of the Policy as an Accelerated Roadworks Agreement.

5.3.1.2 The roadworks to be provided under an Accelerated Roadworks Agreement may be required to serve areas additional to that subject of the application, to meet the demands of future development in the vicinity. In such case, the Developer shall be required to fund fully all roadworks necessary to serve the defined area of proposed and future development.

5.3.1.3 The Developer shall be allowed roadworks credits and subsequent cash reimbursement determined in accordance with Clause 7.0 of the Policy.

5.3.1.4 The Accelerated Roadworks Agreement shall generally be in accordance with Clause 8.0 of the Policy and include the following information:

- (a) a plan identifying the area to be serviced by the roadworks,
- (b) details of the roadworks, including design criteria, construction details, and any other relevant details;
- (c) details of the cost of the required roadworks;
- (d) details of the available roadworks credit as determined in Clause 7.0; and
- (e) a program of works and details of each party's responsibility relating to project delivery.

5.3.2 Roadworks not Currently Programmed

5.3.2.1 Where the Developer proposes the construction of roadworks to serve a development which are not currently programmed in Council's Capital Works Program, Council may at its absolute discretion enter into an Accelerated Roadworks Agreement in accordance with Clauses 5.3.1.2 to 5.3.1.4 for construction of the roadworks at the Developer's cost.

5.3.2.2 The Developer shall be allowed roadworks credits determined in accordance with Clause 7.0, but Council shall otherwise accept no responsibility for cash reimbursing the Developer for any construction costs beyond the level of roadworks credit allowed.

5.4 Design and Construction of Roadworks

5.4.1 The design and construction of roadworks as defined or determined under the Policy shall be undertaken by Council or the Developer at Council's absolute discretion.

5.4.2 Where Council agrees to the design and/or construction of roadworks being carried out by the Developer, an agreement shall be entered into between Council and the Developer in accordance with Clause 8.0 of the Policy. Amongst other things the agreement shall require the Developer to adhere to a competitive tendering process approved by Council, and to submit to Council all tenders received, together with a tender report and recommendation, for approval prior to entering into any contract for construction of the roadworks.

5.4.3 In addition to the above, reimbursement of either construction costs or roadworks credits for approved works undertaken by the Developer shall not be finalised until the Developer has submitted in a format acceptable to Council details of the construction contract final claim and any supporting information Council deems necessary to justify the final contract value. Final inspection and acceptance by Council of the works on warranty shall also be a prerequisite to agreement on reimbursement.

6.0 LOCAL STREETS

6.1 Extent of Works

- 6.1.1 Local Streets shall not include works defined as roadworks as described in Clause 4.3 of the Policy.
- 6.1.2 Local Streets may include any upgrading of existing streets necessary to meet Council's desired standard of service for the development.

6.2 Funding of Local Streets

- 6.2.1 The total cost of Local Streets shall generally be the responsibility of the Developer.
- 6.2.2 Council may enter into an agreement with the Developer under which the capacity of certain Local Streets is increased to enable them to also serve other developments in the vicinity, in which case Council shall reimburse the Developer for the marginal construction costs of such works, as determined by Council.
- 6.2.3 Where Council enters into an agreement with the Developer pursuant to Clause 6.2.2 the cost of the local street shall be determined by Council having regard to the reasonably anticipated level of development to be served by the local street.
- 6.2.4 For the purpose of this Policy, upon Council entering into an agreement pursuant to Clause 6.2.2 the Council may in approving any Planning Applications on land for which the works specified in the agreement also serve impose conditions requiring contributions to be made to Council on a pro-rata basis for Council's marginal construction costs of such works.
- 6.2.5 The contribution rate determined by the Council is to be set out in Council's Register of General Charges.
- 6.2.6 The contribution rate towards local streets shall be indexed annually by applying the Consumer Price Index (All Groups) for the City of Brisbane published by the Australian Bureau of Statistics.

6.3 Design and Construction of Local Streets

- 6.3.1 Local streets shall be designed and constructed by the Developer to the satisfaction of Council:
 - (a) when an agreement is entered into pursuant to Clause 6.2.2, to meet the reasonably anticipated level, nature and intensity of development within the catchment of the Local Streets. or
 - (b) otherwise, to fully serve the area of land capable of being developed. For the purposes of clarity it is recorded that.
- 6.3.1.1 at the time part of any land is developed in accordance with an approval issued pursuant to the Act or Planning Scheme the Local Streets in that part of the land must be designed and constructed to meet the reasonably anticipated level, nature and intensity of development capable of being established upon full development of the land even though the development approved by the relevant development approval does not require Local Streets to that extent;
- 6.3.1.2 the Council may require the submission by the Developer lodging a Planning Application of reasonable information as specified by the Council where the existing information is

insufficient for the Council to determine the reasonably anticipated level, nature and intensity of development for the purposes of Clause 6.3.1.1.

- 6.3.2 Where Council enters into an agreement with the Developer pursuant to Clause 6.2.2, amongst other things, the agreement shall require the Developer to adhere to a competitive tendering process approved by Council, and to submit to Council all tenders received, together with a tender report and recommendation, for approval prior to entering into any contract for construction of the works.
- 6.3.3 The reimbursement of the marginal construction costs for works outlined in the Agreement shall not be made by Council until the Developer has submitted in a format acceptable to Council details of the construction contract final claim and any supporting information Council deems necessary to justify the final contract value. Final inspection and acceptance by Council of the works on warranty shall also be a prerequisite to agreement on reimbursement.
- 6.3.4 Except as provided in Clause 6.2.2, the Council is not responsible for construction or the cost of any part of local streets.

7.0 ROADWORKS CREDITS

7.1 General

- 7.1.1 Where Council agrees to the advance funding or construction of programmed roadworks by the Developer or the construction of out-of-sequence roadworks at the Developer's cost, and determines that an allowance will be made for the Developer to offset the costs of the roadworks constructed against roadworks contributions payable, these offsets shall be referred to as roadworks credits.
- 7.1.2 Where roadworks credit is allowed, it shall be set against roadworks contributions payable under Clause 4.6.
- 7.1.3 Roadworks credits shall not be transferable between different developments but may be transferred between different stages of an approved staged development.
- 7.1.4 The roadworks funded and constructed by the Developer will be designed to serve areas additional to that subject of the application, in which case the calculated amount of roadworks credits may exceed the level of roadworks contributions attributable to the anticipated amount of development on which roadworks contributions are payable. In such cases, the amount of roadworks credits allowed shall not accrue beyond the anticipated level of roadworks contributions payable in respect of the application, unless the roadworks credits can be:
- (a) transferred to another stage of the same approved staged development;
 - (b) redeemed in cash pursuant to a Roadworks Agreement whereby the funding arrangements outlined in Clauses 5.2.1.3 or 5.2.2.2 in relation to partial cash reimbursement have been stipulated in the Agreement;
 - (c) redeemed in cash pursuant to an Accelerated Roadworks Agreement as outlined in Clause 5.3.1 where the funding arrangements in relation to cash reimbursement have been stipulated in the Agreement.
- 7.1.5 The amount of any roadworks credits shall be subject to approval by Council, and for accounting purposes shall attach to the land subject of the application.
- 7.1.6 Except as provided in this Policy, roadworks credits shall not be cash redeemable.

7.2 Accrual of Roadworks Credit

- 7.2.1 In respect of roadworks to be constructed under a Roadworks Agreement, a Developer will accrue roadworks credits:
- (a) equal to the agreed value of advance funding by the Developer, as stipulated in the Agreement, where Council agrees to construct the roadworks in accordance with Clause 5.2.1 of the Policy.,
 - (b) equal to the value of work to be constructed by the Developer, as stipulated in the Agreement, where Council agrees to construction of the roadworks by the Developer in accordance with Clause 5.2.2 of the Policy.

- 7.2.2 In respect of roadworks to be constructed under an Accelerated Roadworks Agreement, a Developer will accrue roadworks credits:
- (a) equal to the value of work to be constructed by the Developer, as stipulated in the Agreement, where Council agrees to construction of the programmed roadworks by the Developer in accordance with Clause 5.3.1 of the Policy;
 - (b) equal to the value of work to be constructed by the Developer, as stipulated in the Agreement, where Council agrees to construction of the roadworks not currently programmed by the Developer in accordance with Clause 5.3.2 of the Policy.

For the purposes of this Policy, value of work means the estimated total cost of that section of work as set out in the Policy Support Documents. If the section of work does not have a separate estimated total cost assigned to it in the Policy Support Documents then the value of work is to be as reasonably determined by the Council.

In making its determination, the Council must have regard to the estimated total cost assigned by the Policy Support Documents to the works of which the section to be completed by the Developer forms part.

7.3 Date of Accrual of Roadworks Credits

- 7.3.1 Subject to Clause 7.4, roadworks credits shall accrue to a Developer upon the date Council receives prepayment of the cost of roadworks to be constructed by Council or the date Council accepts on warranty the roadworks constructed by the Developer, as applicable.

7.4 Early Accrual of Roadworks Credits

- 7.4.1 If at the time a Developer becomes liable to pay any roadworks contributions under Clause 4.6 of the Policy and the Developer:
- does not then have any accrued roadworks credits; but
 - is undertaking roadworks which upon completion will entitle the Developer to accrue roadworks credit,

then the Developer (subject to Council approval) shall be deemed on the date payment of the roadworks contribution becomes due, to have an accrued roadworks credit equivalent to the roadworks credit which would otherwise accrue to the Developer upon acceptance on warranty of the section of work then being undertaken.

- 7.4.2 Where a Developer accrues roadworks credit pursuant to Clause 7.4. 1, then:
- upon completion of the relevant section of the work and its acceptance on warranty no further roadworks credit accrues in respect of such work; and

- if for any reason the Developer does not complete the section of work within a reasonable time, the Developer shall pay to Council upon demand (or may set off against any accrued roadworks credit) an amount calculated as follows:

A - (A x B)

Where

A is the roadworks credit accrued pursuant to Clause 7.4.1 for that section of the work;

B is the proportion of the section of the work which has been completed by the Developer as determined by Council

7.5 Adjustment of Roadworks Credit Upon each occasion that:

- 7.5.1 The value of roadworks contribution rates are adjusted in accordance with Clause 4.5.6 of the Policy, the value of accrued roadworks credits which at that date have not been applied in accordance with Clause 7.1.2 of the Policy shall be adjusted as follows:

$$\text{Adjusted credit amount} = X \times \frac{Z}{Y}$$

Where

- X is the value of roadworks credit not applied at adjustment date;
- Y is the value immediately prior to its variation of the roadworks contribution rate, as applicable;
- Z is the value immediately following its variation of the roadworks contribution rate, as applicable.

- 7.5.2 The Council alters in the Policy Support Document the total cost of a section of work in respect of which a Developer has already accrued a Roadworks Credit under this Clause 7.0, the value of that Roadworks Credit is to be varied by a corresponding amount. This section only applies where the works have been completed and the alteration is made to reflect any variations between the total cost as estimated in the Policy Support Document and the true cost of construction of that work as reasonably determined by Council.

7.6 Cash reimbursement of Roadworks Credits

- 7.6.1 Where a Developer has accrued roadworks credit and the Roadworks Agreement has funding arrangements as outlined in Clauses 5.2.1.3 or 5.2.2.2, Council shall, in the financial year following that in which the Developer notifies Council that there is no further liability to pay a roadworks contribution under the Agreement, pay to the Developer the amount of the Developer's roadworks credit accrued at the time when payment is due pursuant to this Clause.

The Developer's accrued roadworks credit is reduced by the amount of any payment made pursuant to this Clause as from the date of that payment.

- 7.6.2 Where a Developer has accrued roadworks credit pursuant to Clause 5.3. 1, Council shall, in the financial year following that in which Council would otherwise have been obliged to construct the roadworks as originally programmed, pay to the Developer the amount of the Developer's roadworks credit accrued at the time when payment is due pursuant to this Clause.

The Developer's accrued roadworks credit is reduced by the amount of any payment made pursuant to this Clause as from the date of that payment.

For the purpose of clarity it is recorded that no such reimbursement shall be considered for any roadworks programmed more than 4 years beyond the financial year in which the Accelerated Roadworks Agreement is made.

8.0 AGREEMENTS

- 8.1 Agreements may be required as determined by Council.
- 8.2 Where an agreement is required, details to be assessed and covered by the agreement shall include the following matters (as applicable):
- (a) The residential, non-residential and tourist development applying to the development.
 - (h) The required roadworks contributions.

- (c) The date by which roadworks contributions are to be paid.
- (d) Nature and amount of security to be lodged and details of the use and release of such security.
- (e) Details of any works to be constructed by Council and/or the Developer, including programming of such works.
- (f) Details of any future upgrading of the works detailed under (e) above which will require a reassessment of roadworks contributions.
- (g) Details of responsibility for funding, design and construction of any works, including land acquisition.
- (h) Any details required under a Roadworks Agreement, an Accelerated Roadworks Agreement or an Agreement in relation to Trunk Collector Streets or Local Streets in accordance with Clauses 5.0 or 6.0 of the Policy.
- (i) Details of any roadworks credit accrued to the Developer.
 - Whether or not Council will reimburse the Developer for accrued roadworks credits in accordance with Clause 7.0 of the Policy.
- (k) Any other details deemed appropriate by Council.

8.3 Any agreement required under this Clause shall be in writing and shall be prepared by the Council at the Developer's cost or by the Developer at the Developer's cost (subject to such agreement being to the satisfaction of the Council).

9.0 REGISTER OF DEVELOPER CONTRIBUTIONS

- 9.1 All contributions paid to Council by Developers shall be subject to procedures prescribed under the Integrated Planning Act 1997, Local Government Act, and Local Government Finance Standard.
- 9.2 Council shall maintain a register in such form as the Council reasonably determines in which shall be recorded at least the following:
 - all contributions payable;
 - all contributions received.,
 - all securities lodged with Council in respect of payment of such contributions; and
 - details of the accrual, variation, set-off, allocation and reduction of roadworks credit in accordance with Clause 7.0.

APPENDIX A

Rural Use Class	Minimum Requirements
Rural Workers Dwelling	2 spaces
Residential Use Class	Minimum Requirements
Accommodation Units: (a) 1 bedroom unit (b) 2 bedroom unit (c) 3 or more bedroom unit (d) Visitor spaces	(e) 1.0 space per unit (f) 1.5 space per unit (g) 2.0 space per unit (h) 1 space per 7 units
Bed and Breakfast Accommodation`	As per dwelling house plus 1 space per guest room.
Caravan Park	1 space van/tent/cabin site (adjacent to site) plus 1 visitors space per 4 van/tent/cabin sites.
Dual occupancy	2 spaces per Dwelling unit, 1 of which must be covered (may be in tandem) Where Dual Occupancies are provided in a cul-de-sac court bowl: As per above plus 2 visitor car parking spaces.
Dwelling house	2 spaces, 1 of which is covered (spaces may be in tandem)
Guest accommodation	As per Dwelling house plus 1 space
Home Based Business	As per Dwelling house plus 1 space.
Integrated Resort	As per uses herein separately defined.
Multiple Dwelling Units on islands / Accommodation Units	Contribution towards mainland car parking or provision for occupant mainland car parking at a rate of 0.2 car parking spaces per Multiple Dwelling Units.
Multiple Dwelling Units in all other zones: (i) 1 bedroom unit (j) 2 bedroom unit (k) 3 or more bedroom unit (l) Visitor spaces	(m) 1.0 space per unit. (n) 1.5 spaces per unit. (o) 2.0 spaces per unit (p) 1 space per 7 units
Commercial Use Class	Minimum Requirements
Child Care Centre	1 space per 4 children plus 1 space per employee.
Hotel	(q) Sale/Consumption of Liquor - 1 space per 25m ² TUA and drive through shop is provided with queuing lane on site for 12 vehicles; (r) Accommodation as per Accommodation unit requirements herein separately defined; and (s) Refreshment Premises – as per Refreshment Premises requirements herein separately defined.
Indoor Recreation	1 space per 20m ² of TUA; 1 space per 4 seats, if an auditorium, theatre, or similar use that has designated seating. Where an indoor use that has adaptable spaces for temporary seating the TUA.
Landscape Supplies	1 space per 25m ² of sales area plus – 1 space per 200m ² TUA.
Market	1 space per 50m ² of TUA plus 1 loading bay.
Medical Centre	4 spaces per consulting room.
Office	1 space per 30m ² TUA
Commercial Use Class	Minimum Requirements
Refreshment Premises	1 space per 15m ² TUA
Retail / Commercial Complex	As per the uses separately defined herein.
Sales or Hire Premises	1 space per 150m ² site area
Shop	1 space per 25m ² TUA
Showroom (t) TUA < 1,000m ² (u) TUA > 1,000m ²	(v) 1 space per 50m ² TUA (w) 1 space per 50m ² TUA to 1,000m ² plus 1 space per 100m ²

	above 1,000m ² .
Veterinary Clinic	1 space per 25m ² TUA
Industrial Use Class	Minimum Requirements
Bulk Landscape Supplies	1 space per 400m ² TUA (minimum of 6 spaces).
Bulk Store	2 spaces per 100m ² TUA (minimum 2 spaces)
Low Impact Industry	1 space per 50m ² Industry TUA up to 500 m ² plus 1 space per 25 m ² sales or office area TUA.
Marina (x) Wet berth (marina berth) – no other shared parking available (y) Wet berth (marina berth) – in conjunction with on-site residential or tourist accommodation development with shared car parking (z) Mooring (aa) Dry berth (hardstand or rack) (bb) Employee	(cc) 0.6 spaces per berth (dd) 0.4 spaces per berth (ee) 0.2 spaces per berth (ff) 0.2 spaces per berth (gg) 1.0 space per 2 employees
Marine Industry	1 space per employee plus 1 space for each activity on the premises with a minimum of 5 spaces per activity plus 1 space per 400m ² TUA; plus provision of a loading and unloading area.
Medium Impact Industry	1 space per 50m ² Industry TUA up to 500m ² plus 1 space per 100m ² Industry TUA over 500m ² plus 1 space per 25m ² sales or office area TUA .
Service Station	4 spaces per service bay plus parking requirements for ancillary uses as detailed herein, with a minimum of 8 spaces.
Storage Yard	1 space per 150m ² site area.
Vehicle Repair Workshop	Queuing space for 2 vehicles for washing or vacuum bay plus 1 space per 15m ² retail TUA.
Warehouse Where a self-storage facility	1 space/50m ² TUA TUA < 1,000m ² - 6 spaces TUA > 1,000m ² but < 2,000m ² - 7 spaces TUA > 2,000m ² but < 4,000m ² - 8 spaces TUA > 4,000m ² - 1 space/500m ² TUA
Community Use Class	Minimum Requirements
Community Facility	1 space per 15m ² of TUA
Health Facility	1 space per 4 beds plus 1 space per employee plus parking for emergency vehicles.
Local Utility	1 space per employee plus parking for emergency vehicles.
Special Purpose	1 space per employee plus 1 visitor space per 4 employees.
Other Uses Not Listed Above	Minimum Requirements
Other uses	As determined by Council in accordance with Planning Scheme Policy 6 – Car parking Requirements

APPENDIX B

TABLE 3

WHITSUNDAY SHIRE	ASSESSED ROAD DEVELOPMENT CONTRIBUTION/TRIP OF GENERATED TRAFFIC
2007/2008	\$1,523.34

Definition of 2011 Road Network Projects

Road projects anticipated to be required to support this growth, to the Year 2011 are:-

- upgrade and seal Dingo Beach Road to 7.5 , seal and 1.5m shoulders,
- upgrade and construct Paluma Road to 7.5 m seal and 1.5 m shoulders from Wallace Drive to Woodwark Bay, (Funded by a Development Agreement)
- Upgrading Coconut Grove,
- Waterson Road, 2 lanes (further upgrade by Main Roads Department at a later date),
- Jubilee Pocket Road upgrade to 14 metres,
- Jubilee Pocket southern distributor between Jubilee Pocket Road and Ferntree Road,
- Ferntree Road extension,
- Erromango Drive extension (south) to southern distributor,
- Widen and upgrade Conway Road,
- Proserpine - Truncation Of Mill Street and Faust Street.
- Proserpine - Heavy Vehicle Route - South of Renwick Road,
- Main Street treatment, Proserpine,
- service lanes and parking in Proserpine CBD,
- sealing of Sugarloaf Road,
- resurfacing Mandalay Road,
- Shingley Drive extension from Abel Point to Cannonvale,
- sealing of Brandy Creek Road,
- sealing of Forest Drive,
- general upgrade of Strathdickie Road,
- Hinschen Street (local deviation at Smith Street)
- construction of Scenic Drive (Peter Faust Dam to Andromarche Road).

PLANNING SCHEME POLICY 4 – DEVELOPER CONTRIBUTIONS COMMUNITY FACILITIES

1. PURPOSE AND SCOPE

This Planning Scheme Policy is to provide for developer contributions towards establishment of new and upgrading of existing community facilities in the Shire.

Community facilities are for the benefit and enjoyment of all residents of the Shire, permanent, transient, and visitors. Population growth creates a need for increased community facilities. A reasonable and equitable proportion of the costs of upgrading and developing community facilities should be borne by developments that contribute to need for the facilities.

Contributions will therefore be levied on all development approvals for residential use, excluding building permits and plumbing and drainage approvals. Residential use includes Accommodation Units, Bed and Breakfast Accommodation, Caravan Park, Caretaker's Residence, Dual Occupancy, Dwelling House, Host Farm Accommodation, Motel, Multiple Dwelling Units, Relative's Accommodation, Relocatable Home Park, as defined in the (draft) Planning Scheme.

Contributions are paid into a Community Amenities Reserve account which is used to at least partly cover costs of upgrading and developing community facilities.

2. COMMUNITY FACILITIES

For the purposes of this policy existing and proposed or desirable community facilities include:

Cultural Hall

Libraries

Sporting Facilities

Senior Citizens Facilities

Youth Facilities

Community Centre

Community Swimming Pools

Swimming Enclosures/facilities

Bikeways/walkways

3. RATES OF CONTRIBUTIONS

Contributions will be levied on all development approvals which include residential use. They will be charged as conditions of development approval.

Charges will be assessed on the basis of increase in residential equivalent tenements permitted by the approval, ie without further consent, planning approval or reconfiguration of a lot approval, in accordance with the following schedule:

Schedule of Equivalent Tenements (draft - to be the same as headworks policy, residential uses only)

Use	Number of Equivalent Tenements "ET"
Accommodation Units, Dual Occupancy, Relatives Accommodation, Relocatable Home Park, Multiple Dwelling Units and Motel - bedsit unit - 1 bedroom unit - 2 bedroom unit - 3 bedroom unit - hostel/backpacker premises	 0.5 per dwelling unit 0.6 per dwelling unit 0.7 per dwelling unit 0.8 per dwelling unit 0.25 per person
Bed and breakfast accommodation	0.15 per person within existing dwelling
Caravan park including Cabins	0.5 per site or cabin and if they have bedrooms refer to "Accommodation Unit" rate
Dwelling House Caretaker's Residence	1.0 per dwelling
Family Daycare Child care centre Educational establishment Place of assembly Place of worship	2.0 per 50 students/children/seats
Local Community Facility Hotel Health Centre Indoor Entertainment Showroom Veterinary Hospital Commercial premises Professional Office	1.0 per 200 square metre total use area

Use	Number of Equivalent Tenements "ET"
Shop Shopping Centre Refreshment premises Convenience store Vehicle Hire Premises Hardware Store	
Hospital Institution	0.5 per bed
Bulk Landscape Supplies Outdoor Entertainment Machinery Showroom Bulk Store Freight Store Junk Yard Service Station Sport and Recreation Transport Depot Light industry Service Trade Showroom Warehouse Plant Nursery Vehicle Repair Workshop	1.0 per 1,000 square metre site area or 1.0 per 275 square metres total use area, whichever is the greater
All other uses	As determined by separate application to Council.

In the absence of definitive and binding information on number of guests/person to be accommodated, the number will be calculated at one guest/person per 6m² of total floor area of bedrooms or other sleeping area.

Charges per equivalent tenement will be subject to annual review by Council. They will be assessed on the basis of a realistic and reasonable annual contribution budget in relation to estimated annual population growth in the Shire.

4. WHEN CONTRIBUTIONS ARE PAYABLE

For Development Permits to reconfigure lots contributions shall be made prior to sealing the relevant Plan of Survey.

For Development Permits to materially change the use of the premises contributions shall be made prior to commencement of the use.

Cost/ET set @ \$613.80

PLANNING SCHEME POLICY 5 – DEVELOPER CONTRIBUTIONS PARK AND RECREATION FACILITIES

1. PURPOSE AND SCOPE

This Planning Scheme Policy identifies the requirements for provision of parks and recreational facilities as a result of Development Permits to reconfigure lots or make material change of use of premises.

Parks and recreational facilities are for the benefit and enjoyment of all residents in the Shire, permanent, transient, and visitors. Population growth creates a need for increased park and recreation facilities. Development for non-residential purposes also creates need for local park and recreational facilities. The costs of increasing and upgrading park and recreational facilities should be borne proportionally by developments that create the need for the facilities.

Council may require contribution of money, works, or land or any combination of thereof.

For proposals not subsequent to any prior approval specifying the type of contribution required by Council, it is recommended that proponents submit the proposal for a pre-application determination of the type of contribution required.

2. RATES OF CONTRIBUTION

A monetary contribution of \$4,650.00 per equivalent tenement shall be payable.

The monetary contribution rates will be subject to review by Council. They will be assessed on the basis of a realistic and reasonable annual contribution budget according to estimated need for increased and upgraded facilities.

Use	Number of Equivalent Tenements "ET"
Accommodation Units, Dual Occupancy, Relatives Accommodation, Relocatable Home Park, Multiple Dwelling Units and Motel	
- bedsit unit	0.5 per dwelling unit
- 1 bedroom unit	0.6 per dwelling unit
- 2 bedroom unit	0.7 per dwelling unit
- 3 bedroom unit	0.8 per dwelling unit
- hostel/backpacker premises	0.25 per person
Bed and breakfast accommodation	0.15 per person within existing dwelling
Caravan park including Cabins	0.5 per site or cabin and if they have bedrooms refer to "Accommodation Unit" rate
Dwelling House Caretaker's Residence	1.0 per dwelling
Family Daycare Child care centre Educational establishment Place of assembly Place of worship	2.0 per 50 students/children/seats

Use	Number of Equivalent Tenements "ET"
Local Community Facility Hotel Health Centre Indoor Entertainment Showroom Veterinary Hospital Commercial premises Professional Office Shop Shopping Centre Refreshment premises Convenience store Vehicle Hire Premises Hardware Store	1.0 per 200 square metre total use area
Hospital Institution	0.5 per bed
Bulk Landscape Supplies Outdoor Entertainment Machinery Showroom Bulk Store Freight Store Junk Yard Service Station Sport and Recreation Transport Depot Light industry Service Trade Showroom Warehouse Plant Nursery	1.0 per 1,000 square metre site area or 1.0 per 275 square metres total use area, whichever is the greater

Use	Number of Equivalent Tenements "ET"
Vehicle Repair Workshop	
All other uses	As determined by separate application to Council.

Upon written submission Council may vary the contribution amount to account for the specific circumstances to ensure that the contribution is reasonable and relevant.

Examples where variation will be given is as follows;

1. Rural and Rural Residential lots greater than 5,000 square metres in area will be given a 50% reduction in the rate.
2. Commercial and Industrial uses will be given a 50% reduction in the rate.
3. Circumstances where existing contributions of land have been made or areas where adequate facilities are available will be considered on their merit.
4. Other circumstances not identified.

3. WHEN CONTRIBUTIONS ARE PAYABLE

For Development Approvals to reconfigure lots, contributions comprising money, works, or land external to the site shall be made prior to sealing the relevant Plan of Survey.

For Development Approvals to materially change the use of the premises contributions shall be made prior to commencement of the use.

PLANNING SCHEME POLICY 6 – DEVELOPER CONTRIBUTIONS CAR PARKING REQUIREMENTS

1.0 PURPOSE AND SCOPE

This Planning Scheme Policy has been prepared to identify the on-site parking requirements for particular developments.

Where a particular use is not defined and therefore parking requirements are not specified for that use in this policy, the amount of parking required shall be as determined by Council on the basis of relevant technical studies/reports.

The policy is to be read in conjunction with the provisions of the Planning Scheme, other policies and relevant codes.

2.0 DEFINITIONS

Total use area (TUA)

The sum of the area of all storeys of a building or buildings which is used or intended for use for a particular purpose plus any other area of the site which is also used or intended for use for the same purpose, provided that the term does not include:

- a) The area of any lift rooms, motor rooms, air conditioning or other mechanical or electrical plant or equipment rooms;
- b) The areas of any staircases or liftwells;
- c) The areas of any common foyer, arcade or landscaped plaza;
- d) The areas of any public toilets,
- e) Access driveways or landscape areas.

3.0 CAR PARKING REQUIREMENTS

The following table outlines car parking requirements for various uses. Where land is developed for a particular use the corresponding car parking requirements shall be provided.

Where the number of parking spaces calculated using the ratios listed below is not a whole number, the number required to be the next highest whole number.

Table 1 – Minimum on-site vehicle parking requirements

Rural Use Class	Minimum Requirements
Rural Workers Dwelling	2 spaces
Residential Use Class	Minimum Requirements
Accommodation Units: (a) 1 bedroom unit (b) 2 bedroom unit (c) 3 or more bedroom unit (d) Visitor spaces	(a) 1.0 space per unit (b) 1.5 space per unit (c) 2.0 space per unit (d) 1 space per 7 units
Bed and Breakfast Accommodation`	As per dwelling house plus 1 space per guest room.
Caravan Park	1 space van/tent/cabin site (adjacent to site) plus 1 visitors space per 4 van/tent/cabin sites.
Dual occupancy	2 spaces per Dwelling unit, 1 of which must be covered (may be in tandem) Where Dual Occupancies are provided in a cul-de-sac court bowl: As per above plus 2 visitor car parking spaces.
Dwelling house	2 spaces, 1 of which is covered (spaces may be in tandem)
Guest accommodation	As per Dwelling house plus 1 space
Home Based Business	As per Dwelling house plus 1 space.
Integrated Resort	As per uses herein separately defined.
Multiple Dwelling Units on islands / Accommodation Units	Contribution towards mainland car parking or provision for occupant mainland car parking at a rate of 0.2 car parking spaces per Multiple Dwelling Units.
Multiple Dwelling Units in all other zones: (a) 1 bedroom unit (b) 2 bedroom unit (c) 3 or more bedroom unit (d) Visitor spaces	(a) 1.0 space per unit. (b) 1.5 spaces per unit. (c) 2.0 spaces per unit (d) 1 space per 7 units
Commercial Use Class	Minimum Requirements
Child Care Centre	1 space per 4 children plus 1 space per employee.
Hotel	(a) Sale/Consumption of Liquor - 1 space per 25m ² TUA and drive through shop is provided with queuing lane on site for 12 vehicles; (b) Accommodation as per Accommodation unit requirements herein separately defined; and (c) Refreshment Premises – as per Refreshment Premises requirements herein separately defined.
Indoor Recreation	1 space per 20m ² of TUA; 1 space per 4 seats, if an auditorium, theatre, or similar use that has designated seating. Where an indoor use that has adaptable spaces for temporary seating the TUA.
Landscape Supplies	1 space per 25m ² of sales area plus – 1 space per 200m ² TUA.
Market	1 space per 50m ² of TUA plus 1 loading bay.
Medical Centre	4 spaces per consulting room.
Office	1 space per 30m ² TUA
Commercial Use Class	Minimum Requirements
Refreshment Premises	1 space per 15m ² TUA
Retail / Commercial Complex	As per the uses separately defined herein.
Sales or Hire Premises	1 space per 150m ² site area
Shop	1 space per 25m ² TUA

Showroom (a) TUA < 1,000m ² (b) TUA > 1,000m ²	(a) 1 space per 50m ² TUA (b) 1 space per 50m ² TUA to 1,000m ² plus 1 space per 100m ² above 1,000m ² .
Veterinary Clinic	1 space per 25m ² TUA
Industrial Use Class	Minimum Requirements
Bulk Landscape Supplies	1 space per 400m ² TUA (minimum of 6 spaces).
Bulk Store	2 spaces per 100m ² TUA (minimum 2 spaces)
Low Impact Industry	1 space per 50m ² Industry TUA up to 500 m ² plus 1 space per 25 m ² sales or office area TUA.
Marina (a) Wet berth (marina berth) – no other shared parking available (b) Wet berth (marina berth) – in conjunction with on-site residential or tourist accommodation development with shared car parking (c) Mooring (d) Dry berth (hardstand or rack) (e) Employee	(a) 0.6 spaces per berth (b) 0.4 spaces per berth (c) 0.2 spaces per berth (d) 0.2 spaces per berth (e) 1.0 space per 2 employees
Marine Industry	1 space per employee plus 1 space for each activity on the premises with a minimum of 5 spaces per activity plus 1 space per 400m ² TUA; plus provision of a loading and unloading area.
Medium Impact Industry	1 space per 50m ² Industry TUA up to 500m ² plus 1 space per 100m ² Industry TUA over 500m ² plus 1 space per 25m ² sales or office area TUA .
Service Station	4 spaces per service bay plus parking requirements for ancillary uses as detailed herein, with a minimum of 8 spaces.
Storage Yard	1 space per 150m ² site area.
Vehicle Repair Workshop	Queuing space for 2 vehicles for washing or vacuum bay plus 1 space per 15m ² retail TUA.
Warehouse Where a self-storage facility	1 space/50m ² TUA TUA < 1,000m ² - 6 spaces TUA > 1,000m ² but < 2,000m ² - 7 spaces TUA > 2,000m ² but < 4,000m ² - 8 spaces TUA > 4,000m ² - 1 space/500m ² TUA
Community Use Class	Minimum Requirements
Community Facility	1 space per 15m ² of TUA
Health Facility	1 space per 4 beds plus 1 space per employee plus parking for emergency vehicles.
Local Utility	1 space per employee plus parking for emergency vehicles.
Special Purpose	1 space per employee plus 1 visitor space per 4 employees.
Other Uses Not Listed Above	Minimum Requirements
Other uses	As determined by Council in accordance with Planning Scheme Policy 6 – Car parking Requirements

3.1 Loading Areas

Where required by Council a development shall have loading areas on sites in addition to car parking requirements outlined above.

3.2 Visitors/Employees

Where car parking is required for visitors and employees to any development pursuant to the provisions of this Planning Scheme, such car parking shall be provided in accordance with the following, unless otherwise approved by the Manager - Planning and Development.

- (i) be freely accessible to visitors and staff at all hours with no encumbrance, free of charge; and
- (ii) have no gateways, doors or similar devices which would restrict vehicular access by visitors; and
- (iii) have no signs displayed restricting the use of visitor spaces or reserving the use of such spaces for a particular person unless otherwise approved by the Manager - Planning and Development.

3.3 Tandem Parking

A tandem car park (two spaces end to end) shall be counted as only 1 car parking space only other than in developments comprising a dwelling house or, where a tandem pair is allocated to the same dwelling or rooming unit, a development comprising of a dual-occupancy, accommodation units, integrated resort or hotel.

Other than as provided above, Council may determine that it be counted as not more than 1.5 car parking spaces having regard to the specific circumstances such as;

- (i) the number of tandem spaces; and
- (ii) the likely operation of the proposed development; and
- (iii) the likely operation of the car parking area; and be freely accessible to visitors and staff at all hours with no encumbrance, free of charge; and

3.4 Locational Criteria

All parking shall be located on the site which generates the need unless specific alternate arrangements are agreed to by Council.

4.0 APPLICATION REQUIREMENTS GENERAL

4.1 Modification

For uses which are either not listed, or subject to a request for modification of the rates specified herein, Council will require details to be submitted as follows for assessment and determination:

- (i) the specific nature of the development to be carried out and the method of operation and all facilities proposed to be provided; and
- (ii) the maximum number of employees likely to be engaged on the premises; and

- (iii) the maximum number of persons, other than employees, anticipated to attend the premises at any time; and
- (iv) the hours of operation of the development; and
- (v) the location of the site and the nature of existing and likely development in the vicinity of the site; and
- (vi) the existing on-road parking situation in the vicinity of the site; and
- (vii) the anticipated demand for on-site loading by trucks and other delivery vehicles; and
- (viii) the anticipated demand for bus, coach and taxi set-down and parking; and
- (ix) the likely use of other modes of transport or pedestrian access and the frequency of and proximity to existing or proposed public transport systems; and
- (x) any other details required by the Manager - Planning and Development.

The required details shall be submitted to the Council by the applicant as a car parking assessment report and accompany the related development application.

4.2 Relaxation Criteria

The Council may relax all or any of the requirements if it considers such relaxation justified having regard to any one (1) or more of the following:

- (i) the location of the site with respect to other available car parking and the levels of pedestrian accessibility;
- (ii) the particular circumstances of the proposed development including hours of operation, anticipated intensity of use and the desirability of providing car parking in association with the development and thereby encouraging the generation of vehicular traffic to that development;
- (iii) the existing development on the site;
- (iv) the size, levels or dimensions of the site;
- (v) the safety and convenience of vehicle access;
- (vi) the proposed layout and size of car parking bays;
- (vii) other relevant provisions of the Planning Scheme;
- (viii) any relevant reason.

4.3 Existing Buildings and Uses

When assessing parking requirements for a development involving existing uses, Council will have regard to any lawful parking credits that may exist. The extent to which these parking credits may be allowed to be transferred to any redevelopment will be assessed having regard to the circumstances and merits of each case.

5.0 CONTRIBUTIONS

Council may accept a monetary contribution in place of the provision of on-site parking.

Council is not obliged to accept monetary contributions and will only do so having regard to the specific circumstances.

Any contribution shall be made into a car parking trust fund held by the Council for the provision of car parking available for general public use in the particular locality within which the site is situated as determined by the Council.

The rates, as determined for the areas in question, reflect the reasonable costs associated with:

- (i) the acquisition of land;
- (ii) the construction of an appropriate standard of car parking.

Shown on the attached plans CP1, CP2 and CP3 are the areas for which there is a distinction in the standards and land acquisition costs.

Council shall use the contributions so obtained to provide for car parking at a time when appropriate forward planning can be effected.

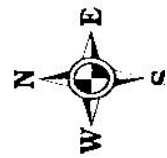
Plan Area	Rate
1. Central Airlie	\$20,460.00 per car park
2. Balance Whitsunday Coast (including Islands)	\$ 12,090.00 per car park
3. Proserpine	\$ 6,510.00 per car park

The rate for Central Airlie is predicated on a multi-level parking station and the capital costs associated with its provision.

The rate for the Whitsunday Coast reflects car parking at ground level, similarly for Proserpine, with its reduced land acquisition costs.

Chief Executive Officer

Date of Adoption of this Policy



WHITSUNDAY SHIRE COUNCIL
Geographic Information System

Please address all correspondence to:
 The Chief Executive Officer
 Whitsunday Shire Council
 P.O. Box 100
 Proserpine, Qld. 4800

Civic Centre,
 83/85 Main Street
 Proserpine, Qld. 4800

DISCLAIMER: All due care and attention has been taken to ensure the data displayed on this map is true and correct. However, Whitsunday

TITLE:

PARKING
PROSERPINE

DATE:

PARKING AIRLIE BEACH

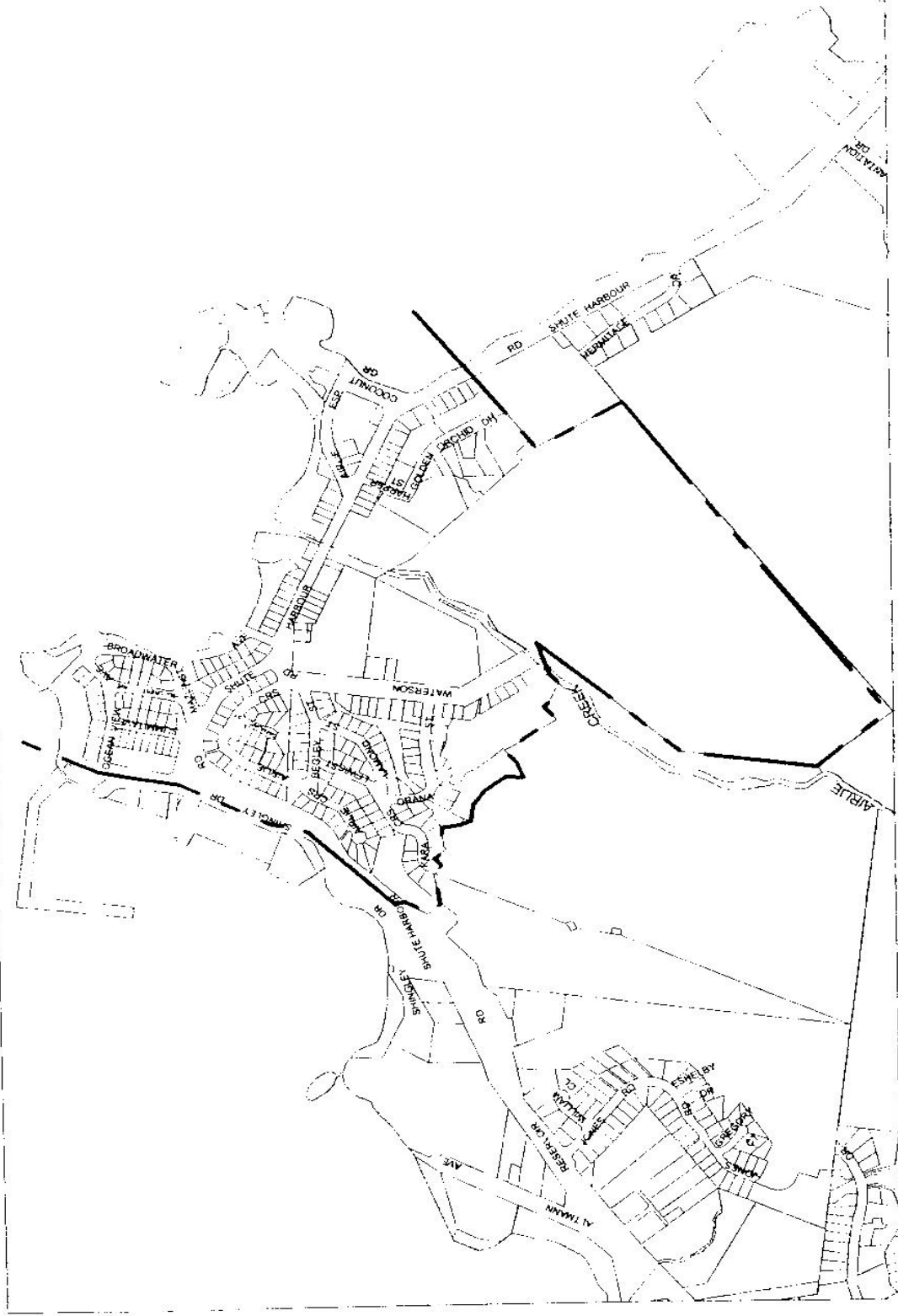
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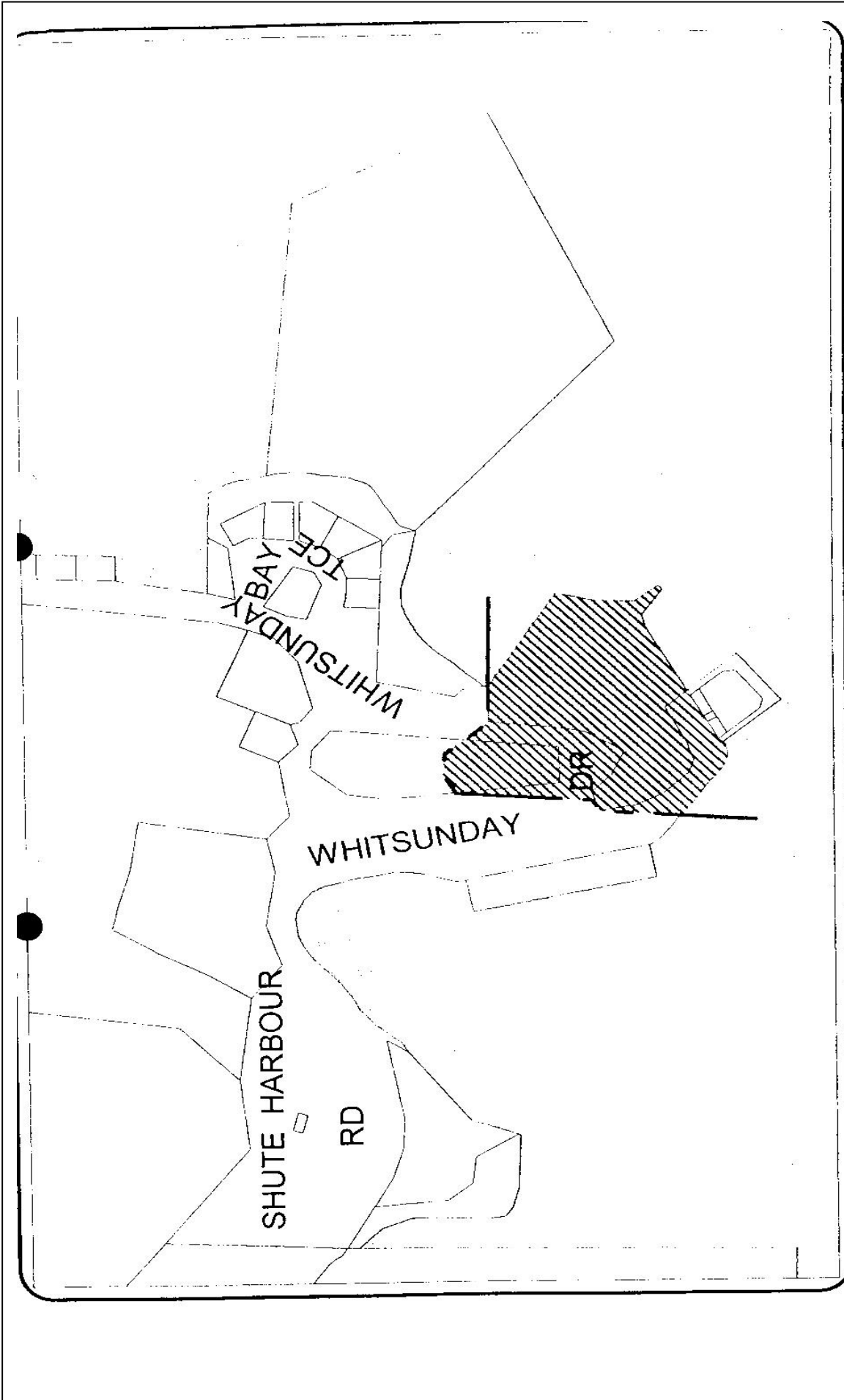
WHITSUNDAY SHIRE COUNCIL
Geographic Information System

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83/85 Main Street

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correspondence to:





TITLE:

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Civic Centre,
8385 Main Street,
TULLY, Queensland 4856

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PLANNING SCHEME POLICY 7 - DEVELOPMENT MANUAL (UNDER SEPARATE COVER)

SCHEDULES

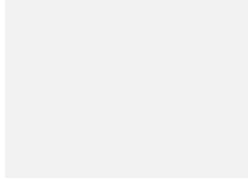
Schedule 1 – Hamilton Island Integrated Resort Precinct

Tables of Assessment

Table 1 – Assessment Categories and Criteria for Material Change of Use

1(a) Defined Use or Use Class	2 Assessment Category	3 Assessment Criteria <i>For code assessable development, the relevant Precinct Code applies in addition to any applicable Code identified opposite the particular use set out below under the heading 'Defined Use or Use Class'.</i>
Rural Use Class		
Animal Husbandry	Code Assessment: (a) where part of a resort for which a figure in this part of the Planning Scheme applies; and (b) where consistent with the locational, density and height requirements specified on that figure.	Tourism Zone Code Hamilton Island Integrated Resort Precinct Code Intensive Animal Husbandry, Aquaculture and Kennels Code Advertising Signage Code General Development Code
	Otherwise, Impact Assessment	
Extractive Industry	Code Assessment, (a) where part of a resort for which a figure in this part of the Planning Scheme applies; and (b) where consistent with the locational, density and height requirements specified on that figure.	Tourism Zone Code Hamilton Island Integrated Resort Precinct Code Advertising Signage Code General Development Code
	Otherwise, Impact Assessment	
Residential Use Class		
Accommodation Units	Code Assessment, (a) where part of a resort for which a figure in this part of the Planning Scheme applies; and (b) where consistent with the locational, density and height requirements specified on that figure.	Hamilton Island Integrated Resort Precinct Code Tourism Zone Code Multiple Dwellings and Accommodation Unit Code Advertising Signage Code General Development Code
	Otherwise, Impact Assessment	
Caretakers Residence	Code Assessment, (a) where part of a resort for which a figure in this part of the Planning Scheme applies; and (b) where consistent with the locational, density and height requirements specified on that figure.	Hamilton Island Integrated Resort Precinct Code Tourism Zone Code Advertising Signage Code General Development Code
	Otherwise, Impact Assessment	
Dual Occupancy	Self Assessment,	

1(a) Defined Use or Use Class	2 Assessment Category	3 Assessment Criteria <i>For code assessable development, the relevant Precinct Code applies in addition to any applicable Code identified opposite the particular use set out below under the heading 'Defined Use or Use Class'.</i>
	(a) where part of a resort for which a figure in this part of the Planning Scheme applies; and (b) where consistent with the locational, density and height requirements specified on that figure.	



1(a) Defined Use or Use Class	2 Assessment Category	3 Assessment Criteria <i>For code assessable development, the relevant Precinct Code applies in addition to any applicable Code identified opposite the particular use set out below under the heading 'Defined Use or Use Class'.</i>
	Otherwise, Code Assessment	Hamilton Island Integrated Resort Precinct Code Tourism Zone Code Dual Occupancy Code General Development Code
Dwelling House	Self Assessment, (a) where part of a resort for which a figure in this part of the Planning Scheme applies; and (b) where consistent with the locational, density and height requirements specified on that figure.	
	Otherwise, Code Assessment	Hamilton Island Integrated Resort Precinct Code Tourism Zone Code Dwelling House Code General Development Code
Caretakers Residence	Code Assessment, (c) where part of a resort for which a figure in this part of the Planning Scheme applies; and (d) where consistent with the locational, density and height requirements specified on that figure.	Hamilton Island Integrated Resort Precinct Code Tourism Zone Code Advertising Signage Code General Development Code
	Otherwise, Impact Assessment	
Commercial Use Class		
Hotel	Code Assessment, (a) where part of a resort for which a figure in this part of the Planning Scheme applies; and (b) where consistent with the locational, density and height requirements specified on that figure.	Tourism Zone Code Hamilton Island Integrated Resort Precinct Code Commercial Use Code Advertising Signage Code General Development Code
	Otherwise, Impact Assessment	
Medical Centre	Code Assessment, (a) where part of a resort for which a figure in this part of the Planning Scheme applies; and (b) where consistent with the locational, density and height requirements specified on that figure.	Tourism Zone Code Hamilton Island Integrated Resort Precinct Code Commercial Use Code Advertising Signage Code General Development Code
	Otherwise, Impact Assessment	
Office	Code Assessment, (a) where part of a resort for which a figure in this part of the Planning Scheme applies;	Tourism Zone Code Hamilton Island Integrated Resort Precinct Code

1(a) Defined Use or Use Class	2 Assessment Category	3 Assessment Criteria <i>For code assessable development, the relevant Precinct Code applies in addition to any applicable Code identified opposite the particular use set out below under the heading 'Defined Use or Use Class'.</i>
	(b) and where consistent with the locational, density and height requirements specified on that figure.	Commercial Use Code Advertising Signage Code General Development Code

1(a) Defined Use or Use Class	2 Assessment Category	3 Assessment Criteria <i>For code assessable development, the relevant Precinct Code applies in addition to any applicable Code identified opposite the particular use set out below under the heading 'Defined Use or Use Class'.</i>
	Otherwise, Impact Assessment	
Indoor Recreation	Code Assessment, (a) where part of a resort for which a figure in this part of the Planning Scheme applies; and (b) where consistent with the locational, density and height requirements specified on that figure.	Tourism Zone Code Hamilton Island Integrated Resort Precinct Code Commercial Use Code Advertising Signage Code General Development Code
	Otherwise, Impact Assessment	
Transport Terminal	Code Assessment, (a) where part of a resort for which a figure in this part of the Planning Scheme applies; and (b) where consistent with the locational, density and height requirements specified on that figure.	Tourism Zone Code Hamilton Island Integrated Resort Precinct Code Commercial Use Code Advertising Signage Code General Development Code
	Otherwise, Impact Assessment	
Industry Use Class		
Bulk Store	Code Assessment, (a) where part of a resort for which a figure in this part of the Planning Scheme applies; and (b) where consistent with the locational, density and height requirements specified on that figure.	Tourism Zone Code Hamilton Island Integrated Resort Precinct Code Industrial Use Code Advertising Signage Code General Development Code
	Otherwise, Impact Assessment	
Storage Yard	Code Assessment, (a) where part of a resort for which a figure in this part of the Planning Scheme applies; and (b) where consistent with the locational, density and height requirements specified on that figure.	Tourism Zone Code Hamilton Island Integrated Resort Precinct Code Industrial Use Code Advertising Signage Code General Development Code
	Otherwise, Impact Assessment	
Vehicle Depot	Code Assessment, (a) where part of a resort for which a figure in this part of the Planning Scheme applies; and (b) where consistent with the locational, density and height requirements specified on that figure.	Tourism Zone Code Hamilton Island Integrated Resort Precinct Code Industrial Use Code Advertising Signage Code General Development Code
	Otherwise, Impact Assessment	

1(a) Defined Use or Use Class	2 Assessment Category	3 Assessment Criteria <i>For code assessable development, the relevant Precinct Code applies in addition to any applicable Code identified opposite the particular use set out below under the heading 'Defined Use or Use Class'.</i>
Service Station	Code Assessment, (a) where part of a resort for which a figure in this part of the Planning Scheme applies; and (b) where consistent with the locational, density and height requirements specified on that figure.	Tourism Zone Code Hamilton Island Integrated Resort Precinct Code Industrial Use Code Advertising Signage Code General Development Code
	Otherwise, Impact Assessment	
Low Impact Industry	Code Assessment, (a) where part of a resort for which a figure in this part of the Planning Scheme applies; and (b) where consistent with the locational, density and height requirements specified on that figure.	Tourism Zone Code Hamilton Island Integrated Resort Precinct Code Industrial Use Code Advertising Signage Code General Development Code
	Otherwise, Impact Assessment	
Vehicle Washing Station	Code Assessment, (a) where part of a resort for which a figure in this part of the Planning Scheme applies; and (b) where consistent with the locational, density and height requirements specified on that figure.	Tourism Zone Code Hamilton Island Integrated Resort Precinct Code Industrial Use Code
	Otherwise, Impact Assessment	
Warehouse	Code Assessment, (a) where part of a resort for which a figure in this part of the Planning Scheme applies; and (b) where consistent with the locational, density and height requirements specified on that figure.	Tourism Zone Code Hamilton Island Integrated Resort Precinct Code Industrial Use Code Advertising Signage Code General Development Code
	Otherwise, Impact Assessment	
Other Uses Not Defined		
All other defined uses in the Other Use Class	Impact Assessment, unless otherwise specified in a relevant figure.	

Hamilton Island Integrated Resort Precinct Code

Applicability

The following code is applicable to self-assessable and assessable development as identified in the tables of assessment.

Overall Outcomes

The overall outcomes are the purpose of the Rural Residential Zone Code. The overall outcomes sought for the Rural Residential Zone are the following:

- (a) Hamilton Island provides for an integrated tourist resort community, comprising Hamilton and Dent Islands.
- (b) Hamilton Island's role and use as a gateway to the Whitsunday group of islands is maintained and enhanced.
- (c) Dent Island functions as an integrated part of Hamilton Island.
- (d) Dent Island provides a low key resort accommodation and recreation facility which is less intensively developed than Hamilton Island.
- (e) Development does not compromise the operation of existing tourist resort facilities or ongoing attraction(s).
- (f) Land in the Hamilton Island Integrated Resort Precinct is developed in accordance Figure X indicating:
 - (i) the type and location of uses;
 - (ii) the density or intensity of uses and, where know, the size and location of proposed buildings and other structures and details regarding vehicle access and movement into and through the site; and
 - (iii) the height of buildings and structures.

Character and Amenity

- (g) The character and individual identity of each resort, evident in the style of buildings, landscaping and views to (and from) the surrounding waterways and natural features/landscapes is maintained.
- (h) 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 resort.
- (i) Development provides and maintains a high level of residential amenity.
- (j) Development is subordinate to the natural landscape features as viewed from the ocean and major coastal vantage points – through:
 - (i) the location of buildings and other structures;
 - (ii) the use of high quality architectural design that responds to the site topography;
 - (iii) landscape and/or natural features; and
 - (iv) design responsive to the tropical maritime climate.

Visual Impact

- (k) Development is located and designed to control views in and maximise views out of the resort though ensuring:
 - (i) views and vistas of the surrounding waterways and island and mainland landscapes, in particular from existing roads and tourist lookouts, are unobstructed;
 - (ii) views from surrounding waterways are primarily of the natural landscape.

Location of Uses

- (l) The Mixed-use Commercial Sub-precinct is the core provider of retail and commercial uses and marine services, essentially at the northern and eastern ends of the harbour, on Hamilton Island. Such development is supported by resident and tourist accommodation above the ground storey to improve the character and vitality of the Sub-precinct.
- (m) Development in the Mixed-use Commercial Sub-precinct is consolidated and integrated with the open space network through:
 - (i) maximising site coverage;
 - (ii) addressing harbour edges;
 - (iii) upgrading the appearance of buildings;
 - (iv) improving public access and visibility; and

- (v) rationalising service facilities.
- (n) The Mixed-use Residential Sub-precinct provides for predominately tourist accommodation buildings and multiple dwelling units which are supported by a range of low key commercial uses such as a child care centre, fast food outlet, indoor entertainment, medical centre, office and shop. The Hamilton Island State School and Church are also accommodated within this Sub-precinct in a location indicated on Figure X. These uses will be redeveloped and expanded in line with community demand.
- (o) The Medium Density Residential Sub-precinct provides for a range of accommodation buildings and multiple dwelling units. Development is designed to be recessive in ridge top locations and to the existing vegetation character of the Sub-precinct.
- (p) The Low Density Residential Sub-precinct provides for predominately two (2) storey dwelling houses (or villas) with some opportunities for dual occupancy dwellings. Development maintains the privacy of existing residential sites and natural character of the Sub-precinct. Development is sited away from ridgelines, vegetated gullies and remains generally recessive through existing vegetation and foreshore features as viewed from surrounding marine waters.
- (q) The Industry Sub-precinct provides for a range of light industry uses. The sub-precinct also provides for the existing Sewage Treatment Plant and extractive industry located on the south western side of the Airport. Development in this sub-precinct:
 - (a) ensures Hamilton Island Airport's role and function is maintained and protected;
 - (b) provide an appropriate address and gateway/entry statement for passengers arriving and departing Hamilton Island; and
 - (c) maintains the integrity of adjacent areas of ecological significance.
- (r) Open Space and Recreation Sub-precinct provides for a range of outdoor recreation uses. Development of support facilities is limited to pathways and small amenity buildings so that the natural, environmental and visual qualities of the sub-precinct are maintained.

Heritage

- (s) The setting and significance of the Dent Island Lightstation is maintained.

Open Space and Access

- (t) Development is linked by a hierarchy 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 and marina and recreation activities.
- (u) Vehicle accesses and movement areas are designed and constructed to a standard compatible with the type of vehicles and volume of traffic likely to be generated.

Environment

- (v) Significant vegetation, in particular along the foreshore, ridgelines and gullies is protected and enhanced to maintain the natural, environmental and visual qualities of the area.
- (w) Landscaping and revegetation reinforces the existing indigenous vegetation and patterns of vegetation characteristic of the resort and location.
- (x) Development implements best practice environmental management to achieve a high standard of water quality entering the freshwater and marine environment surrounding Hamilton and Dent Islands, in particular Dent Passage.

Infrastructure

- (y) Development supports the provision or extension of infrastructure to reflect the prevailing character of the area or that required to actually service the tourism or recreational facility.

Table 2 – Development Requirement for the Hamilton Island Integrated Resort Precinct Code

Specific Outcomes	Probable Solutions
Location of uses	
1. Only consistent uses are located within the Mixed-use Commercial Sub-precinct.	1.1 Consistent uses in the Mixed-use Commercial Sub-precinct are: (a) Accommodation Building (b) Art and Craft Centre (c) Caretakers Residence (d) Fast Food Store (e) Hotel (f) Medical Centre (g) Multiple Dwelling Units (h) Office (i) Restaurant (j) Shop (k) Shopping Complex
2. Only consistent uses are located within the Mixed-use Residential Sub-precinct.	2.1 Consistent uses in the Mixed-use Residential Sub-precinct are: (a) Accommodation Building (b) Caretakers Residence (c) Multiple Dwelling Units OR 2.2 Consistent uses in the Mixed-use Residential Sub-Precinct where in a specific location indicated on Figure X are: (a) Art and Craft Centre (b) Child Care Centre (c) Fast Food Store (d) Hotel (e) Indoor Entertainment (f) Medical Centre (g) Office (h) Restaurant (i) Shop (j) Shopping Complex (k) Special Use (school and place of worship)
3. Only consistent uses are located within the Medium Density Residential Sub-precinct.	3.1 Consistent uses in the Medium Density Sub-precinct are: (a) Accommodation Building (b) Caretakers Residence (c) Multiple Dwelling Units (d) Restaurant (e) Shop (f) Hotel
4. Only consistent uses are located within the Low Density Residential Sub-precinct.	4.1 Consistent uses in the Low Density Residential Sub-precinct are: (a) Dual Occupancy (b) Dwelling House
5. Only consistent uses are located within the Industry Sub-precinct.	5.1 Consistent uses in the Industry Sub-precinct are: (a) Caretakers Residence (b) Sales or Hire Yard (c) Storage Yard (d) Vehicle Depot (e) Vehicle Fuel Outlet (f) Vehicle Panel Workshop (g) Vehicle Repair Workshop (h) Vehicle Washing Station (i) Warehouse OR 5.2 Consistent uses in the Industry Sub-Precinct where in a specific location indicated on Figure X are: (a) Extractive Industry (b) Major Utility (Sewage Treatment Plant)
6. Only consistent uses are located within the Open Space and Recreation Sub-precinct.	6.1 Consistent uses in the Open Space and Recreation Sub-precinct are: (a) Indoor Recreation (b) Outdoor Recreation (c) Park

Specific Outcomes	Probable Solutions
7. Only consistent uses are located within the Airport Sub-precinct .	7.1 Consistent uses in the Airport Sub-precinct are: (a) Aviation Facility
Building Height and Density	
8. The following aspects of development: (a) building height, (b) density, and (c) site coverage reflects the existing or desired character and identity of the resort, and maintains amenity, in a manner that is site-specific, sympathetic and complementary to the various features and elements (natural and man-made) of the existing landscape	8.1 The height of a building or structure does not exceed the maximum building height specified on Figure X. OR 8.2 Where not specified on Figure X, the height of a building or structure does not exceed 8.5 metres 8.3 Development does not exceed an overall maximum density as specified on Figure X. 8.4 Maximum building site coverage does not exceed: (a) For dwelling houses – 50% (b) For multiple dwellings – 40%
Minimum Lot Size	
9. Reconfiguring a lot within the Hamilton Island Integrated Resort Precinct: (a) reflects the existing or desired character and identity of the resort; (b) ensures that lots have an appropriate area for the siting and construction of buildings, landscaping, convenient vehicle access and manoeuvrability and on-site parking.	9.1 Land is retained in lots with a minimum lot size of: (a) For the Mixed-use Commercial Sub-precinct – 500m ² (b) For the Mixed-use Residential Sub-precinct – 500m ² (c) For the Medium Density Residential Sub-precinct – 500m ² (d) For the Low Density Residential Sub-precinct – 1,000m ² (e) For the Industrial Sub-precinct – 1,000m ² (f) For the Open Space/Recreation Sub-precinct – 2,000m ²
Boundary Setbacks	
10. Building setbacks reflect the existing or desired character and identity of the resort, and maintains amenity, in a manner that is site-specific, sympathetic and complementary to the various features and elements (natural and man-made) of the existing landscape	<p>For dwelling houses</p> <p>10.1 The front boundary setback is a minimum of 3 metres.</p> <p>10.2 Rear boundary setbacks are: (a) 6 metres, or (b) 3 metres where the lots backs on to open space or non-residential areas.</p> <p>10.3 Side boundary setbacks are: (a) a minimum of 3m for lots 550m² or less, or (b) a minimum of 4m for lots greater than 550m².</p> <p>For multiple dwellings</p> <p>10.4 The front boundary setback is a minimum of: (a) 6 metres from a public road, or (b) 3 metres from a private (internal) road.</p> <p>10.5 Side and rear boundary setbacks are: (a) a minimum of four (4) metres, or (b) as otherwise determined at the time of the application</p> <p>10.6 The minimum distance between buildings is: (a) 6 metres for any two accommodation buildings (b) 3 metres for any two blocks of townhouses</p> <p>10.7 No habitable room windows directly face or is within nine (9) metres of a habitable room window of another dwelling.</p> <p>For residential uses fronting a waterway (including ocean)</p> <p>10.8 Buildings are setback form the waterway are: (a) a minimum of twenty (20) metres, or (b) as otherwise determined at the time of the application.</p>

Specific Outcomes	Probable Solutions
	<p>For all residential uses</p> <p>10.9 Building setbacks are varied to avoid long straight lines of garages and building facades.</p> <p>10.10 In boundary setback zones, the integrity of natural vegetation and ground is retained and left predominantly undisturbed.</p> <p>10.11 Access to buildings during construction occurs in defined routes to ensure the setback zones are left undisturbed.</p>
<p>11. Development does not adversely impact upon the amenity of adjoining development, having regard to:</p> <p>(a) overshadowing;</p> <p>(b) privacy and overlooking;</p> <p>(c) views and vistas;</p> <p>(d) building character and appearance; and</p> <p>(e) building massing and scale as seen from neighbouring premises.</p>	<p>11.1 Buildings do not overlook or overshadow private public space areas of any adjoining dwelling.</p> <p>11.2 Buildings incorporate a combination of design features such as:</p> <p>(a) staggering of windows and balconies,</p> <p>(b) privacy screens,</p> <p>(c) shade devices,</p> <p>(d) screen planting.</p>
<p>12. Landscaping treatment complements the existing or desired character of the resort; contributes to the amenity and safety of public areas; and integrate well with the natural landscape.</p>	<p>12.1 A minimum of 30% of the site is to be landscaped with soft landscaping exclusive of service areas and driveways.</p> <p>12.2 For all residential uses a landscaped area a minimum width of three (3) metres is provided along all boundaries, exclusive of retaining structures.</p> <p>12.3 Where buildings with elevated or pole construction is proposed, the open ground beneath and immediately surrounding the building is extensively revegetated where light penetrates.</p> <p>12.4 Landscaping is predominately native species and achieves a stable ground cover of 80 to 90% by the following wet season.</p> <p>12.5 Any introduced landscaping contributes to the unified landscape appearance of the sub-precinct.</p> <p>12.6 Landscape design allows the overlooking of public areas and pedestrian entry areas.</p>
<p>13. The design, size, frequency and location of signage does not detract from the character and amenity of the area.</p>	<p>13.1 Building names and other property identification are prominently displayed and illuminated at night.</p> <p>13.2 Signage complements the architecture of the development and streetscape.</p>
Building design and setting	
<p>14. Buildings and structures do not dominate the natural landscape.</p>	<p>14.1 Buildings on sloping lots are orientated so that the longer axis is parallel to the contours.</p> <p>OR</p> <p>14.2 Buildings have a stepped profile following the slope of the site.</p> <p>14.3 Buildings and structures consist of lightweight and framed construction including the use of functional elements such as:</p> <p>(a) shaded verandahs,</p> <p>(b) balconies, or</p> <p>(c) pergolas.</p> <p>14.4 Where the underfloor surface, services and foundation structures are visible, these are screened with physical (e.g. timber battens) or landscape elements.</p> <p>14.5 The design of garages or covered parking buggy areas and storage areas is integrated with the architecture, including materials and landscaping of each lot.</p>
<p>15. Buildings and structures maintain the visual prominence of any significant landmarks</p>	<p>15.1 Development ensures:</p>

Specific Outcomes	Probable Solutions
and conserve important views and vistas.	<ul style="list-style-type: none"> (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 is minimised.
<p>16. Buildings are articulated and detailed to reduce the visual bulk of the building mass as viewed from adjoining sites and/or surrounding waterways.</p> <p><i>Note: While Prestigious accommodation may be of impressive proportions, it is not to be of a dominating or overpowering appearance.</i></p>	<p>16.1 The length of a uniform elevational treatment above ground level without variation, articulation or openings does not exceed 15 metres.</p> <p>16.2 Building bulk is reduced by a combination of projecting elements such as:</p> <ul style="list-style-type: none"> (a) bay windows, (b) entry porticos, (c) verandahs/decks, (d) variation in materials, colour and/or textures including between levels, and (e) variation in building form. <p>16.3 Roof forms include pitches or skillions with a substantial portion of the roof plane parallel to the ground slope.</p> <p>16.4 Service structures or mechanical plant are screened or designed as part of the building.</p>
<p>17. Fencing designed having regard to:</p> <ul style="list-style-type: none"> (a) privacy and overlooking; (b) views and vistas; (c) building character and appearance; and (d) safety and surveillance of street and entry areas, (e) the natural landscape. <p>Fencing ensures the protection of new landscaping and existing vegetation from indigenous and introduced fauna</p>	<p>17.1 Street front fencing:</p> <ul style="list-style-type: none"> (a) does not exceed 1.5 metres in height, (b) is screened by landscaping for the entire length. <p>OR</p> <p>17.2 Where street front fencing is not screened with landscaping the length of the fence does not exceed 75% of the frontage or 15 metres.</p> <p>17.3 Side and rear boundary fencing:</p> <ul style="list-style-type: none"> (a) does not exceed 1.8 metres in height, (b) is constructed of masonry, timber or chain wire coated in black or grey PVC, (c) is screened by extensive landscaping. <p>17.4 Fencing directly in front of an identified vantage point does not exceed 1.2 metres in height.</p>
<p>18. Buildings are finished with high quality materials and colours that are recessive and blend with the colours and textures of the natural landscape.</p>	<p>18.1 Highly reflective or strong, bright colour are not used as major roof or wall colours.</p> <p>18.2 Subtle colour accents, including brighter, stronger colours, are only used on small detailed building elements.</p>
<p>19. Development is sympathetic and respectful to places of cultural heritage significance within or adjoining the land.</p>	<p>19.1 No probable solution specified.¹</p>
Open Space and Recreation	
<p>20. Development provides sufficient communal and private open space and recreation facilities for the needs of residents and visitors.</p>	<p>For dwelling houses</p> <p>20.1 A minimum of 20% of the site area at ground level is provided as private open space.</p> <p>For multiple dwellings</p> <p>20.2 A minimum of 30% of the site area at ground level is provided as common open space for clothes drying and common recreation facilities.</p> <p>AND</p>

Specific Outcomes	Probable Solutions
	<p>20.3 A minimum of half of this area is landscaped with planting spaces to achieve total ground cover at maturity.</p> <p>20.3 Ground floor private open space is provided with:</p> <ul style="list-style-type: none"> (a) a minimum of 25 square metres (b) a minimum dimension of 4 metres, (c) direct access from a main living area <p>20.4 For a dwelling unit above ground level, private open space for each dwelling unit is provided in the form of a balcony with:</p> <ul style="list-style-type: none"> (a) a minimum area of 10 square metres, (b) a minimum dimension of 2 metres, and (c) direct access from a main living area.
<p>21. The direct, safe and pleasant movement of residents and visitors within and connecting to centres, waterfront and marina activities and recreation and open space networks, is not hindered.</p>	<p>21.1 No probable solution specified.¹</p>
Environment	
<p>22. Where practicable, development retains existing vegetation and natural features which are significant and contributes to the character of the natural landscape.</p>	<p>22.1 Existing trees are retained where removal is not required to site new buildings.</p> <p>22.2 Significant vegetation removed as a result of the development is replaced with vegetation of advanced size and maturity that contributes to the individual character of the sub-precinct.</p>
<p>23. Development is located and designed to:</p> <ul style="list-style-type: none"> (a) maintain water quality; (b) minimise soil erosion; (c) minimise the impact of acid sulphate soils; and (d) minimise adverse impacts on coral reefs, sea grasses and marine animals. 	<p>23.1 Probable solution specified.¹</p>
Access and Servicing	
<p>24. Development does not diminish public access to surrounding Marine or National Parks or other areas of conservation or scenic value.</p>	<p>24.1 No probable solution specified.¹</p>
<p>25. Roads, driveways and pathways within residential areas are finished to a high visual standard.</p>	<p>25.1 Driveways are sealed and constructed of concrete or clay pavers or coloured or exposed aggregate finished concrete.</p>
<p>26. Sufficient parking facilities are for the use and type of vehicle appropriate to the dwelling and location.</p>	<p>26.1 On-site parking spaces are provided for a maximum of two (2) buggy carts per dwelling unit.</p>
Utilities and Services	
<p>27. Waste disposal and collection areas are unobtrusive and adverse impacts on the environment and adjoining land is minimised.</p>	<p>27.1 Garbage bin storage and collection areas are located at driveway entries and designed to discourage foraging fauna, incorporate cross ventilation and a hosecock and floor waste connected to the sewer.</p>
Provision of Infrastructure	
<p>28. Development is provided with adequate water, sewerage, drainage, electricity and telecommunication services appropriate to the location.</p>	<p>28.1 No probable solution specified.¹</p>
<p>29. The provision of necessary infrastructure minimises visual and environmental</p>	<p>29.1 No probable solution specified.¹</p>

Specific Outcomes	Probable Solutions
impacts	

¹ **Note:** The *Hamilton Island Building Design and Siting Guidelines* provides guidance for meeting the Specific Outcomes of the Hamilton Island Integrated Resort Precinct Code. The Guideline provides development controls and design criteria as well as a summary of support administration provisions. As leasehold land, for any development to occur on Hamilton Island the consent of the owners, *Hamilton Island Enterprises*, is required to be obtained prior to the lodgement of an application with Council.

***Remove this Page and insert Hamilton Island Integrated Resort
Precinct Map***

Schedule 2 - Landscape Plant Schedules

Plant schedules cover the following areas:

- Street trees (medium trees, tidy habit);
- Park trees/ Shade trees (large or habitat trees);
- Screen trees (useful high screening plants);
- Small Shrubs & Groundcovers (useful borders, hedges & low screening plants).

Schedule 2 Table A - Street trees

Species	Common name	Endemic	Height (m)	Suitable under powerlines
<i>Acmena smithii</i>	Lilly pilly		5-10	Y
<i>Agathis robusta</i>	Qld Kauri		20+	
<i>Brachychiton acerifolius</i>	Flame tree	Y	10-25	
<i>Callistemon viminalis</i>	Bottlebrush	Y	6-8	Y
<i>Cassia brewsteri</i>	Brewsters Cassia		6-12	Y
<i>Cassia tomentella</i>	Velvet Bean tree	Y	6-12	Y
<i>Cupaniopsis anacardioides</i>	Tuckeroo	Y	15-25	
<i>Commersonia bartramia</i>	Brown Kurrajong	Y	8-20	
<i>Evodiella muelleri</i>	Little pink evodia		5-10	Y
<i>Flindersia australis</i>	Crows Ash		15-25	
<i>Harpulia pendula</i>	Tulip wood	Y	10-20	Y
<i>Hymenosporum flavum</i>	Native frangipani	Y	5-12	Y
<i>Larsenakia jardenii</i>	Native Gardenia	Y	4-6	Y
<i>Melitia pinnata</i>	Pongamia	Y	4-10	Y
<i>Planchonia careya</i>	Cocky apple	Y	8-10	Y
<i>Stenocarpus sinuatus</i>	Firewheel tree		20-30	
<i>Syzygium australe</i>	Lilly pilly, Creek cherry	Y	5-12	Y
<i>Syzygium luehmanni</i>	Lilly pilly		5-12	Y
<i>Xanthostemon chrysanthus</i>	Golden penda		8-20	

Schedule 2 Table B - Park trees/ Shade Trees

Species	Common name	Endemic	Height (m)
<i>Alstonia scholaris</i>	Milky pine	Y	15-30
<i>Aphananthe philippinensis</i>	Native Elm	Y	4-10
<i>Araucaria cunninghamii</i>	Hoop pine	Y	20-30
<i>Archontophoenix alexandrae</i>	Alexander palm	Y	20+
<i>Agathis robusta</i>	Qld Kauri		20+
<i>Brachychiton acerifolius</i>	Flame tree	Y	10-15
<i>Brachychiton compactus</i>	Whitsunday bottle tree	Y	10-20
<i>Cassia brewsteri</i>	Brewsters Cassia		6-12
<i>Cassia tomentella</i>	Velvet Bean tree	Y	6-12
<i>Castanospermum australe</i>	Black bean		8-20
<i>Cordia subcordata</i>	Orange cordia	Y	8-15
<i>Corymbia intermedia</i>	Pink Bloodwood	Y	20-30
<i>Elaeocarpus grandis</i>	Blue Quandong	Y	20-30
<i>Cupaniopsis anacardioides</i>	Tuckeroo	Y	15-25
<i>Commersonia bartramia</i>	Brown Kurrajong	Y	12-20
<i>Flindersia australis</i>	Crows Ash		15-25
<i>Harpulia pendula</i>	Tulip wood	Y	10-20
<i>Melaleuca dealbata</i>	Blue tea tree	Y	12-25
<i>Melaleuca leucadendra</i>	Weeping paperbark	Y	20-30
<i>Melita pinnata</i>	Pongamia	Y	8-20
<i>Melicope elleryana</i>	Pink Euodia	Y	15-30
<i>Nauclea orientalis</i>	Leichardt tree	Y	20-30
<i>Paraserianthes toona</i>	Mackay Cedar	Y	20-30
<i>Peltophorum ferrugineum</i>	Kamut	Y	12-20
<i>Pleiogynium timorense</i>	Burdekin plum	Y	20-30

Species	Common name	Endemic	Height (m)
<i>Stenocarpus sinuatus</i>	Firewheel tree		20-30
<i>Syzigium australe</i>	Lilly pilly	Y	5-12
<i>Terminalia sericocarpa</i>	Damson	Y	20-30
<i>Xanthostemon chrysanthus</i>	Golden penda		8-20

Schedule 2 Table C - Screen trees

Species	Common name	Endemic	Height (m)
<i>Acacia flavescens</i>	Yellow wattle	Y	4-10
<i>Acacia holosericea</i>	Silver wattle	Y	4-5
<i>Acacia leptocarpa</i>	Wattle	Y	8-10
<i>Acacia leptostachya</i>	Townsville wattle	Y	2-5
<i>Acmenosperma claviflorum</i>	Grey satin ash	Y	10-15
<i>Callistemon viminalis</i>	Bottlebrush	Y	5-12
<i>Cassia brewsteri</i>	Brewsters Cassia		6-12
<i>Cassia tomentella</i>	Velvet Bean tree	Y	6-12
<i>Castanospermum australe</i>	Black bean		8-20
<i>Clerodendron floribundum</i>	Lolly bush	Y	3-5
<i>Cordia subcordata</i>	Orange cordia	Y	8-15
<i>Cupaniopsis wadsworthii</i>	Cut-leaf tuckeroo	Y	
<i>Eugenia reinwardtiana</i>	Beach cherry	Y	
<i>Flueggea virosa</i>	White currant bush	Y	2-3
<i>Glochidion lobocarpum</i>	Cheese tree	Y	6-9
<i>Grevillea banksii</i>	Grevillea		
<i>Hibiscus heterophyllus</i>	Native rosella	Y	3-6
<i>Hibiscus tiliaceus</i>	Cottonwood	Y	12-15
<i>Macaranga involucreta</i>	Brown Macaranga	Y	4-10
<i>Macaranga tanarius</i>	Macaranga	Y	4-10
<i>Pandanus whiteii</i>	Pandanus	Y	
<i>Pipturis argenteus</i>	Native mulberry	Y	4-10
<i>Randia fitzalanii</i>	Native gardenia	Y	
<i>Syzigium australe</i>	Lilly pilly	Y	5-12
<i>Tabernaemontana orientali</i>	Banana bush	Y	3-5
<i>Trema orientalis</i>	Peach Cedar	Y	10-20
<i>Xanthorrhoea johnsonii</i>	Grass tree	Y	

Schedule 2 Table D - Small shrubs & Groundcovers

Species	Common name	Endemic
<i>Abelia grandiflora</i> 'Dwarf'	Glossy Abelia	
<i>Acacia simsii</i>	Sims wattle	Y
<i>Acacia holosericea</i>	Silver wattle	Y
<i>Aralia</i> - all varieties		
<i>Baeckia</i> 'La Petite'		
<i>Baeckia virgata</i>	Twiggy Health Myrtle	
<i>Banksia robur</i>	Swamp Banksia	
<i>Banksia spinulosa</i>	Hairpin Banksia	
<i>Bauhinia galpinii</i>	Orange Bauhinia	
<i>Breynia disticha</i>	Snow Bush	
<i>Bromeliad</i> Spp.		
<i>Calathea zebrina</i>	Zebra Plant - Ground cover	
<i>Callistemon</i> 'Little John'		
<i>Callistemon</i> 'Wildfire'		
<i>Callistemon pachyphyllus</i> - green		
<i>Cassia odorata</i>		
<i>Cestrum nocturnum</i>	Night Jasmine	
<i>Codiaeum</i> - all varieties	Croton	
<i>Codiaeum</i> 'Golddust'		
<i>Codiaeum</i> 'Norma'		
<i>Codiaeum</i> 'Petra'		
<i>Cordyline cannaefolia</i>	Native cordyline	Y
<i>Cordyline</i> 'Rubra'		
<i>Cordyline stricta</i>		

Species	Common name	Endemic
<i>Cordyline terminalis</i>		
<i>Cuphea</i> 'Madhatter'	False heather	
<i>Cuphea</i> 'Mexican Heath'		
<i>Dieffenbachia maculata</i>	Dumb Cane	
<i>Dietes bicolor</i>	Flax Lilly	
<i>Dietes grandiflora</i>	Fortnight Lilly	
<i>Dracaena fragrans</i>		
<i>Dracaena marginata</i>	Happy Plant	
<i>Euphorbia pulcherrima</i>	Poinsetta	
<i>Epipremnum aureum</i>	Pothos	
<i>Evolvulus</i> 'Blue Sapphire'	Wild Ins	
<i>Fluggea virosa</i>	White currant bush	Y
<i>Gardenia</i> 'Radicans'	Minature Gardenia	
<i>Graptophyllum excelsum</i>	Scarlet Fuchsia	
<i>Graptophyllum pictum</i>	Caricature Plant	
<i>Graptophyllum tricolor</i>		
<i>Grevillia</i> 'Superb'	Gordonia	
<i>Grevillea</i> 'Bronze Rambler'		
<i>Grevillea</i> 'Fanfare'		
<i>Grevillea biternata</i>		
<i>Hakea plurinervia</i>		
<i>Hakea purpurea</i>		
<i>Hemerocallis littoralis</i>	Spider Lilly	
<i>Heliconia</i> spp		
<i>Hibiscus</i> - all varieties		
<i>Hibiscus clayti</i>		
<i>Hibiscus mutabilis</i>	Rose of Sharon	
<i>Hibiscus</i> spp.	Chinese Rose	
<i>Ixora</i> - 'Red Sunkist, Little Willy'		
<i>Ixora</i> - dwarf varieties		
<i>Ixora</i> 'Prince of Orange'		
<i>Ixora</i> 'Pygmy Pink' Twilight Glow		
<i>Ixora</i> 'Sunshine'		
<i>Jasminium didium</i>	Native Jasmin	Y
<i>Justica carnea</i>	Flamingo Plant	
<i>Leea rubra</i>	Hawaiian Holly	
<i>Leptospermum flavescens</i>		
<i>Lomandra longifolia</i>	Mat Rush	Y
<i>Melaleuca</i> 'Claret Tops'		
<i>Melaleuca thymifolia</i>	Thyme honey myrtle	
<i>Melaleuca trichoscatachya</i> 'Compacta'		
<i>Metrosideros</i> Springfire		
<i>Metrosideros</i> Tahiti		
<i>Mussaenda</i> sp	Bankock Rose	
<i>Odontonema strictum</i>	Firespike	
<i>Pachystachys lutea</i>	Lollipop Plant or Super Goldie	
<i>Pedilanthus</i> – 'Exotica & Tricolour'		
<i>Pentas lanceolata</i>	Star – cluser	
<i>Philodendron</i> 'Xanadu'		
<i>Philodendron roystonii</i>		
<i>Philodendron selloum</i>	Lacy Tree Philodendron	
<i>Phormium tenax</i>	New Zealand Flax	
<i>Phyllanthus minutiflorus</i>		
<i>Pittosporum</i> 'Miss Muffet'		
<i>Plumbago capensis</i> 'Blue'		
<i>Poinsettia</i> – all varieties		
<i>Polyscias</i> sp.	Aralia	
<i>Raphiolepis</i> 'Apple Blossom'		
<i>Raphiolepis indica</i>	Indian Hawthorn	
<i>Rodelena ameona</i>	Yellow-throated rondeletia	

Species	Common name	Endemic
<i>Scaevola taccada</i>	Sea Lettice	
<i>Scaevola 'Purple Fanfare'</i>		
<i>Schefflera arboricola</i>	Dwarf Umbrella Tree	
<i>Steptosolen jamesohnii</i>	Marmalade Bush	
<i>Spathiphyllum</i>	Madonna Lily	
<i>Spathiphyllum 'La Petite'</i>	Peace Lilly	
<i>Syzygium paniculatum – 'Dwarf'</i>		
<i>Syzygium var 'Aussie Copper'</i>		
<i>Syzygium var 'Bush Christmas'</i>		
<i>Syzygium zeherii</i>		
<i>Syzygium wilsonnii</i>	Powder Puff Lilly Pilly	
<i>Thuja orientalis</i>		
<i>Tibouchina 'Jules'</i>		
<i>Viola hedracea</i>	Native Violet	
<i>Westringia muncosa</i>	Sweet Viburnum	
<i>Xanthorrhoea australis</i>	Grasstree	

Schedule 2 Table E - Palms, ferns and cycads

Species	Common name
<i>Archontophoenix alexandrae</i>	Alexander Palm
<i>Archontophoenix cunninghamiana</i>	Piccabeen 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 safritzii</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 decapeiens</i>	Weeping Cabbage Palm
<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 humilllis</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 mernillin</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>	Cardboard Cycad

Schedule 2 Table F - Undesirable plants - declared and environmental weeds

Species	Common name
<i>Acacia nilotica</i>	prickly acacia
<i>Agave sisalana</i>	sisal hemp/agave
<i>Ageratum conyzoides</i>	
<i>Ageratum houstoniaum</i>	blue billy-goat weed
<i>Alternanthera pungens</i>	khaki weed
<i>Alternanthera dentata</i>	Red Alternanthera
<i>Argemone ochroleuca</i>	prickly poppy
<i>Asclepias curassavica</i>	bloodflower
<i>Asclepias physocarpa</i>	wild cotton
<i>Aster subulatus</i>	
<i>Axonopus compressus</i>	
<i>Azadarachta indica</i>	neem tree
<i>Bacopa procumbens</i>	
<i>Bauhinia monandra</i>	orchid tree, butterfly tree
<i>Bamboosa vulgaris</i>	bamboo
<i>Bindens pilosa</i>	cobblers pegs
<i>Bougainvillea sp.</i>	Bougainvillea
<i>Brachiaria mutica</i>	
<i>Calliandra species</i>	calliandra
<i>Cardiospermum halicacalum</i>	balloon vine
<i>Cassia fistula</i>	golden rain tree/ cassia golden shower
<i>Cassia pendula var glabrata</i>	easter cassia
<i>Cassia obtusifolia</i>	sicklepod
<i>Catharanthus roseus</i>	Madagascar or pink periwinkle
<i>Cenchrus echinatus</i>	Seaforth, sand or mossman river burr
<i>Centrosema pubescens</i>	Centro
<i>Cocus nucifera</i>	coconut palm
<i>Crotalaria pallida</i>	streaked rattlepod
<i>Crotalaria retusa</i>	wedgeleaf rattlepod
<i>Cryptostegia grandiflora</i>	rubber vine
<i>Cyperus involucratus</i>	
<i>Datura (All species)</i>	
<i>Dalbergia sissoo</i>	
<i>Digitaria didactyla</i>	blue couch
<i>Duranta erecta</i>	duranta
<i>Eichhornia crassipes</i>	water hyacinth
<i>Eriocerus martini</i>	Harrisia cactus
<i>Euphorbia cyathophora</i>	painted spurge, dwarf poinsettia
<i>Euphorbia sp</i>	
<i>Gastrobium</i>	
<i>Hyptis suaveolens</i>	
<i>Hymenachne amplexicaulis</i>	Hymenachne
<i>Intsia bijuga</i>	
<i>Ipomea cairica</i>	Mile-a-minute
<i>Jatropha gossypifolia</i>	bellyache bush
<i>Kalanchoe daigremontiana X tubiflora</i>	mother of millions - live leaf
<i>Kalanchoe daigremontiana</i>	mother of millions - live leaf
<i>Kalanchoe pinnata</i>	green mother of millions - live leaf
<i>Kalanchoe tubiflora</i>	mother of millions
<i>Lantana camara</i>	lantana
<i>Leucas lavandifolia</i>	
<i>Ligustrum sinense</i>	
<i>Ludwigia pepeloides</i>	water primrose

Species	Common name
<u>Macfaydena unguis-cati</u>	cat's claw creeper
<u>Macroptilium atropurpureum</u>	Siratro
<u>Macroptilium lathyroides</u>	Pasey bean
<u>Melinis repens</u>	
<u>Mimosa pudica</u>	sensitive weed
<u>Momordica charantia</u>	Ku Kua. balsam pear. carilla frut
<u>Nerium oleander</u>	Oleander
<u>Nertera depressa</u>	
<u>Opuntia sp</u>	prickly pear
<u>Orania appendicula</u>	
<u>Panicum maximum</u>	Guinea grass. Panic
<u>Parthenium hysterophrous</u>	Parthenium
<u>Paspalum conjugatum</u>	
<u>Passiflora foetida</u>	stinking passion flower
<u>Passiflora suberosa</u>	corky passion vine
<u>Pennisetum setaceum</u>	elephant or Napier grass
<u>Phoenix dactylifera</u>	date palm
<u>Phyllostachys nigra</u>	running bamboo
<u>Portulaca pilosa</u>	
<u>Psidium guajava</u>	Guava
<u>Rhoeo spathacea</u>	Moses in a basket. R. bicolor
<u>Rhus verniciflua</u>	
<u>Rhynchelyrum repens</u>	red natal grass
<u>Richardia brasiliensis</u>	
<u>Ricinus communis</u>	castor oil plant
<u>Ruellia malacosperma</u>	
<u>Ruellia tuberosa</u>	
<u>Salvia blue wild sage</u>	
<u>Salvia coccinea</u>	red salvia
<u>Salvinia molesta</u>	floating fern
<u>Sanserviera vim</u>	mother in laws tongue, S.trifaciata
<u>Sida cordifolia</u>	flennel weed
<u>Sida rhombifolia</u>	sida-retusa
<u>Solanum nigrum</u>	black nightshade
<u>Solanum seaforthium</u>	Brazilian nightshade
<u>Solanum torvum</u>	devil's fig
<u>Spathodea campanulata</u>	African tulip tree
<u>Stachytarpheta jamaicensis</u>	light blue snake weed
<u>Syzygium cumunim</u>	Java plum
<u>Tagetes mimuta</u>	sticking roger
<u>Tamarix aphylla</u>	athel tree/pine
<u>Tecoma stans</u>	tecoma
<u>Themeda quadrivalvis</u>	Grader grass
<u>Thevetia peruviana</u>	Captain cook tree, yellow oleander
<u>Wedelia trilobata</u>	Singapore daisy
<u>Xanthium pungens</u>	noogoora
<u>Yucca sp</u>	
<u>Ziziphus mauritiana</u>	Chinese apple

Note: Underlined species identify weeds with significant economic or environmental consequences.

			Use or Development Type	6.3.1.2 – Overall Outcomes (Table 1 Development Requirement for the Commercial Use Code) (p. 182)
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